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 to the assessment of the application.

In interpreting the policies specified in Table 3 the relevant authority may, in assessing an application, consider other similar code provisions (beyond those produced from Table 3) for contextual purposes only. Where policies, outside of those returned by Table 3, are considered (for contextual purposes to interpret the applicable policies) they cannot form the reasons as to whether consent should be granted (or refused) for an application.

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, including a Technical and Numeric Variation (TNV) or other numeric value which forms part of 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.

Australian Standards

1. Pursuant to section 71(e) of the Act and subject to subclause (2), the Minister may alter a DTS/DPF provision to reflect an update to a relevant standard published by Standards Australia.
2. In making an alteration under subclause (1), the Minister must:
   (a) publish or specify a new DTS/DPF provision or provisions that satisfy any requirements specified by the Chief Executive or Commission under sections 49 or 51 of the Act; and
   (b) ensure that the DTS/DPF provision or provisions will form part of the SA planning database; and
   (c) publish notice of the alteration on the SA planning portal.
3. An alteration under subclause (1) takes effect from the date specified in the notice of the alteration published on the SA planning portal.

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 aligned relative to the cadastral boundaries shown in the South Australian Property and Planning Atlas (SAPPA). In the majority of cases a zone, subzone or overlay boundary is directly aligned with cadastre, or is offset from cadastre by a defined criterion. In the case of roads the zone, subzone or overlay boundaries are often aligned with the centreline of that road.

When cadastral boundaries are are changed due to newly deposited plans, resurvey, or amendments by the Surveyor-General there are often boundaries that are, as a result, found to be incorrectly spatially located and 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 otherwise linked with the cadastre (being a parcel boundary or some other point or position within a parcel) and the cadastre is amended 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 intended spatial application of the boundary of the zone, subzone or overlay with the cadastre is maintained.

1. Pursuant to section 71(e) of the Act and subject to subclause (2), the Minister may alter the spatial boundary of a Zone, Subzone or Overlay to:
   (a) align the boundary to cadastre; or
   (b) offset the boundary from cadastre by a defined criterion;
   if the Minister is satisfied that the alteration will preserve or restore the intended spatial relationship between the cadastre and the boundary of the Zone, Subzone or Overlay.
2. In making an alteration under subclause (1), the Minister must:
   (a) publish or specify a new map or maps that satisfy any requirements specified by the Chief Executive or Commission under sections 49 or 51 of the Act; and
   (b) ensure that the map or maps will form part of the SA planning database; and
   (c) publish notice of the alteration on the SA planning portal.
3. An alteration under subclause (1) takes effect from the date specified in the notice of the alteration published on the SA planning portal.

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 or alter a Concept Plan 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. In making an alteration under subclause (1), the Minister must:
   (a) publish or specify a new map or maps, or a new concept plan that satisfy any requirements specified by the Chief Executive or Commission under sections 49 or 51 of the Act; and
   (b) ensure that the map or maps or concept plan will form part of the SA planning database; and
   (c) publish notice of the alteration on the SA planning portal.
3. An alteration under subclause (1) takes effect from the date specified in the notice of the alteration published on the SA planning portal.

Table

Overlay or Concept Plan	Nature of Updates
Adelaide Dolphin Sanctuary	The Overlay may be updated in accordance with a management plan (or part of a management plan) adopted under the *Adelaide Dolphin Sanctuary Act 2005*.
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.
Airport Building Heights (Regulated)	The Overlay may be updated due to a change to airport building height requirements approved by the Civil Aviation Safety Authority.
Aircraft Noise Exposure	The Overlay may be updated in accordance with: (a) an Australian Noise Exposure Forecast (ANEF) endorsed under the *Air Services Act 1995; or* (b) an Australian Noise Exposure Forecast (ANEF) endorsed by the Department of Defence.
Building Near Airfields	The Overlay may be updated in accordance with a guideline produced under the National Airports Safeguarding Framework.
Coordinated Development	The Overlay may be spatially removed from land where the Minister is satisfied that: (a) a scheme under Part 13 of the Act has been adopted or an agreement is in place for the provision of all necessary essential infrastructure to support development of the growth area; and (b) there are no other relevant restrictions to urban development proceeding.
Defence Aviation Area	The Overlay may be updated in accordance with any regulation relating to a defence aviation area declared under the *Defence Act 1903*.
Future Local Road Widening	The overlay may be updated: (a) due to a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay; or (b) where the update involves the removal, or the reduction of a road widening requirement of a road, of the Overlay from a road which is not a State Maintained Road, at the request of Council. 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: (a) an update to the Metropolitan Adelaide Road Widening Plan; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.
Gas and Liquid Petroleum Pipelines	The overlay may be updated: (a) due to the creation, alteration or removal of a gas or liquid petroleum pipeline identified for the purposes of the overlay; or (b) in accordance with an approval under the *Petroleum and Geothermal Energy Act 2000*.
Gas and Liquid Petroleum Pipelines (Facilities)	The overlay may be updated: (a) due to the creation, alteration or removal of a gas or liquid petroleum pipeline identified for the purposes of the overlay; or (b) in accordance with an approval under the *Petroleum and Geothermal Energy Act 2000*.
Historic Shipwrecks	The overlay may be updated in accordance with the list or amendment to the list of places entered, either on a provisional or permanent basis, in the South Australian Register of Historic Shipwrecks under the *Historic Shipwrecks Act 1981* and/or *Underwater Cultural Heritage Act 2018*
Heritage Adjacency	The overlay may be updated due to: (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 (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: (a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or (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: (a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.
	The overlay may be updated due to:

Non-Stop Corridors	(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or (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.
Tunnel Protection	The overlay may be updated due to: (a) the designation, alteration or removal of a State Maintained Road, busway, railway or other essential infrastructure development by the Crown identified for the purposes of the overlay; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.
Urban Transport Routes	The overlay may be updated due to: (a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or (b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.
Concept Plan in Part 12 of the Code	Concept Plans may be updated to: (a) reflect the alteration of an infrastructure delivery scheme under section 167 of the *Planning, Development and Infrastructure Act 2016*; or (b) reflect development granted development authorisation under the *Planning, Development and Infrastructure Act 2016* and which has been substantially commenced; or (c) reflect the construction of essential infrastructure which has been substantially commenced; or (d) reflect a deed or agreement with a government agency or the relevant council that relates to the provision of essential infrastructure and which relate to the development of essential infrastructure, activity centres or the staging of development.

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 A diverse range of open space, recreation and sporting activities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Conservation work (c) Outbuilding associated with open space maintenance (d) Recreation area (e) Shop (f) Special events (g) Sporting field or club facility (h) Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet.
PO 1.2 Shops in appropriate areas of the Adelaide Park Lands: (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 (b) positively contribute to Adelaide Park Lands activation and setting without being visually prominent.	DTS/DPF 1.2 Shops (other than in the Aquatic Centre Subzone) satisfy all of the following: (a) are ancillary to a recreational use, club, sporting facility (b) do not exceed 50m^2 in gross leasable floor space (c) do not increase the building footprint.
PO 1.3 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 None are applicable.
PO 1.4 Community, cultural and tourism uses in association with the Torrens Training Depot and Parade Ground.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 None are applicable.
PO 1.6 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 None are applicable.
PO 1.7 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: (a) the development is the replacement of an existing building and does not increase the overall building footprint (b) the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives (c) provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone and (d) the building is designed to be multi-purpose and can be used by more than one user group.	DTS/DPF 1.7 None are applicable.
PO 1.8 The redevelopment of existing buildings and structures within the following sites in a way that is ancillary and complementary to existing uses including: (a) Adelaide Oval (b) Memorial Drive tennis precinct- formal sport related facilities (c) Torrens Lake - boating facilities (d) Adelaide High School - education and related facilities (e) National Wine Centre - tourism related facilities within the existing site boundaries (f) Adelaide Botanic Garden - restaurants, function facilities and passive recreation facilities (g) Adelaide Zoo - a range of tourism and visitor related facilities that add to the zoo as a key city attraction (h) Golf Course - club facilities and restaurants (i) West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities (j) North Adelaide Train Station - rail services facilities (k) Victoria Park Grandstand.	DTS/DPF 1.8 None are applicable.
PO 1.9 Development of public infrastructure is appropriate: (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 (b) where it facilitates safe, connected pedestrian and cycle movement (c) where it facilitates the treatment and/or management of stormwater in a passive and natural landscaped setting.	DTS/DPF 1.9 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Development includes lighting that positively contributes to public safety, activity and amenity within the Adelaide Park Lands.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 Development sited and designed to minimise negative impacts on adjacent residential uses.	DTS/DPF 2.4 None are applicable.
Natural / Cultural Landscape Character	
PO 3.1 Development protects, enhances and improves public access to: (a) areas of special landscape character (such as formal gardens, significant stands of trees, and the like) and (b) areas and items of indigenous and post-colonial cultural significance.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development recognises the Park Land's National Heritage Values.	DTS/DPF 3.2 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 Development contributes to the return of alienated land to Adelaide Park Lands where practical.	DTS/DPF 3.4 None are applicable.
PO 3.5 Development sensitive to native biodiversity which incorporates ways to protect and improve biodiversity through its design and siting.	DTS/DPF 3.5 None are applicable.
PO 3.6 Development enhances natural creek channels and watercourses as a major landscape and stormwater management feature.	DTS/DPF 3.6 None are applicable.
Advertisements	
PO 4.1	DTS/DPF 4.1

Permanent advertisements or advertising hoardings only provide interpretive information or directions relating to features and facilities within the Adelaide Park Lands.	None are applicable.
PO 4.2 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 Advertisements satisfy all of the following: (a) not exceeding $2m^2$ on a building or site (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 and (c) do not: (i) move or flash (ii) reflect light so as to be an undue distraction to motorists (iii) use internal lighting or (iv) principally advertise brands or products.
Movement, access and parking	
PO 5.1 Development does not restrict public access to land within the zone and ensures the Adelaide Park Lands are universally accessible.	DTS/DPF 5.1 None are applicable.
PO 5.2 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 None are applicable.
PO 5.3 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 None are applicable.
PO 5.4 Public vehicle access limited to existing roads.	DTS/DPF 5.4 None are applicable.
Fencing	
PO 6.1 Fencing is open so that Adelaide Park Lands character is maintained, and maintains public access.	DTS/DPF 6.1 None are applicable.
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 to support the orderly development of land through staging of development and provision of infrastructure.	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** Concept Plan 79 - Primary Pedestrian Area Concept Plan 125 - City Riverbank - West Concept Plan 132 - Adelaide Aquatic 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • 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. 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) 3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land. 4. The structure is not located on a secondary street boundary. 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 6. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
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
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.
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.
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 2. The development includes one or more of the following: (a) site offices (b) gantries (c) temporary fencing (d) hoarding and scaffolding

	(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 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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) advertisement (c) conservation work (d) deck (e) fence (f) internal building work (g) land division (h) outbuilding (i) pergola (j) private bushfire shelter (k) recreation area (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) special events (p) sporting field or club facility (q) structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet (r) swimming pool or spa pool and associated swimming pool safety features (s) temporary public service depot (t) verandah (u) water tank.	None specified.
4. Demolition.	Except any of the following: 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 A range of open space, recreation and/or sport facilities.	DTS/DPF 1.1 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): (a) Consulting room (b) Office (c) Indoor recreation facility (d) Lighting (e) Swimming pool.
PO 1.2 An indoor recreation facility accommodating swimming, recreation and wellness facilities.	DTS/DPF 1.2 None are applicable.
PO 1.3 Non-recreation land uses are subordinate to the principal recreational use of the land.	DTS/DPF 1.3 Offices, consulting rooms or creche facilities are under the main roof of and subordinate to an indoor recreation facility. Shops are: (a) ancillary to a recreational use, club or sporting facility and do not exceed 50m^2 in gross leasable floor space or (b) under the main roof of an indoor recreation facility that accommodates swimming, recreation and wellness facilities.
PO 1.4 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 None are applicable.
Design and Siting	
PO 2.1 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 None are applicable.
PO 2.2 Buildings are designed to be viewed from all perspectives and have strong connections to land within the surrounding precinct.	DTS/DPF 2.2 None are applicable.
PO 2.3 Development is responsive to and is enhanced by its landscape setting.	DTS/DPF 2.3 None are applicable.
PO 2.4 Provide tree planting along key pedestrian and cycle pathways to enhance amenity and legibility.	DTS/DPF 2.4 None are applicable.
Car Parking	
PO 3.1 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 None are applicable.
PO 3.2 Minimise the extent and impact of car parking on the Adelaide Park Lands through landscaping and other design strategies.	DTS/DPF 3.2 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 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 Development comprises one or more of the following: (a) Co-living (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Residential flat building (g) Shop
PO 1.2 Business and commercial land uses complement and enhance the prevailing or emerging neighbourhood character.	DTS/DPF 1.2 Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m^2 in gross leasable floor area.
PO 1.3 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 A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved: (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 (b) if the proposed change of use is for a shop: (i) the total gross leasable floor area of the shop will not exceed 250m^2 (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) (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 (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: (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 (ii) the building is a local heritage place.
Built Form and Character	
PO 2.1 Buildings are of a scale and design that complements surrounding built form, streetscapes and local character.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development provides attractive landscaping to the primary street frontage.	DTS/DPF 2.2 None are applicable.
PO 2.3 Site coverage is limited to provide space for landscaping, open space and pervious areas.	DTS/DPF 2.3 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-	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:

type zone to positively contribute to the built form character of the locality.

(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 (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
OR
(b) not less than 900mm where no building exists on an adjoining site.

PO 3.4

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

DTS/DPF 3.4

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 3.2m in height from the lower of the natural or finished ground level
- (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 3.5

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

DTS/DPF 3.5

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

Buildings 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 3.6

Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.

PO 3.7

Buildings are set back from rear 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
(c) open space recreational opportunities
(d) space for landscaping and vegetation.

DTS/DPF 3.7

Buildings walls are set back from the rear boundary at least:

(a) 3m for the first building level
(b) 5m for any second building level.

Land Division

PO 4.1

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

None are applicable.

Advertisements

PO 5.1

Advertisements complement the scale of buildings and are not visually dominant within the locality.

DTS/DPF 5.1

None are applicable.

Concept Plans

PO 6.1

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 6.1

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 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 satisfy (a) to (k), inclusive:

(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 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 satisfy (a) to (j), inclusive: (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 (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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing building 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 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 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 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 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 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 (b) 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. 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% >450 / 25% (b) the amount of existing soft landscaping prior to the development occurring.
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
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) advertisement (b) ancillary accommodation (c) co-living (d) community facility (e) dwelling (f) dwelling addition (g) residential flat building (h) retirement facility (i) student accommodation (j) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1 or 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 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Business Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1 or 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 or 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: (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) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building work (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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 Low impact non-residential uses that complement low to medium density residential accommodation.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Child care facility (b) Community facility (c) Consulting room (d) Dwelling (e) Educational facility (f) Office (g) Residential flat building (h) Retirement village (i) Supported accommodation (j) Tourist accommodation.
Built Form and Character	
PO 2.1 Buildings setback from side boundaries to complement the pattern of development.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings set back behind landscaped frontages to Melbourne Street to provide a consistent and attractive streetscape.	DTS/DPF 2.2 A landscape strip at least 3.5m wide is provided along the Melbourne Street frontage.
PO 2.3 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 Parts of a building above 2 building levels are set back at least 6m from Melbourne Street.
PO 2.4 Development is set back from the boundary of an adjacent zone and from Old Street to maintain residential amenity.	DTS/DPF 2.4 None are applicable.
PO 2.5 Verandahs, awnings or balconies and the like not constructed over the public footpath.	DTS/DPF 2.5 None are applicable.
Catalyst Sites	
PO 3.1 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 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 Development on a catalyst site contributes to streetscape character and vibrancy through building designs that: (a) encourage overlooking of the street, particularly at the ground and first floor (b) create the appearance of narrow frontages and enhance visual interest (c) are vertically massed (d) include above street level fenestration, balconies, parapets, architectural detailing and ornamentation which contribute to the rich visual texture.	DTS/DPF 3.3 None are applicable.
Access and Parking	
PO 4.1 Development does not result in additional crossovers on the primary street frontage to minimise conflicts with pedestrians and cyclists./span>	DTS/DPF 4.1 Vehicular access where it consolidates or replaces existing crossovers.
PO 4.2 Vehicle access from Melbourne Street is designed and located to minimise disruption to the pattern of built form and landscaping.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 Vehicle parking areas are located behind buildings with a frontage to Melbourne Street.
Advertisements	
PO 5.1 Advertisements are: (a) restrained in size, design and illumination to complement the character of the locality (b) limited to one advertisement identifying the lawful existing or proposed activity for the site.	DTS/DPF 5.1 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 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 The following types of development, or combinations thereof, are envisaged: (a) Advertisement (b) Child care facility (c) Co-living (d) Consulting Room (e) Dwelling (f) Educational facility (g) Hospital

	(h) Hotel (i) Licensed Premises (j) Library (k) Office (l) Supported Accommodation (m) Residential Flat Building (n) Shop (o) Student Accommodation (p) Tourist accommodation.
PO 1.2 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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 (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) (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 (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): (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 (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 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 None are applicable.
PO 2.2 Development: (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; (b) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm; (c) provides a clear sense of address to each building.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 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 Grilles, shutters or similar security features with at least 75% permeability.
Built form and Character	
PO 3.1 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 None are applicable
PO 3.2 Buildings: (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; (b) where located in an existing low-rise context, are designed to include a podium/street wall height and upper level setback that: (i) relates to the scale and context of adjoining built form; (ii) provides a human scale at street level; (iii) creates a well-defined and continuity of frontage; (iv) gives emphasis and definition to street corners to clearly define the street grid; and (v) contributes to the interest, vitality and security of the pedestrian environment.	DTS/DPF 3.2 None are applicable.
PO 3.3 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 None are applicable
PO 3.4 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 None are applicable.
PO 3.5 Development along the city's boulevards (as identified in Capital City Zone Table 5.1): (a) built to the street boundary at lower levels to reinforce the City's grid layout and frame the boulevard (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 None are applicable.
PO 3.6 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 None are applicable.
PO 3.7 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 None are applicable.
PO 3.8 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 Development enables direct sunlight to a minimum of 75% of the landscaped part of each Square at the September equinox.
PO 3.9 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 None are applicable.
PO 3.10 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 None are applicable.
PO 3.11 Development with frontage to minor streets and laneways is informed by its local context, recognising that built form outcomes may need to strike a balance between: (a) design that provides a sense of enclosure, enables fine-grain uses at street level and creates an intimate, active, inclusive and walkable public realm; and (b) the need for vehicular access to service development, including for access to car parking and for refuse collection.	DTS/DPF 3.11 None are applicable.
PO 3.12 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 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 Buildings are adaptable and flexible to accommodate a range of land uses.	DTS/DPF 3.13 The ground floor of buildings has a minimum floor to ceiling height of 3.5m.
Building Height	
PO 4.1 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 positively responds to the local context and achieves the desired outcomes of the Zone.	DTS/DPF 4.1 Development does not exceed the following building heights: **Maximum Building Height (Levels)**

	Maximum Building Height (Levels) Maximum building height is 6 levels **Maximum Building Height (Metres)** Maximum building height is 22m Maximum building height is 28m Maximum building height is 29m Maximum building height is 36m Maximum building height is 43m Maximum building height is 53m No prescribed height limit In relation to DTS/DPF 4.1, in instances where: (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 (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 (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 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: (a) the development provides for the retention, conservation and reuse of a building that: (i) is a State or local heritage place and the heritage values of the place will be maintained (ii) provides a notable positive contribution to the character of the local area or (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: (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 (ii) incorporates high quality open space that is universally accessible and directly connected to, and well integrated with, public realm areas of the street (iii) Incorporates high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network (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 (v) no on site car parking is provided (vi) at least 75% of the ground floor street fronts of the building (except where required to accommodate servicing such as waste collection by heavy vehicles, deliveries, and/or passenger drop-off and pick-up areas) are active frontages (vii) the building has frontage to a public road that abuts the Adelaide Park Lands (viii) where the development includes housing, at least 15% of the dwellings are affordable housing (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 None are applicable.
PO 4.3 Buildings designed to achieve optimal height and floor space yields.	DTS/DPF 4.3 New development has a minimum building height of: (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; or (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 other than where: (a) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations (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 (c) the site of the development adjoins a heritage place, or contains a heritage place or (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 Development is designed to manage the interface with residential uses in the City Living Zone: (a) in relation to building proportions, massing, and overshadowing; and (b) by avoiding land uses, or intensity of land uses, that unduly impact residential amenity (including licensed premises).	DTS/DPF 5.1 None are applicable.
PO 5.2 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 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	
PO 6.1 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 None are applicable.
Access	
PO 7.1 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 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 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 None are applicable.
Advertisements	
PO 8.1 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 None are applicable.
PO 8.2 Advertisements along Chesser Street, French Street and Coromandel Place are located below verandah level of the ground floor.	DTS/DPF 8.2 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 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 79 - Primary Pedestrian Area 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. (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 Development in the public realm where it: (a) does not present a safety risk to pedestrians or other users of the public road	DTS/DPF 10.1 None are applicable.

(b) does not interrupt pedestrian movement (c) does not interfere with existing infrastructure or services on the street (d) positively contributes to the vibrancy of the area (e) is consistent with the outcomes of the zone.	

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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • 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. 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) 3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land. 4. The structure is not located on a secondary street boundary. 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 6. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
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
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.
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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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:

Class of Development (Column A)	Exceptions (Column B)
	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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) co-living (d) consulting room (e) dwelling (f) office (g) residential flat building (h) shop (i) student accommodation (j) 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank.	None specified.
5. Demolition.	Except any of the following: 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).
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.

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 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 Development in medium-rise or high-rise buildings comprising one or more of the following: (a) Dwelling (b) Non-residential land uses at ground level, including: (i) Child care facility (ii) Consulting room (iii) Hotel (iv) Indoor recreation facility (v) Licensed premises (vi) Office (vii) Shop (c) Residential flat building (d) Retirement facility (e) Supported accommodation (f) Tourist accommodation.
PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
Design and Appearance	
PO 2.1 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 None are applicable.
PO 2.2 Buildings create visual interest and active street frontages to maximise passive surveillance of the street and Adelaide Park Lands Zone.	DTS/DPF 2.2 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 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 Development comprises one or more of the following: (a) Advertisement (b) Amenity block, including shower, toilet and laundry facilities (c) Dwelling in the form of a manager's residence ancillary to tourist accommodation (d) Office ancillary to tourist accommodation (e) Recreation area including tennis court, basketball court, playground (f) Shop ancillary to tourist accommodation (g) Swimming pool/spa pool (h) Tourist accommodation comprising cabins, caravans, tent sites.
PO 1.2 Tourist accommodation and associated facilities are located within an open landscaped setting for the amenity of travellers.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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 Dwelling satisfies all of the following: (a) is ancillary to and located on the same allotment as the tourist accommodation (b) has a demonstrated connection with tourist accommodation (c) will not result in more than one worker's dwelling on an allotment.
PO 1.5 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 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 Shop associated with and ancillary to tourist accommodation as a convenient service to travellers accommodated within the zone.	DTS/DPF 1.6 Shop satisfies all of the following: (a) is ancillary to and located on the same allotment as tourist accommodation (b) has a gross leasable floor area up to 150m^2.
PO 1.7 Office associated with and ancillary to tourist accommodation to support the management and operational aspects of tourist development.	DTS/DPF 1.7 Office satisfies all of the following: (a) is ancillary to and located on the same allotment as tourist accommodation (b) has a gross leasable floor area up to 50m^2.
Built Form and Character	
PO 2.1 Buildings positively contribute to the character of the locality and complement the height of nearby buildings.	DTS/DPF 2.1 Building height does not exceed 1 building level and 6m.
PO 2.2 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 None are applicable.
PO 2.3 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 Buildings and fixtures attached to the land and recreational facilities are set back at least 1 metre from an internal road.
PO 2.4 Buildings are set back from public roads to mitigate impacts on the streetscape.	DTS/DPF 2.4 Buildings are set back at least 6m from a public road.
PO 2.5 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 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 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 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 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 Caravan, cabin and dwelling sites are not less than 100m^2 in area.
Internal Roads	
PO 4.1 Internal road surfaces are treated to prevent the generation of dust to contribute to the amenity of residents and travellers.	DTS/DPF 4.1 None are applicable.
Advertisements	
PO 5.1 Freestanding advertisements do not create a visually dominant element within the locality, particularly when facing a residential area.	DTS/DPF 5.1 Freestanding advertisements are: (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 (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 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 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 81 - Edinburgh Defence Airfield Lighting Constraints 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.

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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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. iThe 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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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.
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 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. Total roofed area of all existing and proposed buildings on the allotment - 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, 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, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. 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.
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
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	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.

• 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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

[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
Land division	Any of the following: (a) land division where a lease or licence agreement is made, granted or accepted under the *Residential Parks Act 2007* (b) land division that is a boundary realignment.
Shop	Any of the following: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) advertisement (b) amenity block, shower, toilet and laundry facilities (or any combination thereof) (c) tourist accommodation.	Except development that: 1. exceeds the maximum building height specified in Caravan and Tourist Park Zone DTS/DPF 2.1 or 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building work (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
4. Demolition.	Except any of the following: 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. 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	
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
Land Use and Intensity	
PO 1.1 Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Child care facility (b) Co-living (c) Community facility (d) Consulting room (e) Dwelling (f) Educational facility (g) Office (h) Personal or domestic services establishment (i) Place of worship (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Supported accommodation.
PO 1.2 Non-residential development located and designed to improve community accessibility to services primarily in the form of: (a) small-scale commercial uses such as offices, consulting rooms and personal or domestic services establishments (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing (d) open space and recreation facilities (e) expansion of existing hospital and associated facilities.	DTS/DPF 1.2 None are applicable.
PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial activities improve community access to services are of a scale and type to maintain residential amenity, and primarily comprise: (a) home-based business activities (b) the reuse and adaption of existing commercial premises (c) new businesses along street frontages with an established mixed use character, particularly the following: (i) within the Medium-High Intensity Subzone and fronting: A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street (ii) Tynte Street (west of Bevis Street)	DTS/DPF 1.4 A consulting room, office or personal or domestic services establishment (or any combination thereof) satisfies any one of the following: (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) (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) (c) it is wholly located on the ground floor of a building and satisfies one of the following: (i) the building is in the Medium-High Intensity Subzone and has a primary street frontage to any of the following: A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street (ii) the building has a primary street frontage to Tynte Street (west of Bevis Street).

PO 1.5

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

None are applicable.

PO 1.6

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

Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:

(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
(b) set back at least 3m from any boundary shared with a residential land use
(c) building height not exceeding 1 building level
(d) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration
(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

The number of dwellings is increased in the zone while maintaining residential amenity.

DTS/DPF 2.1

The number of dwellings in the zone is increased by satisfying at least one of the following:

(a) redevelopment of poor quality and underutilised buildings or sites that are in discord with the desired outcomes of the zone and relevant subzone
(b) adaptation and conversion of non-residential buildings to residential uses
(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

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

Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):

(a) does not exceed the following building height(s):

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 6 levels
Maximum Building Height (Metres)
Maximum building height is 8.5m
Maximum building height is 14m
Maximum building height is 18m
Maximum building height is 11m

(b) is not less than the following building height:

Minimum Building Height (Levels)
Minimum building height is 2 levels
Minimum building height is 3 levels

In relation to DTS/DPF 2.2, 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, *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
(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
(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.
(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

New buildings and structures visible from the public realm consistent with:

(a) the valued streetscape characteristics of the area
(b) prevailing built form characteristics, such as floor to ceiling heights, of the area.

DTS/DPF 2.3

None are applicable.

PO 2.4

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

None are applicable.

PO 2.5

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

None are applicable.

Building Setbacks

PO 3.1

Buildings are set back from primary street boundaries to complement the existing streetscape character.

DTS/DPF 3.1

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 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

PO 3.2

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

Building walls are no closer than 900mm to secondary street boundary.

PO 3.3

Buildings setback from side boundaries to provide:

(a) separation between buildings in a way that is consistent with the established streetscape of the locality.
(b) access to natural light and ventilation to neighbours.

DTS/DPF 3.3

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

Buildings are setback from rear boundaries to provide:

(a) access to natural light and ventilation for neighbours
(b) open space recreational opportunities
(c) space for landscaping and vegetation.

DTS/DPF 3.4

Building walls are set back from the rear boundary at least:

(a) 3m for the ground floor level
(b) 5m for first floor building level
(c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m.

PO 3.5

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 3.5

For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:

(a) does not exceed 3m in wall height

(b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone
(c) when combined with other walls on the boundary, does not exceed 45%
(d) is setback at least 3m from any existing or proposed boundary walls.

Site Dimensions and Land Division

PO 4.1

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

Except on a Catalyst Site in the East Terrace Subzone, development accords with the following:

(a) site areas (or allotment areas in the case of land division) not less than:

Minimum Site Area
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
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

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:

(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
(b) siting any new car parking away from street frontages.

DTS/DPF 5.1

None are applicable.

PO 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.

DTS/DPF 5.2

None are applicable.

Advertisements

PO 6.1

Advertisements identify the associated business activity, and do not detract from the residential character of the locality.

DTS/DPF 6.1

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.

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
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 satisfy (a) to (k), inclusive:

(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
(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 8.2 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 8.2 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 8.3 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 8.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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 (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
Building alterations Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 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 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. 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): (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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment. 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.
Fence and retaining wall structure Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • 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. 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) 3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land. 4. The structure is not located on a secondary street boundary. 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 6. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
Outbuilding Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.

- 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

2. The 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 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. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
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 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:

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.

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

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 pumps and/or filtration systems from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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) 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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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
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: (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) (b) shop with a gross leasable floor area less than 1000m² (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 (Column A)	Exceptions (Column B)

Class of Development (Column A)	Exceptions (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): (a) ancillary accommodation (b) child care facility (c) co-living (d) community centre (e) dwelling (f) dwelling addition (g) recreation area (h) residential flat building (i) retirement facility (j) supported accommodation (k) temporary public service depot.	Except development involving any of the following: 1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2 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 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: (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) or (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) where located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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, 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) or (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): (a) consulting room (b) office (c) personal or domestic services establishment.	Except development that: 1. does not satisfy City Living Zone DTS/DPF 1.4 or 2. exceeds the maximum building height specified in City Living Zone DTS/DPF 2.2 or 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, 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) or (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) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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): (a) air conditioning unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank.	None specified.
7. Demolition.	Except any of the following: 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).
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.	

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 Development of medium density accommodation types for living, including dwellings and supported accommodation.	DTS/DPF 1.1 None are applicable.
Interface Height	
PO 2.1 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 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 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 None are applicable.
Site Coverage	
PO 2.1 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 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 Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood.	DTS/DPF 1.1 Except on catalyst sites, the development does not result in site coverage exceeding 50%.
Catalyst Sites	
PO 2.1 Development on a catalyst site includes medium to high scale residential uses.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 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 None are applicable.

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: (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 (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 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 Development comprises one or more of the following: (a) Child care facility (b) Co-living (c) Consulting Room (d) Dwelling (e) Educational Facility (f) Hotel (g) Licensed Premises (h) Office (i) Residential Flat Building (j) Retirement Facility (k) Student Accommodation (l) Supported Accommodation (m) Shop (n) Tourist Accommodation

PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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 Dwellings developed in conjunction with non-residential uses sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.5 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 None are applicable.
PO 1.6 Ground floor level uses generate high levels of pedestrian activity and contribute to an active and vibrant main street.	DTS/DPF 1.6 Shop, office, or consulting room uses located on the ground floor level of buildings.
PO 1.7 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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; (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) (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 (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): (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 (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 Buildings are: (a) designed to reinforce the street edge and grid pattern of the city streets (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 (c) of a rich visual design that has regard to above street level fenestration, balconies, parapets, architectural detailing and ornamentation.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings and structures are designed to complement and respond to the established fine grained main street character by: (a) ensuring the verandah profile, and materials of construction are consistent with and positively respond to adjacent traditional main street buildings (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 None are applicable.
PO 2.3 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 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 Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.	DTS/DPF 2.4 Buildings that provide a continuity of verandahs, canopies, awnings or other pedestrian shelters.
PO 2.5 Buildings are adaptable and flexible to accommodate a range of land uses.	DTS/DPF 2.5 The ground floor of buildings has a minimum floor to ceiling height of 3.5m.
PO 2.6 Development that reinforces the main street as important pedestrian promenades and vibrant places.	DTS/DPF 2.6 None are applicable
PO 2.7 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 Security grilles incorporating solid shutters with at least 75% permeability.
PO 2.8 Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street.	DTS/DPF 2.8 Buildings with a 0m setback from the primary street boundary.
PO 2.9 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 Buildings with a 0m setback from the secondary street boundary.
PO 2.10 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 None are applicable.
PO 2.11 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 None are applicable.
Building Height	
PO 3.1 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 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 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): **Maximum Building Height (Levels)** Maximum building height is 2 levels Maximum building height is 4 levels Maximum building height is 6 levels **Maximum Building Height (Metres)** Maximum building height is 14m Maximum building height is 22m Maximum building height is 34m Maximum building height is 43m Maximum building height is 53m No prescribed height limit In relation to DTS/DPF 3.1, in instances where: (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 (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 (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	DTS/DPF 3.2

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: (a) the development provides for the retention, conservation and reuse of a building that: (i) is a State or local heritage place and the heritage values of the place will be maintained (ii) provides a notable positive contribution to the character of the local area or (b) the building incorporates measures that provide for a substantial additional gain in sustainability and at least four of the following are met: (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 (ii) incorporates high quality open space that is universally accessible and directly connected to, and well integrated with, public realm areas of the street (iii) incorporates high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network (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 (v) no on site car parking is provided (vi) at least 75% of the ground floor street fronts of the building are active frontages (vii) the building has frontage to a public road that abuts the Adelaide Park Lands; (viii) where the development includes housing, at least 15% of the dwellings are affordable housing (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.	None is specified
PO 3.3 Buildings designed to achieve optimal height and floor space yields.	DTS/DPF 3.3 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: (a) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations; OR (b) the site of the development adjoins a heritage place, or contains a heritage place.
Movement, parking and access	
PO 4.1 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 Vehicular access to be provided: (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones or (b) where it consolidates or replaces existing crossovers.
PO 4.2 Development is designed to ensure car parking is located to avoid negative impacts on the main street rhythm and activation.	DTS/DPF 4.2 Vehicle parking garages are located behind buildings away from the primary main street frontage.
PO 4.3 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 None are applicable.
Advertisements	
PO 5.1 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 None are applicable.
PO 5.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality (e) are sited and designed to not detract from the main street character.	DTS/DPF 5.2 None are applicable.
Concept Plans	
PO 6.1 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 6.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 79 - Primary Pedestrian Area 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.
Public Realm	
PO 7.1 Development in the public realm where it: (a) does not present a safety risk to pedestrians or other users of the public road (b) does not interrupt pedestrian movement (c) does not interfere with existing infrastructure or services on the street (d) positively contributes to the vibrancy of the area (e) is consistent with the outcomes of the zone.	DTS/DPF 7.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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

	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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
Office Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
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
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.
Shop Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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) 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) co-living (d) consulting room (e) dwelling (f) office (g) residential flat building (h) shop (i) student accommodation (j) supported accommodation (k) temporary public service depot.	Except development that: 1. exceeds the maximum building height specified in City Main Street Zone DTS/DPF 3.1 or 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 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank.	None specified.
5. Demolition.	Except any of the following: 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).
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: (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 and (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 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 None are applicable.
PO 1.2 Licensed premises, nightclubs or bars that:	DTS/DPF 1.2 None are applicable.

(a) are small in scale (b) secondary to the primary land uses mix of the street (c) are located above or below ground level (d) limited in number (e) do not detract from the streets daytime activation (f) minimise negative impacts on nearby residential development. and (g) are avoided at the interface with the City Living Zone.	
PO 1.3 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 None are applicable.
Built Form and Character	
PO 2.1 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 Buildings: (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels and (b) have levels above the defined podium or street wall setback of 3m or more from that wall.
PO 2.2 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 None are applicable.

Hindley Street Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	Development of: (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 and (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 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 None are applicable.
PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
Built Form and Character	
PO 2.1 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 Buildings: (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height and (b) have levels above the defined podium or street wall setback of 3m or more from that wall.
PO 2.2 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 None are applicable.
PO 2.3 Buildings fronting Hindley Street are: (a) enhanced by the refurbishment of nineteenth century buildings (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 and (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 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 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 None are applicable.
Built Form and Character	
PO 2.1 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 Buildings:

	(a) include a clearly defined podium or street wall with a maximum building height of 6 building levels and and (b) have levels above the defined podium or street wall setback of 3m or more from that wall.
Movement and Access	
PO 3.1 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 None are applicable.
PO 3.2 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 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 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 None are applicable.
PO 1.2 Licensed premises, nightclubs or bars: (a) small in scale (b) secondary to the primary land uses mix of the street (c) located above or below ground level (d) limited in numbers (e) do not detract from the streets daytime activation (f) minimise negative impacts on nearby residential development.	DTS/DPF 1.2 None are applicable.
Built Form and Character	
PO 2.1 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 Buildings with frontage to Rundle Street (west of Frome Street): (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height and (b) have levels above the defined podium or street wall setback a minimum of 3m from that wall.
PO 2.2 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 None are applicable.
PO 2.3 Buildings with frontage to Rundle Street (east of Frome Street): (a) incorporate podium elements to reconcile the scale relationship between the taller elements and the existing streetscape and (b) are designed to reinforce the prevailing datum heights and parapet levels of the street.	DTS/DPF 2.3 Buildings fronting Rundle Street (east of Frome Street) include: (a) a maximum podium/street wall height that is consistent with one of the adjacent buildings facing the street and does not exceed 13m (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 and (c) design elements that create a clear distinction between the 13m and 22m datum lines.
PO 2.4 Buildings with frontage to Rundle Street: (a) are carefully designed so that the historic main street character is retained and enhanced (b) are consistent with the intimate scale and intricate and diverse architectural features of Rundle Street (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 (d) incorporate a vertical emphasis in the composition of their street facades and the disposition and proportioning of openings and (e) ensure upper levels of buildings are designed to reduce visual mass from the human scale of the main street.	DTS/DPF 2.4 None are applicable.
Movement and Access	
PO 3.1 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 None are applicable.
PO 3.2 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 None are applicable.

City High Street Subzone

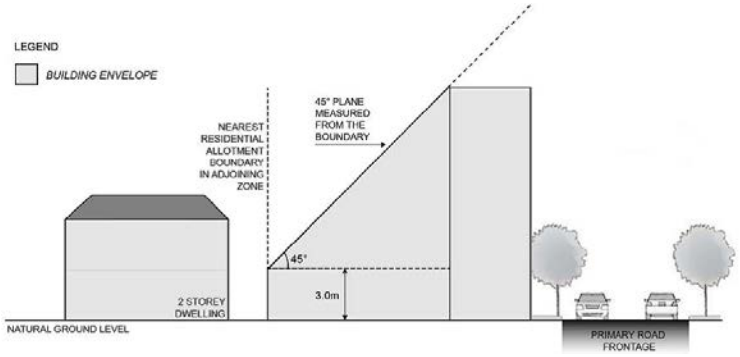
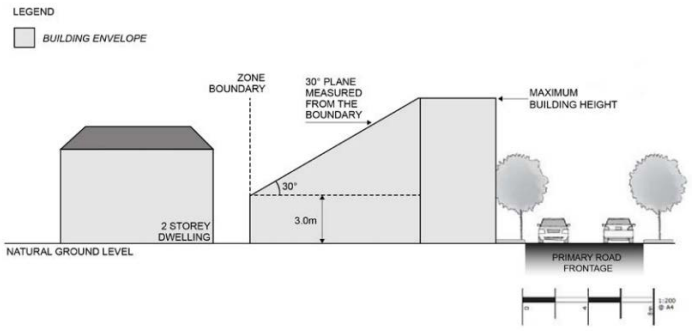
Assessment Provisions (AP)

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 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 None are applicable.

PO 1.2 Licensed premises, nightclubs or bars that: (a) are small in scale (b) secondary to the primary land uses mix of the street (c) are located above or below ground level (d) limited in number (e) do not detract from the street's daytime activation and (f) minimise negative impacts on nearby residential development.	DTS/DPF 1.2 None are applicable.
Built Form and Character	
PO 2.1 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 Buildings: (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels in height; and (b) have levels above the defined podium or street wall setback of 3m or more from that wall.
PO 2.2 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 None are applicable.
PO 2.3 Buildings fronting the main street are: (a) enhanced by the refurbishment of nineteenth century buildings (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 and (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 None are applicable.
Interface	
PO 3.1 Except on catalyst sites , buildings mitigate visual impacts of building massing on residential development within the City Living Zone.	DTS/DPF 3.1 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): 
PO 3.2 Except on catalyst sites , buildings mitigate overshadowing of residential development within the City Living Zone.	DTS/DPF 3.2 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: 
PO 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.	DTS/DPF 3.3 None are applicable.
Catalyst Sites	
PO 4.1 Development on a catalyst site comprises medium to high rise residential development that is carefully integrated with non-residential development.	DTS/DPF 4.1 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 Catalyst sites contribute to the vibrancy of the main street through building designs that: (a) include a mix of land uses that create activity and overlooking of the street, particularly at the ground level and the first floor; (b) create the appearance of narrow frontages and enhance visual interest; (c) are vertically massed; and (d) include above street level fenestration, balconies, parapets, architectural detailing and ornamentation which contribute to the rich visual texture.	DTS/DPF 4.3 None are applicable.
PO 4.4 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 None are applicable.
PO 4.5	DTS/DPF 4.5

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.	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 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: (a) clinical health, training, education and research (b) entertainment, tourism and accommodation (c) education and administration (d) innovative science and employment (e) community and cultural institutions.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Arena (c) Child care facility (d) Community centre (e) Consulting room (f) Office (g) Convention centre (h) Educational facility (i) Entertainment venue (j) Helicopter landing facility (k) Hospital (l) Hotel (m) Licensed premises (n) Land division (o) Light industry (including high technology and research based activity) (p) Shop (q) Tourist accommodation.
PO 1.2 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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 (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) (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 (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): (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 (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 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 None are applicable
PO 2.2 Development: (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 (b) contributes to pedestrian comfort by minimising micro climatic impacts (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 (d) provides a clear sense of address to each building (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 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 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 None are applicable.
PO 2.5 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 None are applicable.
PO 2.6 The contribution of heritage buildings is enhanced by ensuring: (a) buildings can be adapted and reused for modern purposes while protecting important heritage fabric (b) views and physical connections to heritage buildings and their important heritage features is maintained (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 None are applicable.
PO 2.7 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: (a) celebrate, tell and bring to life the stories of traditional custodians (b) reinforce the identity and purpose of the Karrawirra Pari precinct (c) rehabilitate the river corridor, that can be used as an educative tool for indigenous culture and practices.	DTS/DPF 2.7 None are applicable.
Advertising	
PO 3.1 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 None are applicable.
Movement, parking and access	
PO 4.1	DTS/DPF 4.1

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: (a) connections between North Terrace and the River Torrens linear park at key pedestrian focal points, in particular: (i) the continuation of Bank Street connecting through to the Adelaide Oval footbridge, (ii) along the western side of the Adelaide Railway Station Building connecting through to the Adelaide oval footbridge (iii) the continuation of Gray Street, (iv) along Montefiore Road through to Morphett Street and (v) along King William Road through to King William Street (b) the Gawler Greenway, Outer Harbor Greenway and River Torrens Linear Park trail (c) the Adelaide Park Lands trail through the Innovation Subzone to connect to the existing trail to the north (d) an east-west connection across the railway line from the Royal Adelaide Hospital through to Gaol Road and beyond to Bonython park (e) improved east-west connections between land located on the eastern and western sides of Montefiore Road.	None are applicable.
PO 4.2 A central pedestrian pathway designed as a single plane surface and maintained to: (a) allow people to walk and ride through and within the Zone from East to West and connect with the North to South pathways (b) link key buildings and public areas within the Zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Pedestrian movement prioritised and designed to be free from vehicle conflict.	DTS/DPF 4.3 None are applicable.
PO 4.4 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 None are applicable.
Concept Plans	
PO 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.	DTS/DPF 5.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 85 - City Riverbank - Innovation Concept Plan 125 - City Riverbank - West Concept Plan 153 - City Riverbank - Festival Plaza 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
Building alterations Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • 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. 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) 3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land. 4. The structure is not located on a secondary street boundary. 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 6. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
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.
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 1996Panels are installed parallel to the roof of a building and with 2. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) consulting room (c) light industry (including high technology and research based activity) (d) office (e) shop (f) temporary public service depot.	Except development that does not satisfy: 1. Health Subzone DTS/DPF 2.1 in areas where the Subzone applies 2. Entertainment Subzone DTS/DPF 2.1 in areas where the Subzone applies 3. Innovation Subzone DTS/DPF 3.1 in areas where the Subzone applies 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) Swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank.	None specified.
5. Demolition.	Except any of the following: 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).
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 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 The types of development envisaged within the zone, except: (a) Convention centre (b) Entertainment venue (c) Helicopter landing facility (d) Hospital (e) Motel (f) Serviced apartments (g) Tourist accommodation.
PO 1.2 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 None are applicable.
Built Form and Character	

PO 2.1 Development that emphasises the horizontal grouping of building elements anduses vertical proportions in projections and in the disposition of openings.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 Buildings that complement the form, appearance, materials and finishes of existing buildings in the locality, including the predominant: (a) red brick or masonry walls (b) slate, shingles, terra cotta tiles or copper for exposed roofs.	DTS/DPF 2.3 None are applicable.
PO 2.4 Building heights within the zone transition down to the Adelaide Park Lands from the height of existing buildings established along North Terrace.	DTS/DPF 2.4 Buildings located: (a) along road and Adelaide Park Lands frontages not exceeding 3 building levels and 11.5m in building height (b) away from road and Adelaide Park Lands frontages not exceeding 6 building levels and 22m in building height.
PO 2.5 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 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 Development of a range of cultural, parliamentary, office, entertainment, retail, conference and ancillary land uses.	DTS/DPF 1.1 None are applicable
PO 1.2 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 None are applicable.
Built Form and Character	
PO 2.1 Buildings of a height and scale that references North Terrace, and minimises impacts on the River Torrens.	DTS/DPF 2.1 None are applicable.
PO 2.2 Where buildings exceed 20 building levels or 71m in building height they will: (a) be of exemplary design (b) not be located adjacent to the River Torrens (c) positively respond to the local context and achieves the desired outcomes of the Zone.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 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 None are applicable.
PO 2.5 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 None are applicable.
PO 2.6 Development adjacent to the River Torrens, west of Montefiore Road: (a) provides an active and appealing edge to the river (b) achieves a high level of amenity (c) is of high quality design, particularly when viewed from the northern side of the river (d) maintains an open, safe and connected pedestrian and cycle route along the river's edge (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 None are applicable
PO 2.7 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 None are applicable
PO 2.8 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 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 A range of significant health, education and research facilities that support the establishment of a significant health and biomedical precinct.	DTS/DPF 1.1 None are applicable
PO 1.2 Land on the north-western side of the railway line developed primarily with facilities that: (a) support and complement the range of health, education and research facilities envisaged in the balance of Health Subzone (b) enable pedestrian and cycle movement through to the Adelaide Park Lands Zone.	DTS/DPF 1.2 None are applicable.
PO 1.3	DTS/DPF 1.3

Adaptation and reuse of the Police Barracks: (a) supported through a range of additional uses such as community and tourism activities (b) in a manner that complements the historic values and park lands setting of the locality.	None are applicable
PO 1.4 Adaptation and reuse of the Old Adelaide Gaol and associated buildings: (a) supported through a range of additional uses such as community and tourism activities (b) in a manner that complements the historic values and park lands setting of the locality.	DTS/DPF 1.4 None are applicable
Built Form and Character	
PO 2.1 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 Buildings fronting North Terrace not exceeding 15 building levels and 53m in building height.
PO 2.2 Where buildings exceed 15 building levels or 53m in building height they will be of exemplary design.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 Development provides a satisfactory interface to roads and railways by addressing issues of access, safety, security, noise, air emissions and vibration so that: (a) the effective and efficient operation of the road system and rail service adjacent to the Zone is not detrimentally affected (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.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development sited and designed to enable the continued operation of rail and road services within and adjacent to the Zone.	DTS/DPF 2.5 None are applicable.
PO 2.6 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 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 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 None are applicable.
PO 1.2 Small scale retail development to meet the day to day needs of workers and visitors to the precinct.	DTS/DPF 1.2 Shops not exceeding 250m^2 total gross leasable floor area.
PO 1.3 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 None are applicable.
PO 1.4 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 None are applicable.
PO 1.5 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 None are applicable.
Built Form and Character	
PO 2.1 A high standard of contemporary architectural design providing an innovative response to the unique context of the area.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 Outdoor eating and drinking facilities associated with cafés and restaurants on ground floors contribute to the vitality of the Zone.	DTS/DPF 2.3 None are applicable.
PO 2.4 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 None are applicable.
PO 2.5 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.	DTS/DPF 2.5 None are applicable.
Building Height	
PO 3.1 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 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 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: (a) exemplary standards of architectural merit and environmental sustainability are met (b) the building positively contributes to the quality and function of the urban fabric of the precinct overall (c) overshadowing impacts on the Adelaide Botanic Garden are minimised (d) and at least four of the following are provided: (i) high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street (ii) high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network (iii) no on-site car parking (iv) active frontages are located on at least 75 percent of the ground floor street fronts of the building or (v) the building is designed to provide measures that provides for a substantial additional gain in sustainability.	DTS/DPF 3.2 None are applicable.
Open Space	

PO 4.1 Open space: (a) is coordinated to provide a variety of pleasant, cohesive, hard and soft, high quality landscaped spaces among and adjacent to buildings (b) incorporates planting themes defined by a mix of exotic and Australian native plantings, lawns and garden beds.	DTS/DPF 4.1 None are applicable.
PO 4.2 Development on the eastern portion of the site (as shown on Innovation Subzone Concept Plan): (a) results in an open park like setting complementary to the Adelaide Botanic Garden (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 (c) minimises uses or activities that would alienate the area from public usage (d) provides opportunities for tourism, education, research, informal recreation and cultural enjoyment (e) improves pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands (f) provides greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 None are applicable.
PO 4.4 Existing open space at the northern end of the Innovation Subzone (as shown on Innovation Subzone Concept Plan) is maintained to provide : (a) a pedestrian link between Frome Road and the Adelaide Botanic Gardens (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 None are applicable
Movement and parking	
PO 5.1 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: (a) provides a safe, welcoming, connected and convenient experience for people walking and cycling (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 (c) creates a natural Park Lands experience that blends the edge between the site and Botanic Garden (d) minimises the length of the trail adjacent to a public road.	DTS/DPF 5.1 None are applicable.
PO 5.2 Where parking for multiple cars is provided, it: (a) is not located at ground floor street frontages or detract from the provision of active street frontages (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 (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 (d) is comprehensively integrated with high quality landscaping that includes large trees (e) is ancillary to an approved or existing use.	DTS/DPF 5.2 None are applicable.
Advertising	
PO 6.1 Advertisements use simple graphics and be restrained in their size, design and colour.	DTS/DPF 6.1 None are applicable.
PO 6.2 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 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 Small-scale, low-impact development for the purpose of conservation, navigation, science, recreation, tourism or aquaculture.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Aquaculture (d) Boat berth (e) Campground (f) Dwelling alterations or additions (g) Farming (h) Jetty (i) Navigation structures, boat berth, pier, pontoon or similar structure (j) Public amenities (k) Renewable energy facility.
Development on off-shore islands	
PO 2.1 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 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 Small-scale tourist accommodation on offshore islands such as camping grounds, huts and cabins avoids delicate or environmentally sensitive areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Renewable energy facilities and ancillary development do not impact on the scenic quality of the coast and islands.	DTS/DPF 2.4 None are applicable.
PO 2.5 Small-scale ground-mounted solar power facilities on islands to service existing approved development on the same land.	DTS/DPF 2.5 Solar power facilities satisfy all of the following: (a) do not generate more than 30KW (b) generate power which is to be used wholly in association an approved land use (c) are set back at least 10m from adjoining allotments in other ownership (d) are not located within 100m of a dwelling in other ownership.
PO 2.6	DTS/DPF 2.6

Offshore recreational pontoons avoid seagrass and are safely secured.	Offshore recreational pontoons satisfy all of the following: (a) are not fixed to the shoreline or to any other structure (b) are not located over seagrass (c) include anchors designed to withstand seasonal wave conditions.
Environmental Protection	
PO 3.1 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 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 Development avoids important nesting or breeding areas and areas that are important for the movement/migration patterns of fauna.	DTS/DPF 3.3 None are applicable.
PO 3.4 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 None are applicable.
PO 3.5 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 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 Development on offshore islands is sited and designed unobtrusively to minimise the visual impact on the natural environment by: (a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape (b) being located below hilltops and ridgelines (c) being screened by existing vegetation.	DTS/DPF 4.1 None are applicable.
Land Division	
PO 5.1 Land division on offshore islands supports the management or improvement of the natural environment including avoiding: (a) further fragmentation of land that may reduce effective management of the environment (b) parcel arrangements that increase direct property access to waterfront areas.	DTS/DPF 5.1 Land division on offshore islands achieves (a) and (b): (a) does not create any additional allotments (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: (i) is for the creation of a public road or a public reserve (ii) is to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures (iii) is for the management of existing native vegetation.
Concept Plans	
PO 6.1 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 6.1 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 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.

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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located:

	(a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: 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 11. in any other case, no part of the netting canopy is within 15m of the dwelling.
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.
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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) building work on railway land (e) carport (f) deck (g) dwelling alterations or additions (h) farming (i) fence (j) internal building works (k) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof) (l) land division (m) outbuilding (n) pergola (o) private bushfire shelter (p) protective tree netting structure (q) public amenities (r) recreational pontoon (s) replacement building (t) retaining wall (u) shade sail (v) solar photovoltaic panels (roof mounted) (w) swimming pool or spa pool and associated swimming pool safety features (x) tree damaging activity (y) temporary accommodation in an area affected by bushfire (z) verandah (aa) water tank.	None specified.

3. Demolition.	Except any of the following: 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).
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. **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 Commonwealth aviation and defence-related development and complementary activities.	DTS/DPF 1.1 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 (b) 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. 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.
Partial demolition of a building or structure	None

Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	
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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas* 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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.
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.
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. 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.
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.
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

[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 (Column A)	**Exceptions (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 Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Cemetery (b) Child care facility (c) Community facility (d) Consulting room (e) Educational facility (f) Emergency services facility (g) Health care facility (h) Hospital (i) Indoor recreation facility (j) Library (k) Office associated with community service (l) Place of worship (m) Recreation area (n) Shop
PO 1.2 Shops including restaurants are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.2 Shop gross leasable floor area does not exceed 250m^2.
PO 1.3 Offices are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.3 Office gross leasable floor area does not exceed 250m^2.
PO 1.4 Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.	DTS/DPF 1.5 None are applicable.
PO 1.6 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 None are applicable.
PO 1.7 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 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (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) 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 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.	DTS/DPF 2.1 Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s): **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 14 levels **Maximum Building Height (Metres)** Maximum building height is 4.5m Maximum building height is 8.2m 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 15m Maximum building height is 18m Maximum building height is 18.5m Maximum building height is 43m In relation to DTS/DPF 2.1, in instances where:

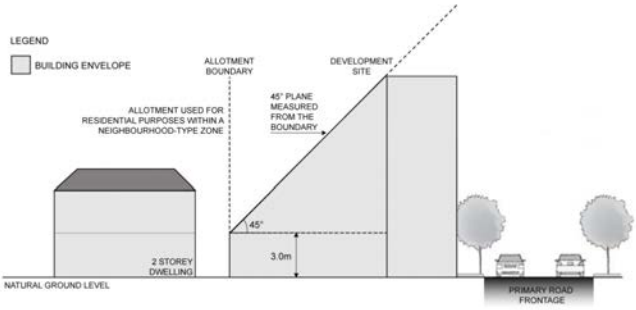
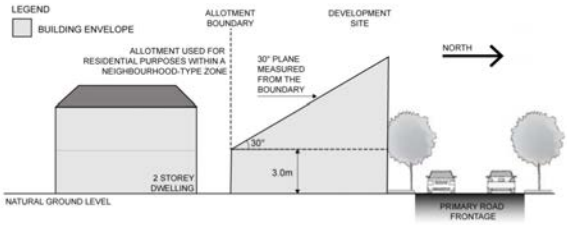
	(a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (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 (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 Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.	DTS/DPF 2.2 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): 
PO 2.3 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 2.3 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): 
PO 2.4 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 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 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 None are applicable.
Advertisements	
PO 3.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 3.1 Freestanding advertisements satisfy all of the following: (a) do not exceed 2m in height (b) do not have a sign face that exceeds $2m^2$ per side.
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 71 - Hamley Bridge Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 90 - Residential - Gardner St, Littlehampton Concept Plan 101 - Evanston Gardens, Evanston South, Hillier Concept Plan 100 - Gawler East Concept Plan 156 - Precinct 202 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
Brush fence	

Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Hazards (Bushfire - High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • 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. 2. The building does not exceed 1 building level. 3. The building is setback at least 3m from any boundary. 4. The floor area of the building does not exceed 200m^2. 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas* 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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.
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 5. Primary street setback - at least as far back as the building line of the building to which it is ancillary 6. Location of pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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.
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

[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 (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 (Column A)	Exceptions (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): (a) advertisement (b) child care facility (c) community facility (d) educational facility (e) protective tree netting structure (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: 1. Community Facilities Zone DTS/DPF 2.2 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
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: 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).
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: 1. Community Facilities Zone DTS/DPF 1.3 2. Community Facilities Zone DTS/DPF 2.2 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: 1. Community Facilities Zone DTS/DPF 1.2 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
9. Telecommunications facility.	Except telecommunications facility that: 1. is within 50m of a neighbourhood-type zone or 2. exceeds 30m in height or 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 Development is associated with or ancillary to the provision of community or health care services.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Child care facility (b) Consulting room (c) Dwelling (d) Educational facilities (e) Hospital (f) Office (g) Shop (h) Supported Accommodation
PO 1.2 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 None are applicable.
PO 1.3 Residential development primarily as part of a mixed use building located on the upper floors.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Development is designed to manage the interface with residential uses in the City Living Zone: (a) in relation to building proportions, massing, and overshadowing (b) by avoiding land uses, or intensity of land uses, that unduly impact residential amenity.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.
Access	
PO 4.1 Vehicle access, or intensification of access, from South Terrace or Gilles Street where possible.	DTS/DPF 4.1 None are applicable.
PO4.2 Car parking located behind buildings wherever possible.	DTS/DPF 4.2 None are applicable.
Advertisements	
PO5.1 Advertisements are restrained in design, and simple in use of colour to achieve a coherent and complementary appearance.	DTS/DPF 5.1 None are applicable.
Catalyst Sites	
PO 3.1 Development on a catalyst site is medium to high scale.	DTS/DPF 3.1 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 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 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 Development is associated with or ancillary to the provision of health care or health related services.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Child care facility (b) Community facility (c) Consulting room (d) Educational facility (e) Health care facility

	(f) Hospital (g) Office associated with community service (h) Shop associated with community services
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Development south of Kermode Street sited and designed to: (a) retain the set back and sense of address and open character to the Park Lands (b) provide a transition down to a low rise scale adjacent to Sir Edwin Smith Drive (c) provide an activated building interface to Kermode Street (d) ensure buildings are sited off of side and rear boundaries and avoid blank walls that will be visible from the surrounding locality (e) provide a visually interesting streetscape with buildings having a high level of fenestration, detailing and orientation towards the street (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 None are applicable.
Advertisements	
PO 3.1 Advertisements are restrained and discreet in design.	DTS/DPF 3.1 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 Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.	DTS/DPF 1.1 None are applicable.
PO 1.2 Residential land uses at medium densities that provide an alternative to community, educational and health care facilities in the zone.	DTS/DPF 1.2 Development comprises one or more of the following: (a) dwelling (b) residential flat building
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Residential development that incorporates a high standard of architectural and urban design and sustainability.	DTS/DPF 2.2 None are applicable.
PO 2.3 Residential development constructed adjacent to a residential allotment in a neighbourhood-type zone: (a) is of a bulk, height and floor space and provides a site frontage that complements the character and amenity of the locality (b) provides space around buildings to maintain and enhance the predominant character of the locality and provide opportunities for landscaping.	DTS/DPF 2.3 None are applicable.
PO 2.4 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 None are applicable.
Building Height	
PO 3.1 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 None are applicable.
Landscaping	
PO 4.1 Development incorporates substantial landscaping of streetscapes and unbuilt spaces.	DTS/DPF 4.1 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 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 Development comprises one or more of the following: (a) Advertisement (b) Camp ground (c) Farming (d) Public toilet
PO 1.2 Development is primarily in the form of: (a) directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes (b) scientific monitoring structures or facilities (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 (d) structures for conservation management purposes.	DTS/DPF 1.2 None are applicable.

PO 1.3 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 None are applicable.
Land Division	
PO 2.1 Land division supports the management or improvement of the natural environment including avoiding: (a) further fragmentation of land that may reduce effective management of the environment (b) parcel arrangements that increase direct property access to waterfront areas (including access via a public reserve) (c) additional allotments with frontage to the coast or River Murray.	DTS/DPF 2.1 Land division satisfies (a) or (b) and (c): (a) is for the creation of a public road or a public reserve (b) does not create any additional allotments and does not result in any additional allotments with frontage or direct access to the coast or River Murray (including access via a public reserve) (c) will satisfy one of the following: (i) is to remove an anomaly in existing boundaries with respect to the location of existing buildings, structures or vehicle access arrangements (ii) is for the management of existing native vegetation (iii) the resultant allotments are not less than: **Minimum Site Area** Minimum site area is 10 ha Minimum site area is 100 ha Minimum site area is 1,200 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 40 ha Minimum site area is 600 sqm In relation to DTS/DPF 2.1, in instances where: (d) more than one value is returned in the same field for DTS/DPF 2.1(c)(iii), 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 2.1 (c)(iii) (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 Development avoids important habitat, nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development avoids seagrass, mangroves and saltmarshes for their biodiversity value and carbon storage potential.	DTS/DPF 3.2 None are applicable.
Built Form and Character	
PO 4.1 Development is sited and designed unobtrusively to minimise the visual impact on the natural environment by: (a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape (b) being located below hilltops and ridgelines (c) being screened by existing vegetation.	DTS/DPF 4.1 None are applicable.
PO 4.2 Development is sited and designed to minimise impacts on the natural environment by: (a) containing construction and built form within a tightly defined site boundary (b) minimising the extent of earthworks.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 None are applicable.
PO 4.4 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 None are applicable.
Access and Car Parking	
PO 5.1 Vehicle access points are limited to minimise impact on the natural environment.	DTS/DPF 5.1 No more than one vehicle access point is provided to a site, landmark or lookout.
PO 5.2 Roads and vehicle access ways are located to minimise vegetation clearance and are constructed of permeable materials.	DTS/DPF 5.2 None are applicable.
PO 5.3 Roads are of a width and route to encourage low speeds and minimise impact on the natural environment.	DTS/DPF 5.3 None are applicable.
PO 5.4 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 None are applicable.
PO 5.5 Recreational trails are raised or surfaced with permeable materials to minimise impact on the natural environment.	DTS/DPF 5.5 Pedestrian access ways/recreational trails are raised or constructed of permeable materials.
PO 5.6 Car parking areas are designed to minimise impact on the natural environment.	DTS/DPF 5.6 Car parking areas satisfy all of the following: (a) are constructed of permeable material (b) are located on already legally cleared land (c) are consolidated in one location.
Advertisement	
PO 6.1 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 Advertisements are for one or more of the following: (a) direction (b) identification and interpretation of environmental values (c) identification of recreational and tourism facilities.
PO 6.2 Advertisements are limited in number and size to minimise impact on the visual and natural environment.	DTS/DPF 6.2 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 Screening and planting are provided to buildings and structures and comprise locally indigenous species to enhance the natural environment.	DTS/DPF 7.1 None are applicable.
Hazard Risk Minimisation	
PO 8.1 Habitable buildings are designed and sited to manage the risks of natural hazards on personal and public safety and property.	DTS/DPF 8.1 None are applicable.
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 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie Concept Plan 4 - Minda Incorporated Brighton Campus - North Brighton Concept Plan 74 - Shelley Beach - Kellidie Bay

Description
Concept Plan 3 - Mount Barker and Littlehampton
Concept Plan 71 - Hamley Bridge
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

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.
(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 Except where any of the following apply: • Local Heritage Place Overlay • Shack Relocation Subzone • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Shack Relocation Subzone • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • Shack Relocation Subzone • State Heritage Area Overlay • State Heritage Place Overlay	None
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 • Shack Relocation Subzone • 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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Shack Relocation Subzone • 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: • Local Heritage Place Overlay • Shack Relocation Subzone • 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.
Water tank (above ground) Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Shack Relocation Subzone • 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.
Water tank (underground) Except where any of the following apply:	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

• Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Ramsar Wetlands Overlay • Shack Relocation Subzone	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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) detached dwelling in the **Dwelling Subzone** and will not result in more than one dwelling on an allotment (b) detached dwelling that will replace an existing lawfully erected dwelling (including a lawfully erected dwelling which was demolished within the previous 3 years) (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: (a) land division that satisfies Conservation Zone DTS / DPF 2.1 (b) land division in the **Visitor Experience Subzone** to create an allotment with an area of 5ha or more for existing tourist accommodation (c) land division in the **Small Scale Settlement Subzone**.
Renewable energy facility	Any of the following: (a) solar photovoltaic panels (roof or ground mounted) (b) battery storage facility 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: (a) tourist accommodation in the **Visitor Experience Subzone** (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 **(Column A)**	**Exceptions** **(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): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) agricultural building (d) camp ground (e) carport (f) deck (g) dwelling alterations or additions (h) farming (i) fence (j) internal building works (k) land division (l) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof) (m) outbuilding (n) pergola (o) private bushfire shelter (p) protective tree netting structure (q) public toilets (r) replacement building (s) retaining wall (t) shade sail (u) solar photovoltaic panels (roof mounted) (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	None specified.
3. Demolition.	Except any of the following: 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).
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 Aquaculture, tourism, recreation and other facilities	DTS/DPF 1.1 Development comprises one or more of the following: (a) a land use listed in Conservation Zone DTS/DPF 1.1 (b) Aquaculture (c) Boat Launching Facility (d) Pontoon
PO 1.2 An area for aquaculture grow out facilities and associated infrastructure including boat launching.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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 None are applicable.
PO 1.5 Oyster holding areas are limited to two areas not exceeding 2.5 hectares.	DTS/DPF 1.5 None are applicable.
PO 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.	DTS/DPF 1.6 None are applicable.
Environment Protection	
PO 2.1 Development is sited and designed in a manner where adverse impacts on natural features, landscapes, habitats and cultural assets are minimised including avoiding: (a) the need to remove mangroves (b) the creation of turbidity of waters (c) contributing to water toxicity or the creation of algal blooms.	DTS/DPF 2.1 None are applicable.
PO 2.2 Oyster cultivation sites: (a) do not exceed 10 hectares site area per lease (b) do not exceed a stocking rate of 100,000 mature oysters, or their equivalent by weight per hectare (c) are located: (i) at least 100m apart (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 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 Low-scale, low rise residential development.	DTS/DPF 1.1 Development comprises one or more of the following: (a) a land use listed in Conservation Zone DTS/DPF 1.1 (b) Single Storey Detached Dwelling (c) Domestic Outbuilding (d) Verandah
Dwellings	
PO 2.1 New dwellings minimise impacts on the environment and do not result in more than one dwelling on an allotment.	DTS/DPF 2.1 Detached dwellings, or dwelling extensions satisfy all of the following: (a) are no closer to a water frontage than the associated existing dwelling (b) are replacing an existing dwelling on substantially the same building footprint, allowing for up to 10% variation in total footprint area (c) do not result in more than one dwelling on an allotment.
PO 2.2 Dwellings are appropriately serviced by essential infrastructure.	DTS/DPF 2.2 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 Replacement dwellings and alterations to existing dwellings result in environmental improvements by: (a) the provision of an approved wastewater system (b) reduced site coverage and/or (c) a reduction of the level of hazard risk.	DTS/DPF 3.1 None are applicable.
Ancillary Structures	
PO 4.1 Ancillary structures are associated with a dwelling and are clustered to minimise impacts on the natural environment.	DTS/DPF 4.1 None are applicable.

PO 4.2 Ancillary structures are limited in number and size to minimise impacts on the natural environment.	DTS/DPF 4.2 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 Demolition of existing shacks.	DTS/DPF 1.1 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 Low-scale residential development and ancillary uses, including the division of land.	DTS/DPF 1.1 Development comprises one or more of the following: (a) a land use listed in Conservation Zone DTS/DPF 1.1 (b) Single Storey Detached Dwelling (c) Domestic Outbuilding (d) Land Division (e) Verandah
Dwellings	
PO 2.1 New dwellings minimise impacts on the environment and do not result in more than one dwelling on an allotment.	DTS/DPF 2.1 Detached dwellings, or dwelling extensions satisfy all of the following: (a) are no closer to a water frontage than the associated existing dwelling (b) are replacing an existing dwelling on substantially the same building footprint, allowing for up to 10% variation in total footprint area (c) do not result in more than one dwelling on an allotment.
PO 2.2 Dwellings are appropriately serviced by essential infrastructure.	DTS/DPF 2.2 Dwellings are self-sufficient in terms of water, sewerage, electricity and waste disposal unless existing infrastructure is available.
PO 2.3 Replacement dwellings and alterations to existing dwellings result in environmental improvements by: (a) the provision of an approved wastewater system (b) reduced site coverage and/or (c) a reduction of the level of hazard risk.	DTS/DPF 2.3 None are applicable.
Land division	
PO 3.1 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 None are applicable.
PO 3.2 Land division that accommodates an existing lawful dwelling.	DTS/DPF 3.2 None are applicable.
Ancillary Structures	
PO 4.1 Ancillary structures are associated with a dwelling and are clustered to minimise impacts on the natural environment.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary structures are limited in number and size to minimise impacts on the natural environment.	DTS/DPF 4.2 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 A range of tourism, conservation and recreational land uses that provide an experience to visitors, while minimising environmental impacts.	DTS/DPF 1.1 Development comprises one or more of the following: (a) a land use listed in Conservation Zone DTS/DPF 1.1 (b) Tourist accommodation (c) Shop
PO 1.2 Small scale shops that cater for the needs of users and visitors of conservation areas.	DTS/DPF 1.2 Shop with a gross leasable floor area less than 150m^2.
Tourist Accommodation	

PO 2.1 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 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 Tourist accommodation designed to prevent conversion to dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering of separated individual accommodation units (c) accommodation units being of a size unsuitable for a dwelling (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.	DTS/DPF 2.4 None are applicable.
Land Division	
PO 3.1 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 Land division resulting in all allotments being greater than 5ha in area to accommodate an existing tourist accommodation development.
Car parking	
PO 4.1 Parking for tourist accommodation should: (a) comprise a maximum of one space per tourist accommodation unit, plus parking for employees (b) be grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment (c) be located in an area where minimal vegetation clearance is required.	DTS/DPF 4.1 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 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 Development comprising farming (broad acre cropping, grazing) and/or low-intensity animal husbandry.
Built Form and Character	
PO 2.1 Development maintains an open character.	DTS/DPF 2.1 None are applicable
PO 2.2 Buildings are limited to those that: (a) are ancillary to and necessary to support land use activities on the same allotment (b) are for the purposes of public infrastructure.	DTS/DPF 2.2 None are applicable
PO 2.3 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 Dwellings: (a) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities and (b) will not result in more than one dwelling on an allotment.
Land Division	
PO 3.1 Land division is limited to that which: (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings or structures or (b) enables the provision of public infrastructure.	DTS/DPF 3.1 Land division for at least one of the following: (a) the alteration of allotment boundaries, where no additional allotments are created (b) the purpose of providing public infrastructure.
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 14 - Buckland Park 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 98 - Mallala Concept Plan 92 - Meadows Concept Plan 107 - Proper Bay Concept Plan 101 - Evanston Gardens, Evanston South, Hillier Concept Plan 157 - Port Wakefield Road 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
Brush fence Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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.
Farming Except where any of the following apply: • Building Near Airfields Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • Water Protection Area Overlay	1. There is no excavation or filling of land 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure 3. Does not involve the clearance of native vegetation 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 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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 (b) 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 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.
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
Private bushfire shelter Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• 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	2. The 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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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 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.
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 5. Primary street setback - at least as far back as the building line of the building to which it is ancillary 6. Location of pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 **(Column A)**	**Exceptions** **(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): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) carport (e) deck (f) farming (g) fence (h) internal building works (i) land division (j) outbuilding (k) pergola (l) private bushfire shelter (m) protective tree netting structure (n) replacement building (o) retaining wall (p) shade sail (q) solar photovoltaic panels (roof mounted) (r) swimming pool or spa pool and associated swimming pool safety features (s) temporary accommodation in an area affected by bushfire (t) tree damaging activity (u) verandah (v) water tank.	None specified.
3. Demolition.	Except any of the following: 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).
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)

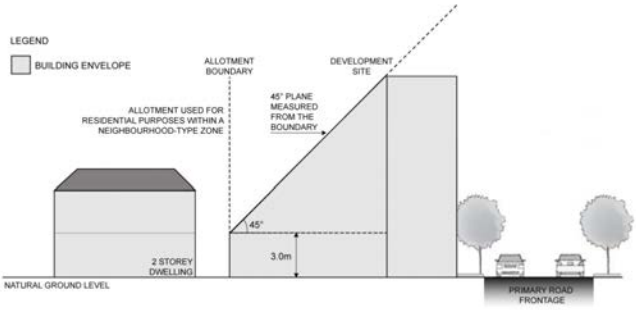
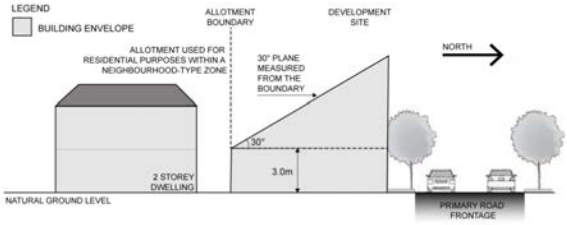
Desired Outcome (DO)

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 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 Development comprises one or more of the following: (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse.
PO 1.2 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 Shop where one of the following applies: (a) with a gross leasable floor area up to 100m^2 (b) is a bulky goods outlet (c) is a restaurant (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 Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.	DTS/DPF 1.3 Telecommunications facility in the form of a monopole: (a) up to a height of 30m and

	(b) no closer than 50m to a neighbourhood-type zone.
PO 1.4 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.4 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 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 None are applicable.
PO 2.2 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: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (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 None are applicable.
Building height and setbacks	
PO 3.1 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 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 - 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 3.2 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 Building walls are no closer than 2m to the secondary street boundary.
PO 3.3 Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.	DTS/DPF 3.3 Building walls are set back from the rear access way: (a) where the access way is 6.5m wide or more, no requirement (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 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.4 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 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 Building height is not greater than: (a) the following: **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 6 levels Maximum building height is 7 levels **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 10m Maximum building height is 12m Maximum building height is 12.5m Maximum building height is 18m Maximum building height is 22m Maximum building height is 24.5m (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 3.5, in instances where: (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 (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 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.6 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.

	
PO 3.7 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.7 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 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 None are applicable.
Site Dimensions and Land Division	
PO 4.1 Land division creates allotments that vary in size and are suitable for a variety of commercial and business activities.	DTS/DPF 4.1 Allotments: (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 (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 Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.	DTS/DPF 5.1 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: (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 or (b) in any other case - at least 1.5m wide.
PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 5.2 Landscape areas comprise: (a) not less than 10 percent of the site and (b) a dimension of at least 1.5m.
Advertisements	
PO 6.1 Freestanding advertisements are not visually dominant within the locality.	DTS/DPF 6.1 Freestanding advertisements: (a) do not exceed 6m in height above natural ground level and (b) do not have a face that exceeds 8m^2.
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 to support the orderly development of land through staging of development and provision of infrastructure.	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** 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 Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

Description
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
Concept Plan 160 - Concordia Growth Area: Basic Infrastructure
Concept Plan 161 - Concordia Growth Area: Land Use
Concept Plan 168 - Golden Grove Stage 2
Concept Plan 172 - Port Wakefield
Concept Plan 175 - Smithfield Regeneration

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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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. 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.
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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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) 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. 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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

[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 (b) shop that is a bulky goods outlet (c) shop that is ancillary to a light industry on the same allotment (d) shop located in the Retail Activity Centre Subzone (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 (Column A)	Exceptions (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): (a) advertisement (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: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet (f) store (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (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: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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: 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).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
9. Shop within any of the following: (a) Retail Activity Centre Subzone (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: 1. Employment Zone DTS/DPF 3.6

	2. Employment Zone DTS/DPF 3.7.
10. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or 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 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 Development comprises a retail fuel outlet and any of the following uses: (a) Advertisement (b) Electric vehicle recharging station (c) Emergency services facilities (d) Marshalling yard for heavy vehicles (e) Playground (f) Public amenities, including toilets, showers and washrooms (g) Restaurant (h) Rest facilities for drivers (i) Shop with a gross leasable floor area up to 250m^2 (j) Telecommunications facilities (k) Tourist information centre (l) Wastewater dump point for recreational vehicles.
Built form and Character	
PO 2.1 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 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 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 None are applicable.
PO 2.5 Integrated roadside service centres encourage slow internal vehicular traffic speeds for the safety of motorists and pedestrians.	DTS/DPF 2.5 The internal vehicular traffic speeds do not exceed 20 km/h.
Building Setbacks	
PO 3.1 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 Buildings and structures, excluding freestanding advertisements, are setback at least 25m from any adjoining roadway.
Fencing	
PO 4.1 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 None are applicable.
Landscaping	
PO 5.1 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 None are applicable.
PO 5.2 Development of a roadside service centre provides landscaping around buildings and to separate driveways.	DTS/DPF 5.2 None are applicable.
Advertisements	
PO 6.1 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 One multi-tenancy pylon sign is erected in association with an integrated roadside service centre that satisfies all of the following: (a) does not exceed 12m in height above natural ground level (b) does not have a face that exceeds 8m^2 (c) only identifies the primary integrated roadside service centre facility and individual tenancies.
PO 6.2 Freestanding advertisements, other than a multi-tenancy pylon advertisement, are not visually dominant within the locality.	DTS/DPF 6.2 Individual freestanding advertisements for individual tenancies satisfy all of the following: (a) do not exceed 6m in height above natural ground level (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 Advertisements relating to services and facilities associated with an integrated roadside service centre do not dominate the buildings to which they relate and are: (a) integrated with the design of buildings (b) not located above the roofline of any building or refuelling area canopy.	DTS/DPF 6.3 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 Large format retail and commercial activities, including indoor recreation and leisure facilities, of a scale that caters for demand.	DTS/DPF 1.1 Development comprises one or more of the following land uses: (a) Indoor recreation facility (b) Leisure and entertainment facility (c) Service trade premises (d) Shop.
PO 1.2 Contemporary retail opportunities provided at larger scales.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 Indoor recreation and leisure facilities that complement retail and commercial activities.	DTS/DPF 1.4 None are applicable.
Built Form and Character	
PO 2.1 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 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 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 Development comprises one or more of the following: (a) Advertisement (b) Bulk handling facility including bunkers and silos for the reception, storage and dispatch of commodities in bulk (c) Office in association with a facility for the reception, storage and dispatch of commodities in bulk (d) Store (e) Telecommunications facility (f) Truck parking area.
PO 1.2 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 None are applicable.
PO 1.3 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 Freestanding advertisements: (a) do not exceed 6m in height above natural ground level and (b) do not have a face that exceeds $8m^2$.
PO 1.4 Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.	DTS/DPF 1.4 Telecommunications facility in the form of a monopole: (a) up to a height of 30m and (b) no closer than 50m to a neighbourhood-type zone.
Land Division	
PO 2.1 Land division that creates allotments that are of a size and shape suitable for bulk handling and complementary uses.	DTS/DPF 2.1 None are applicable.
Fencing	
PO 3.1 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 Fencing exceeding 2.1m in height satisfies one of the following: (a) located behind a façade of an associated building located on the same site (b) located behind a landscaped area along relevant street frontages (c) consists of visually permeable materials with landscaping behind.
Advertisements	
PO 4.1 Freestanding advertisements do not create a visually dominant element within the locality.	DTS/DPF 4.1 Freestanding advertisements: (a) up to 4m in height from natural ground level and (b) with a sign face up to $6m^2$ per side.
Concept Plans	
PO 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.	DTS/DPF 5.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 50 - Roseworthy Town Expansion Concept Plan 99 - Two Wells Concept Plan 98 - Mallala 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 (b) 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. 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.
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
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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) carport (d) deck (e) fence (f) internal building works (g) land division (h) outbuilding (i) pergola (j) private bushfire shelter (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) bulk handling facility (b) store (c) telecommunications facility (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: 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).
6. Railway line.	Except where located outside of a rail corridor or rail reserve.
7. Office.	Except: 1. where the site of the office is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 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 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 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: (a) Advertisement (b) Aerodrome (c) Automotive collision repair (d) Builder's yard (e) Electricity substation (f) Fuel depot (g) General industry (h) Light Industry

	(i) Motor repair station (j) Office (k) Public service depot (l) Retail fuel outlet (m) Service trade premises (n) Shop (o) Store (p) Transport distribution facility (q) Telecommunications facility (r) Warehouse (s) Workers' accommodation
PO 1.2 Shops catering to the surrounding workforce and residents within workers' accommodation enhances the amenity of the zone for those workers.	DTS/DPF 1.2 Shop (other than a bulky goods outlet) comprising any of the following: (a) shop with a gross leasable floor area up to 450m^2 (b) shop that is a restaurant.
PO 1.3 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 Office ancillary to and located on the same allotment as another land use identified in DTS/DPF 1.1.
PO 1.4 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 The total roofed area of all existing and proposed buildings on the allotment or lease area does not exceed 50%.
PO 1.5 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.	DTS/DPF 1.5 Telecommunications facility in the form of a monopole, tower or mast: (a) up to a height of 30m and (b) no closer than 50m to neighbourhood-type zone.
PO 1.6 Workers' accommodation provided to support major industrial, mining and business activities to facilitate economic activity.	DTS/DPF 1.6 Workers' accommodation in connection with a resource extraction operation: (a) is constructed by the principal operator of the mine or authorised agent thereof and (b) primarily accommodates workers for the relevant mine.
Land Division	
PO 2.1 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 Allotments: (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. (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 Land division is designed to: (a) minimise fire risk danger to occupants of buildings and firefighting personnel (b) minimise the potential risk of damage to buildings and other property during a bushfire (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 None are applicable.
Built Form and Character	
PO 3.1 Buildings use materials and finishes complement the landscape and mitigate the effects of glare on adjacent land users.	DTS/DPF 3.1 Buildings are clad in any of the following or a combination thereof: (a) materials other than sheet metal (b) if sheet metal is used it is pre-colour treated or painted in a non-reflective colour.
PO 3.2 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.2 Buildings set back 3m or more from at least one side boundary.
Landscaping	
PO 4.1 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 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: (a) 3m wide along any boundary on the perimeter of the zone fronting a public road or thoroughfare (b) 1.5m wide fronting a public road or thoroughfare within the zone (and not on the perimeter of the zone) (c) 1.5m wide along any boundary on the perimeter of the zone not fronting a public road or thoroughfare.
PO 4.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 4.2 Landscape areas comprise: (a) not less than 10 percent of the site area and (b) a dimension of at least 1.5m.
Fencing	
PO 5.1 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 Fencing exceeding 2.1m in height: (a) is located behind a façade of an associated building located on the same site or (b) is located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.
Advertisements	
PO 6.1 Freestanding advertisements do not create a visually dominant element within the locality.	DTS/DPF 6.1 Freestanding advertisements: (a) do not exceed 6m in height and (b) do not have a sign face exceeding 8m^2 per side.
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 to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 7.1 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 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	

	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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* 2. The 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 40m2 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. 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 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 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)	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* 2. The system is freestanding and not attached to a building or other structure. 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% 4. No part of the system: (a) is more than 4 metres in height (measured as a height above the natural surface of the ground); (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 (c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 5. The generating capacity of the system does not exceed 30 kW 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* 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.
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* 2. The 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. 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% 6. Primary street setback - at least as far back as the building line of the building to which it is ancillary 7. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour 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 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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (b) shop that is a bulky goods outlet (c) shop that is ancillary to an industry on the same allotment (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 (Column A)	Exceptions (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): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) automotive collision repair (d) builder's yard (e) carport (f) deck (g) fence (h) internal building works (i) light industry	None specified.

(j) land division (k) motor repair station (l) office (m) outbuilding (n) pergola (o) private bushfire shelter (p) replacement building (q) retaining wall (r) plant nursery (s) public service depot (t) service trade premises (u) shade sail (v) solar photovoltaic panels (roof mounted) (w) store (x) swimming pool or spa pool and associated swimming pool safety features (y) temporary accommodation in an area affected by bushfire (z) verandah (aa) warehouse (ab) water tank (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: 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).
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 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 Development comprises one or more of the land uses: (a) Light industry (b) Motor repair station (c) Public service depot (d) Retail fuel outlet (e) Service trade premises (f) Shop (g) Store (h) Warehouse (i) Waste transfer station.
PO 1.2 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 Shop that meets any one of the following: (a) has a gross leasable floor area not exceeding 100m^2 (b) it is ancillary to and located on the same allotment as a light industry (c) it is a bulky goods outlet and has a gross leasable floor area exceeding 250m^2.
PO 1.3 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 Office: (a) located on the same allotment as a land use identified in Light Industry Subzone DTS/DPF 1.1 and (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	DTS/DPF 1.1
Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
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: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (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 (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: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: (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 (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 (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) (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: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m^2.
PO 1.3	DTS/DPF 1.3
Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	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: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	None are applicable.
PO 1.5	DTS/DPF 1.5
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 all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (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.

Site Dimensions and Land Division

PO 2.1	DTS/DPF 2.1
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.	Development will not result in more than 1 dwelling on an existing allotment or 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 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 1,000 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 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 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 250 sqm; group dwelling is 250 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 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
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 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 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
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 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
and

(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
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.

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 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.
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: (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 8.1 Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary: (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 (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (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 (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 Buildings are set back from rear 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 (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 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 Garages and carports facing a street (other than an access lane way) satisfy all of the following: (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (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 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 None are applicable.
Ancillary buildings and structures	
PO 11.1 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 11.1 Ancillary buildings and structures satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m^2 (c) are constructed, added to or altered so that they are situated at least (i) 500mm behind the building line of the dwelling to which they are ancillary or (ii) 900mm from 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 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 satisfy (a) to (j), inclusive: (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 (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 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 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 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 50% or the the amount specified in the *Site Coverage Technical and Numeric Variation* layer in the SA planning database, whichever is less. 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). 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) (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 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 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 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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 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 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.
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 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.
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. 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 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) or (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): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 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) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (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: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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: 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).
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
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Dwelling (g) Educational facility (h) Office (i) Place of Worship (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Student accommodation (o) Supported accommodation
PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities	DTS/DPF 1.2 None are applicable.

(d) open space and recreation facilities.

PO 1.3

Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.

DTS/DPF 1.3

None are applicable.

PO 1.4

Commercial activities improve community access to services are of a scale and type to maintain residential amenity.

DTS/DPF 1.4

A shop, consulting room or office (or any combination thereof) satisfies any one of the following:

(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:
  (i) does not exceed 50m^2 gross leasable floor area
  (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:
  (i) the building is a State or Local Heritage Place
  (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes
(c) is located more than 500m from an Activity Centre and satisfies one of the following:
  (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
  (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
(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)
  (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:
    A. 50% of the existing gross leasable floor area within the Activity Centre
    B. 1000m^2.

PO 1.5

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

Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:

(a) set back at least 3m from any boundary shared with a residential land use
(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.

Site Dimensions and Land Division

PO 2.1

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 low-rise and predominantly low-density neighbourhood, 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:

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 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
and
(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 (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:

(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, not less than 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
  (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.

PO 7.2

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

DTS/DPF 7.2

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

Building walls are set back from side boundaries to provide:

(a) separation between buildings in a way that contributes to a suburban character
and
(b) access to natural light and ventilation for neighbours.

DTS/DPF 8.1

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) 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
(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

Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide:

(a) separation between buildings in a way that contributes to a suburban character
(b) access to natural light and ventilation for neighbours
(c) private open space
(d) space for landscaping and vegetation.

DTS/DPF 9.1

Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:

(a) if the size of the site is less than 301m2—
  (i) 3m in relation to the ground floor of the building
  (ii) 5m in relation to any other building level of the building
(b) if the size of the site is 301m2 or more—
  (i) 4m in relation to the ground floor of the building
  (ii) 6m in relation to any other building level of the building.

Concept Plans

PO 10.1

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 10.1

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

Description
Concept Plan 4 - Minda Incorporated Brighton Campus - North Brighton
Concept Plan 9 - Blakeview
Concept Plan 10 - Blakeview
Concept Plan 50 - Roseworthy Town Expansion
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
Concept Plan 94 - Old Reynella
Concept Plan 107 - Proper Bay
Concept Plan 101 - Evanston Gardens, Evanston South, Hillier
Concept Plan 100 - Gawler East
Concept Plan 117 - Narooma
Concept Plan 129 - O'Sullivan Beach
Concept Plan 175 - Smithfield Regeneration

In relation to DTS/DPF 10.1, 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 10.1 is met.

Ancillary Buildings and Structures

PO 11.1

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 11.1

Ancillary buildings satisfy (a) to (k), inclusive:

(a) are ancillary to a dwelling erected on the same site
(b) have a floor area not exceeding 60m2
(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) have a 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 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 satisfy (a) to (j), inclusive: (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: ≤500m² — Floor area: 60m²; >500m² — Floor area: 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.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 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 40m². 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 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. Site coverage does not exceed 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 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 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) (m²)** — **Minimum percentage of site**

	<table><tr><th></th><th></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 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. 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: <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 occuring 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 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: <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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 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. 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 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.
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 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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation.	Except development that: 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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 on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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) where not located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
8. Alteration of or addition to any development involving the following (or of any combination of any of the following):	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.

(a) child care facility (b) community facility (c) educational facility.	
9. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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.
10. Demolition.	Except any of the following: 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).
11. 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 Recreation, housing and complementary uses support tourism and residential living in a golf course setting.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Co-living (b) Consulting room (c) Dwelling (d) Golf course (e) Office (f) Outbuilding (g) Residential flat building (h) Retirement facility (i) Shop (j) Sporting clubrooms (k) Supported accommodation (l) Tourist accommodation.
PO 1.2 Non-residential development is complementary to a golf course, such as tourist accommodation, sporting clubrooms and associated shops.	DTS/DPF 1.2 None are applicable.
PO 1.3 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.3 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it is ancillary to and integrated with golf course facilities.
Site Dimensions and Land Division	
PO 2.1 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 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: (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 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 non are applicable and the relevant development cannot be classified as deemed-to-satisfy (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 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 site areas and frontage requirements specified in DTS / DPF 2.1 and DTS/DPF 2.2 and (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 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 Buildings of a height that complements the open natural character of the golf course.	DTS/DPF 3.1 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 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 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 - 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 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 maintain a pattern of separation between buildings and public streets and reinforce streetscape character.	DTS/DPF 5.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.
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 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 3.2 m in wall height from the lower of the natural or finished ground level (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.
Side Boundary Setback	
PO 7.1 Buildings 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 Building walls are set back from the side boundary in accordance with the following: (a) On sites greater than 800m^2: (i) at least 1900mm (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. (b) On sites 800m^2 or less: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (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 (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 Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation (e) a consistent character when viewed from a golf course.	DTS/DPF 8.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (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. (b) where the rear boundary adjoins a laneway - 0m (c) In all other cases: (i) 3m for the first building level and (ii) 5m for any second building level.
Ancillary Buildings and Structures	
PO 9.1 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 9.1 Ancillary buildings and structures satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding: (i) 60m^2 on sites less than 800m^2 (ii) 80m^2 on sites 800m^2 or more (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 (ii) within 5.5m from the boundary of the primary street (iii) within 900mm of a boundary of the allotment with a secondary street (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 (e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 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 do 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 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) (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 9.2 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 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design Table 1 - Private Open Space (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 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 None are applicable.
PO 9.4 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 9.4 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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 (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.
Site Coverage	
PO 10.1 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 The development does not result in site coverage exceeding 60%.
Built Form and Character	
PO 11.1 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 None are applicable.
PO 11.2 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 None are applicable.
Concept Plans	
PO 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.	DTS/DPF 12.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 122 - Mount Compass Golf Course Estate In relation to DTS/DPF 12.1, 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 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 **(Column A)**	**Exceptions** **(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): (a) ancillary accommodation (b) co-living (c) dwelling (d) golf course (e) office (f) residential flat building (g) shop (h) sporting clubrooms (i) supported accommodation.	Except development that: 1. does not satisfy Golf Course Estate Zone DTS/DPF 3.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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) where located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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.

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: (a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area (b) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide (c) provide for passive recreation in an area of natural character close to the metropolitan area (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. '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 Low-intensity, low-scale activities that complement the natural, rural and scenic qualities of the hills face landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Low-intensity farming activities minimise their visual and environmental impact.	DTS/DPF 1.2 Farming does not involve: (a) excavation or filling of land (b) the construction of roads, tracks and thoroughfares (c) the erection, construction or alteration of, or addition to, any building or structure (d) the clearing of native vegetation.
PO 1.3 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 None are applicable.
PO 1.4 Residential development limited to maintain a pleasant natural and rural character and amenity.	DTS/DPF 1.4 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 Buildings are unobtrusive and sited and designed in such a way as to: (a) preserve and enhance or assist in the re-establishment of the natural character of the zone (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 None are applicable.
PO 2.2 Buildings are limited in height and scale to minimise the amount of building mass visible from the Adelaide Plains.	DTS/DPF 2.2 Buildings satisfy all of the following: (a) are of single building level (b) building height does not exceed 5m (c) wall height does not exceed 3m (not including gable ends).
PO 2.3 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 None are applicable.
PO 2.4 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 None are applicable.
PO 2.5 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 None are applicable.
PO 2.6 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 None are applicable.
PO 2.7	DTS/DPF 2.7

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.	None are applicable.
PO 2.8 Buildings are sited and designed to reduce the vertical profile of the building.	DTS/DPF 2.8 None are applicable.
PO 2.9 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 None are applicable.
PO 2.10 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 None are applicable.
Excavation and Filling	
PO 3.1 Excavation and/or filling of land outside townships and urban areas is: (a) kept to a minimum so as to preserve the natural form of the land and native vegetation (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 (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 The depth of earthworks does not exceed: (a) in the case of excavation, 2m below natural ground level. (b) in the case of filling of land, 1m above natural ground level.
PO 3.2 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 None are applicable.
Mining	
PO 4.1 New mines and quarries not developed within the zone.	DTS/DPF 4.1 Development does not involve the construction of a new mine or quarry.
PO 4.2 Extensions to existing mines and quarries is only undertaken if: (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 (b) the site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available (c) the proposed operation would maximise the utilisation of the resource but minimise the adverse impacts of extraction (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 (e) an effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation (f) the operation is to be conducted in accordance with a staged development and rehabilitation scheme which: (i) ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them (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 (iii) provides for the removal of buildings, plant, equipment and rubbish when operations are completed (iv) provides scope for suitable after-uses.	DTS/DPF 4.2 None are applicable.
Landfill and Waste Transfer Stations	
PO 5.1 Landfill operations only developed if the site of the proposed development: (a) is located outside the Mount Lofty Ranges Catchment (Area 1) Overlay and (b) is a disused quarry or (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 None are applicable.
PO 5.2 Small-scale waste transfer stations may be appropriate if located: (a) outside of the Mount Lofty Ranges Catchment (Area 1) Overlay (b) in unobtrusive locations.	DTS/DPF 5.2 None are applicable.
Horticulture	
PO 6.1 Horticultural activities are appropriately located to minimise impacts on native vegetation.	DTS/DPF 6.1 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 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 The replacement of olive groves with another form of horticulture or native vegetation.
PO 6.3 Horticultural activities are appropriately located to minimise impacts on lakes, watercourses and wetlands.	DTS/DPF 6.3 Horticulture is located no closer than 50m to a lake, watercourse or wetland.
PO 6.4 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 Horticultural activities are greater than 300m from a dwelling, tourist accommodation or other sensitive receiver in other ownership.
Tourist Development	
PO 7.1 Tourist facilities are of a low intensity and low-scale and are sited unobtrusively.	DTS/DPF 7.1 None are applicable.
Driveways, Access Tracks and Car parking	
PO 8.1 Driveways, access tracks and car parking areas constructed in a manner which preserves landscape character and are: (a) sited and constructed to follow contours of the land to reduce their visual impact and potential for erosion from water runoff (b) surfaced with dark materials.	DTS/DPF 8.1 None are applicable.
PO 8.2 Driveways and access tracks are limited in length and avoid steep slopes.	DTS/DPF 8.2 Driveways and access tracks: (a) are not more than 30m in length and (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 Telecommunication facilities, communication towers and masts: (a) are sited and designed to minimise their visual impact (b) contain the number of aerials and masts by shared use of facilities	DTS/DPF 9.1 None are applicable.
PO 9.2 Telephone lines and electricity mains and services of less than 33kV are located underground.	DTS/DPF 9.2 None are applicable.
PO 9.3 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 None are applicable.
Environment and Amenity	
PO 10.1 Development is not undertaken if it is likely to result in:	DTS/DPF 10.1 None are applicable.

(a) pollution of underground or surface water resources (b) over exploitation of underground or surface water resources (c) adverse impact on underground or surface water resources, including any environmental flows required to sustain the natural environment.	
PO 10.2 Development not undertaken if it is likely to result in: (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 (b) denudation of pastures (c) the introduction of or an increase in the number of pest plants or vermin.	DTS/DPF 10.2 None are applicable.
PO 10.3 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 None are applicable.
PO 10.4 Development is not undertaken if it is likely to result in loss of amenity to adjoining land or surrounding localities from: (a) the visual impact of buildings, structures or earthworks (b) the intensity of activity associated with any such use, including significant adverse impacts arising from: (i) chemical spray drift (ii) use of audible bird or animal deterrent devices (iii) the use of associated vehicles and machinery.	DTS/DPF 10.4 None are applicable.
PO 10.5 Development does not occur on land if the slope poses an unacceptable risk of soil movement, landslip or erosion.	DTS/DPF 10.5 None are applicable.
PO 10.6 Buildings, structures are not located in areas subject to inundation by a 1% AEP flood event.	DTS/DPF 10.6 Development is located outside of the 1% AEP flood event.
PO 10.7 Buildings, structures and associated fill do not interfere with the flow of flood waters.	DTS/DPF 10.7 None are applicable
Native Vegetation	
PO 11.1 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 None are applicable.
PO 11.2 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 None are applicable.
PO 11.3 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.	DTS/DPF 11.3 None are applicable.
Fencing and Retaining Walls	
PO 12.1 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 None are applicable.
PO 12.2 Fences: (a) are sited to minimise their visual impact (b) are constructed of post and wire or other materials which can be seen through (c) avoid construction of obtrusive gateways, particularly of brick or masonry.	DTS/DPF 12.2 None are applicable.
PO 12.3 When solid fences are essential, particularly rear and side fences in closely divided areas, they: (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 (b) do not increase the fire risk near buildings.	DTS/DPF 12.3 None are applicable.
Advertisements	
PO 13.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 13.1 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.
Land Division	
PO 14.1 Land division does not result in the creation of an additional allotment.	DTS/DPF 14.1 No additional allotments are created.
PO 14.2 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 Land division involving boundary realignment satisfies at least one of the following: (a) is for the creation of a public road or reserve (b) is to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures (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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
Protective tree netting structure	

Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas* 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) solar photovoltaic panels (roof or ground mounted) (b) battery storage facility 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 (Column A)	Exceptions (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): (a) dwelling (b) dwelling addition (c) temporary public transport depot.	Except any of the following: 1. any building that is not a dwelling or ancillary to a dwelling 2. development where the building height exceeds 5m 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
4. Demolition.	Except any of the following: 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.

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 Predominantly low density residential development with complementary non-residential uses compatible with natural landforms and a low density residential character.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Consulting room (c) Dwelling (d) Office (e) Open space (f) Shop (g) Recreation area.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (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: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: (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 (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 (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) (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: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m^2.
PO 1.3 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (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.
Site Dimensions and Land Division	
PO 2.1 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 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):

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 (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
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
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

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 DTS/DPF 2.1 and

(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 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

The development does not result in site coverage exceeding:

(a) On sites with a gradient more than 1-in-8, 40%

(b) On sites with a gradient less than 1-in-8, 50%.

Building Height

PO 4.1

Buildings contribute to a low-rise suburban character and complement 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 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 (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: (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 3.2m in wall height from the lower of the natural or finished ground level (ii) exceed 8m 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 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 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 Buildings 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 8.1 Building walls not sited on side boundaries set back from the side boundary in accordance with the following: (a) on sites with a site gradient greater than 1-in-8: (i) at least 1900mm (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. (b) on sites with a site gradient less than 1-in-8: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (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 (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 Buildings are set back from rear 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 (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Built Form and Character	
PO 10.1 Development that would be prominently visible from the Adelaide plains or urban areas within regional cities and townships: (a) achieves a profile that blends with the topography of the land (b) avoids the use of bright and highly reflective external materials and finishes (c) incorporates existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale.	DTS/DPF 10.1 None are applicable.
PO 10.2 Development of more than 1 building level in height takes account of its height and bulk relative to adjoining dwellings by: (a) incorporating stepping in the design in accordance with the slope of the land (b) where appropriate, setting back the upper level a greater distance from front and side boundaries than the lower level.	DTS/DPF 10.2 None are applicable.
Earthworks and retaining	
PO 11.1 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 None are applicable.
PO 11.2 Vegetation is used to screen buildings and excavation or filling from view.	DTS/DPF 11.2 None are applicable.
PO 11.3 Retaining walls are stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.	DTS/DPF 11.3 Retaining walls: (a) do not retain more than 1.5m in height or (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 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 12.1 Ancillary buildings satisfy (a) to (k), inclusive: (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 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 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

	<table><tr><th></th><th></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> (ii) the amount of existing soft landscaping prior to the development occurring.
PO 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.	DTS/DPF 12.2 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 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.	DTS/DPF 12.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <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> (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 13.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 13.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing building dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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: (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 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 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: (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. 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) (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.
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
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 8m if any part of the structure abuts or is situated on a boundary of the allotment. 9. 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%. 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 $30m^2$. 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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1 or 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) or (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): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy any Hills Neighbourhood Zone DTS/DPF 1.2 or 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) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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 Business activities established in association with residential development.	DTS/DPF 1.1 Development comprises one or more of the following in association with a dwelling: (a) Consulting room (b) Light industry (c) Office (d) Personal or domestic services establishment (e) Shop in conjunction with light industry (f) Store (g) Motor repair station (h) Warehouse.
PO 1.2 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 Business activity satisfies (a) to (d), inclusive: (a) employs no more than 3 persons not residing in the associated dwelling (b) provides 1 on-site car parking space for each non-resident employee (c) occupies an area not exceeding 20% of the relevant allotment area and not exceeding 200m^2 where the area is the sum of: (i) the gross floor area of any building or portion of a building used for business activities (ii) any outdoor area used related to business storage or display purposes (iii) each non-resident employee parking space (d) does not involve the use or parking of a commercial vehicle exceeding 5 tonnes tare weight.
PO 1.3 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 Business activities, including outdoor storage and display areas and non-resident employee parking spaces, do not result in the associated dwelling having: (a) less private open space than specified in Design 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 to the nearest whole number.
PO 1.4 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 Development will not result in more than 1 dwelling per allotment.
Built Form and Character	
PO 2.1 Buildings contribute to a low-rise character and complement the height of nearby buildings.	DTS/DPF 2.1 Buildings (excluding garages, carports and outbuildings) satisfy all of the following: (a) up to 2 building levels (b) building height up to 9m (c) wall height up to 7m.
PO 2.2 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 Non-residential buildings: (a) incorporate any office, shop or consulting room component along a frontage to a public road or thoroughfare (b) if clad in metal sheeting, are pre-colour treated or painted in a non-reflective colour.
PO 2.3 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 None are applicable.
Building Setbacks	
PO 3.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 3.1 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 - 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.
PO 3.2 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 Dwelling walls are no closer than 3m to the secondary street boundary.
PO 3.3 Dwellings set back from side boundaries provide: (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours. (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 Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following: (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 (b) in all other cases: (i) where the wall height does not exceed 3m - at least 900mm (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 (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 Non-residential buildings facing a public road or thoroughfare are sited to mitigate visual impact on residential streetscapes.	DTS/DPF 3.4 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 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 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 Buildings set back from rear 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 (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 3.6 Building walls are set back from the rear boundary at least: (a) 3m for the first building level (b) 5m for any second building level.
Site Dimensions and Land Division	
PO 4.1 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 Allotments: (a) connected to an approved common waste water disposal service have an area being the greater of the following: (i) where there is no established land division pattern, 750m^{2}or more or (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

	(b) that will require the disposal of waste water on-site, 1500m^2 or more (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 Advertisements are small-scale and located and designed to reflect residential character and amenity.	DTS/DPF 5.1 Advertisements satisfy (a) to (c), inclusive: (a) will not result in more than one advertisement on the relevant allotment (b) do not have a face that exceeds 1m^2 in area (c) comprise: (i) an advertisement flush mounted to the main face of the building closest to the primary frontage or (ii) an advertisement flush mounted to the primary street fence or (iii) a freestanding advertising hoarding that does not exceed 2m in height above natural ground level.
Concept Plans	
PO 6.1 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 6.1 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 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.

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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities. 4. It does not involve the clearance of native vegetation 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 or secondary 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 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. 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. 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) 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.
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 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. Total roofed area of all existing and proposed buildings on the allotment - 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
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
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.
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 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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) advertisement (b) ancillary accommodation (c) consulting room (d) dwelling (e) dwelling addition (f) light industry (g) motor repair station (h) office (i) shop (j) store (k) warehouse.	Except development that does not satisfy any of the following: 1. Home Industry Zone DTS/DPF 1.2 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
4. Demolition.	Except any of the following: 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.
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 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 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Consulting room (e) Community facility (f) Dwelling (g) Educational facility (h) Office (i) Place of Worship (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (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: (i) the building is a State or Local Heritage Place

	(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: (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 (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 (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) (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: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m^2.
PO 1.3 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 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.	DTS/DPF 1.4 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (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 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.5 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 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 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 and (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 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 Maximum building height is 6 levels Maximum building height is 9 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 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 (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 8.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (a) 3m for the first building level or 0m where the rear boundary abuts a laneway (b) 5m for any second building level (c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.
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**

Description
Concept Plan 2 - Hurling Drive, Mount Barker
Concept Plan 3 - Mount Barker and Littlehampton
Concept Plan 1 - Hawthorn Road South Mount Barker
Concept Plan 82 - Hackney
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
Concept Plan 93 - Noarlunga Centre
Concept Plan 128 - Albert Park
Concept Plan 130 - Unley
Concept Plan 121 - Kilkenny
Concept Plan 175 - Smithfield Regeneration

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.
(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

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

Ancillary buildings satisfy (a) to (k), inclusive:

(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 satisfy (a) to (j), inclusive:

(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
(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 11.1

Advertisements identify the associated business activity, and do not detract from the residential character of the locality.

DTS/DPF 11.1

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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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
Except where any of the following apply:

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

1. The alteration does not:
   (a) increase the floor area of the building
   (b) exceed the existing wall height
   (c) exceed the existing overall building height
   (d) alter the roof profile
   (e) alter an approved privacy screening arrangement or window treatment
   (f) result in 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.
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
Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. Building work is associated with a railway.
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).
3. It is required for the conduct or maintenance of railway activities.
4. It does not involve the clearance of native vegetation.
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
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
7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
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
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
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
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 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.
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):
   (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 form 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
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 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 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> (b) the amount of existing soft landscaping prior to the development occurring 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 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: <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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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: <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 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 40m^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% >450 / 25% (b) the amount of existing soft landscaping prior to the development occurring 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.
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 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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) recreation area (f) residential flat building (g) retirement facility (h) student accommodation (i) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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 on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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. Alteration of or addition to any development involving any of the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility.	Except development that does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.4.
6. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1 or 2. does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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) where located on a Significant Retirement Facility and Supported Accommodation Site: (a) consulting room (b) office (c) shop	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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).
8. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
9. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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.
10. Demolition.	Except any of the following: 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).
11. 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 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 Development comprises one or more of the following: (a) Electricity substation (b) Landfill, including gas extraction plant and equipment (c) Water treatment and supply

	(d) Stormwater retention / detention basin (e) Sewerage treatment facility (f) Public service depot (g) Telecommunications facility (h) Waste transfer depot.
PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 Security fencing is located behind landscaping to enhance the appearance of development from adjacent areas, roads and thoroughfares.	DTS/DPF 1.4 None are applicable.
Fencing	
PO 2.1 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 Fencing exceeding 2.1m in height: (a) is located behind a façade of an associated building located on the same site or (b) is located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.
Concept Plans	
PO 3.1 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 3.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 141 - West Lakes In relation to DTS/DPF 3.1, 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 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) electricity substation (b) landfill, including gas extraction plant and equipment (c) public service depot (d) stormwater retention / detention basin (e) sewerage treatment facility (f) telecommunications facility (g) waste transfer depot (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
4. Building for the purposes of railway activities.	None specified.
5. Demolition.	Except any of the following: 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).
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 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 Development comprises one or more of the following: (a) Aircraft operational facilities beacons, transmitting installations and their associated towers (b) Aircraft control tower (c) Light industry associated with, and ancillary to, aviation activities (d) Passenger and/or air freight terminal (e) Aircraft hangar (f) Shop within the terminal building (g) Store associated with, and ancillary to, aviation activities (h) Fuel depot associated with aviation and airport related purposes (i) Office associated with, and ancillary to, aviation activities (j) Flight simulation and training facility. (k) Tourist accommodation associated with and ancillary to aviation activities (l) Caretaker's dwelling

PO 1.2 Development does not impede aviation operations and the expansion of airfields.	DTS/DPF 1.2 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
Land Division	
PO 3.1 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 None are applicable.
Hazard Management	
PO 4.1 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 None are applicable.
PO 4.2 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 None are applicable.
Advertisements	
PO 5.1 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 None are applicable.
Concept Plans	
PO 6.1 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 6.1 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 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.

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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 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: (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, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. 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.
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

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.
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.
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.
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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) aircraft control tower (b) aircraft hanger (c) aircraft operational facilities beacons, transmitting installations and their associated towers (or any combination thereof) (d) caretaker's dwelling (e) detached dwelling where located within the Residential Aviation Estate Subzone (f) flight simulation and training facility (g) fuel depot associated with aviation and airport related purposes (h) light industry associated with, and ancillary to, aviation activities (i) office 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.

(j) passenger and/or air freight terminal (k) shop within a terminal building (l) store associated with, and ancillary to, aviation activities (m) tourist accommodation associated with and ancillary to aviation activities.	
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
4. Demolition.	Except any of the following: 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.

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 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 Dwelling located on the same site as an existing aircraft hangar or built concurrently.
PO 1.2 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 None are applicable.
PO 1.3 An open character is accommodated by providing space around buildings and managing the cumulative impacts of buildings in the locality.	DTS/DPF 1.3 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 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 Allotments have an area of 2000m^2 or more and a frontage width of 30m or more.
Building Height	
PO 3.1 Dwellings contribute to a low-rise residential character and complement the height of nearby buildings.	DTS/DPF 3.1 Dwelling: (a) with a height up to 2 building levels and 9m and (b) with a wall height up to 6m.
PO 3.2 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 Hangar height is no more than 9m.
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 The building line of a building set back from the primary street boundary not less than 6m.
Secondary Street Setback	
PO 5.1 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 Buildings are set back 2m or more from the boundary of the allotment with the secondary street frontage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that reinforces a low density residential character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Buildings are set back from side boundaries 1m or more.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 7.1 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 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 On water development comprises one or more of the following: (a) Boat berth, jetty, pier or pontoon (b) Coast protection work (c) Maritime structures / beacons
PO 1.2 Off-water development: (a) is associated with marinas, passenger ferry services and port activities including complementary conservation works (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 Off-water development comprises one or more of the following land uses: (a) Boat construction, maintenance, repair or sale (b) Boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers) (c) Dwelling or residential flat building (d) Loading and unloading facility (e) Clubrooms in association with a marina (f) Office in association with a marina of ferry terminal (g) Parking area for vehicles and boats (h) Port activities (i) Shop in association with a marina or ferry terminal (j) Storage (k) Tourist accommodation (l) Wastewater collection, storage and transfer facility.
PO 1.3 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 None are applicable.
Advertisements	
PO 2.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 2.1 Freestanding advertisements: (a) do not exceed 2m in height and (b) do not have a sign face that exceeds $2m^2$ per side.
Concept Plans	
PO 3.1 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 3.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints In relation to DTS/DPF 3.1, 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 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) advertisement (b) boat berth, jetty, pier or pontoon (or any combination thereof) (c) boat construction, maintenance, repair or sale (d) boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers, or any combination thereof) (e) clubrooms in association with a marina (f) coast protection work (g) dwelling (h) loading and unloading facility (i) maritime structures / beacons (j) office in association with a marina of ferry terminal (k) parking area for vehicles and boats (l) residential flat building (m) shop in association with a marina or ferry terminal (n) store (o) tourist accommodation (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building work (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
4. Demolition.	Except any of the following: 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.
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 Development comprises a mixture of residential, tourist accommodation and waterfront commercial uses.	DTS/DPF 1.1 None are applicable.
PO 1.2 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 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Service areas are screened from public view.	DTS/DPF 2.2 None are applicable.
Building Height and Setbacks	
PO 3.1 Building height achieves the highest intensity of built form with frontage to the marina and lower scale behind.	DTS/DPF 3.1 Building height is not less than 2 levels or 10m.
PO 3.2 Buildings are provided with minimal setback to the marina to ensure a cohesive frontage to the marina and public walkway.	DTS/DPF 3.2 Buildings are set back a maximum 1.0 metre from the marina basin frontage.

Local Activity Centre Zone

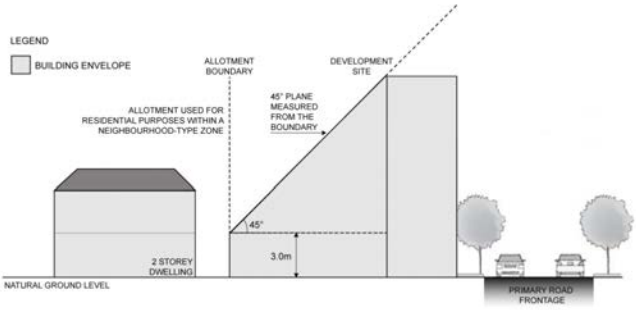
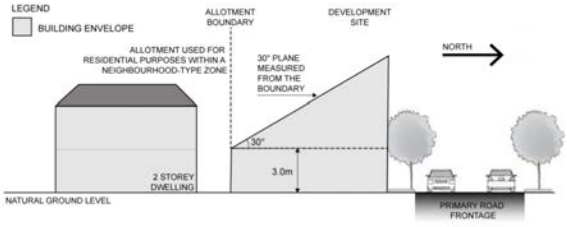
Assessment Provisions (AP)

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 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 Development comprises one or more of the following: (a) Advertisement (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Dwelling (g) Office (h) Shop
PO 1.2 Residential development does not prejudice the operation of retail, office, or community facilities and services related activity within the zone.	DTS/DPF 1.2 None are applicable.
PO 1.3 Residential development supports the vitality of underperforming centres.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development sited and designed to achieve vibrant and interesting streetscapes.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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 (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) (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 (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: (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 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 (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: (i) the building is a local heritage place or (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

	(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 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 None are applicable.
PO 2.2 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 None are applicable.
Building height and setbacks	
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 of a low rise that complements the established streetscape and local character.	DTS/DPF 3.1 Building height is not 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 12m Maximum building height is 10.5m Maximum building height is 35m **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 10 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 8m. In relation to DTS/DPF 3.1, in instances where: (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 (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 Buildings mitigate visual impacts of massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.2 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 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 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): 
PO 3.4 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 None are applicable.
Advertisements	
PO 4.1 Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.	DTS/DPF 4.1 None are applicable.

PO 4.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	DTS/DPF 4.2 Freestanding advertisements: (a) do not exceed 5m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds 4m^2 per side.
Concept Plans	
PO 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.	DTS/DPF 5.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 2 - Hurling Drive, Mount Barker Concept Plan 3 - Mount Barker and Littlehampton Concept Plan 9 - Blakeview Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 92 - Meadows Concept Plan 101 - Evanston Gardens, Evanston South, Hillier Concept Plan 100 - Gawler East Concept Plan 113 - Residential Growth - Strathalbyn North Concept Plan 133 - Strathalbyn North - Activity Centre Concept Plan 174 - Seaton Urban Renewal 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
Office Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place

	or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
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
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. 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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) 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.
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. 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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

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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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) co-living (c) community facility (d) consulting room (e) dwelling (f) office (g) 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: 1. Local Activity Centre Zone DTS/DPF 3.2 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (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: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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: 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).
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 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 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Display home (g) Dwelling (h) Educational facility (i) Indoor recreation facility (j) Office (k) Recreation area (l) Residential flat building (m) Retirement facility (n) Shop (o) Supported accommodation.
PO 1.2 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 None are applicable.
PO 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.	DTS/DPF 1.3 Medium and high density residential development located where any one of the following is satisfied: (a) within 200m of an activity centre (b) within 200m of a high frequency public transit service (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	DTS/DPF 1.4
Commercial activities outside activity centres 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: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (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	DTS/DPF 2.1
Land division and infrastructure occur in a coordinated manner and orderly sequence.	None are applicable.
PO 2.2	DTS/DPF 2.2
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.	None are applicable.
Community Facilities	
PO 3.1	DTS/DPF 3.1
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.	None are applicable.
PO 3.2	DTS/DPF 3.2
Community facilities are located and designed to maximise accessibility by public transport, walking and cycling.	None are applicable.
Open Space	
PO 4.1	DTS/DPF 4.1
The size and distribution of open space encourages recreation and healthy lifestyles.	None are applicable.
PO 4.2	DTS/DPF 4.2
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.	None are applicable.
Building Height	
PO 5.1	DTS/DPF 5.1
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.	Buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists: (a) a maximum building height of 3 building levels or 12m and (b) a maximum wall height of 10m (except where a gable end).
Primary Street Setback	
PO 6.1	DTS/DPF 6.1
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.	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 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 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	DTS/DPF 7.1
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	DTS/DPF 8.1
Boundary walls are limited in height and length to manage impacts on adjoining properties.	Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height or (b) do not: (i) exceed 3m in wall height (ii) exceed 11.5m in length (iii) with respect to all boundary walls on the same boundary, exceed 45% of the total length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Side Boundary Setback	
PO 9.1	DTS/DPF 9.1
Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the emerging character of the locality (b) access to natural light and ventilation for neighbours.	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: (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 10.1	DTS/DPF 10.1
Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the emerging character of the locality (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation.	Building walls are set back from the rear boundary consistent with a building envelope plan, or at least: (a) 3m for the first building level or 0m where the rear boundary adjoins a laneway (b) 5m for any second building level or 0m where the rear boundary adjoins a laneway (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	DTS/DFP 11.1
Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices.	None are applicable.
PO 11.2	DTS/DPF 11.2
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.	None are applicable
PO 11.3	DTS/DPF 11.3
Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.	Development will not result in more than 1 dwelling on an existing allotment.
Land Division Pattern	
PO 12.1	DTS/DPF 12.1
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.	None are applicable.
Tree Canopy	

PO 13.1 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 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 Concept Plan 160 - Concordia Growth Area: Basic Infrastructure Concept Plan 161 - Concordia Growth Area: Land Use Concept Plan 163 - Sellicks Beach: Land Use Concept Plan 164 - Sellicks Beach: Basic Infrastructure Concept Plan 168 - Golden Grove Stage 2 Concept Plan 167 - Golden Grove Stage 1 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 and (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 satisfy (a) to (j), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (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
PO 17.2 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 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design Table 1 - Private Open Space (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 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 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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: ≤500m² — Floor area: 60m² Allotment size: >500m² — Floor area: 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.
Private Open Space	
PO 18.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 18.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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). 3. It is required for the conduct or maintenance of railway activities. 4. It does not involve the clearance of native vegetation. 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: • Coordinated Development Overlay • 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 or identified on an approved building envelope plan in relation to the relevant site/allotment. 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 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. 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): (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 – 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.
Detached dwelling Except where any of the following apply: • Character Area Overlay • Coordinated Development Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Development will not result in more than 1 dwelling on: (a) an existing allotment or (b) an allotment granted development authorisation under the *Planning, Development and Infrastructure Act 2016* 2. A building envelope plan has been approved in relation to the relevant site/allotment. 3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan. 4. A dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed: (a) a maximum building height of 3 building levels or 12m (b) a wall height of 10m (except where a gable end). 5. Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room and (b) has an aggregate window area of at least 2m² facing the primary street. 6. Upper level windows facing side or rear boundaries shared with another residential allotment/site: (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 (b) have sill heights greater than or equal to 1.5m above finished floor level and/or (c) incorporate screening to a height of 1.5m above finished floor level. 7. If the dwelling exceeds 1 building level, any balconies satisfy one of the following: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15 metres wide in all places faced by the balcony or terrace or (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: (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 or (ii) 1.7m above finished floor level in all other cases. 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: (a) Total private open space area: (i) Site area <301m2: 24m2 located behind the building line. (ii) Site area ≥301m2: 60m2 located behind the building line. (b) Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m 9. Dwellings provide car parking spaces on-site at a rate no less than: (a) 1 bedroom dwelling - 1 space per dwelling. (b) 2 or more bedroom dwelling - 2 spaces per dwelling, 1 of which is covered 10. Vehicle access to car parking spaces is located consistent with that shown on the relevant building envelope plan, or is located: (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; (b) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner; (c) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing (d) so that access is not obtained from, and is located at least 25m from the tangent point of any State Maintained Road. 11. Driveways are designed and sited so that: (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 (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. 12. Development does not involve: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height of 2m or more. 13. One of the following is satisfied: (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* or (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. 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. 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. 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: (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: (i) in connection with a relevant access point and / or driveway (ii) within 20m of a dwelling for fire prevention and control (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 (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'. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • 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). 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) 3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land. 4. The structure is not located on a secondary street boundary. 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 6. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
Outbuilding Except where any of the following apply: • Coastal Areas Overlay • Coordinated Development 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 ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment. 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. 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; (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.
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
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.
Retaining wall Except where any of the following apply:	1. Retains a difference in ground levels not exceeding 1.5 m (measured from the lower of the 2 adjoining finished ground levels)

• Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay	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 3. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
Shade sail Except where any of the following apply: • Coordinated Development Overlay • 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 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.
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: • Coordinated Development 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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
Verandah Except where any of the following apply: • Coordinated Development Overlay • 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 or identified on an approved building envelope plan in relation to the relevant site/allotment. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (b) shop that is a restaurant (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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 or Emerging Main Street Subzone: (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation.	Except development that: 1. does not satisfy Master Planned Neighbourhood Zone DTS/DPF 5.1 or 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 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) or (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 located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 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) or (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. 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 or Emerging Main Street Subzone: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) Master Planned Neighbourhood Zone DTS/DPF 1.4 (b) Master Planned Neighbourhood Zone DTS/DPF 5.1 or 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 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) or (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).
6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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).
7. Advertisement where **not** located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone.	Except advertisement that does not satisfy Master Planned Neighbourhood Zone DTS / DPF 15.1.
8. 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 or Emerging Main Street Subzone: (a) advertisement (b) ancillary accommodation (c) child care facility (d) cinema (e) community facility (f) consulting room (g) display home (h) dwelling located above a non-residential building level (i) educational facility (j) emergency services establishment (k) health facility (l) hotel (m) indoor recreation facility (n) library (o) office (p) place of worship (q) public transport terminal (r) retail fuel outlet (s) service trade premises (t) shop (u) tourist accommodation.	Except development that: 1. in the case of the Emerging Activity Centre Subzone: (a) exceeds the maximum building height specified in Emerging Activity Centre Subzone DTS/DPF 2.1 or (b) does not satisfy any of the following: (i) Emerging Activity Centre Subzone DTS/DPF 2.2 (ii) Emerging Activity Centre Subzone DTS/DPF 2.3 2. in the case of the Emerging Main Street Subzone: (a) exceeds the maximum building height specified in Emerging Main Street Subzone DTS/DPF 3.1 or (b) does not satisfy any of the following (i) Emerging Main Street Subzone DTS/DPF 3.2 (ii) Emerging Main Street Subzone DTS/DPF 3.3.
9. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
10. Demolition.	Except any of the following: 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).
11. 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

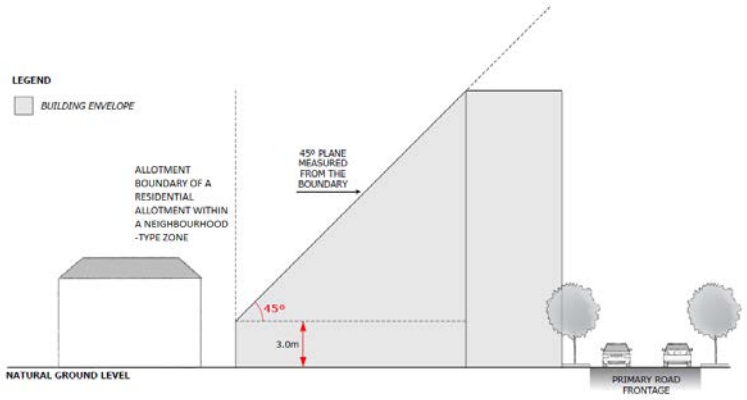
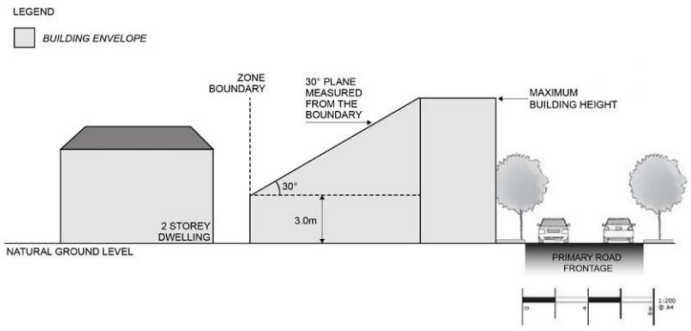
Assessment Provisions (AP)

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 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 Development comprises one or more of the following where located in an Activity Centre: (a) Child care facility (b) Cinema (c) Community facility (d) Consulting room (e) Dwelling located above non-residential development (f) Educational facility (g) Emergency services facility (h) Hospital (i) Hotel (j) Indoor recreation facility (k) Library (l) Office (m) Place of worship (n) Public transport terminal (o) Retail fuel outlet (p) Service trade premises (q) Shop (r) Tourist accommodation. And in any other case, one or more of the following land uses: (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Display home (f) Dwelling (g) Educational facility (h) Indoor recreation facility (i) Office (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Supported accommodation.
PO 1.2 Land division design designates land for activity centres that is: (a) distributed to maximise convenient access to shopping and services (b) of sufficient size to cater for the anticipated catchment and future population.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land division design ensures activity centres are established in locations that improve accessibility and exposure such as: (a) at an intersection of higher order roads and main movement routes (b) locations that have the highest residential density and pedestrian catchment or (c) adjacent high frequency public transport.	DTS/DPF 1.4 None are applicable.
PO 1.5 Within Activity Centres, dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.	DTS/DPF 1.5 Within Activity Centres, dwellings are developed only in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.6 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 None are applicable.
Built Form and Character	
PO 2.1 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 Buildings within Activity Centres not exceeding the following maximum building heights: (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 (b) in all other cases 6 building levels or 22m.
PO 2.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone	DTS/DPF 2.2 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):

	
PO 2.3 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 2.3 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: 
Advertising	
PO 3.1 Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages.	DTS/DPF 3.1 None are applicable.
PO 3.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	DTS/DPF 3.2 Freestanding advertisements: (a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds 6m^2 per side

Emerging Main Street Subzone

Assessment Provisions (AP)

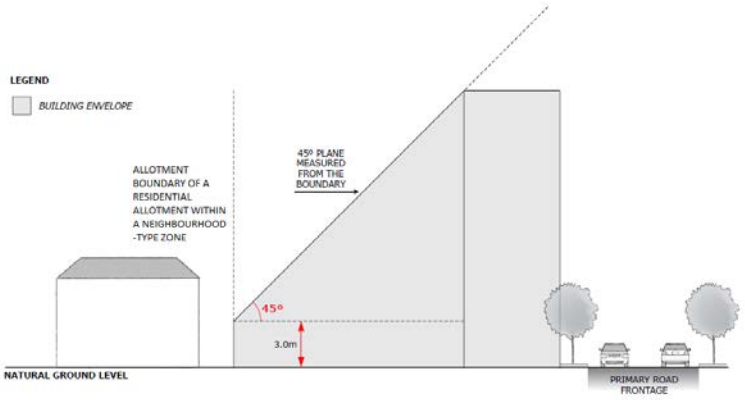
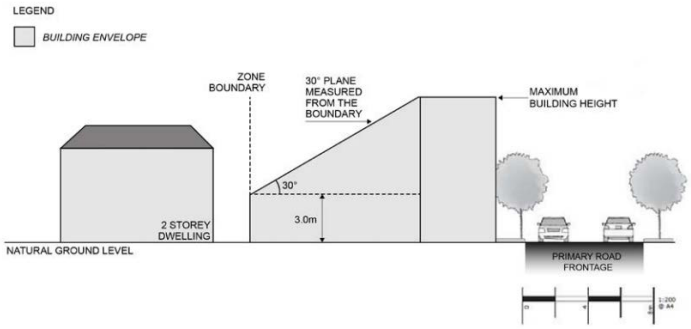
Desired Outcome (DO)

Desired Outcome	
DO 1	Activity centres supported by medium density residential development make neighbourhoods a healthy and convenient place to live.
DO 2	Higher order activity centres in master planned areas include a main street as focal point for the surrounding neighbourhood and include a mix of retail, office, commercial, community, educational, sporting, recreation and civic 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 Activity centres within master-planned communities include: (a) retail, office, consulting rooms, educational facilities, community facilities, health, entertainment, sporting and recreation related uses that provide a range of goods and services at the local and neighbourhood level (b) a main street environment as a focal point for residents and visitors to shop, work, meet, entertain and relax.	DTS/DPF 1.1 Development comprises one or more of the following where located in an activity centre: (a) Advertisement (b) Child care facility (c) Cinema (d) Community facility (e) Consulting room (f) Dwelling located above non-residential development (g) Educational facility (h) Health facility (i) Hospital (j) Hotel (k) Indoor recreation facility (l) Library (m) Licensed premises (n) Office (o) Place of worship (p) Shop (q) Tourist accommodation And in any other case, one or more of the following land uses: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Display home (g) Dwelling (h) Educational facility

	(i) Indoor recreation facility (j) Office (k) Recreation area (l) Residential flat building (m) Retirement facility (n) Shop (o) Student accommodation (p) Supported accommodation.
PO 1.2 Within a main street of an activity centre, ground floor uses contribute to an active and vibrant main street.	DTS/DPF 1.2 Shop, office, or consulting room uses are located on the ground floor level of buildings within a main street of an activity centre.
PO 1.3 Development with a frontage to a main street of an activity centre is sited and designed to achieve or maintain a vibrant and interesting streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Within an activity centre, dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.	DTS/DPF 1.4 Within an activity centre, medium to high density dwellings are developed only in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.5 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 1.5 None are applicable.
PO 1.6 Medium to high density residential neighbourhoods established in walkable distances to an activity centre.	DTS/DPF 1.6 Residential development (other than residential development in a mixed-use building) achieves a net residential density of not less than 35 dwellings per hectare, where located within 200m of the boundary of an activity centre, except where varied by a Concept Plan.
PO 1.7 Within an activity centre, changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within main street precincts.	DTS/DPF 1.7 Within an activity centre, a change of use to a shop, office, consulting room or any combination of these uses satisfies (a) to (e) inclusive: (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 (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) (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 (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): (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 (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 (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: (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) (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 Within the main street of an activity centre, 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 Buildings fronting the main street of an activity centre: (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 and (b) have levels above the defined podium or street wall set back a minimum of 2m from that wall.
PO 2.2 Within the main street of an activity centre, buildings establish a main street appearance by incorporating 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 None are applicable.
PO 2.3 Within the main street of an activity centre, buildings create visual interest, promote an active interface with the main street frontage and maximise passive surveillance.	DTS/DPF 2.3 Within the main street of an activity centre, not less than 50% of the ground floor primary frontage of buildings facing the main street is visually permeable, transparent or clear glazed.
PO 2.4 Within the main street of an activity centre, pedestrian shelter and shade is provided over footpaths through the use of structures such as awnings, canopies and verandas.	DTS/DPF 2.4 None are applicable
PO 2.5 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 2.5 Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.
PO 2.6 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 2.6 None are applicable.
PO 2.7 Development contributes to and does not interfere with provision of an efficient and convenient pedestrian network linking the main street to adjoining pedestrian networks.	DTS/DPF 2.7 None are applicable.
PO 2.8 Within the main street of an activity centre, vehicular access is from a secondary street and/or rear lane, avoiding vehicle assess from the main street frontage.	DTS/DPF 2.8 None are applicable.
PO 2.9 Within the main street of an activity centre, on-site car parking areas are located behind the building fronting the main street.	DTS/DPF 2.9 None are applicable.
Building Height and Setbacks	
PO 3.1 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 3.1 Buildings within activity centres not exceeding the following maximum building heights: (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 (b) in all other cases 6 building levels or 22m.
PO 3.2 Buildings within activity centres mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.2 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):

	
PO 3.3 Buildings within activity centres mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.3 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: 
PO 3.4 Buildings along the main street of an activity centre 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 None are applicable.
PO 3.5 Buildings along the main street of an activity centre with no setback from side boundaries achieve a continuity of street façade to the main street.	DTS/DPF 3.5 Except where contrary to DTS/DPF 3.2 or 3.3, building walls along the main street of an activity centre located on the site's side boundaries, with the front wall set back in line with neighbouring buildings.
Land Division	
PO 4.1 Land division design designates land for activity centres that is: (a) distributed to maximise convenient access to shopping and services and (b) of sufficient size to cater for the anticipated catchment and future population.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Land division design ensures activity centres are established in locations that improve accessibility and exposure such as: (a) at an intersection of higher order roads and main movement routes (b) locations that have the highest residential density and pedestrian catchment or (c) adjacent high frequency public transport.	DTS/DPF 4.3 None are applicable.
PO 4.4 Land division related to a neighbourhood activity centre or larger centre, as identified on the relevant Concept Plan, identifies a main street which is located and sized to complement the scale of the activity centre.	DTS/DPF 4.4 None are applicable.
Advertising	
PO 5.1 Advertisements in activity centres are sited and designed to achieve an overall consistency and appearance along individual street frontages.	DTS/DPF 5.1 None are applicable.
PO 5.2 Advertisements in activity centres satisfy all of the following: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	DTS/DPF 5.2 Advertisements in activity centres satisfy either (a) or (b): (a) when located on a main street frontage: (i) are sited flush on the wall of the building and do not have a sign face that exceeds $2m^2$ or (ii) are under the verandah and are no more than 30cm in height and do not have a sign face that exceeds $1m^2$ or (b) where located outside of a main street, freestanding advertisements: (i) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (ii) 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 A land division pattern that sensitively integrates existing site features including undulating topography, watercourses, vegetation and attractive vistas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the natural topography, with: (a) low density development on sloping land (with a gradient exceeding 1-in-8); and (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 None are applicable.
PO 1.3 Street layouts complement natural features such as ridgelines, hilltops, waterways and valleys.	DTS/DPF 1.3 None are applicable.
Site Coverage	
PO 2.1 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 Site coverage consistent with a building envelope plan, or: (a) does not result in site coverage exceeding 50% on sites with a gradient more than 1-in-8 or (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 Development that is prominently visible from the Adelaide plains or urban areas: (a) achieves a profile that blends with the topography of the land (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 None are applicable.
PO 3.2 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 None are applicable.
Side Boundary Setback	
PO 4.1 Buildings are set back from side boundaries to: (a) provide separation between dwellings in a way that complements the emerging character of the locality (b) provide access to natural light and ventilation for neighbours (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 (d) provide greater separation from side boundaries on steeper sites to reduce the extent of retaining and earthworks on boundaries.	DTS/DPF 4.1 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: (a) on sites with a site gradient greater than 1-in-8: (i) at least 1900mm (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 (b) on sites with a site gradient less than 1-in-8: (i) where the wall height does not exceed 3m - at least 900mm (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 (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 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 None are applicable.
PO 5.2 Vegetation is used to screen buildings and excavation or filling from view.	DTS/DPF 5.2 None are applicable.
PO 5.3 Retaining walls are a stepped series of low walls constructed of dark, natural-coloured materials and screened by landscaping.	DTS/DPF 5.3 Retaining walls: (a) do not retain more than 1.5m in height or (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 Residential development and supporting uses in emerging urban communities contribute to creating a convenient urban environment for residents.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Display home (g) Dwelling (h) Educational facility (i) Office (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Student accommodation (o) Supported accommodation.
PO 1.2 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 Medium and high density residential development located where any one of the following is satisfied: (a) within 200m of an activity centre (b) within 200m of a public transport stop (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 Non-residential uses are of a scale to support the anticipated future growth of the surrounding neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.4 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) does not exceed 250m^2 in gross leasable floor area (individually or combined, in a single building).
PO 1.5	DTS/DPF 1.5

Non-residential development located and designed to improve community accessibility to services primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	None are applicable.
PO 1.6 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 None are applicable.
PO 1.7 Community services are located and designed to maximise accessibility by public transport, walking and cycling.	DTS/DPF 1.7 None are applicable
Coordinated and Orderly Development	
PO 2.1 Where land ownership is fragmented, land division and infrastructure occur in a coordinated manner and orderly sequence.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
Site Dimensions and Land Division	
PO 3.1 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 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.	DTS/DPF 3.4 Development will not result in more than 1 dwelling on an existing allotment.
Open Space	
PO 4.1 The size and distribution of open space encourages recreation and healthy lifestyles.	DTS/DPF 4.1 None are applicable.
PO 4.2 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 None are applicable.
Building Height	
PO 5.1 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 Building height (excluding garages, carports and outbuildings) does not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists: (a) 4 building levels and 15m where the site: (i) is at least 1200m^2 (ii) has a frontage of at least 35m or (b) 3 building levels and 12m in all other circumstances.
PO 5.2 The effects of building mass on residential allotments in a different neighbourhood-type zone mitigated through articulation of building elevations.	DTS/DPF 5.2 None are applicable.
Primary Street Setback	
PO 6.1 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 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 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 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 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 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 Boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 8.1 Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height or (b) do not exceed: (i) 3m in wall height and (ii) 11.5m in length and (iii) with respect to all boundary walls on the same boundary, 45% of the total length of the boundary.
PO 8.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings.	DTS/DPF 8.2 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 Buildings 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 9.1 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: (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 10.1 Buildings are setback from rear 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 (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 10.1 Building walls are set back from the rear boundary consistent with a building envelope plan, or at least: (a) 5m or more where the subject land directly abuts an allotment of a different zone or (b) 0m where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land or (c) 3m for the first building level or 0m where the rear boundary adjoins a laneway and (d) 5m for any second building level or 0m where the rear boundary adjoins a laneway and (e) 5m plus any increase in wall height over 7m for buildings three building levels and above.
Private Open Space	

PO 11.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 11.1 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 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 Private open space within a master planned development providing a minimum 15% affordable housing is provided at a minimum rate of: (a) for dwellings at ground level (including dwellings of two or more storeys), $10m^2$ with a minimum dimension of 2m (b) for dwellings above ground, $8m^2$ with a minimum dimension of 2m.
Concept Plans	
PO 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, provision of infrastructure and the location of new activity centres.	DTS/DPF 12.1 The site of the development is wholly located outside any relevant Concept Plan boundary (where defined). The following Concept Plans are relevant: In relation to DTS/DPF 12.1, 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 12.1 is met.
Advertising and Display Homes	
PO 13.1 Advertising is limited to temporary displays to promote the sale of land and buildings within the zone.	DTS/DPF 13.1 Advertising is limited to: (a) temporary displays to promote the sale of land and buildings within the zone (b) one display per road frontage and (c) an advertising display area no greater than 6m x 3m.
PO 13.2 Display homes provide sufficient car parking.	DTS/DPF 13.2 Display homes provide sufficient car parking at a rate of: (a) 5.5 carparks per display home for up to five display homes (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
Brush fence Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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). 3. It is required for the conduct or maintenance of railway activities. 4. It does not involve the clearance of native vegetation. 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 or identified on an approved building envelope plan in relation to the relevant site/allotment. 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 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. 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): (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. 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. 11. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour. 12. Does not involve the clearance of native vegetation.
Detached dwelling Except where any of the following apply: • Character Area Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • 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. 2. A building envelope plan has been approved in relation to the relevant site/allotment. 3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan. 4. The dwelling provides 1 on-site car park, with the following dimensions: (a) where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions: (i) single parking spaces: A. a minimum length of 5.4 metres; and B. a minimum width of 3.0 metres; and C. a minimum garage door width of 2.4 metres (ii) double parking spaces (side by side) A. a minimum length of 5.4 metres; and B. a minimum width of 5.5 metres; and C. a minimum garage door width of 2.4 metres (iii) where uncovered, spaces have: A. a minimum length of 5.4 metres; and B. a minimum width of 2.4 metres; and C. a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres

	5. The dwelling provides private open space at a rate no less than: (a) for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or (b) for dwellings above ground, 8 square metres with a minimum dimension of 2 metres 6. The dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed: (a) a maximum building height of 3 building levels or 12 metres; and (b) a wall height of 10 metres (except where a gable end) 7. Where the dwelling has a frontage to a public street, it: (a) includes at least one window facing the primary street from a habitable room; and (b) has an aggregate window area of at least 2 square metres facing the primary street 8. The dwelling provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which: (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 (b) have sill heights greater than or equal to 1.5 metres above finished floor level; and/or (c) incorporate screening to a height of 1.5 metres above finished floor level 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; 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: (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 (b) 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and (c) 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing; and (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 11. Driveways are designed and sited so that: (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 (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 12. The development does not involve: (a) excavation exceeding a vertical height of 1metre; or (b) filling exceeding a vertical height of 1metre; or (c) a total combined excavation and filling vertical height of 2 metres or more 13. The development satisfies one of the following: (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 (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. 14. The development is connected, or will be connected, to: (a) a reticulated water scheme or mains water supply with capacity to meet the requirements of the development; or (b) an approved common waste water disposal service with the capacity to meet the requirements of the development.
Fence and retaining wall structure Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • 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). 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) 3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land. 4. The structure is not located on a secondary street boundary. 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. 6. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
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 ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment. 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. 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 12. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour. 13. 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. 14. Does not involve the clearance of native vegetation. 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None.
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.
Retaining wall Except where any of the following apply: • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • 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) 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. 3. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
Row dwelling Except where any of the following apply: • Character Area Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local 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. 2. A building envelope plan has been approved in relation to the relevant site/allotment. 3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan. 4. The dwelling provides 1 on-site car park, with the following dimensions: (a) where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions:

• State Heritage Area Overlay • State Heritage Place Overlay	(i) single parking spaces: A. a minimum length of 5.4 metres; and B. a minimum width of 3.0 metres; and C. a minimum garage door width of 2.4 metres (ii) double parking spaces (side by side) A. a minimum length of 5.4 metres; and B. a minimum width of 5.5 metres; and C. a minimum garage door width of 2.4 metres (iii) where uncovered, spaces have: A. a minimum length of 5.4 metres; and B. a minimum width of 2.4 metres; and C. a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres 5. The dwelling provides private open space at a rate no less than: (a) for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or (b) for dwellings above ground, 8 square metres with a minimum dimension of 2 metres 6. The dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed: (a) a maximum building height of 3 building levels or 12 metres; and (b) a wall height of 10 metres (except where a gable end) 7. Where the dwelling has a frontage to a public street, it: (a) includes at least one window facing the primary street from a habitable room; and (b) has an aggregate window area of at least 2 square metres facing the primary street 8. The dwelling provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which: (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 (b) have sill heights greater than or equal to 1.5 metres above finished floor level; and/or (c) incorporate screening to a height of 1.5 metres above finished floor level 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; 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: (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 (b) 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and (c) 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing; and (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 11. Driveways are designed and sited so that: (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 (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 12. The development does not involve: (a) excavation exceeding a vertical height of 1metre; or (b) filling exceeding a vertical height of 1metre; or (c) a total combined excavation and filling vertical height of 2 metres or more 13. The development satisfies one of the following: (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 (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. 14. The development is connected, or will be connected, to: (a) a reticulated water scheme or mains water supply with capacity to meet the requirements of the development; or (b) an approved common waste water disposal service with the capacity to meet the requirements of the development.
Semi-detached dwelling Except where any of the following apply: • Character Area Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • 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. 2. A building envelope plan has been approved in relation to the relevant site/allotment. 3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan. 4. The dwelling provides 1 on-site car park, with the following dimensions: (a) where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions: (i) single parking spaces: A. a minimum length of 5.4 metres; and B. a minimum width of 3.0 metres; and C. a minimum garage door width of 2.4 metres (ii) double parking spaces (side by side) A. a minimum length of 5.4 metres; and B. a minimum width of 5.5 metres; and C. a minimum garage door width of 2.4 metres (iii) where uncovered, spaces have: A. a minimum length of 5.4 metres; and B. a minimum width of 2.4 metres; and C. a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres 5. The dwelling provides private open space at a rate no less than: (a) for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or (b) for dwellings above ground, 8 square metres with a minimum dimension of 2 metres 6. The dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed: (a) a maximum building height of 3 building levels or 12 metres; and (b) a wall height of 10 metres (except where a gable end) 7. Where the dwelling has a frontage to a public street, it: (a) includes at least one window facing the primary street from a habitable room; and (b) has an aggregate window area of at least 2 square metres facing the primary street 8. The dwelling provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which: (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 (b) have sill heights greater than or equal to 1.5 metres above finished floor level; and/or (c) incorporate screening to a height of 1.5 metres above finished floor level 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; 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: (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 (b) 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and (c) 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing; and (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 11. Driveways are designed and sited so that: (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 (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 12. The development does not involve: (a) excavation exceeding a vertical height of 1metre; or (b) filling exceeding a vertical height of 1metre; or (c) a total combined excavation and filling vertical height of 2 metres or more 13. The development satisfies one of the following: (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 (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. 14. The development is connected, or will be connected, to: (a) a reticulated water scheme or mains water supply with capacity to meet the requirements of the development; or (b) an approved common waste water disposal service with the capacity to meet the requirements of the development.
Shade sail Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.

• Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	2. The 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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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 or identified on an approved building envelope plan in relation to the relevant site/allotment. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility	Except development that: 1. does not satisfy Master Planned Renewal Zone DTS/DPF 5.1 or 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 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) or (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

(i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation.	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) where located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 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) or (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. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) Master Planned Renewal Zone DTS/DPF 1.4 (b) Master Planned Renewal Zone DTS/DPF 5.1 or 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 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) or (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).
6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
7. Demolition.	Except any of the following: 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).
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 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 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Display home

	(g) Dwelling (h) Educational facility (i) Indoor recreation facility (j) Office (k) Recreation area (l) Residential flat building (m) Retirement facility (n) Shop (o) Supported accommodation.
PO 1.2 Land division results in a low density neighbourhood that contains a diverse range of housing types and allotment sizes.	DTS/DPF 1.2 None are applicable.
PO 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.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.4 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (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: (i) the building is a State or Local Heritage Place (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 Land division and infrastructure occur in a coordinated manner and orderly sequence.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
Community Facilties	
PO 3.1 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 None are applicable.
PO 3.2 Community facilities are located and designed to maximise accessibility by public and/or community transport, walking and cycling.	DTS/DPF 3.2 None are applicable.
Open Space	
PO 4.1 The size and distribution of open space encourages recreation and healthy lifestyles.	DTS/DPF 4.1 None are applicable.
PO 4.2 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 None are applicable.
Building Height	
PO 5.1 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 Buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists: (a) a maximum building height of 2 building levels or 9m and (b) a maximum wall height of 6m (except where a gable end).
Primary Street Setback	
PO 6.1 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 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 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 In all other cases. / 5m 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 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 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 Boundary walls are limited in height and length to manage impacts on adjoining properties.	DTS/DPF 8.1 Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height or (b) do not: (i) exceed 3.0m in wall height (ii) exceed 11.5m in length (iii) with respect to all boundary walls on the same boundary, exceed 45% of the total length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Side Boundary Setback	
PO 9.1 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the emerging character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 9.1 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: (a) where the wall height does not exceed 3m - at least 900mm (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 (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 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the emerging character of the locality (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 10.1 Building walls are set back from the rear boundary consistent with a building envelope plan, or at least: (a) 3m for the first building level or 0m where the rear boundary adjoins a laneway (b) 5m for any second building level or 0m where the rear boundary adjoins a laneway (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 Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices.	DTS/DPF 11.1 None are applicable
PO 11.2	DTS/DPF 11.2

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.	Allotments not connected to mains sewer or an approved common waste water disposal service accord with the following: (a) site areas are not less 1200m2 (b) site frontages are not less than 20m.
PO 11.3	DTS/DPF 11.3
Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.	Development will not result in more than 1 dwelling on an existing allotment.
Land Division Pattern	
PO 12.1	DTS/DPF 12.1
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.	None are applicable
PO 12.2	DTS/DPF 12.2
Development provides an appropriate transition with the existing township and the interface with rural land.	None are applicable.
Tree Canopy	
PO 13.1	DTS/DPF 13.1
Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.	None are applicable.
Concept Plans	
PO 14.1	DTS/DPF 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.	The site of the development is wholly located outside any relevant Concept Plan boundary (where defined). The following Concept Plans are relevant: **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	DTS/DPF 15.1
Advertising is limited to temporary displays to promote the sale of land and buildings within the zone.	Advertisements: (a) are of a temporary nature and will be removed within 2 years from the date of installation and (b) promote the sale of land or buildings within the zone.
PO 15.2	DTS/DPF 15.2
Display homes provide sufficient car parking.	None are applicable.
Earthworks and Sloping Land	
PO 16.1	DTS/DPF 16.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	Earthworks associated with development are consistent with a building envelope plan, or do not involve: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
Ancillary Structures and Buildings	
PO 17.1	DTS/DPF 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.	Ancillary buildings and structures satisfy (a) to (j), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (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.
PO 17.2	DTS/DPF 17.2
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.	Ancillary buildings and structures do not result in: (a) less private open space than specified in Design Table 1 - Private Open Space (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	DTS/DPF 17.3
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 satisfy (a) to (j), inclusive: (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: ≤500m^2 — Floor area: 60m^2 Allotment size: >500m^2 — Floor area: 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 (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.
Private Open Space	
PO 18.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 18.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Future Road Widening 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 ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment. 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 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. 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): (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 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
Detached dwelling Except where any of the following apply: • Character Area Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Development will not result in more than 1 dwelling on: (a) an existing allotment or (b) an allotment granted development authorisation under the Planning, Development and Infrastructure Act 2016 2. A building envelope plan has been approved in relation to the relevant site/allotment. 3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan. 4. A dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed: (a) a maximum building height of 2 building levels or 9m (b) a wall height of 7m (except where a gable end). 5. Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room and (b) has an aggregate window area of at least 2m² facing the primary street. 6. Upper level windows facing side or rear boundaries shared with another residential allotment/site: (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 (b) have sill heights greater than or equal to 1.5m above finished floor level and/or (c) incorporate screening to a height of 1.5m above finished floor level. 7. If the dwelling exceeds 1 building level, any balconies satisfy one of the following: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15 metres wide in all places faced by the balcony or terrace or (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: (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 or (ii) 1.7m above finished floor level in all other cases. 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: (a) Total private open space area: (i) Site area <301m2: 24m2 located behind the building line. (ii) Site area ≥301m2: 60m2 located behind the building line. (b) Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m 9. Dwellings provide car parking spaces on-site at a rate no less than: (a) 1 bedroom dwelling - 1 space per dwelling. (b) 2 or more bedroom dwelling - 2 spaces per dwelling, 1 of which is covered. 10. Vehicle access to car parking spaces is located consistent with that shown on the relevant building envelope plan, or is located: (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; (b) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner; (c) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing (d) so that access is not obtained from, and is located at least 25m from the tangent point of any State Maintained Road. 11. Driveways are designed and sited so that: (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 (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. 12. Development does not involve: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height of 2m or more. 13. One of the following is satisfied: (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 or (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. 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. 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. 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: (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: (b) in connection with a relevant access point and / or driveway (c) within 20m of a dwelling for fire prevention and control (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 (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'. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • 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). 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) 3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land. 4. The structure is not located on a secondary street boundary. 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. 6. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
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 ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment. 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. 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; (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
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.
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.
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 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.
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	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.

• Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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 or identified on an approved building envelope plan in relation to the relevant site/allotment. 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
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (b) shop that is a restaurant (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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: (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation.	Except development that: 1. does not satisfy Master Planned Township Zone DTS/DPF 5.1 or 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 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) or (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 located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 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) or (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).

5. 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 (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) Master Planned Township Zone DTS/DPF 1.4 (b) Master Planned Township Zone DTS/DPF 5.1 or 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 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) or (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).
6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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).
7. 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.
8. 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: (a) advertisement (b) ancillary accommodation (c) child care facility (d) cinema (e) community facility (f) consulting room (g) display home (h) dwelling located above a non-residential building level (i) educational facility (j) emergency services establishment (k) health facility (l) hotel (m) indoor recreation facility (n) library (o) office (p) place of worship (q) public transport terminal (r) retail fuel outlet (s) service trade premises (t) shop (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: 1. Emerging Township Activity Centre Subzone DTS/DPF 2.2 2. Emerging Township Activity Centre Subzone DTS/DPF 2.3.
9. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
10. Demolition.	Except any of the following: 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).
11. 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

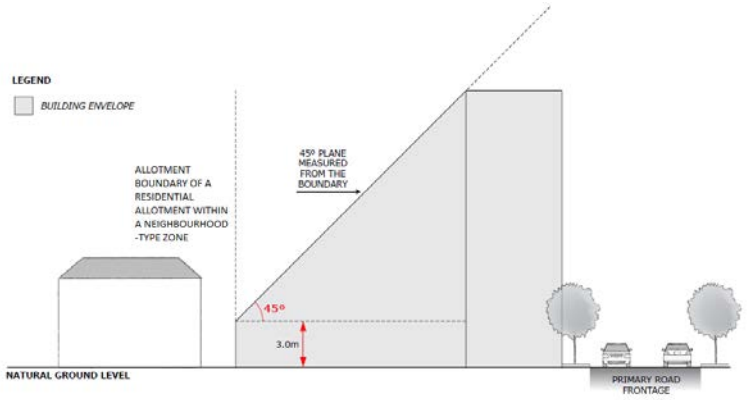
Assessment Provisions (AP)

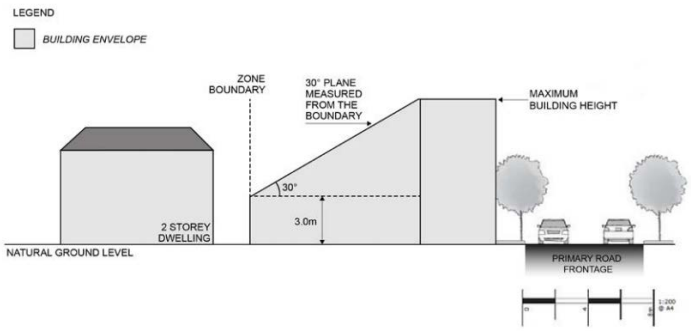
Desired Outcome (DO)

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 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 Development comprises one or more of the following where located in an Activity Centre:

	(a) Child care facility (b) Cinema (c) Community facility (d) Consulting room (e) Dwelling located above non-residential development (f) Educational facility (g) Emergency services facility (h) Hospital (i) Hotel (j) Indoor recreation facility (k) Library (l) Office (m) Place of worship (n) Public transport terminal (o) Retail fuel outlet (p) Service trade premises (q) Shop (r) Tourist accommodation. And in any other case, one or more of the following land uses: (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Display home (f) Dwelling (g) Educational facility (h) Indoor recreation facility (i) Office (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Supported accommodation.
PO 1.2 Land division design designates land for activity centres that is: (a) distributed to maximise convenient access to shopping and services (b) of sufficient size to cater for the anticipated catchment and future population.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land division design ensures activity centres are established in locations that improve accessibility and exposure such as: (a) at an intersection of higher order roads and main movement routes (b) locations that have the highest residential density and pedestrian catchment or (c) adjacent high frequency public transport.	DTS/DPF 1.4 None are applicable.
PO 1.5 Within Activity Centres, dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.	DTS/DPF 1.5 Within Activity Centres, dwellings are developed only in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.6 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 None are applicable.
PO 1.7 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 None are applicable.
Built Form and Character	
PO 2.1 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 Buildings within Activity Centres not exceeding the following maximum building heights: (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 (b) in all other cases 3 building levels or 12m.
PO 2.2 Buildings in Activity Centres mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 2.2 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): 
PO 2.3 Buildings in Activity Centres mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 2.3 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:

	
Advertising	
PO 3.1 Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages.	DTS/DPF 3.1
PO 3.2 Freestanding advertisements: (a) are of a size that is commensurate with the scale of the centre and the street frontage (b) avoid visual clutter (c) positively respond to the context without dominating the locality.	DTS/DPF 3.2 None are applicable.

Motorsport Park Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development primarily for and associated with: (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 (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 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 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: (a) Advertisement (b) Amenities block including shower, toilet and laundry facilities (c) Automotive collision repair (d) Caravan and tourist park (e) Driver Training facility (f) Dwellings providing accommodation for non-permanent residents (g) Function venue (h) Indoor recreation facility (i) Industry (except special industry) (j) Motor repair station (k) Motorsport tracks, racing circuits, drag strips, trackside refuelling, testing tracks and facilities, pits, workshops, control tower and ancillary facilities (l) Office in association with another non-residential use (m) Parking areas ancillary to and in association with motorsport circuits, strips and track facilities (n) Recreation and amusement areas, activities and facilities (o) Retail fuel outlet (p) Shop (q) Special events, sporting events and festivals (r) Tourist accommodation (s) Workers' accommodation.
PO 1.2 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 Shop that meets any of the following: (a) it has a gross leasable floor area not exceeding 500m^2 (b) it is a restaurant.
PO 1.3 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 Shop that meets the following: (a) it is located on the same allotment as a motorsport track, racing circuit or drag strip or (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 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 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 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 Workers' accommodation that is associated with motorsport tracks, racing circuits, drag strips or tourist accommodation.
PO 1.6 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 Dwellings that meet the following: (a) it is incorporated into a building that includes a vehicle garage, workshop or showroom and (b) it will not be a principal place of residence.
PO 1.7 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 A retail fuel outlet (including additions and alterations) that meets the following: (a) utilises an existing access to a public road and (b) has received any required licences under the Environment Protection Act and are provided with the application.
PO 1.8	DTS/DPF 1.8

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.	Development comprising industry, motor repair station, automotive collision repair and the like are located: (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 (b) adjacent to a site containing an existing industry, motor repair station, automotive collision repair or similar activity facing the same primary street (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 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 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 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 Spectator viewing structures satisfy all of the following: (a) do not exceed 10m in height (b) are setback at least 30m from the zone boundaries (c) utilise non-reflective materials and finishes.
Land Division	
PO 3.1 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 None are applicable
PO 3.2 Land division is designed to: (a) minimise fire risk danger to occupants of buildings and firefighting personnel; (b) minimise the potential risk of damage to buildings and other property during a bushfire; and (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 None are applicable
Advertisements	
PO 4.1 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 Freestanding advertisements do not exceed 15m in height.
Road and vehicle parking areas	
PO 5.1 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 Roadways and vehicle parking areas (except overflow parking areas for events) are sealed.
PO 5.2 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 None are applicable
Landscaping	
PO 6.1 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 None are applicable.
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 to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 7.1 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 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
Advertisement	1. The development would 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 development meets one of the following: (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 (b) in any other case, the advertisement and any associated advertising hoarding: (i) if it is attached to a building, it does not exceed the wall height of the associated building (ii) if it is freestanding, it does not exceed 15m in height from natural ground level and is setback: A. at least 10m from an arterial road B. in any other case, at least 30m from the zone boundary (iii) will display information limited to any of the following: A. a lawful use of land within the zone B. an event or festival that is to take place in the zone C. community or road safety 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 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 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 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 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 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) 3. It is required for the conduct or maintenance of railway activities 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* 2. The 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 carport: (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 (b) does not involve altering a lawfully existing access point 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* 2. The 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. 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* 2. The 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 museum: (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 (b) does not involve altering a lawfully existing access point 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* 2. The 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 garage: (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 (b) does not involve altering a lawfully existing access point 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* 2. The 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. 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* 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	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. Does not involve the clearance of native vegetation 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* 2. The 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. 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* 2. The 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. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour 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 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

[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 (Column A)	Exceptions (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: 1. airstrip 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building) 4. development within 30m of the boundaries of the Zone 5. helicopter landing facility 6. shop with a gross leasable floor area greater than 500m^2 7. wind farm.

3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) land division (f) outbuilding (g) pergola (h) private bushfire shelter (i) retaining wall (j) shade sail (k) solar photovoltaic panels (roof mounted) (l) swimming pool or spa pool and associated swimming pool safety features (m) verandah (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 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Dwelling (g) Educational facility (h) Office (i) Outbuilding (j) Recreation area (k) Retirement facility (l) Shop (m) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (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: (i) the building is a State or Local Heritage Place (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 Non-residential development is located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (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.
Site Dimensions and Land Division	
PO 2.1 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 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: (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 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 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
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 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
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 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 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
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 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 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
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

(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

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 site area and frontage requirements specified in DTS/DPF 2.1 and

(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 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.

Site coverage

PO 3.1

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

The development does not result in site coverage exceeding 60% of the site area.

Building Height

PO 4.1

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

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

(a) the following:

Maximum Building Height (Metres)
Maximum building height is 4m
Maximum building height is 5m
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 7.5m
Maximum building height is 11m
Maximum building height is 15.1m AHD
Maximum building height is 8m restricted to 62m AHD
Maximum Building Height (Levels)
Maximum building height is 1 level
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:

(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.

(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

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 - 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 maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.	DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.

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 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 3.2m in wall height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (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 (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.	DTS/DPF 7.2 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 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Building walls are set back from the side boundary in accordance with the following: (a) On sites greater than 800m^2: (i) at least 1900mm (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. (b) On sites 800m^2 or less: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (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 (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 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (a) if the size of the site is less than 301m2— (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any second building level of the building (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m. (b) if the size of the site is 301m2 or more— (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any second building level of the building (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 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 Ancillary buildings and structures satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding: (i) 60m^2 on sites less than 800m^2 (ii) 80m^2 on sites 800m^2 or more (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 (ii) within 5.5m from the boundary of the primary street (iii) within 900mm of a boundary of the allotment with a secondary street (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 (e) if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 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 do 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 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) (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 10.2 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 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design Table 1 - Private Open Space (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

	(c) site coverage exceeding 60%.
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 satisfy (a) to (j), inclusive: (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: ≤500m² — Floor area: 60m² Allotment size: >500m² — Floor area: 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.
Concept Plans	
PO 11.1 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 11.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 73 - Port Vincent Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie Concept Plan 2 - Hurling Drive, Mount Barker Concept Plan 3 - Mount Barker and Littlehampton Concept Plan 71 - Hamley Bridge Concept Plan 1 - Hawthorn Road South Mount Barker Concept Plan 50 - Roseworthy Town Expansion Concept Plan 76 - Infrastructure and Staging - Berri West Concept Plan 72 - Wallaroo, Athena Drive Concept Plan 99 - Two Wells Concept Plan 98 - Mallala Concept Plan 92 - Meadows Concept Plan 91 - Nairne West Concept Plan 90 - Residential - Gardner St, Littlehampton Concept Plan 137 - Port Victoria Concept Plan 147 - Old Bull Creek Road Concept Plan 159 - Lot 42 Hay Flat Road In relation to DTS/DPF 11.1, 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 11.1 is met.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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: • American River Subzone • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place 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 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 40m². 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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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 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: • 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 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. 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) (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.
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
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.
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 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 • Roxby Downs Subzone • 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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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: • American River Subzone • 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment. 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: • American River Subzone • 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 $30m^2$. 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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) jetty, pontoon or boat berth (or any combination thereof) within the *Waterfront Subzone* (f) residential flat building (g) retirement facility (h) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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) where located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy Neighbourhood Zone DTS/DPF 1.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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).
6. Any development involving any of the following (or of any combination of any of the following) where located on a Significant Retirement Facility and Supported Accommodation Site: (a) consulting room (b) office (c) shop	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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).
7. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.

8. Demolition.	Except any of the following: 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).
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.

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 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 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 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 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 Underground dwellings located in areas that are best suited for subterranean development.	DTS/DPF 1.1 None are applicable.
PO 1.2 Underground dwellings designed and constructed to avoid impacts beyond the development site.	DTS/DPF 1.2 None are applicable.
Side and Rear Boundary Setbacks	
PO 2.1 Underground dwellings constructed in a manner that minimises alteration to the natural landform, including the removal of vegetation.	DTS/DPF 2.1 None are applicable.
PO 2.2 Underground dwellings are set back from allotment boundaries to provide adequate separation between dwellings.	DTS/DPF 2.2 Underground dwellings are set back at least 2m from side and rear boundaries.
Earthworks	
PO 3.1 Incomplete excavation is returned to the naturally occurring landform.	DTS/DPF 3.1 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 Development comprising medium density residential development.	DTS/DPF 1.1 None are applicable.

Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Service areas associated with dwellings such as open storage and clothes drying screened from public view.	DTS/DPF 2.2 None are applicable.
PO 2.3 Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places.	DTS/DPF 2.3 None are applicable.
Building Height and Setbacks	
PO 3.1 Building height that achieves the highest intensity of built form with frontage to the marina and lower scale behind.	DTS/DPF 3.1 Building height is not less than 4 levels or 12m.
PO 3.2 Buildings setback from primary street frontages to reinforce a consistent and attractive streetscape character.	DTS/DPF 3.2 Buildings are no closer to the primary street boundary than: (a) 4.0m or (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 Buildings provided with minimal setback to the marina to ensure a cohesive frontage to the marina and public walkway.	DTS/DPF 3.3 Buildings setback a maximum 1.0 metre from the marina basin frontage.
Site Coverage	
PO 4.1 Building footprints with a dual frontage to public streets and the waterfront consistent with established waterfront residential development.	DTS/DPF 4.1 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 Dwellings and ancillary buildings that complement a residential waterfront character.	DTS/DPF 1.1 None are applicable.
PO 1.2 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 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Service areas associated with dwellings such as open storage and clothes drying screened from public view.	DTS/DPF 2.2 None are applicable.
PO 2.3 Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development setback from canals to establish a consistent character that includes soft landscaping along canal frontages.	DTS/DPF 2.4 None are applicable.
Site Coverage	
PO 3.1 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 Development on sites: (a) with a dual frontage to the waterfront and a public street and (b) 300m^2 or less 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 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Open space (b) Outdoor sports courts (c) Recreation area (d) Sporting ovals and fields
PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 Shop gross leasable floor area does not exceed 50m^2.
PO 1.4 Offices are of a scale that is subordinate to the principal open space use of the land.	DTS/DPF 1.4 Office gross leasable floor area does not exceed 80m^2.

Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Outbuildings are of a scale that mitigates visual impacts of buildings on natural or landscape features.	DTS/DPF 2.2 Outbuildings have a: (a) floor area that does not exceed 80m^2 (b) wall height that does not exceed 3m (c) building height that does not exceed 5m
PO 2.3 Development is sited and designed to be compatible with the conservation and enhancement of the natural environment.	DTS/DPF 2.3 None are applicable.
Land Division	
PO 3.1 Land division supports the provision of public open space.	DTS/DPF 3.1 Land division is for the purposes of: (a) the creation of a public road or a public reserve or (b) a minor adjustment of allotment boundaries to: (i) remove an anomaly in existing boundaries with respect to the location of existing buildings or structures or (ii) result in the preservation of existing stands of native vegetation, habitat or biodiversity
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 3 - Mount Barker and Littlehampton Concept Plan 9 - Blakeview Concept Plan 14 - Buckland Park Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 96 - Maslin Beach Concept Plan 107 - Proper Bay Concept Plan 101 - Evanston Gardens, Evanston South, Hillier Concept Plan 100 - Gawler East Concept Plan 135 - Thebarton Concept Plan 175 - Smithfield Regeneration 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
Brush fence Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 (60m^2 in the Rural Zone, Rural Horticulture Zone, Rural Living Zone, Rural Intensive Enterprise Zone) 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. Total roofed area of all existing and proposed buildings on the allotment - 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 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: (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, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. 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.
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
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas* 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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.
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.
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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) carport (d) deck (e) fence (f) internal building works (g) land division (h) open space (i) pergola (j) playground (k) private bushfire shelter (l) protective tree netting structure (m) recreation area (n) replacement building (o) retaining wall (p) shade sail (q) solar photovoltaic panels (roof mounted) (r) swimming pool or spa pool and associated swimming pool safety features (s) temporary accommodation in an area affected by bushfire (t) tree damaging activity (u) verandah (v) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) outdoor sports courts (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: 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. 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 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 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Distillery (h) Dwelling (i) Dwelling addition (j) Farming (k) Function venue (l) Horse keeping (m) Horticulture (n) Industry (o) Low intensity animal husbandry (p) Outbuilding (q) Shop (r) Small-scale ground mounted solar power facility (s) Tourist accommodation (t) Transport distribution (u) Verandah

	(v) Warehouse (w) Winery (x) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on a site with a slope not greater than 10% (1-in-10) and (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that: (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (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.	DTS/DPF 3.1 Horticultural activities satisfy all of the following: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m^2 (g) in the form of olive growing, is not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 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 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof) satisfy all of the following: (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 2ha in area (c) have a total floor area not exceeding 350m^2.
PO 4.2 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: (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 (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and/or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 Buildings and associated activities satisfy all of the following: (a) are setback at least 50m from all road and allotment boundaries (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 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 Dwellings: (a) are located on an allotment with an area not less than: **Minimum Dwelling Allotment Size** Minimum dwelling allotment size is 32 ha (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (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 (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 Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 5.2 Dwellings satisfy all of the following: (a) are setback from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height no greater than 6m.
PO 5.3 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 Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied: (a) it is located within 20m of an existing dwelling (b) share the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on an allotment.
PO 5.4 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.4 Additions or alterations to an existing dwelling satisfy all of the following: (a) are setback behind the main façade of the existing dwelling (b) do not exceed 2 building levels and 9m measured from the top of the footings (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 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 Shops, other than where located in The Cedars Subzone, satisfy all of the following: (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m^2 or 250m^2 in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m^2 (e) do not result in more than 75 seats for customer dining purposes in a restaurant.
PO 6.2 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 Shops in new buildings satisfy all of the following: (a) are setback from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
PO 6.3 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 Tourist accommodation, other than where located in The Cedars Subzone, satisfy (a) to (c), inclusive: (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 (b) in relation to the area used for accommodation:

	(i) where in a new building, or buildings, does not exceed a cumulative total floor area of 100m^2 or (ii) where in an existing building, does not exceed 150m^2 and (c) does not result in more than one tourist accommodation facility being located on the same allotment.
PO 6.4 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 Tourist accommodation in new buildings: (a) is setback from all property boundaries by at least 40m and (b) has a building height that does not exceed 7m above natural ground level.
PO 6.5 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 Function venues, other than where located in The Cedars Subzone: (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 and (b) do not exceed a capacity of 75 persons for customer dining purposes.
PO 6.6 Function venues are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 6.6 Function venues satisfy all of the following: (a) are located on an allotment having an area of at least 5ha (b) are setback from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.
Offices	
PO 7.1 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 Offices, other than where located in The Cedars Subzone: (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 and (b) have a gross leasable floor area not exceeding 100m^2.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Workers' accommodation	
PO 9.1 Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.	DTS/DPF 9.1 Workers' accommodation satisfies all of the following: (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m^2 (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) amenities accommodate not more than 20 persons at any one time (e) is setback at least 50m from a road boundary (f) is setback at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment.
Renewable Energy Facilities	
PO 10.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 10.1 None are applicable.
PO 10.2 Small-scale ground mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 10.2 None are applicable.
Built Form and Character	
PO 11.1 Large buildings designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 11.1 None are applicable.
Land Division	
PO 12.1 Land division creating additional allotments is not supported other than where located in The Cedars Subzone to support tourist development.	DTS/DPF 12.1 Except where the land division is proposed in The Cedars Subzone, no additional allotments are created.
PO 12.2 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: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 12.2 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m or (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 13.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 13.1 Agricultural buildings satisfy all of the following: (a) are located on an allotment having an area of at least 2ha (b) are setback at least 40m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 350m^2 in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 14.1 Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.	DTS/DPF 14.1 Outbuildings satisfy all of the following: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 100m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment.
PO 14.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and rural character and amenity.	DTS/DPF 14.2 Carports and verandahs satisfy all of the following: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour.
Concept Plans	

PO 15.1 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 15.1 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 92 - Meadows Concept Plan 100 - Gawler East In relation to DTS/DPF 15.1, 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 15.1 is met.
Advertisements	
PO 16.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 16.1 Freestanding advertisements: (a) do not exceed 2m in height and (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
Agricultural building Except where any of the following apply: • Character Area Overlay • Coastal Areas Overlay • Gateway Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The development will be located on an allotment having an area of at least 10ha 2. The development is set back at least 50m from an allotment boundary 3. Building height - does not exceeding 10m above natural ground level 4. Total floor area - does not exceed $250m^2$ 5. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour 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 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. The 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 2. It is situated (or to be situated) on railway land 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 $80m^2$ 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. 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 9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour 10. Does not involve the clearance of native vegetation.
Farming Except where any of the following apply: • Building Near Airfields Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • Water Protection Area Overlay	1. There is no excavation of filling of land 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure 3. Does not involve the clearance of native vegetation 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 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. Total floor area - does not exceed $80m^2$. 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. 8. 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

	9. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour. 10. 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. 11. Does not involve the clearance of native vegetation. 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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. 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 8. Does not involve the clearance of native vegetation 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) Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 system is freestanding and not attached to a building or other structure 3. No part of the system: (a) is more than 4 metres in height (measured as a height above the natural surface of the ground); (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 (c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 4. The generating capacity of the system does not exceed 30 kW 5. Does not result in the clearance of any native vegetation.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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 80m^2 6. Post height - does not exceed 3m measured from natural ground level 7. Building height - does not exceed 5m 8. Does not involve the clearance of native vegetation.
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 30m^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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) is a boundary realignment (b) is located in The Cedars Subzone.
Shop	Any of the following: (a) shop located in The Cedars Subzone (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 (c) shop that has a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) fence (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) solar photovoltaic panels (roof mounted) (u) shade sail (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
4. Demolition.	Except any of the following: 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. 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: 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 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: 1. Productive Rural Landscape Zone DTS/DPF 6.1 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: 1. Productive Rural Landscape Zone DTS/DPF 6.3 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 Cultural, arts and tourist development supported by complimentary activities catering to the needs and enjoyment of visitors.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Art gallery and studio (b) Function venue (c) Office (d) Shop (e) Tourist accommodation
PO 1.2 Conservation and enhancement of the Heysen eucalypt forest.	DTS/DPF 1.2 None are applicable.
Built form and siting	
PO 2.1 Buildings and associated vehicle parking areas, are designed and sited to: (a) minimise removal of native vegetation or areas of significant landscape quality (b) be screened by existing vegetation, particularly when viewed from public roads.	DTS/DPF 2.1 None are applicable.
PO 2.2 Vehicle access points are limited and sited to minimise vegetation clearance.	DTS/DPF 2.2 None are applicable.
Land division	
PO 3.1 Land division creates allotments suitable for land uses associated with cultural, arts or tourism development.	DTS/DPF 3.1 None are applicable.
PO 3.2 Land divison is designed to conserve native vegetation and landscape quality.	DTS/DPF 3.2 None are applicable.

Recreation Zone

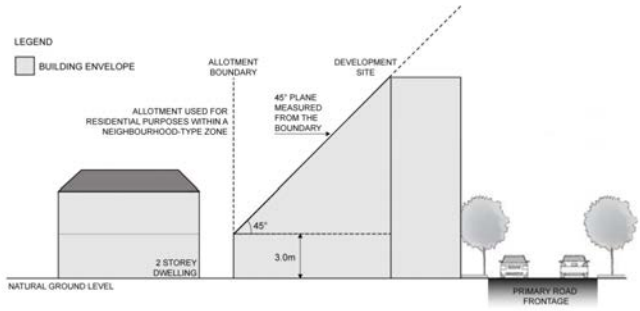
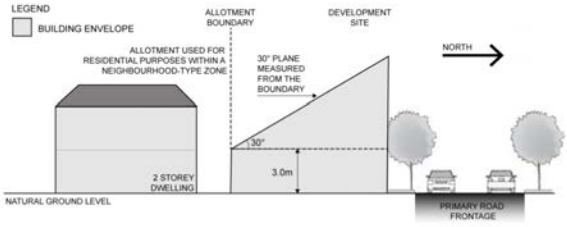
Assessment Provisions (AP)

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 Development is associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Car parking (b) Change rooms (c) Golf course (d) Indoor recreation facility (e) Lighting for night use of facilities (f) Market (g) Motorsport track and associated activities (h) Office ancillary to recreation facility (i) Open space (j) Outdoor sports courts (k) Playground (l) Racecourse and associated activities (m) Recreation area (n) Shop ancillary to recreation facility (o) Showground and associated activities (p) Special event (q) Spectator viewing structure (r) Sporting clubrooms (s) Sporting ovals and fields (t) Stadium (u) Swimming pool (v) Tourist accommodation ancillary to recreation facility
PO 1.2 Shops including restaurants are of a scale that is subordinate to the principal recreational use of land.	DTS/DPF 1.2 Shop gross leasable floor area does not exceed 80m^2.
PO 1.3 Offices are of a scale that is subordinate to the principal recreational use of land.	DTS/DPF 1.3 Office gross leasable floor area does not exceed 80m^2.
PO 1.4 Tourist accommodation of a scale that is subordinate to the principal recreational use of land.	DTS/DPF 1.4 None are applicable.

PO 1.5 Facilities capable of attracting larger numbers of spectators may include complementary activities associated with the principal recreational use of land, such as: (a) Horse breeding, keeping, sales and training activities associated with a racecourse (b) Storage and maintenance of racing vehicles associated with a motorsport track.	DTS/DPF 1.5 None are applicable.
PO 1.6 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 None are applicable.
Built Form and Character	
PO 2.1 Development includes building, landscape and streetscape design elements to achieve high visual amenity particularly along public roads and open spaces.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings are designed and sited to manage visual impacts.	DTS/DPF 2.2 Buildings are set back: (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 (b) 8m from the boundary of an allotment containing, or zoned to primarily accommodate, a sensitive receiver in other ownership.
PO 2.3 Outbuildings are of a scale that manages visual impacts.	DTS/DPF 2.3 Outbuildings have a: (a) floor area that does not exceed 80m^2 (b) wall height that does not exceed 3m (c) building height that does not exceed 5m
Interface Height	
PO 3.1 Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.1 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 3.2 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.2 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): 
PO 3.3 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 None are applicable.
Land Division	
PO 4.1 Land division supports the provision of recreational facilities.	DTS/DPF 4.1 Land division is for the purposes of: (a) the creation of a public road or a public reserve or (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 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 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 9 - Blakeview Concept Plan 21 - Virginia Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

	Description Concept Plan 80 - Murray Bridge Concept Plan 99 - Two Wells Concept Plan 98 - Mallala Concept Plan 92 - Meadows Concept Plan 101 - Evanston Gardens, Evanston South, Hillier Concept Plan 100 - Gawler East Concept Plan 175 - Smithfield Regeneration 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.
Advertisements	
PO 6.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 6.1 Freestanding advertisements: (a) do not exceed 2m in height and (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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 located on 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, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. 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. 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas* 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

• Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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. 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.
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.
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. 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. 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.
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. 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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) advertisement (b) change rooms (c) outdoor sports courts (d) playground (e) protective tree netting structure.	Except development that does not satisfy any of the following: 1. Recreation Zone DTS/DPF 2.2 2. Recreation Zone DTS/DPF 3.1 3. Recreation Zone DTS/DPF 3.2.
3. Any development involving any of the following (or of any combination of any of the following): (a) indoor recreation facility (b) market (c) showground (d) special event (e) sporting clubrooms (f) Swimming pool or spa pool and associated swimming pool safety features (g) horse breeding, keeping, sales, training or stables ancillary to an existing racecourse	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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) open space (h) outbuilding (i) pergola (j) private bushfire shelter (k) recreation area (l) replacement building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool and associated swimming pool safety features (q) temporary accommodation in an area affected by bushfire (r) tree damaging activity (s) verandah (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: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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: 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).
7. Office.	Except office that does not satisfy any of the following: 1. Recreation Zone DTS/DPF 1.3 2. Recreation Zone DTS/DPF 2.2 3. Recreation Zone DTS/DPF 3.1 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: 1. Recreation Zone DTS/DPF 1.2 2. Recreation Zone DTS/DPF 2.2 3. Recreation Zone DTS/DPF 3.1 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 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 None are applicable.
PO 1.2 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 Development comprising one or more of the following on a site adjacent land in another zone: (a) Car parking (b) Child care facility (c) Community facility (d) Consulting room (e) Educational facility

	(f) Hotel (g) Office (h) Residential flat building (i) Restaurant (j) Service trade premises (k) Shop (l) Tourist accommodation (m) Warehouse
PO 1.3 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 Shop where one of the following applies: (a) is ancillary to showground facilities (b) with a gross leasable floor area up to 500m^2 in a single building.
PO 1.4 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 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 Buildings fronting a public road are setback from the road frontage to: (a) enable provision of a pedestrian walkway and environment of sufficient width and amenity to safely and conveniently accommodate expected pedestrian movements and (b) complement the prevailing streetscape character.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 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 Land used primarily for primary production, remote rural activities and remote rural settlements.	DTS/DPF 1.1 Development comprises one or more of the following land uses: (a) Advertisement (b) Agricultural building (c) Carport (d) Demolition (e) Detached dwelling (f) Dwelling addition (g) Excavation and filling (h) Farming (i) Intensive animal husbandry (j) Outbuilding (k) Small-scale ground mounted solar power facility (l) Solar farm (m) Stock sales yard (n) Stock slaughter works (o) Tourist accommodation (p) Verandah (q) Wind farm (r) Workers' accommodation
Built Form and Character	
PO 2.1 Development is sited and designed to protect natural features and the conservation value of the area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines where practicable.	DTS/DPF 2.2 Building are: (a) of a height no greater than 2 building levels and 9m and (b) set back at least 40m from any allotment boundary or public road.
Hazard Risk Minimisation	
PO 3.1 Habitable buildings are designed and sited to manage the risks of natural hazards on personal and public safety and property.	DTS/DPF 3.1 None are applicable.
Advertisements	
PO 4.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 4.1 Freestanding advertisements: (a) do not exceed 2m in height and (b) do not have a sign face that exceeds 2m^2 per side.
Concept Plans	
PO 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.	DTS/DPF 5.1 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: (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
Air handling unit, air conditioning system or exhaust fan Except where any of the following apply:	1. The item will be installed on or within an existing building

• Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	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 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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) 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.
Farming Except where any of the following apply: • Building Near Airfields Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • Water Protection Area Overlay	1. There is no excavation of filling of land 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure 3. Does not involve the clearance of native vegetation 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 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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 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: (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, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. 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.
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	None

• State Heritage Place Overlay	
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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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.
Solar photovoltaic panels (ground mounted) Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 system is freestanding and not attached to a building or other structure. 3. No part of the system: (a) is more than 4m in height (measured as a height above the natural surface of the ground); (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 (c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system. 4. The generating capacity of the system does not exceed 30 kW 5. Does not result in the clearance of any native vegetation.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) advertisement (b) agricultural building (c) ancillary accommodation (d) detached dwelling (e) dwelling addition (f) horse keeping (g) intensive animal husbandry (h) protective tree netting structure (i) solar photovoltaic panels (ground mounted) (j) solar farm (k) stock sales yard (l) stock slaughter works (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): (a) air handling unit, air conditioning system or exhaust fan (b) building work on railway land (c) carport (d) deck (e) excavation or filling (f) farming (g) fence (h) internal building works (i) land division (j) outbuilding (k) pergola (l) private bushfire shelter (m) replacement building (n) retaining wall (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) swimming pool or spa pool and associated swimming pool safety features (r) temporary accommodation in an area affected by bushfire (s) tree damaging activity (t) verandah (u) water tank.	None specified.
4. Demolition.	Except any of the following: 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. Wind farm, including any ancillary development including electricity substation, maintenance sheds, access roads, and connecting power-lines.	Except: 1. wind monitoring mast or 2. where the base of any wind turbine is 2,000m or less from any of the following: (a) an existing dwelling or tourist accommodation that is not associated with the wind farm (b) a proposed dwelling or tourist accommodation for which an operable planning consent exists (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 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 Development comprises one or more of the following: (a) Amenity block (b) Caravan permanently fixed to land (c) Community facility (d) Detached dwelling (e) Indoor recreation facility (f) Outbuilding (g) Residential Park (h) Shop (i) Office (j) Tourist accommodation
PO 1.2 Permanent buildings are consistent with the primary role of the park and maintain an open landscaped character by being limited to: (a) a dwelling (manager's house) (b) shop or office (in association with and ancillary to a residential park) (c) community or recreational facilities (d) toilets/amenities.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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 None are applicable.
PO 1.5 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 Shops and offices (or any combination thereof) do not exceed 250m^2 in gross leasable floor area or 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 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 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: (a) it does not exceed 50m^2 gross leasable floor area (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 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 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 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 Caravan, cabin and dwelling sites are not less than 100m^2 in area.
Built Form and Character	
PO 3.1 Landscaping is used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.	DTS/DPF 3.1 None are applicable.
PO 3.2 Buildings and structures incorporate a small setback from internal roads to ensure safe internal movement.	DTS/DPF 3.2 Buildings and structures are set back at least 1m from any internal road.
PO 3.3 Buildings and structures are sufficiently set back from any public road to minimise impacts on the streetscape.	DTS/DPF 3.3 Buildings and structure are set back at least 6m from a public road.
PO 3.4 Buildings and structures are set back from the park boundary to minimise impacts on neighbouring properties.	DTS/DPF 3.4 Building and structures are set back at least 2m from the park boundary.
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 21 - Virginia Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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.

	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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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) 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.
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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 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: (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, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. 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.
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
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.
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.
Solar photovoltaic panels (roof mounted) Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) amenity block, shower, toilet or laundry facilities (b) caravan permanently fixed to land (c) community facility (d) dwelling (e) dwelling addition (f) indoor recreation facility (g) residential park (h) tourist accommodation.	Except development that does not satisfy any of the following: 1. Residential Park DTS/DPF 3.3 2. Residential Park DTS/DPF 3.4.
3. Any development involving any of the following (or of any combination of any of the following): (a) office (b) shop.	Except development that does not satisfy any of the following: 1. Residential Park DTS/DPF 1.5 2. Residential Park DTS/DPF 3.3 3. Residential Park DTS/DPF 3.4.
4. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) outbuilding (g) pergola	None specified.

(h) private bushfire shelter (i) replacement building (j) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) temporary accommodation in an area affected by bushfire (o) tree damaging activity (p) verandah (q) water tank.	
5. Demolition.	Except any of the following: 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).
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 Development is associated with or ancillary to resource extraction and processing.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Office (b) Resource extraction operation (c) Resource processing facility (d) Store
PO 1.2 Remediation and rehabilitation is facilitated where resource extraction is no longer viable.	DTS/DPF 1.2 None are applicable.
PO 1.3 Undeveloped resource areas accommodate a limited range of low-intensity activities to maintain access to future resources.	DTS/DPF 1.3 Development comprises one or more of the following land uses: (a) Farming (b) Horse keeping (c) Horticulture
PO 1.4 Offices are ancillary to and support the management and maintenance of a resource extraction or processing facility.	DTS/DPF 1.4 Office: (a) ancillary to and located on the same site as resource extraction and / or processing operations and (b) with a gross leasable floor area up to 150m^2.
PO 1.5 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.	DTS/DPF 1.5 Telecommunications facility in the form of a monopole: (a) up to a height of 30m and (b) no closer than 50m to neighbourhood-type zone.
Land Division	
PO 2.1 Land division, including boundary realignment: (a) does not further fragment resource areas (b) creates allotments of suitable size and dimension for compatible activities away from resource areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division supports effective remediation and rehabilitation of the site and environs.	DTS/DPF 2.2 None are applicable.
Fencing	
PO 3.1 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 Fencing exceeding 2.1m in height is: (a) located behind a facade of an associated building located on the same site; or (b) located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.
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 81 - Edinburgh Defence Airfield Lighting Constraints 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 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 5.1 Freestanding advertisements:

	(a) do not exceed 2m in height and (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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Building Near Airfields Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • Water Protection Area Overlay	1. There is no excavation or filling of land 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure 3. Does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas* 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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.
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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) carport (e) deck (f) farming (g) fence (h) horse keeping (i) horticulture (j) internal building work (k) land division (l) outbuilding (m) pergola (n) private bushfire shelter (o) protective tree netting structure (p) replacement building (q) retaining wall (r) shade sail (s) solar photovoltaic panels (roof mounted) (t) store (u) swimming pool or spa pool and associated swimming pool safety features (v) temporary accommodation in an area affected by bushfire (w) tree damaging activity (x) verandah (y) water tank.	None specified.
3. Demolition.	Except any of the following: 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).
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 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 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Dairy (h) Dam (i) Distillery (j) Dwelling (k) Dwelling addition (l) Farming (m) Horse keeping (n) Horticulture (o) Industry (p) Intensive animal husbandry

	(q) Low intensity animal husbandry (r) Outbuilding (s) Renewable energy facility (t) Shop (u) Small-scale ground mounted solar power facility (v) Stock slaughter works (w) Tourist accommodation (x) Transport distribution (y) Verandah (z) Warehouse (aa) Winery (ab) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on sites with a slope not greater than 10% (1-in-10) and (b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a sustainable manner that: (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (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.	DTS/DPF 3.1 Horticultural activities satisfy all of the following: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m^2 (g) where in the form of olive growing are not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 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 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof) satisfy all of the following: (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 20ha in area (c) have a total floor area not exceeding 500m^2.
PO 4.2 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: (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 (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 Buildings and associated activities satisfy all of the following: (a) are set back at least 100m from all road and allotment boundaries (b) are not sited within 200m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 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 Dwellings: (a) are located on an allotment with an area not less than: **Minimum Dwelling Allotment Size** 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 100 ha Minimum dwelling allotment size is 200 ha Minimum dwelling allotment size is 300 ha Minimum dwelling allotment size is 900 ha (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (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 (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 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 5.2 Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied: (a) it is located within 20m of an existing dwelling (b) shares the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on the allotment.
PO 5.3 Dwelling are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.3 Dwellings satisfy all of the following: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
PO 5.4 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.4 Additions or alterations to an existing dwelling satisfy all of the following: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.

Shops, Tourism and Function Venues

PO 6.1 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 Shops satisfy all of the following: (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 (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m^2 or 250m^2 in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m^2.
PO 6.2 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 Shops in new buildings satisfy all of the following: (a) are set back from all allotment boundaries by at least 40m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
PO 6.3 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 Tourist accommodation satisfies all of the following: (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 (b) in relation to the area used for accommodation: (i) where in a new building, or buildings, does not exceed a cumulative total floor area of 100m^2 or (ii) where in an existing building, does not exceed a total floor area of 150m^2 (c) does not result in more than one tourist accommodation facility being located on the same allotment.
PO 6.4 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 Tourist accommodation in new buildings: (a) is set back from all allotment boundaries by at least 40m and (b) has a building height that does not exceed 7m above natural ground level.
PO 6.5 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 Function venues: (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 and (b) do not result in more than 75 persons for customer dining purposes.
PO 6.6 Function venues are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 6.6 Function venues satisfy all of the following: (a) are located on an allotment having an area of at least 5ha (b) are set back from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.

Offices

PO 7.1 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 Offices: (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 and (b) have a gross leasable floor area not exceeding 100m^2.

Adaptive Reuse of Existing Buildings

PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.

Renewable Energy Facilities

PO 9.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 9.1 None are applicable.
PO 9.2 Small-scale, ground-mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 9.2 None are applicable.

Built Form and Character

PO 10.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 10.1 None are applicable.

Land Division

PO 11.1 Land division, including boundary realignments, promotes productive, efficient and sustainable primary production by establishing allotments that are of sufficient dimension and area to support these outcomes and the intended use of the land for primary production.	DTS/DPF 11.1 Allotments have an area not less than:

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 for a detached dwelling is 1,500 sqm; group dwelling is 1,500 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 250 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 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 16 ha
Minimum site area is 2 ha
Minimum site area is 20 ha
Minimum site area is 200 ha
Minimum site area is 25 ha
Minimum site area is 3,000 sqm
Minimum site area is 30 ha
Minimum site area is 32 ha
Minimum site area is 33 ha
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 Minimum site area is 60 ha Minimum site area is 7 ha Minimum site area is 81 sqm Minimum site area is 9,000 sqm Minimum site area is 900 ha In relation to DTS/DPF 11.1, in instances where: (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 (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 Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where: (a) the allotments are of a size and configuration to support the existing and proposed land uses (b) water of sufficient quality and quantity is available to sustain the proposed use (c) the use will be compatible with adjacent or nearby uses of land.	DTS/DPF 11.2 None are applicable.
PO 11.3 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: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 11.3 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m or (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 12.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 12.1 Agricultural buildings satisfy all of the following: (a) are located on an allotment having an area of at least 10ha (b) are set back at least 50m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 500m^2 in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 13.1 Outbuildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 13.1 Outbuildings satisfy all of the following: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 150m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment .
PO 13.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.	DTS/DPF 13.2 Carports and verandahs satisfy all of the following: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.
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 and provision of infrastructure.	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 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie Concept Plan 3 - Mount Barker and Littlehampton Concept Plan 71 - Hamley Bridge Concept Plan 50 - Roseworthy Town Expansion Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 98 - Mallala Concept Plan 106 - Hindmarsh Valley Concept Plan 101 - Evanston Gardens, Evanston South, Hillier Concept Plan 100 - Gawler East 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.
Advertisements	
PO 15.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 15.1 Freestanding advertisements: (a) do not exceed 2m in height and (b) do not have a sign face that exceeds 2m^2 per side.
Workers' Accommodation	
PO 16.1 Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.	DTS/DPF 16.1 Workers' accommodation satisfies all of the following: (a) is developed on a site at least 2ha in area (b) has a total area not exceeding 250m^2 (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) accommodates not more than 20 persons at any one time (e) is set back at least 50m from a road boundary (f) is set back at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment.

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
Agricultural building Except where any of the following apply: • Character Area Overlay • Coastal Areas Overlay • Gateway Overlay	1. The development will be located on an allotment having an area of at least 10ha 2. The development is set back at least 50m from an allotment boundary 3. Building height - does not exceeding 10m above natural ground level 4. Total floor area - does not exceed 250m^2

• Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Kangaroo Island Subzone • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	5. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour 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 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. The 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 80m^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. 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 9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour. 10. Does not involve the clearance of native vegetation.
Farming Except where any of the following apply: • Building Near Airfields Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • Water Protection Area Overlay	1. There is no excavation or filling of land 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure 3. Does not involve the clearance of native vegetation 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 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. Total floor area - does not exceed 80m^2 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 8. 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 9. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour 10. Does not involve- (a) excavation exceeding a vertical height of 1m; or (b) 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. 11. Does not involve the clearance of native vegetation
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
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.
Protective tree netting structure Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	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* 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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. 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 8. Does not involve the clearance of native vegetation 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) Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 system is freestanding and not attached to a building or other structure. 3. No part of the system: (a) is more than 4m in height (measured as a height above the natural surface of the ground); (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 (c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system. 4. The generating capacity of the system does not exceed 30 kW 5. Does not result in the clearance of any native vegetation. 6. Does not involve the clearance of native vegetation.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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 80m^2 6. Post height - does not exceed 3m measured from natural ground level 7. Building height - does not exceed 5m 8. Does not involve the clearance of native vegetation.
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 30m^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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) land division that is a boundary realignment

	(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: (a) solar photovoltaic panels (roof or ground mounted) (b) battery storage facility For domestic use (i.e., principally used to supply and/or store electricity to the existing use of land)
Shop	Any of the following: (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 (b) shop that has a gross leasable floor area less than 1000m^2 (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 **(Column A)**	**Exceptions** **(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): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) shade sail (u) solar photovoltaic panels (roof mounted) (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (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: 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. Function venue.	Except function venue that does not satisfy any of the following: 1. Rural Zone DTS/DPF 6.5(b) 2. Rural Zone DTS/DPF 6.6.
6. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Rural Zone DTS/DPF 3.1(d) 2. Rural Zone DTS/DPF 3.1(e) 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: 1. Rural Zone DTS/DPF 6.3(b) 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

Assessment Provisions (AP)

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 Land use intensity restrained to conserve and enhance the natural and rural character.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development in the form of the following not undertaken: (a) commercial forestry (b) large scale industry, storage, distribution, warehousing (c) biodiversity planting, except where reasonably required, without compromising the land for farming and horticultural use.	DTS/DPF 1.2 None are applicable.
Built Form and Character	
PO 2.1 Development carefully sited and designed to: (a) complement rural or natural character (b) minimise disruption to natural landform and integrate existing natural environmental features including, particularly, native vegetation (c) minimise impacts on wildlife habitat (d) be low-scale (e) be visually unobtrusive and blend in with the surrounding area (f) be located below ridge lines.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings and structures limited to those that: (a) are ancillary, adjacent to and of the same or lesser scale as existing buildings (b) are used for the ancillary sale of produce associated with primary production (c) are in the form of high quality nature-based tourist accommodation (d) are for rainwater storage (e) are for research or education purposes (f) support conservation or the interpretation of the environment or cultural features.	DTS/DPF 2.2 None are applicable.
Landscaping	
PO 3.1 Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration.	DTS/DPF 3.1 Landscaping plantings exclusively constitute locally indigenous plant species.
Earthworks	
PO 4.1 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 Excavation and/or filling is associated with a building or water storage facility and satisfies all of the following: (a) does not involve excavation exceeding a vertical height of 750mm; (b) does not involve filling exceeding a vertical height of 750mm (c) does not involve a total combined excavation and filling vertical height of 1.5m (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 A range of development supports aquaculture and value-adding activities including: (a) aquaculture hatcheries and grow-out facilities (b) infrastructure works and services (c) industry, cleaning, washing, processing and packaging activities (d) indoor and outdoor storage and warehousing.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Aquaculture (c) Demolition (d) Detached dwelling (e) Dwelling addition (f) Outbuilding (g) Small-scale ground mounted solar power facility (h) Verandah
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather public road.
PO 2.2 Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.	DTS/DPF 2.2 New buildings: (a) are sited on land with a slope not greater than 10% (1-in-10) and (b) do not result in excavation and filling of land that is greater than 1.5m from natural ground level.
Dwellings	
PO 3.1 Residential development is ancillary to, and does not compromise, aquaculture.	DTS/DPF 3.1 Dwellings: (a) are located on an allotment which has a demonstrated connection with aquaculture and (b) will not result in more than one dwelling on an allotment.
Offices and Shop	
PO 4.1 Offices and/or shops are directly related to an aquaculture activity.	DTS/DPF 4.1 Offices and/or shops are ancillary to and located on the same allotment as an aquaculture activity.
Tourist Development	
PO 5.1 Tourism development and visitor amenities are associated with an existing aquaculture activity.	DTS/DPF 5.1 Tourist development: (a) is ancillary to and located on the same allotment as an aquaculture activity and (b) does not involve tourist accommodation facilities.

Renewable Energy Facilities	
PO 6.1 Small-scale ground-mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 6.1 None are applicable.
Environment and Amenity	
PO 7.1 Development is sited and designed to minimise visual and off-site nuisance impacts on the surrounding environment.	DTS/DPF 7.1 A landscaped buffer: (a) is provided around all boundaries of the allotment and (b) is at least 30m in width.
PO 7.2 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 Storage areas satisfy all of the following: (a) are set back behind the front facade of buildings that exist on the allotment (b) are sited at least 20m from a side or rear allotment boundary (c) incorporate a landscaped buffer at least 3m in width around the perimeter of the storage area.
PO 7.3 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 Wash-down areas satisfy all of the following: (a) are set back behind the front facade of buildings existing on the allotment (b) are constructed with a hard impervious surface (c) are sited at least 20m from a side or rear allotment boundary (d) incorporate a screen to prevent 'splash-out' or 'over-spray' of water beyond the perimeter of the wash-down area.
PO 7.4 Buildings, structures and plant are sited and designed to minimise their visual impact on the landscape.	DTS/DPF 7.4 Buildings, structures and plant satisfy all of the following: (a) are set back at least 20m from the front road boundary (b) have a maximum height of 8m (c) do not result in a site coverage greater than 60%.
Land Division	
PO 8.1 Land division, including boundary realignments, promotes productive, efficient and sustainable aquaculture.	DTS/DPF 8.1 Allotments have an area not less than 1ha.
PO 8.2 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: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 8.2 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m or (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Outbuildings, Carports and Verandahs	
PO 9.1 Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity.	DTS/DPF 9.1 Outbuildings satisfy all of the following: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 120m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour. (f) are limited to no more than 2 outbuildings on the same allotment.
PO 9.2 Carports and verandahs are sited, designed and of a scale that maintain a pleasant rural character and amenity.	DTS/DPF 9.2 Carports and verandahs satisfy all of the following: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 10.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 10.1 Freestanding advertisements: (a) do not exceed 2m in height and (b) do not have a sign face that exceeds 2m^2 per side.
Concept Plans	
PO 11.1 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 11.1 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 11.1, 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 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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	

Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 80m^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. 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 9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour 10. Does not involve the clearance of native vegetation.
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. Total floor area - does not exceed 80m^2 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 8. 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 9. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour 10. Does not involve- (a) excavation exceeding a vertical height of 1m; or (b) 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. 11. Does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
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. 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 8. Does not involve the clearance of native vegetation 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) Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 system is freestanding and not attached to a building or other structure. 3. No part of the system: (a) is more than 4m in height (measured as a height above the natural surface of the ground); (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 (c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system. 4. The generating capacity of the system does not exceed 30 kW 5. Does not result in the clearance of any native vegetation. 6. Does not involve the clearance of native vegetation.
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.
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 80m^2 6. Post height - does not exceed 3m measured from natural ground level 7. Building height - does not exceed 5m 8. Does not involve the clearance of native vegetation.
Water tank (above ground) Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	2. The 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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) carport (d) deck (e) dwelling addition (f) fence (g) internal building works (h) land division (i) outbuilding (j) pergola (k) private bushfire shelter (l) replacement building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool and associated swimming pool safety features (q) temporary accommodation in an area affected by bushfire (r) tree damaging activity (s) verandah (t) water tank.	None specified.
3. Demolition.	Except any of the following: 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).
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 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 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Distillery (g) Dwelling (h) Dwelling addition (i) Horse keeping (j) Horticulture (k) Industry (l) Low intensity animal husbandry (m) Outbuilding (n) Shop (o) Small-scale ground mounted solar power facility (p) Tourist accommodation (q) Transport distribution (r) Verandah (s) Warehouse (t) Winery (u) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather public road.
PO 2.2 Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are sited on land with a slope not greater than 10% (1-in-10) and (b) do not result in excavation and filling of land greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity in a sustainable manner that: (a) enhances the productivity of the land for the growing of food and produce (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality.	DTS/DPF 3.1 Horticultural activities satisfy all of the following: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where in the form of olive growing, are not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 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 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof) satisfy all of the following: (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 2ha in area (c) have a total floor area not exceeding 350m^2.
PO 4.2 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: (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 (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 Buildings and associated activities satisfy all of the following: (a) are setback at least 50m from all road and allotment boundaries (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 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 Dwellings: (a) are located on an allotment with an area not less than: **Minimum Dwelling Allotment Size** Minimum dwelling allotment size is 10 ha Minimum dwelling allotment size is 40 ha Minimum dwelling allotment size is 8 ha Minimum dwelling allotment size is 100 ha (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (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 (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 Dwellings are sited, designed and are of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.2 Dwellings satisfy all of the following: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m from the top of the footings (c) have a wall height that is no greater than 6m.
PO 5.3 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.3 Additions or alterations to an existing dwelling satisfy all of the following: (a) are set back behind the main façade of the existing dwelling (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height no greater than 6m.
Shops and Tourist Accommodation	
PO 6.1 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 Shops satisfy all of the following: (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value-adding

	industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m^2 or 250m^2 in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m^2.
PO 6.2 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 Shops in new buildings satisfy all of the following: (a) are set back from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
PO 6.3 Tourist accommodation: (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 (b) makes use of, re-uses and adapts existing buildings (c) maintains a pleasant rural character and amenity.	DTS/DPF 6.3 Tourist accommodation satisfies all of the following: (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 (b) reuses and adapts an existing building (c) does not result in more than one facility being located on the same allotment.
Offices	
PO 7.1 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 Offices: (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 and (b) have a gross leasable floor area not exceeding 100m^2.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Workers' accommodation	
PO 9.1 Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.	DTS/DPF 9.1 Workers' accommodation satisfies all of the following: (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m^2 (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) accommodates not more than 20 persons at any one time (e) is set back at least 50m from a road boundary (f) is set back at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment.
Renewable Energy Facilities	
PO 10.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 10.1 None are applicable.
PO 10.2 Small-scale ground-mounted solar power facilities support rural production or value adding industries.	DTS/DPF 10.2 None are applicable.
Built Form and Character	
PO 11.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 11.1 None are applicable.
Land Division	
PO 12.1 Land division, including boundary realignments, promotes productive, efficient and sustainable horticulture by establishing allotments that are of sufficient dimension and area to support these outcomes and the intended use of the land for primary production.	DTS/DPF 12.1 Allotments have an area not less than: **Minimum Site Area** Minimum site area is 10 ha Minimum site area is 100 ha Minimum site area is 15 ha Minimum site area is 2 ha Minimum site area is 4 ha Minimum site area is 8 ha In relation to DTS/DPF 12.1, in instances where: (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 (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 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: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 12.2 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m or (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 13.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 13.1 Agricultural buildings satisfy all of the following: (a) are located on an allotment having an area of at least 1ha (b) are set back at least 40m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 200m^2 in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 14.1 Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity.	DTS/DPF 14.1 Outbuildings satisfy all of the following: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 120m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment.
PO 14.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.	DTS/DPF 14.2 Carports and verandahs satisfy all of the following: (a) are set back from the primary street at least as far back as the building to which it is ancillary

	(b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 15.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 15.1 Freestanding advertisements: (a) do not exceed 2m in height and (b) do not have a sign face that exceeds 2m^2 per side.
Concept Plans	
PO 16.1 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 16.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 14 - Buckland Park Concept Plan 21 - Virginia Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 99 - Two Wells In relation to DTS/DPF 16.1, 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 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 80m^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. 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 9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour 10. Does not involve the clearance of native vegetation.
Farming Except where any of the following apply: • Building Near Airfields Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • Water Protection Area Overlay	1. There is no excavation or filling of land 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure 3. Does not involve the clearance of native vegetation 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 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. Total floor area - does not exceed 80m^2 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 8. 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 9. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour 10. Does not involve- (a) excavation exceeding a vertical height of 1m; or (b) 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. 11. Does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas* 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 10. No part of the protective tree netting structure will be in the '1956 River Murray Flood Plain.
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. 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 8. Does not involve the clearance of native vegetation 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) Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 system is freestanding and not attached to a building or other structure. 3. No part of the system: (a) is more than 4 metres in height (measured as a height above the natural surface of the ground); (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 (c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 4. The generating capacity of the system does not exceed 30 kW 5. Does not result in the clearance of any native vegetation. 6. Does not involve the clearance of native vegetation
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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 80m^2 6. Post height - does not exceed 3m measured from natural ground level 7. Building height - does not exceed 5m 8. Does not involve the clearance of native vegetation.
Water tank (above ground) Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	2. The 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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (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 (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 (Column A)	Exceptions (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): (a) advertisement (b) agricultural building (c) ancillary accommodation (d) air handling unit, air conditioning system or exhaust fan (e) carport (f) deck (g) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) shade sail (u) solar photovoltaic panels (roof mounted) (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) temporary public service depot (y) tree-damaging activity (z) verandah (aa) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (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: 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. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Rural Horticulture Zone DTS/DPF 3.1(d) 2. Rural Horticulture Zone DTS/DPF 3.1(e).
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 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 Development comprises one or more of the following: (a) Community facilities (b) Consulting room (c) Dwelling (d) Supported accommodation (e) Temporary accommodation.
PO 1.2 Farming activities in association with disability services undertaken in a manner that is compatible with on-site accommodation.	DTS/DPF 1.2 None are applicable.
Built Form and Siting	
PO 2.1 Development is sited and designed to maintain a primarily open rural setting.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 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 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 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Intensive animal husbandry (d) Industry (e) Small-scale ground mounted solar power facility (f) Stock sales yard (g) Stock slaughter works (h) Transport distribution (i) Warehouse
PO 1.2 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas and maintain a pleasant rural character.	DTS/DPF 1.2 Telecommunications facility in the form of a monopole and satisfies all of the following: (a) up to a height of 30m (b) no closer than 100m from neighbourhood-type zones (c) no closer than 50m to a dwelling or tourist accommodation on land in other ownership.
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather public road.
PO 2.2 Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are sited on land with a slope not greater than 10% (1-in-10) and (b) do not result in excavation and filling of land that is greater than 1.5m from natural ground level.
Dwellings	
PO 3.1 Residential development is not supported to protect the long-term continuation of intensive rural industries and activities.	DTS/DPF 3.1 Dwelling is in the form of: (a) the replacement of an existing habitable dwelling on the same allotment or (b) a manager's residence.
Land Division	
PO 4.1 Land division for the purposes of primary production, including boundary realignments, promotes productive, efficient and sustainable intensive rural activities.	DTS/DPF 4.1 Allotments have an area not less than: **Minimum Site Area** Minimum site area is 100 ha Minimum site area is 40 ha Minimum site area is 5,000 sqm In relation to DTS/DPF 4.1, in instances where: (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 (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 Land division accommodates an allied food industry (value adding) activity associated with primary production, including stock slaughter works.	DTS/DPF 4.2 None are applicable.

PO 4.3 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: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 4.3 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m or (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 5.1 Agricultural buildings are developed to support animal keeping, processing, storage and distribution activities.	DTS/DPF 5.1 Agricultural buildings satisfy all of the following: (a) are located on an allotment having an area of at least 20 hectares (b) are set back at least 40m from an allotment boundary (c) do not result in having a height more than 10m above natural ground level (d) do not exceed 500m^2 in floor area (e) incorporate the loading and unloading of vehicles utilising the building entirely upon the site.
Outbuildings, Carports and Verandahs	
PO 6.1 Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity.	DTS/DPF 6.1 Outbuildings satisfy all of the following: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 120m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) are limited to no more than 2 outbuildings on the same allotment.
PO 6.2 Carports and verandahs are sited, designed and of a scale that maintain a pleasant rural character and amenity.	DTS/DPF 6.2 Carports and verandahs satisfy all of the following: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 7.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 2m in height and (b) do not have a sign face that exceeds 2m^2 per side.
Concept Plans	
PO 8.1 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 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints In relation to DTS/DPF 8.1, 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 8.1 is met.
Rural Industry	
PO 9.1 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 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 80m^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. 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 9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour. 10. Does not involve the clearance of native vegetation.
Farming Except where any of the following apply: • Building Near Airfields Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • Water Protection Area Overlay	1. There is no excavation or filling of land 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure 3. Does not involve the clearance of native vegetation 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 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. Total floor area - does not exceed 80m^2 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 8. 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 9. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour 10. Does not involve- (a) excavation exceeding a vertical height of 1m; or (b) 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. 11. Does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
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. 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 8. Does not involve the clearance of native vegetation 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) Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 system is freestanding and not attached to a building or other structure. 3. No part of the system: (a) is more than 4m in height (measured as a height above the natural surface of the ground); (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 (c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system. 4. The generating capacity of the system does not exceed 30 kW 5. Does not result in the clearance of any native vegetation. 6. Does not involve the clearance of native vegetation.
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.
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 80m^2 6. Post height - does not exceed 3m measured from natural ground level 7. Building height - does not exceed 5m 8. Does not involve the clearance of native vegetation.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions 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): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) carport (e) deck (f) dwelling (g) dwelling addition (h) farming (i) fence (j) horse keeping (k) internal building works (l) land division (m) outbuilding (n) pergola (o) private bushfire shelter (p) renewable energy facility (q) replacement building (r) retaining wall (s) shade sail (t) swimming pool or spa pool and associated swimming pool safety features (u) temporary accommodation in an area affected by bushfire (v) verandah (w) water tank.	None specified.
3. Demolition.	Except any of the following: 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).
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 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 Development comprises one or more of the following: (a) Agricultural Buildings (b) Animal Keeping (c) Carport (d) Consulting room (e) Detached dwelling (f) Dwelling addition

	(g) Farming (h) Horse keeping (i) Kennel (j) Light industry (k) Office (l) Outbuilding (m) Shelter/Stable (n) Shop (o) Verandah
PO 1.2 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 The keeping of animals satisfies all of the following: (a) is ancillary to a dwelling located on the same allotment (b) takes place on an allotment with an area of at least 1ha (c) for horse keeping, is limited to not more than 2 horses per allotment.
PO 1.3 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 Horse keeping includes the provision of: (a) stabling or similar sheltering and (b) a grazing area of at least 0.5ha.
PO 1.4 Non-residential development complements the semi-rural or semi-natural residential character and amenity and: (a) is ancillary to a dwelling erected on the same allotment (b) avoids interface conflicts with other land uses.	DTS/DPF 1.4 Non-residential business activities located on the same allotment and in conjunction with a dwelling where one of the following is satisfied: (a) shop, consulting room or office (or any combination thereof) where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (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 Non-residential development sited and designed to complement the semi-rural or semi-natural residential character and amenity.	DTS/DPF 1.5 None are applicable.
Built Form and Character	
PO 2.1 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 Dwellings satisfy all of the following: (a) are setback as follows: (i) for allotments with an area of 1ha or more - at least 20m from all boundaries (ii) for allotments with an area less than 1ha: A. 20m from the primary street and rear boundaries B. 10m from side and secondary street boundaries (b) have a building height that is no greater than 2 building levels and 9m (c) have a wall height is no greater than 6m.
PO 2.2 Non-residential buildings are designed and sited to minimise visual impact on the surrounding locality by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 2.2 Non-residential buildings and structures satisfy all of the following: (a) do not exceed 100m^2 in total floor area (b) are set back from all allotment boundaries by at least 25m (c) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (d) have a building height that is no greater than 1 building level and 6m (e) have a wall height is no greater than 3m.
PO 2.3 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 Kennels, stables, shelters and associated yards satisfy all of the following: (a) are set back from all allotment boundaries by at least 25m (b) have a building height that is no greater than 5m above natural ground level (c) do not exceed a combined total floor area of 100m^2 (d) do not comprise more than 10% of the area of the allotment.
PO 2.4 Dwelling additions are sited, designed and of a scale that reinforces the semi-rural or semi-natural character and amenity.	DTS/DPF 2.4 Additions or alterations to an existing dwelling satisfy all of the following: (a) are set back behind the main façade of the existing dwelling (b) have a building height that is no greater than 2 building levels and 9m (c) have a wall height no greater than 6m.
PO 2.5 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 Outbuildings and agricultural buildings satisfy all of the following: (a) have a primary street setback that is behind the building to which it is ancillary (b) have a combined total floor area that does not exceed: (i) for allotment with an area of 1ha or more - 200m^2 (ii) for allotment with an area less than 1ha - 150m^2 (c) do not exceed 4m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) are limited to no more than a combination of 2 outbuildings and/or agricultural buildings on the same allotment.
PO 2.6 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 Carports and verandahs satisfy all of the following: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m (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 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 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites have: (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
	Minimum site area is 2 ha
	Minimum site area is 20 ha
	Minimum site area is 2,500 sqm
	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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities. 4. It does not involve the clearance of native vegetation 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 80m^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 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. 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) in 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 11. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour. 12. Does not involve the clearance of native vegetation
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 80m^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 (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 clad in sheet metal-is pre-colour treated or painted in a non-reflective colour. 13. 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. 14. Does not involve the clearance of native vegetation. 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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.
Protective tree netting structure Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands 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 located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 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 4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 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: (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 (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 7. No part of the netting canopy of the protective tree netting structure: (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 8. The points of attachment of any cables will not be located: (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) 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: (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 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.
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:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	2. The 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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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
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 80m^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.
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 30m^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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop that has a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) agricultural building (b) ancillary accommodation (c) detached dwelling (d) dwelling addition (e) protective tree netting structure (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) farming (e) fence (f) internal building works (g) land division (h) outbuilding (i) pergola (j) private bushfire shelter (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire	None specified.

(q) tree damaging activity (r) verandah (s) water tank.	
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (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: 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).
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: (a) Animal Husbandry Subzone (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: (a) Animal Husbandry Subzone (b) Intensive Horse Establishments Subzone.	None specified.
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 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 The keeping of animals takes place where a dwelling is located on the same allotment.
PO 1.2 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 The number of dogs kept on an allotment does not exceed 20.
PO 1.3 Horse keeping is managed so there is minimal adverse impact on sensitive receivers or the amenity of the rural landscape.	DTS/DPF 1.3 Horses are kept within a stable or shelter that satisfies all of the following: (a) has minimum dimension of 3.7m x 3.7m per horse (b) incorporates kick boards around the internal walls of the stable/shelter (c) has an enclosed day yard of at least 50m^2 per horse directly adjoining and accessible from the stable (d) is sited at least 50m from an allotment boundary.
PO 1.4 Kennels, stables, shelters and associated yards are sited, orientated and screened from adjoining dwellings and properties.	DTS/DPF 1.4 Buildings, structures and associated exercise facilities satisfy all of the following: (a) are set back from all allotment boundaries by at least 35m (b) have a building height that is no greater than 5m above natural ground level (c) do not exceed 150m^2 in area (d) do not comprise more than 25% of the area of the allotment (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 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: (a) the locality from pollution, noise, light, dust or odour (b) the amenity of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Horses kept at a density within the carrying capacity of the land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Accommodation for staff or stable hands is provided in conjunction, and integrated, with a dwelling.	DTS/DPF 1.3 Accommodation facilities: (a) form part of an existing dwelling and (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 Predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Consulting room (d) Detached dwelling (e) Office (f) Outbuilding (g) Recreation area (h) Shop
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (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: (i) the building is a State or Local Heritage Place (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 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.4 None are applicable.
Building Height	
PO 2.1 Buildings contribute to a low-rise residential character and complement the height of nearby buildings.	DTS/DPF 2.1 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 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 3.1 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 - 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 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 maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.	DTS/DPF 4.1 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 Buildings are set back from side boundaries to allow maintenance and access around buildings and minimise impacts on adjoining properties.	DTS/DPF 5.1 Building walls are set back from the side boundaries at least 2m.
Rear Boundary Setback	
PO 6.1 Buildings are set back from rear 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 (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 6.1 Building walls are set back from the rear boundary at least 6m.
Ancillary Buildings and Structures	
PO 7.1 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 7.1 Ancillary buildings and structures satisfy (a) to (i), inclusive: (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding (i) 100m^2 on sites less than 2000m^2 (ii) 120m^2 on sites 2000m^2 or more (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 (ii) within 2m of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (iii) within 2m of a side boundary (d) in the case of a garage or carport, have a primary street setback that is at least as far back as the dwelling (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 (f) have a wall height or post height not exceeding 4m above natural ground level (and not including a gable end) (g) have a roof height where no part of the roof is more than 5m above the natural ground level (h) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour

(i) 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 and do not 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 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 to the nearest whole number.

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 satisfy (a) to (j), inclusive:

(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
(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.

Site Dimensions and Land Division

PO 8.1

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 consistent to the locality and suitable for their intended use.

DTS/DPF 8.1

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 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

Description
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.

(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	DTS/DPF 10.1
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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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). 3. It is required for the conduct or maintenance of railway activities. 4. It does not involve the clearance of native vegetation. 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 60m^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 or secondary 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 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. 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 60m^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.
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
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 60m^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: **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

[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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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):	Except development that does not satisfy Rural Neighbourhood Zone DTS/DPF 2.1.

(a) ancillary accommodation (b) detached dwelling (c) dwelling addition.	
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that does not satisfy any of the following: 1. Rural Neighbourhood Zone DTS/DPF 1.2 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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 Allotments/sites created for residential purposes pose a negligible or no risk to pollution of water resources.	DTS / DPF 1.1 Allotments/sites less than 2 hectares in area accord with the following: (a) are connected to a community wastewater management scheme or (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 A limited additional range of accommodation options that complement the prevailing residential character.	DTS/DPF 1.1 Development comprises one or more of the land uses listed, in addition to those listed in Rural Neighbourhood Zone DTS 1.1: (a) Supported accommodation (b) Tourist accommodation.
Site Dimensions and Land Division	
PO 2.1 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 Development satisfies (a) or (b): (a) it will not result in more than 1 dwelling on an existing allotment (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): (i) $2000m^2$ (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 Allotments/sites are sized and configured maximise the retention of mature vegetation to maintain landscape amenity.	DTS/DPF 2.2 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 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 Development comprises one or more of the following: (a) advertisement (b) carport (c) consulting room (d) detached dwelling (e) dwelling addition (f) light industry (g) office (h) outbuilding (i) shop (j) tourist accommodation (k) verandah (l) warehouse.
PO 1.2 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 Non-residential commercial activities satisfy any one of the following: (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: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (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) (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 Small-scale tourist accommodation that supports the visiting public and holiday makers.	DTS/DPF 1.3 None are applicable.
PO 1.4 Local service facilities and retail activities are grouped together or in close proximity to establish identifiable settlement service locations.	DTS/DPF 1.4 Non-residential development satisfies one of the following: (a) abuts a site containing an existing non-residential use with the same primary street frontage (b) is located on the same allotment and in conjunction with a dwelling.
Built Form and Character	
PO 2.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 2.1 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 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; (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 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 Building walls are no closer than 2.5 m to the secondary street boundary.
PO 2.3 Buildings (except for ancillary buildings and structures) are set back from rear boundaries to provide: (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation.	DTS/DPF 2.3 Buildings walls (except for ancillary buildings and structures) are no closer to the rear boundary of the site than: (a) 4m for the ground floor of a building (b) 6m for the upper floor of a building.
PO 2.4 Buildings are set back from side boundaries to: (a) establish separation between buildings to complement the established character within a locality (b) provide access to natural light and ventilation for neighbours.	DTS/DPF 2.4 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) 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 (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 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 For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary: (a) does not exceed 3m in wall height (b) does not exceed 11.5m in length (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary; and (d) is set back at least 3m from any existing or proposed boundary walls.
Building Height	
PO 3.1 Buildings contributes to the prevailing character of the neighbourhood and 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 8m

Maximum Building Height (Metres)
Maximum building height is 7.5m

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

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

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

Description
Concept Plan 136 - Point Turton

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.

Ancillary Buildings and Structures

PO 6.1

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 6.1

Ancillary buildings satisfy (a) to (k), inclusive:

(a) are ancillary to a dwelling erected on the same site

(b) have a floor area not exceeding 60m2

(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 6.2 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 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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 (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 7.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 7.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 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 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 (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 clad in sheet metal is pre-colour treated or painted in a non-reflective colour. 13. 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. 14. Does not involve the clearance of native vegetation. 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 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.
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
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.
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	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.

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

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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 pumps and/or filtration systems from a dwelling on an adjoining allotment:
(a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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:
<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>
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(b) the amount of existing soft landscaping prior to the development occurring.
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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

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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.
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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

</td>
<td>
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. 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:
<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)
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

</td>
<td>
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 30m^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 vegetationRetains 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>
(b) the amount of existing soft landscaping prior to the development occurring.
</td>
</tr>
<tr>
<td>
Water tank (underground)
Except where any of the following apply:

Coastal Areas Overlay
Hazards (Acid Sulfate Soils) Overlay
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.
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.
</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

[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 (Column A)	Exceptions (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): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) temporary public service depot.	Except development that: 1. exceeds the maximum building height specified in Rural Settlement Zone DTS/DPF 3.1 or 2. involves the creation of 4 or more additional dwellings or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Rural Settlement Zone DTS/DPF 3.1 or 2. does not satisfy Rural Settlement Zone DTS/DPF 1.2(a) or DTS/DPF 1.2(b) or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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): (a) light industry (b) store (c) warehouse.	Except development that: 1. exceeds the maximum building height specified in Rural Settlement Zone DTS/DPF 3.1 or 2. does not satisfy Rural Settlement Zone DTS/DPF 1.2(c) or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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 Dwellings and ancillary buildings are protected from sea and stormwater flooding and other coastal processes.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Dwelling (b) Outbuilding (c) Coastal protection measures.
Site Dimensions and Land Division	
PO 2.1	DTS/DPF 2.1

Allotments/sites created for residential purposes are consistent with the established development pattern within the existing settlement.	None are applicable.
Built Form and Character	
PO 3.1 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 None are applicable.
Flooding	
PO 4.1 Development is protected from sea and stormwater flooding.	DTS/DPF 4.1 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 Predominantly low-density residential development with complementary non-residential uses compatible with a low density residential character and natural environment.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Carport (b) Detached dwelling (c) Dwelling addition (d) Outbuilding (e) Verandah
PO 1.2 Provision of small-scale tourist and visitor facilities such as public amenities and barbeque and picnic infrastructure.	DTS/DPF 1.2 None applicable
PO 1.3 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 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: (a) does not exceed 50m^2 gross leasable floor area (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 Development is sited and designed unobtrusively to minimise its visual impact on the natural environment by: (a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape (b) being located below hilltops and ridgelines (c) being screened by existing vegetation.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is sited and designed to minimise impacts on the natural environment by: (a) containing construction and built form within a tightly defined site boundary (b) minimising the extent of earthworks.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed, sited and of a scale to complement the existing built form character and establish a cohesive settlement appearance taking into account: (a) set backs from allotment boundaries (b) building orientation towards roads and foreshore areas (c) roof forms (d) building heights (e) site coverage.	DTS/DPF 2.3 None are applicable.
PO 2.4 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 None are applicable.
Building Height	
PO 3.1 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 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 9m Maximum building height is 7.5m Maximum building height is 8.3m 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) - 1 building level up to a height of 6m. 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.
Land Division	
PO 4.1 Land division achieves the following: (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 or (b) only creates an allotment to accommodate an existing dwelling or (c) is for the purpose creating a public road or a public reserve or (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 Development accords with the following: (a) no additional allotments are created or (b) site areas (or allotment areas in the case of land division) are not less than: **Minimum Site Area** Minimum site area is 1,200 sqm Minimum site area is 200 sqm Minimum site area is 850 sqm

	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 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(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 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 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 74 - Shelley Beach - Kellidie Bay Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints 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.
Ancillary Buildings and Structures	
PO 6.1 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 Ancillary buildings satisfy (a) to (k), inclusive: (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, 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 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 6.2 Outbuildings designed and sited to mitigate their visibility from the waterfront.	DTS/DPF 6.2 Outbuildings are not located between the main building and waterfront boundary on a site/allotment with frontage to a waterfront.
PO 6.3 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 6.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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 (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 7.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 7.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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	

Except where any of the following apply:

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

1. The alteration does not:
   (a) increase the floor area of the building
   (b) exceed the existing wall height
   (c) exceed the existing overall building height
   (d) alter the roof profile
   (e) alter an approved privacy screening arrangement or window treatment
   (f) result in 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.
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
Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. Building work is associated with a railway.
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)
3. It is required for the conduct or maintenance of railway activities
4. It does not involve the clearance of native vegetation
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:

- Coastal Areas Overlay
- 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:
   (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 carports are not to be located between the waterfront and the existing dwelling.
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 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 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 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
    (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 clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
13. 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.
14. Does not involve the clearance of native vegetation.
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
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.
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
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.
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: • 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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 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%

<table>
<tr><td></td><td>(b) the amount of existing soft landscaping prior to the development occurring.</td></tr>
<tr><td>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</td><td>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 30m^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:
<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)
Except where any of the following apply:
• Coastal Areas Overlay
• Hazards (Acid Sulfate Soils) Overlay
• 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.
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.</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

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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 (Column A)	Exceptions (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): (a) dwelling (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): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) carport (d) deck (e) fence (f) internal building work (g) land division (h) outbuilding (i) pergola (j) private bushfire shelter (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) temporary public service depot (r) verandah (s) water tank.	None specified.
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (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): (a) light industry (b) warehouse (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: 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).
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

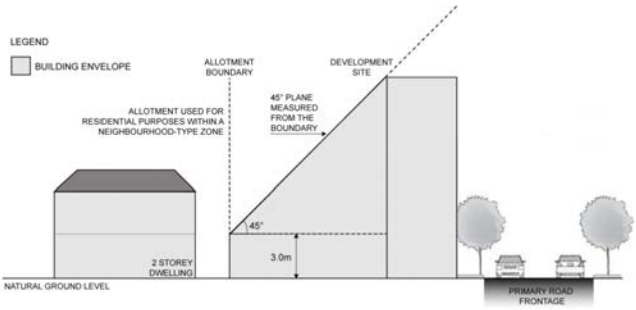
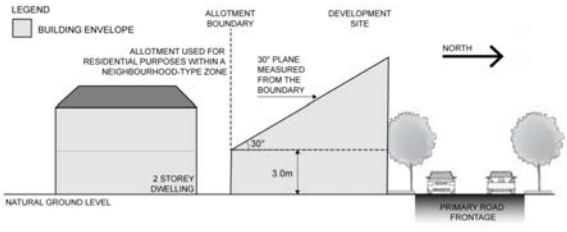
Assessment Provisions (AP)

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: (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 (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 (c) create new and enhance existing business clusters (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes (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 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 Development comprises one or more of the following: (a) Advertisement (b) Automotive collision repair (c) Electricity substation (d) Energy generation facility (e) Energy storage facility (f) Fuel depot (g) General industry (h) Intermodal facility (i) Light Industry (j) Motor repair station (k) Public service depot (l) Rail marshalling yard (m) Renewable energy facility (other than a wind farm) (n) Retail fuel outlet (o) Service trade premises (p) Shop (q) Store (r) Telecommunications facility (s) Training facility (t) Warehouse
PO 1.2 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 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: (a) Bulky goods outlet (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Service trade premises (j) Store (k) Training facility, other than an outdoor trade training facility which involves air emissions or noise generating activities (l) Warehouse.
PO 1.3 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 Shop where one of the following applies: (a) with a gross leasable floor area up to 250m^2 (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry.
PO 1.4 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 None are applicable.
PO 1.5 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.	DTS/DPF 1.5 Telecommunications facility in the form of a monopole: (a) up to a height of 30m and (b) no closer than 50m to neighbourhood-type zone.
PO 1.6 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.6 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 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 Allotments: (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 (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	DTS/DPF 3.1

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.	None are applicable.
PO 3.2 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: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (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 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; (b) Where the existing building has a different primary street frontage: (i) 8m or more for proposed buildings up to 6m high (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 (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.
Interface Height	
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 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 4.2 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 4.3 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 None are applicable.
Landscaping	
PO 5.1 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 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): (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 or (b) in accordance with the following:
PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 5.2 Landscape areas comprise: (a) not less than 10 percent of the site and (b) a dimension of at least 1.5m.
PO 5.3 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 None are applicable.
Fencing	
PO 6.1 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 Fencing exceeding 2.1m in height is: (a) located behind a façade of an associated building located on the same site or (b) located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.
Advertisements	
PO 7.1 Freestanding advertisements do not create a visually dominant element within the locality.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height and (b) do not have a sign face exceeding 8m^2 per side.
Concept Plans	
PO 8.1 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 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:

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: (a) Employment (Bulk Handling) Zone; (b) Commercial and Business Zone; (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).

Description
Concept Plan 14 - Buckland Park
Concept Plan 18 - Playford North
Concept Plan 19 - Playford North Infrastructure
Concept Plan 21 - Virginia
Concept Plan 22 - Virginia Infrastructure
Concept Plan 50 - Roseworthy Town Expansion
Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
Concept Plan 87 - Hindmarsh Road
Concept Plan 99 - Two Wells
Concept Plan 95 - Kingsford Regional Estate
Concept Plan 107 - Proper Bay
Concept Plan 102 - Gillman
Concept Plan 154 - Dublin

In relation to DTS/DPF 8.1, 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 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile

	(e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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. 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.
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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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) 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. 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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

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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: (a) shop with a gross leasable floor area less than 1000m^2 (b) shop that is a bulky goods outlet (c) shop that is a restaurant (d) shop that is ancillary to an industry on the same allotment.
Special industry	Any of the following: (a) located in the Gillman Subzone (b) located in the National Naval Shipbuilding Subzone (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 (Column A)	Exceptions (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): (a) advertisement (b) telecommunications facility (c) temporary public service depot.	Except development that does not satisfy any of the following: 1. Strategic Employment Zone DTS/DPF 4.1 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): (a) consulting room (b) general industry (c) light industry (d) office (e) motor repair station (f) retail fuel outlet (g) store (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (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: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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: 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).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
9. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone 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 Development primarily for a range of major logistics and manufacturing plants, high technology and research.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Educational facility in association with an envisaged use (b) Electricity substation (c) Filling of land and associated stockpiling suitable for land reclamation (d) Road transport terminal (e) Service trade premises (f) Stormwater retention / detention basin (g) Store

	(h) Training facility (i) Warehouse.
PO 1.2 Shops and restaurants primarily cater to the surrounding workforce to enhance the amenity of the zone for those workers.	DTS/DPF 1.2 Shop that meets the following: (a) has a gross leasable floor area not exceeding 500m^2 and (b) is not a bulky goods outlet.
Hazard Risk Minimisation	
PO 2.1 Land identified for stormwater management and habitat rehabilitation in the subzone is not developed for industrial use unless: (a) there is sufficient land capable of managing the regional and local stormwater catchment function in the location (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 (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 (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 None are applicable.
PO 2.2 Development minimises adverse disturbance to existing sea flood protection levees and infrastructure.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 Development is protected against sea flood risk and sea level rise.	DTS/DPF 2.4 Development achieves one of the following: (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 (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 Development of naval shipbuilding and defence related support industry uses.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Berthing structure (b) Educational facility in association with ship building (c) Ship building, lifting and/or launching facility (d) Technology and support industries related to ship building and defence (e) Wharf facilities.
PO 1.2 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 Development on land with direct water frontage comprises one or more of the following: (a) Berthing structure (b) Gantry and loading structure (c) Harbour installation (d) Navigational aid (e) Ship lifting and/or launching facility (f) Wharf structure.
PO 1.3 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 Development does not extend into or over the Port Adelaide River unless it comprises one or more of the following: (a) Berthing structure (b) Development ancillary to or in association with ship building (c) Erosion protection or control (d) Flooding protection or control (e) Gantry and loading structure (f) Ship lifting/launching facility (g) Wharf structure.
PO 1.4 Development extending into or over the Port Adelaide River does not obstruct or interfere with shipping and navigation channels.	DTS/DPF 1.4 Development complies with the *Harbors and Navigation Act 1993*.
PO 1.5 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 None are applicable.
Interfaces	
PO 2.1 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 None are applicable.
Hazard Risk Minimisation	
PO 3.1 Development is protected against sea flood risk and sea level rise.	DTS/DPF 3.1 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 and (b) provides 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 Development primarily for a range of port related activities.	DTS/DPF 1.1 Development comprises one or more of the following:

	(a) Bunker facility (b) Cargo handling facility (c) Container terminal (d) Customs operations (e) Intermodal cargo transfer facility (f) Office ancillary to and in association with port activity (g) Ship repair facility (h) Storage areas used for the temporary holding of port cargo (i) Transhipment facility.
PO 1.2 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 Development on land with a direct frontage to the water comprises one or more of the following uses: (a) Boat berth (b) Gantry and loading structures (c) Harbor installations (d) Navigational aids (e) Wharf facilities.
Landscaping	
PO 2.1 Development adjoining the waterfront landscaped to: (a) screen storage areas otherwise open to public view (b) enhance the appearance of the development and the waterfront (c) provide amenity for employees on site.	DTS/DPF 2.1 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 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.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development does not occur that would prejudice special industry or the processing and storage of chemicals and minerals.	DTS/DPF 1.2 None are applicable.
Siting and Interfaces	
PO 2.1 Substantial visual and acoustic buffers are maintained between development and sensitive land uses.	DTS/DPF 2.1 None are applicable.
PO 2.2 Treatment or depositing of hazardous waste materials does not occur in proximity to residential development located in an adjacent zone.	DTS/DPF 2.2 None are applicable.
PO 2.3 Development is sited and designed to protect areas of heritage or cultural significance.	DTS/DPF 2.3 None are applicable.
Environmental Management	
PO 3.1 Development does not produce emissions that would harm human health or the environment.	DTS/DPF 3.1 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 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 None are applicable.
Hazard Risk Minimisation	
PO 4.1 Areas for the storage and handling of hazardous material are bunded to: (a) contain spillages and leaks of liquids used, stored or processed on the site of the development (b) exclude the entry of external surface stormwater runoff that may pose a risk of pollution to the surrounding environment.	DTS/DPF 4.1 None are applicable.
PO 4.2 Adequate separation provided between development and buildings to mitigate on-site impacts in the event of an industrial accident.	DTS/DPF 4.2 None are applicable.
PO 4.3 Development is protected against sea flood risk and sea level rise.	DTS/DPF 4.3 None are applicable.

Strategic Innovation Zone

Assessment Provisions (AP)

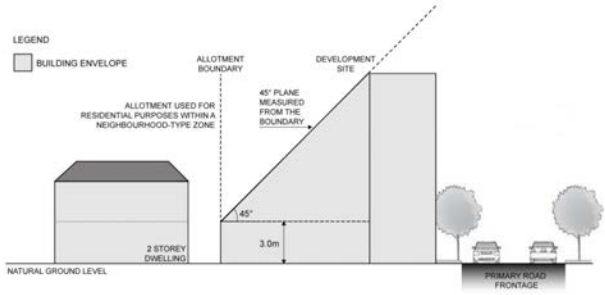
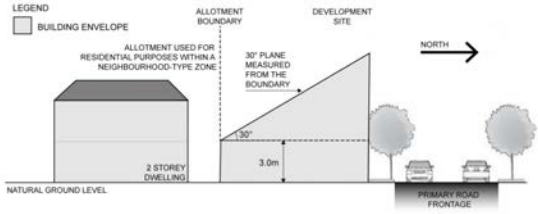
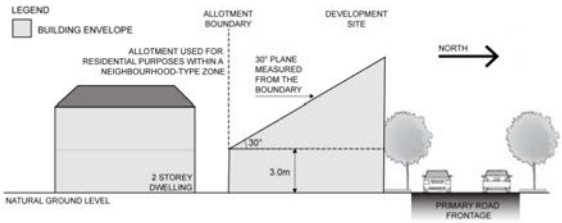
Desired Outcome (DO)

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 Development is associated with or ancillary to the provision of health and education services and the conduct of research.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Child care facility (b) Co-living (c) Community facility (d) Conference facility (e) Consulting room (f) Dwelling (g) Educational facility

	(h) Hospital (i) Indoor recreation facility (j) Library (k) Light industry (including high technology and research based activity) (l) Office (m) Place of worship (n) Public transport terminal (o) Residential flat building (p) Retirement facility (q) Shop (excluding a bulky goods outlet) (r) Student accommodation (s) Supported accommodation (t) Telecommunications facility (u) Tourist accommodation (v) Workers' accommodation.
PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 Shops, offices and consulting rooms of a scale to maintain the amenity of nearby residents.	DTS/DPF 1.4 Shop, office or consulting room gross leasable floor area does not exceed 250m^2.
PO 1.5 Ground floor level uses promote high levels of pedestrian activity and contribute to an active and vibrant public realm.	DTS/DPF 1.5 Shop or consulting room land uses located on the ground floor level of buildings.
PO 1.6 Medium to high density residential development does not prejudice the operation of non-residential activity within the zone.	DTS/DPF 1.6 None are applicable.
PO 1.7 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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 (b) if the proposed change of use is for a shop: (i) the total gross leasable floor area of the shop will not exceed 250m^2 (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) (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 (d) if the change in use involves a gross leasable floor area greater than 250m^2 and has direct frontage to an arterial road: (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 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 (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: (i) the building is a local heritage place or (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 (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 Development achieves a high standard of contemporary architectural design, using a mixture of solid and glass finishes to produce visual interest on all sides.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings are orientated towards public open space and defined pedestrian and cycle routes, where possible.	DTS/DPF 2.2 None are applicable.
PO 2.3 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.	DTS/DPF 2.3 Not less than 50% of the ground floor primary frontage of buildings : (a) are visually permeable, transparent or clear glazed (b) have a ground floor level at grade / level with the adjoining public realm footpath.
PO 2.4 Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential.	DTS/DPF 2.4 Buildings containing ground and first building levels built to dimensions including a minimum ceiling height of 3.5m.
PO 2.5 Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.	DTS/DPF 2.5 Buildings provide verandas, balconies, canopies, awnings or other pedestrian shelters over adjacent footpaths.
PO 2.6 Development including advertisements, buildings, site landscaping, street planting and paving achieves a cohesive and coordinated appearance.	DTS/DPF 2.6 None are applicable.
PO 2.7 Permanent fencing is visually permeable to support visibility and custom designed to high architectural standard.	DTS/DPF 2.7 None are applicable.
Building height and setbacks	
PO 3.1 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.	DTS/DPF 3.1 Except where a Concept Plan specifies otherwise, development (excluding garages, carports and outbuildings) does not exceed the following building height(s): **Maximum Building Height (Levels)** Maximum building height is 1 level Maximum building height is 4 levels Maximum building height is 5 levels Maximum building height is 6 levels Maximum building height is 10 levels Maximum building height is 15 levels **Maximum Building Height (Metres)** Maximum building height is 4.5m Maximum building height is 16.5m Maximum building height is 18.5m Maximum building height is 24.5m Maximum building height is 40.5m Maximum building height is 60.5m In relation to DTS/DPF 3.1, in instances where: (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 (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

	(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 Buildings mitigate 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):  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): 
PO 3.3 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 None are applicable.
PO 3.4 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 None are applicable.
Land Division	
PO 4.1 Land division and site amalgamation facilitates integration of buildings, vehicle parking areas, access points and landscaping.	DTS/DPF 4.1 None are applicable.
Advertisements	
PO 5.1 Advertisements: (a) use simple graphics and are restrained in their size, design and colour (b) provide an overall consistency along individual street frontages.	DTS/DPF 5.1 None are applicable.

PO 5.2 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 None are applicable.
Movement and Access	
PO 6.1 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 None are applicable.
PO 6.2 Development preserves and enhances open space linkages between public reserves, sport/recreation facilities, walking/cycling paths and community areas.	DTS/DPF 6.2 None are applicable.
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** Concept Plan 24 - Glenside Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 89 - Tonsley 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 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 60m^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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment. 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) 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 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 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 60m^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. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%. 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 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: (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

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
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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 60m^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. 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.
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 30m^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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (b) shop located within the Rehabilitation Subzone (c) shop located within the Repatriation Subzone (d) shop located within the Flinders Subzone (e) shop located within the Activity Node Subzone (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 (Column A)	Exceptions (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: (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.	Except development that: 1. exceeds the maximum building height specified in Strategic Innovation Zone DTS/DPF 3.1 or 2. does not satisfy Strategic Innovation Zone DTS/DPF 3.2

	or 3. involves the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) or 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: 1. a restaurant located in the Repatriation Subzone 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) advertisement (b) child care facility, other than where located in the Repatriation Subzone (c) co-living (d) community facility (e) dwelling (f) educational facility (g) library (h) place of worship (i) residential flat building (j) student accommodation (k) 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): (a) consulting room (b) office (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: 1. Strategic Innovation Zone DTS/DPF 1.4 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
7. Demolition.	Except any of the following: 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).
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 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 None are applicable.
PO 1.2 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 None are applicable.
PO 1.3 Small to medium scale shops, offices and consulting rooms : (a) meet the day to day needs for the local community, such as shops, offices, consulting rooms and the like (b) serve the local community, such as educational facilities, child care facility, health and welfare services and the like (c) are part of mixed use or wholly non-residential buildings (d) contribute to a vibrant mixed use environment.	DTS/DPF 1.3 Shops, offices or consulting rooms not exceeding a maximum total gross leasable floor area of 2000m^2.
PO 1.4 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 None are applicable.
PO 1.5 Well-designed and diverse medium density accommodation options, including dwellings and supported accommodation.	DTS/DPF 1.5 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 Pedestrian and cycling connections link key land uses within the subzone and adjacent zones, including neighbouring residential areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings setback from the primary street boundaries to contribute to the consistent established streetscape.	DTS/DPF 2.2 The building line of a building set back from the primary street boundary: (a) at least 6m from Flemington Street, Glenside

	(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) (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 or (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 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 None are applicable.
PO 1.2 Public transport use, and opportunities for multi-purpose trips and passive surveillance of public transport stations are enhanced by: (a) a high quality, themed, cohesive public realm (b) active and vibrant frontages along streets and pedestrian thoroughfares, including the provision of retail and entertainment land uses (c) the provision of intensive forms of residential and other accommodation within walking distance of and along connections to existing or planned public transport stops and stations.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
Building setbacks	
PO 2.1 Buildings are set back to protect the function of major transport routes.	DTS/DPF 2.1 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 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 None are applicable.
PO 1.2 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 Shops do not exceed (proposed and existing) an aggregate gross leasable floor area of 2000m^2 across the whole subzone.
PO 1.3 Administration, education, innovation and research activities focused around the existing Central Administration Buildings.	DTS/DPF 1.3 None are applicable.
PO 1.4 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 None are applicable.
PO 1.5 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 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 The adaptive re-use of heritage buildings to promote their ongoing use and conservation.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings and additions to places of heritage significance are sited and designed to retain their visual prominence and heritage values.	DTS/DPF 2.3 None are applicable.
PO 2.4 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 None are applicable.
PO 2.5 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 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 Development is of a bulk and scale to be compatible with adjoining land uses.	DTS/DPF 2.6 None are applicable.
PO 2.7 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 None are applicable.
PO 2.8 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 None are applicable.
PO 2.9 Development retains the external appearance and presentation of the former Gatehouse adjacent Daws Road and is designed to enhance connectivity	DTS/DPF 2.9 None are applicable.

between the interior and exterior of the building.	
PO 2.10 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 None are applicable.
Movement and Access	
PO 3.1 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 None are applicable.
Landscaping	
PO 4.1 Trees and other landscaping is used to frame prominent buildings and entrances and provide amenity for pedestrians.	DTS/DPF 4.1 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 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 Development comprises one or more of the following, in addition to those identified in DTS/DPF 1.1 of the Strategic Innovation Zone: (a) Advertisement (b) Entertainment venue (c) Parking facility (d) Recreation area (e) Shop (excluding a bulky goods outlet).
PO 1.2 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: (a) in relation to the subzone in the suburb of Tonsley, generally west of Mab Eastern Promenade and along Alawoona Avenue (b) in relation to the subzone in the suburb of Elizabeth Vale: (i) the corner of John Rice Avenue and Haydown Road and (ii) along Haydown Road.	DTS/DPF 1.2 None are applicable.
PO 1.3 Residential development and accommodation at Elizabeth Vale is established: (a) above non-residential land uses within mixed use buildings or (b) within standalone buildings north of Oldham Road.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Development fronting onto Haydown Road at Elizabeth Vale designed to create a main street theme at human scale through use of: (a) fully glazed facades to the road frontage (b) frequent tenancy openings along the street (c) pedestrian cover through the provision of a canopy or awning and complemented by consulting rooms, offices and residential development at upper levels.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 Iconic buildings on key corner sites at Elizabeth Vale, including at the following locations: (a) northern-eastern corner of John Rice Avenue and Haydown Road (b) Philip Highway and John Rice Avenue (c) John Rice Avenue and Mark Road (d) south-eastern corner of Mark Road and Oldham Road.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development of iconic buildings on key corner sites at Elizabeth Vale sited and designed to: (a) have an increased height to surrounding buildings to emphasise the corner and provide a sense of arrival (b) provide a bold architectural statement through building design and use of high quality building materials.	DTS/DPF 2.5 None are applicable.

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 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 Development comprises one or more of the following: (a) Advertisement (b) Child care facility (c) Co-living

	(d) Cinema (e) Community facility (f) Consulting room (g) Dwelling (h) Educational facility (i) Emergency services facility (j) Hospital (k) Hotel (l) Indoor recreation facility (m) Library (n) Office (o) Place of worship (p) Recreation area (q) Residential flat building (r) Retail fuel outlet (s) Retirement Facility (t) Shop (u) Supported Accommodation (v) Tourist accommodation.
PO 1.2 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 None are applicable.
PO 1.3 Dwellings and/or co-living are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.	DTS/DPF 1.3 Dwellings and/or co-living are developed only in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.4 Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium to high densities.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.	DTS/DPF 1.5 Any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m^2 (b) cinema (c) hotel (d) licensed premises.
PO 1.6 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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 (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) (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 (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): (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 (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 (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: (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) (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 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 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development promotes the use of pedestrian and cyclist connections to centre facilities and services.	DTS/DPF 2.4 None are applicable.
Building height and setbacks	
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 layers* or is generally low rise to complement the established streetscape and local character.	DTS/DPF 3.1 Building height is: (a) not greater than: (i) the following: **Maximum Building Height (Metres)** Maximum building height is 4.5m Maximum building height is 6m Maximum building height is 7m 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 12m Maximum building height is 12.5m 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 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 (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

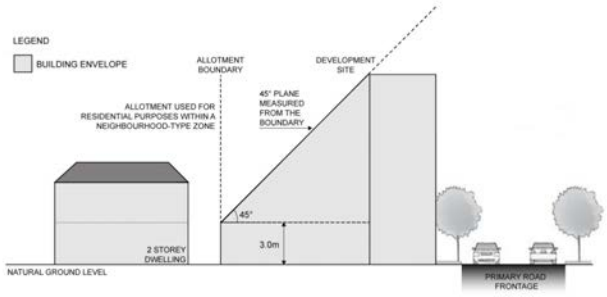
Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 3.2

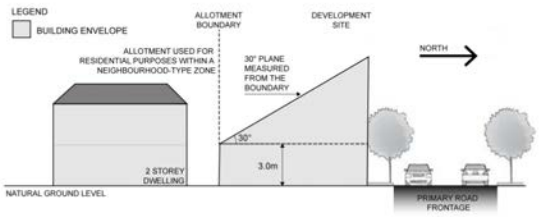
Interface Height

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):



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):

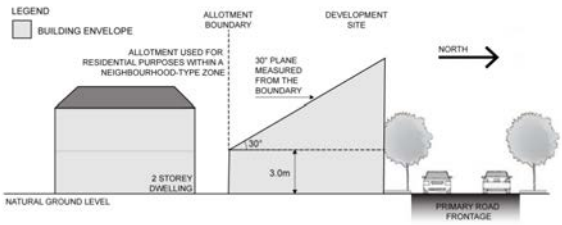
	Interface Height 
PO 3.3 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 3.3 None are applicable.
Advertisements	
PO 4.1 Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.	DTS/DPF 4.1 None are applicable.
PO 4.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	DTS/DPF 4.2 Freestanding advertisements: (a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds 6m^2 per side.
Concept Plans	
PO 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.	DTS/DPF 5.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 70 - Mount Gambier Northern Gateway Concept Plan 3 - Mount Barker and Littlehampton Concept Plan 11 - Munno Para Concept Plan 13 - Suburban Activity Centre - Buckland Park Concept Plan 14 - Buckland Park Concept Plan 17 - Angle Vale Concept Plan 18 - Playford North Concept Plan 21 - Virginia Concept Plan 16 - Angle Vale Infrastructure 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
Office Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
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
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. 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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) 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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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) 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. 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.
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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

[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 **(Column A)**	**Exceptions** **(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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) cinema (d) co-living (e) community facility (f) consulting room (g) dwelling located above a non-residential building level (h) indoor recreation facility (i) library (j) office (k) place of worship (l) service trade premises (m) shop (n) temporary public service depot (o) tourist accommodation.	Except development that does not satisfy any of the following: 1. Suburban Activity Centre Zone DTS/DPF 3.1 2. Suburban Activity Centre Zone DTS/DPF 3.2.
4. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (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: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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: 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).

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

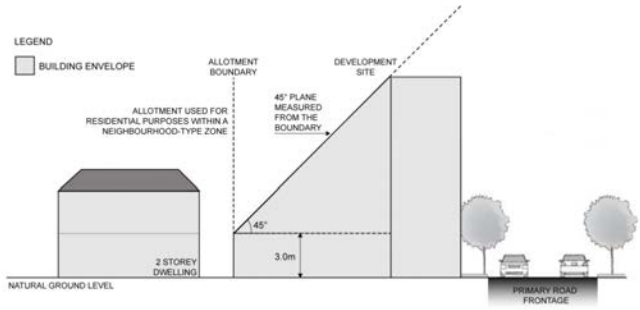
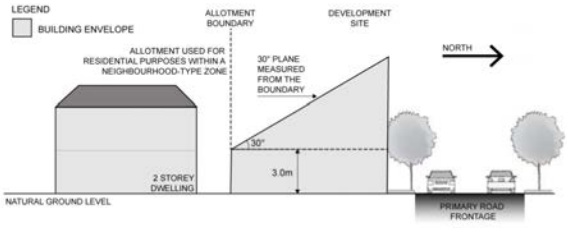
Assessment Provisions (AP)

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 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 Development comprises one or more of the following: (a) Co-living (b) Consulting room (c) Dwelling (d) Institutional facility (e) Light industry (f) Motor repair station (g) Office (h) Residential flat building (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Warehouse
PO 1.2 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 Shops, offices and consulting rooms do not exceed 500m^2 in gross leasable floor area.
PO 1.3 Compact, medium density residential development does not prejudice the operation of non-residential activity within the zone.	DTS/DPF 1.3 None are applicable.
PO 1.4 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 A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved: (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 (b) if the proposed the change in use is for a shop: (i) the total gross leasable floor area of the shop will not exceed 500m^2 (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) (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 (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: (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 (ii) the building is a local heritage place.
Built Form and Character	
PO 2.1 Building scale and design complement surrounding built form, streetscapes and local character.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
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 a locality.	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 6m Maximum building height is 8.5m Maximum building height is 9m Maximum building height is 12m 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	DTS/DPF 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	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 streetscape.	DTS/DPF 3.4 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 - 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 3.4:** (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 3.5 Buildings are set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.	DTS/DPF 3.5 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 or (b) not less than 900mm where no building exists on an adjoining site.
PO 3.6 Buildings are set back from side boundaries to maintain adequate separation and ventilation.	DTS/DPF 3.6 Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.
PO 3.7 Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses.	DTS/DPF 3.7 Building walls are set back from the rear boundary at least 3m.
PO 3.8 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 None are applicable.
Land Division	
PO 4.1 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 None are applicable.
Advertisements	
PO 5.1 Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape.	DTS/DPF 5.1 Freestanding advertisements: (a) do not exceed 6m in height

	and (b) do not have a sign face that exceeds 4m^2 per side.
Concept Plans	
PO 6.1 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 6.1 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 92 - Meadows Concept Plan 91 - Nairne West Concept Plan 128 - Albert Park Concept Plan 121 - Kilkenny 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 satisfy (a) to (k), inclusive: (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 satisfy (a) to (j), inclusive: (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 (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
Brush fence Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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.

	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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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. 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 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. 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; (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: **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.
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
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.

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 pumps and/or filtration systems from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 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%
>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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 **(Column A)**	**Exceptions** **(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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) ancillary accommodation (c) co-living (d) community facility (e) dwelling (f) residential flat building (g) 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: 1. Suburban Business Zone DTS/DPF 3.2 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): (a) consulting room (b) office (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: 1. Suburban Business Zone DTS/DPF 1.2 2. Suburban Business Zone DTS/DPF 3.2 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire. (p) tree damaging activity (q) verandah (r) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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

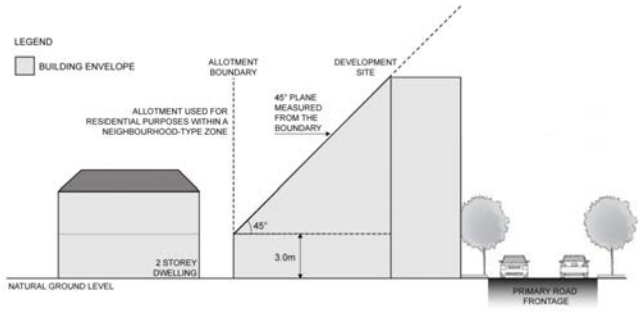
Assessment Provisions (AP)

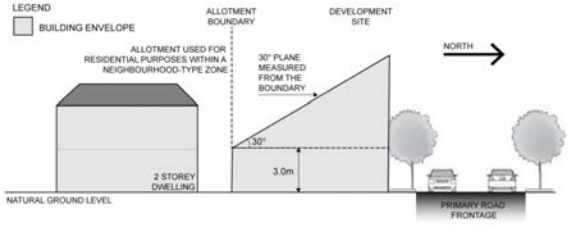
Desired Outcome (DO)

Desired Outcome	
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
Land Use and Intensity	
PO 1.1 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 Development comprises one or more of the following: (a) Advertisement (b) Child care facility (c) Cinema (d) Co-living (e) Community facility (f) Consulting room (g) Dwelling (h) Health facility (i) Hotel (j) Indoor recreation facility (k) Library (l) Office (m) Place of worship (n) Shop (o) Tourist accommodation.
PO 1.2 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 None are applicable.
PO 1.3 Ground floor uses contribute to an active and vibrant main street.	DTS/DPF 1.3 Shop, office, or consulting room uses are located on the ground floor level of buildings.
PO 1.4 Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities contribute to making the main street precinct and pedestrian thoroughfares pleasant and lively places.	DTS/DPF 1.4 Dwellings developed in conjunction with non-residential uses are sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.5 Tourist accommodation and visitor attractions support the visiting public and holiday makers.	DTS/DPF 1.5 None are applicable.
PO 1.6 Development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.	DTS/DPF 1.6 Any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m^2 (b) cinema (c) hotel (d) licensed premises.
PO 1.7 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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 (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) (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 (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: 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 or 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 (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: (i) the building is a local heritage place or (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 (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 Buildings sensitively frame the main street and public spaces and provide overall visual relief from building height and mass.	DTS/DPF 2.1 Buildings: (a) include a clearly defined podium or street wall with a maximum building height of 1 building level or 4m in height and (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.
PO 2.2 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 None are applicable.
PO 2.3 Pedestrian shelter and shade is provided over footpaths through the use of structures such as awnings, canopies and verandas.	DTS/DPF 2.3 None are applicable.
PO 2.4 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 Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.
PO 2.5 Buildings create visual interest, promote an active interface with the main street frontage and maximise passive surveillance.	DTS/DPF 2.5 Not less than 50% of the ground floor primary frontage of buildings is visually permeable, transparent or clear glazed.

PO 2.6 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 None are applicable.
PO 2.7 Development creates an efficient and convenient pedestrian network establishing linkages within the main street and to adjoining zones.	DTS/DPF 2.7 None are applicable.
Building height and setbacks	
PO 3.1 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 Building height is: (a) no greater than: (i) the following: **Maximum Building Height (Metres)** Maximum building height is 8m Maximum building height is 9m Maximum building height is 10m Maximum building height is 12m Maximum building height is 14m Maximum building height is 24.5m Maximum building height is 28m Maximum building height is 10.5m Maximum building height is 20m Maximum building height is 48m Maximum building height is 13m Maximum building height is 17.5m Maximum building height is 21m **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 12 levels (ii) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)): 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 or B. in all other cases - 3 building levels up to a height of 12m and (b) not less than: **Minimum Building Height (Levels)** Minimum building height is 2 levels In relation to DTS/DPF 3.1, in instances where: (a) more than one value is returned 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) 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 (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 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 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 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 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):



PO 3.4 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 None are applicable.
PO 3.5 Buildings with no setback from side boundaries achieve a continuity of street façade to the main street.	DTS/DPF 3.5 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 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 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 Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles.	DTS/DPF 3.7 Buildings are set back from the rear access way have: (a) no requirement where the access way is 6.5m or more 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.
PO 3.8 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 None are applicable.
Traffic, parking and access	
PO 4.1 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 None are applicable.
PO 4.2 Vehicle parking is located behind buildings away from the primary main street frontage and is designed to minimise its impacts on residential amenity.	DTS/DPF 4.2 Vehicle parking areas are located behind the building line of the associated building.
Advertisements	
PO 5.1 Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.	DTS/DPF 5.1 None are applicable.
PO 5.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality (e) are sited and designed to not detract from the main street character.	DTS/DPF 5.2 Freestanding advertisements: (a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds $6m^2$ per side.
Land Division	
PO 6.1 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 None are applicable.
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 to support the orderly development of land through staging of development and provision of infrastructure.	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** Concept Plan 3 - Mount Barker and Littlehampton 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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	

Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
Office Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
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
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.
Shop Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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) 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.
Temporary public service depot Except where any of the following apply: • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Major 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.

• State Heritage Place Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay	
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.
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

[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 **(Column A)**	**Exceptions** **(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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) cinema (d) co-living (e) community facility (f) consulting room (g) dwelling located above a non-residential building level (h) indoor recreation facility (i) library (j) office (k) place of worship (l) shop (m) temporary public service depot (n) tourist accommodation.	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: 1. Suburban Main Street Zone DTS/DPF 3.2 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
5. Demolition.	Except any of the following: 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).
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 Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Dwelling (g) Educational facility (h) Office (i) Place of Worship (j) Recreation area (k) Shop (l) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (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: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: (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 (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 (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) (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: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m^2.
PO 1.3 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 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.	DTS/DPF 1.4 Alteration of or addition to existing educational facilities, community facilities or child care facilities satisfy all of the following: (a) are set back at least 3m from any boundary shared with a residential land use (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 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.5 None are applicable.
Site Dimensions and Land Division	
PO 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.	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 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;

Minimum Site Area
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 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 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 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
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 15m; 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 9m

	Minimum Frontage Minimum frontage is 10m Minimum frontage is 12m 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 *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 site area and frontage requirements specified in Suburban Neighbourhood Zone DTS/DPF 2.1 and (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 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 The development does not result in site coverage exceeding 50%.
Building Height	
PO 4.1 Buildings contribute to a low-rise suburban character and complement 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 6m Maximum building height is 8m Maximum building height is 8.5m Maximum building height is 9m Maximum building height is 12m **Maximum Building Height (Levels)** Maximum building height is 1 level 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* 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 setback 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 - 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 (not being a rear laneway) to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.	DTS/DPF 6.1 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 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 (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
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 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 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 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) 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 (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 Buildings are set back from rear boundaries to provide:	DTS/DPF 9.1 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 (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	(a) if the size of the site is less than 301 square metres— (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any other building level of the building (b) if the size of the site is 301 square metres or more— (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any other building level of the building.

Concept Plans

PO 10.1 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 10.1 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 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 87 - Hindmarsh Road Concept Plan 94 - Old Reynella Concept Plan 148 - Lockleys Concept Plan 144 - Old Swanport Road Concept Plan 145 - Bremer Road Concept Plan 146 - Commerce Road In relation to DTS/DPF 10.1, 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 10.1 is met.

Ancillary Buildings and Structures

PO 11.1 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 11.1 Ancillary buildings satisfy (a) to (k), inclusive: (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 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 satisfy (a) to (j), inclusive: (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 (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 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 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 Except where any of the following apply:	1. The item will be installed on or within an existing dwelling.

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

2. The item being installed does not encroach on a public street.
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

Except where any of the following apply:

- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Ramsar Wetlands Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The fence is formed (wholly or partially) from brush
2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)
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)
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

Except where any of the following apply:

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

1. The alteration does not:
   (a) increase the floor area of the building
   (b) exceed the existing wall height
   (c) exceed the existing overall building height
   (d) alter the roof profile
   (e) alter an approved privacy screening arrangement or window treatment
   (f) result in 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.
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

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. Building work is associated with a railway
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)
3. It is required for the conduct or maintenance of railway activities
4. It does not involve the clearance of native vegetation
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
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
7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
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
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
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

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 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
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%.
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)
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
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% >450 / 25% (b) the amount of existing soft landscaping prior to the development occurring 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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 7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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 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 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 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 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 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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.

<table>
<tr>
<td>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</td>
<td>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. Site coverage does not exceed 50%
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:
<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.</td>
</tr>
<tr>
<td>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</td>
<td>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:
<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
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.</td>
</tr>
<tr>
<td>Water tank (underground)
Except where any of the following apply:
• Coastal Areas Overlay
• Hazards (Acid Sulfate Soils) Overlay
• 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.
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
4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
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).

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Table 3 - Applicable Policies for Performance Assessed Development

[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 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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation	Except development that:

(b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) supported accommodation.	1. exceeds the maximum building height specified in Suburban Neighbourhood Zone DTS/DPF 4.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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 on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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. Alteration of or addition to any of the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility.	Except where development does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.4.
6. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Suburban Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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).
8. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire. (q) tree damaging activity (r) verandah (s) water tank.	None specified.
9. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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.
10. Demolition.	Except any of the following: 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).
11. 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 Tourist accommodation and a range of complementary entertainment, recreation and service activities catering to the needs and enjoyment of travellers.	DTS/DPF1.1 Development comprises one or more of the following: (a) Advertisement (b) Amenity block, including shower, toilet and laundry facilities (c) Caravan and tourist park (d) Coast protection works (e) Dwelling ancillary to tourist accommodation (f) Indoor recreation facility (g) Office ancillary to tourist accommodation (h) Recreation facility (i) Retail fuel outlet (j) Shop (k) Spa pool (l) Swimming pool (m) Tourist accommodation (n) Tourist information centre.
PO 1.2 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 Shop is not a bulky goods outlet and: (a) is a restaurant ancillary to and in association with tourist accommodation on the same allotment or (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 Offices associated with and ancillary to tourist accommodation or non-residential development support the management and operational aspects of tourist development.	DTS/DPF1.3 Office: (a) is ancillary to and located on the same allotment as tourist accommodation and (b) has a gross leasable floor area not exceeding 50m^2.
PO 1.4 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 Dwelling: (a) is ancillary to and located on the same allotment as tourist accommodation and (b) will not result in more than one dwelling on an allotment.
Land Division	
PO 2.1 Land division, including boundary realignments, support: (a) a range of tourist accommodation, recreation, entertainment and community activities (b) pedestrian and bicycle access between attractions within and adjacent to the zone.	DTS/DPF 2.1 None are applicable.
Advertisements	
PO 3.1 Advertisements complement the scale of buildings and are not visually dominant within the locality.	DTS/DPF 3.1 None are applicable.
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: 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
Brush fence Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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) 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.
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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 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: (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, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. 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.
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
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.
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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. 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.
Water tank (above ground) Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	2. The 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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) Light industry (b) Winery development in the Winery Experience Subzone.
Shop	Any of the following: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) amenity block, shower, toilet and laundry facilities (or any combination thereof) (b) caravan and tourist park (c) indoor recreation facility (d) office (e) recreation facility (f) restaurant (g) shop (h) tourist accommodation (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: (a) community facility (b) consulting room in the form of a veterinary clinic/hospital (c) educational facility (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: (a) convention centre (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): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) carport (d) coast protection works (e) deck (f) fence (g) internal building works (h) land division (i) outbuilding (j) pergola (k) private bushfire shelter (l) replacement building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool and associated swimming pool safety features (q) temporary accommodation in an area affected by bushfire (r) tree damaging activity (s) water tank (t) verandah.	None specified.
6. Demolition.	Except any of the following: 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).

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 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 Development comprises one or more of the following: (a) Community facility (b) Consulting room, where in the form of a veterinary clinic/hospital (c) Educational facility (d) Office (e) Recreation facility (f) Restaurant (g) Shop (h) Tourist accommodation (i) Tourist information centre (j) Zoological park.
PO 1.2 Shops are limited in scale and function to service the needs of visitors and tourists.	DTS/DPF 1.2 None are applicable.
Built Form and Character	
PO 2.1 Buildings used for commercial purposes, including shops, restaurants, tourist accommodation and visitor information facilities are designed and sited to: (a) be sympathetic with existing landscape features and utilise existing vegetation to soften visual impact (b) complement the natural environment through use of open verandahs, natural materials and colours.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
Environmental Management	
PO 3.1 Development protects natural features and does not result in: (a) removal or clearance of important native vegetation (b) reduced surface or underground water quality (c) land form degradation.	DTS/DPF 3.1 None are applicable.
PO 3.2 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 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 Development of a range of recreation uses, tourism facilities, water-based activities and accommodation for visitors.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Detached dwelling (b) Marina, located off-channel (c) Mooring facility, located on-river (d) Jetty (e) Office ancillary to tourism development or tourist accommodation (f) Outbuilding (g) Pontoon (h) Recreation area (i) Shop ancillary to tourism development or tourist accommodation (j) Tourist accommodation.
PO 1.2 Tourism development that complements or provides interpretation of: (a) the natural environment of the River Murray Valley (b) local primary production (c) local cultural heritage.	DTS/DPF 1.2 None are applicable.
PO 1.3 Small-scale shops, including boat and watercraft hire facilities and the like, complement tourist accommodation and recreational activities to provide	DTS/DPF 1.3 Shop is not a bulky goods outlet and:

services and amenities to travellers at a scale that maintains the tourism values at the relevant location.	(a) is in the form of a restaurant ancillary to and in association with tourist accommodation on the same allotment or (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 Detached dwellings established to support primary production or the efficient management and maintenance of recreation and tourism development.	DTS/DPF 1.4 Detached dwelling: (a) is ancillary to and located on the same allotment as primary production or tourist accommodation and (b) will not result in more than one dwelling on an allotment.
PO 1.5 Development in the form of a manager or caretaker residence does not occur on allotments where a dwelling already exists and where: (a) the allotment is less than 36ha in area (b) it is intended to service small-scale tourist accommodation comprising 5 or less accommodation units.	DTS/DPF 1.5 None are applicable.
PO 1.6 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 Tourist accommodation (including additions or alterations) achieves one or more of the following: (a) is ancillary to and located on the same allotment as an existing dwelling (b) is located within an existing building.
PO 1.7 Except where located within an existing building, tourist accommodation involving more than 5 accommodation units or accommodating more than 20 persons are: (a) located on allotments of at least 10ha (b) located on the same allotment as an existing dwelling to be used as a manager/caretaker residence.	DTS/DPF 1.7 None are applicable.
PO 1.8 Development on the waterfront does not occur unless: (a) it involves a use that is dependent on waterfront access for its operation such as mooring of boats (b) it will enhance public access.	DTS/DPF 1.8 None are applicable.
PO 1.9 Mooring facilities provided for vessels used for tourist accommodation and overnight stays.	DTS/DPF 1.9 None are applicable.
PO 1.10 Excavation and/or filling of land incidental to building work is kept to a minimum and: (a) limited to a maximum depth or height no greater than 1.5m (b) not below the 1956 River Murray Flood Plain.	DTS/DPF 1.10 None are applicable.
Built Form and Siting	
PO 2.1 Dwellings, tourist accommodation and associated outbuildings are not sited on a slope greater than 1-in-10.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings and structures are sited above the 1956 River Murray Flood Plain to reduce risks to life and property.	DTS/DPF 2.2 None are applicable.
Building Setbacks	
PO 3.1 Dwellings and tourist accommodation appropriately set back from allotment boundaries, roadways and the River Murray.	DTS/DPF 3.1 Buildings are setback: (a) at least 40m from an adjoining allotment boundary or roadway (b) at least 100m from a riverbank, cliff edge/escarpment and the boundary of the 1956 River Murray Flood Plain.

Winery Experience Subzone

Assessment Provisions (AP)

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 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 Development comprises one or more of the following: (a) Convention centre (b) Restaurant (c) Tourist accommodation (d) Tourism development (e) Winery and associated facilities.
PO 1.2 Development of restaurants that complement winery and tourism development and provide experiences for visitors and tourists.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 None are applicable.
Land division	
PO 3.1 Land division that facilitates the continued viability and proper functioning of existing winery development.	DTS/DPF 3.1 None are applicable.
Landscaping	
PO 4.1 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 None are applicable.
PO 4.2	DTS/DPF 4.2

Development retains native vegetation and significant stands of existing trees to maintain and enhance the value of the landscape.	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)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 A range of development types that complement local built form and the surrounding township context.	DTS/DPF 1.1 Development comprises one or more of the following uses: (a) advertisement (b) carport (c) consulting room (d) detached dwelling (e) dwelling addition (f) light industry (g) office (h) outbuilding (i) semi-detached dwelling (j) shop (k) tourist accommodation (l) verandah (m) warehouse
PO 1.2 Small-scale retail, business and commercial development that provide a range of goods and services to the local community, the surrounding district and visitors.	DTS/DPF 1.2 Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m^2 in gross leasable floor area.
PO 1.3 Small-scale light industry and warehousing activities that supply a local service to the community and business activities.	DTS/DPF 1.3 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.
PO 1.4 Small-scale tourist accommodation that supports the visiting public and holiday makers.	DTS/DPF 1.4 None are applicable.
PO 1.5 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.	DTS/DPF 1.5 Development is located adjacent to a site containing an existing non-residential use with the same primary street frontage.
Built Form and Character	
PO 2.1 Buildings are of a scale and design to complement the surrounding built form, streetscape and character.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings contribute to a low-rise character and complement the height of nearby buildings.	DTS/DPF 2.2 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.
PO 2.3 Buildings are set back from the primary street boundary to complement the existing streetscape character.	DTS/DPF 2.3 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; (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 2.3:** (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 2.4 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 Buildings are no closer than 900mm to the secondary street boundary.
PO 2.5 Buildings (except for ancillary buildings and structures) are set back from rear boundaries to provide: (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation.	DTS/DPF 2.5 Building (except for ancillary buildings and structures) are no closer to the rear boundary of the site than: (a) 4m for the ground floor of a building (b) 6m for the upper floor of a building.
PO 2.6 Buildings are set back from side boundaries to: (a) establish separation between buildings to complement the established character within a locality (b) provide access to natural light and ventilation for neighbours.	DTS/DPF 2.6 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (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 (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 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 For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary satisfies all of the following: (a) does not exceed 3m in wall height (b) does not exceed 11.5m in length (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary (d) is set back at least 3 metres from any existing or proposed boundary walls.
Site Dimensions and Land Division	
PO 3.1	DTS/DPF 3.1

Allotments for residential purposes are of a suitable size and dimension to contribute to a housing pattern consistent with the locality.	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 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 is 900 sqm Minimum site area is 950 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 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 is 900 sqm Minimum site area is 950 sqm (c) site frontages are not less than 20m In relation to DTS/DPF 3.1, 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 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 (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 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 4.1 Freestanding advertisements: (a) do not exceed 2m in height and (b) do not have a sign face that exceeds 2m^2 per side.
Concept Plans	
PO 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.	DTS/DPF 5.1 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: (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
Air handling unit, air conditioning system or exhaust fan Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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.

	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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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) 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.
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 • Nairne Redevelopment Subzone • 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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 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: (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, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. 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.
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
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.
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.
Solar photovoltaic panels (roof mounted) Except where any of the following apply:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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 • Nairne Redevelopment Subzone • 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. 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.
Water tank (above ground) Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • Nairne Redevelopment Subzone • 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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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): (a) advertisement (b) ancillary accommodation (c) dwelling (d) dwelling addition (e) temporary public service depot.	Except development that: 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or 2. involves the creation of 4 or more additional dwellings or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or 2. does not satisfy Township Zone DTS/DPF 1.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater

	length on the adjoining allotment) or (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): (a) light industry (b) store (c) warehouse.	Except development that: 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or 2. does not satisfy Township Zone DTS/DPF 1.3 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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.

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 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 None are applicable.
PO 1.2 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 None are applicable.
Built Form and Character	
PO 2.1 Adaptive reuse of buildings complements the prevailing historic values of the locality.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development maintains the valued heritage and streetscape characteristics of the area.	DTS/DPF 2.2 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 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 Development comprises one or more of the following: (a) Advertisement (b) Child care facility (c) Cinema (d) Co-living

	(e) Community facility (f) Consulting room (g) Dwelling (h) Educational facility (i) Emergency services facility (j) Hospital (k) Hotel (l) Indoor recreation facility (m) Library (n) Office (o) Place of worship (p) Public transport terminal (q) Recreation area (r) Retail fuel outlet (s) Service trade premises (t) Shop (u) Tourist accommodation.
PO 1.2 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 Dwellings and/or co-living are: (a) developed in conjunction with non-residential uses and (b) sited either behind or above non-residential uses on the same allotment
PO 1.3 Tourist accommodation and visitor attractions support the visiting public and holiday makers.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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 (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) (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 (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: (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 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 (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: (i) the building is a local heritage place or (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 (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 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 None are applicable.
PO 2.2 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 None are applicable.
Building height and setbacks	
PO 3.1 Buildings are set back from primary and secondary street boundaries to contribute to the consistent established streetscape.	DTS/DPF 3.1 Buildings are set back from road boundaries to align with buildings on adjoining land.
PO 3.2 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 Building height is not greater than: (a) the following: **Maximum Building Height (Metres)** Maximum building height is 8m Maximum building height is 9m Maximum building height is 15m **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)) - 3 building levels up to a height of 12m. In relation to DTS/DPF 3.2, in instances where: (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 (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 Buildings mitigate visual impacts of massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.3 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):

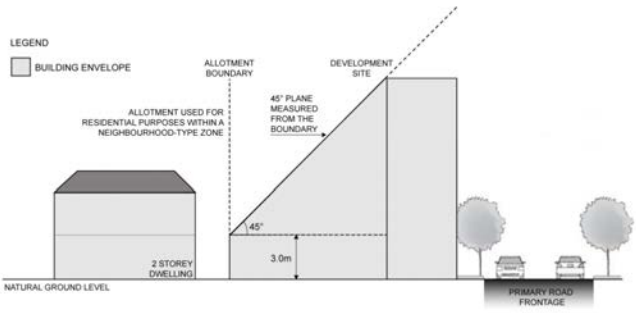
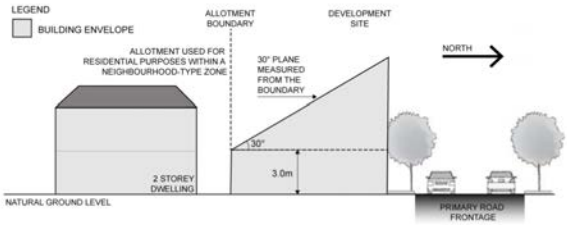
	
PO 3.4 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.4 Buildings on sites with a southern boundary adjoining the allotment boundary of an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope 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): 
PO 3.5 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 None are applicable.
Land division	
PO 4.1 Land division creates allotments that vary in size and are suitable for a variety of business and community facilities.	DTS/DPF 4.1 None are applicable.
Advertisements	
PO 5.1 Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages	DTS/DPF 5.1 None are applicable.
PO 5.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	DTS/DPF 5.2 Freestanding advertisements: (a) do not exceed 5m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds 4m^2 per side.
Concept Plans	
PO 6.1 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 6.1 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 9 - Blakeview Concept Plan 21 - Virginia Concept Plan 22 - Virginia Infrastructure Concept Plan 50 - Roseworthy Town Expansion Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 98 - Mallala Concept Plan 136 - Point Turton Concept Plan 175 - Smithfield Regeneration 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.

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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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.

• State Heritage Place Overlay	
Building alterations Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
Office Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
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
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.
Shop Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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) 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.
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.
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.
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

[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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) cinema (d) co-living (e) community facility (f) consulting room (g) dwelling located above a non-residential building level (h) indoor recreation facility (i) library (j) office (k) place of worship (l) service trade premises (m) shop (n) temporary public service depot (o) 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: 1. Township Activity Centre Zone DTS/DPF 3.3 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.

5. Demolition.	Except any of the following: 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).
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

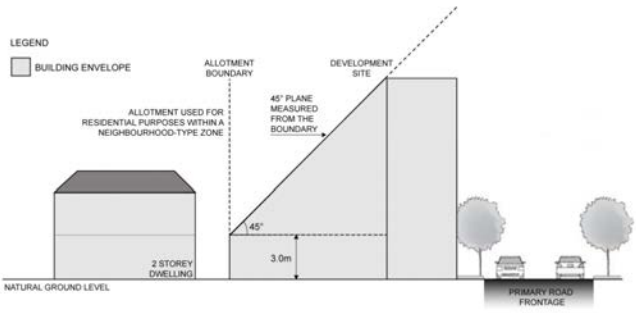
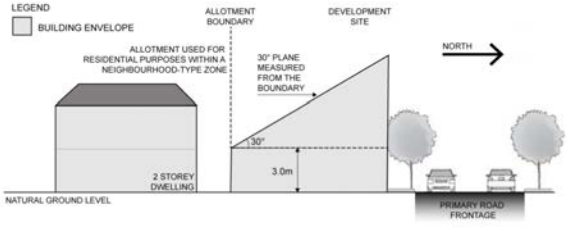
Assessment Provisions (AP)

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 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 Development comprises one or more of the following: (a) Advertisement (b) Child care facility (c) Cinema (d) Co-living (e) Community facility (f) Consulting room (g) Dwelling (h) Hotel (i) Indoor recreation facility (j) Library (k) Office (l) Place of worship (m) Shop (n) Tourist accommodation.
PO 1.2 Ground floor uses contribute to an active and vibrant main street.	DTS/DPF 1.2 Shop, office, or consulting room uses are located on the ground floor level of buildings.
PO 1.3 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 None are applicable.
PO 1.4 Dwellings and/or co-living are developed in conjunction with non-residential uses to support business, entertainment and recreational activities.	DTS/DPF 1.4 Dwellings and/or co-living are developed in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.5 Development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.	DTS/DPF 1.5 Any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m^2 (b) cinema (c) hotel (d) licensed premises.
PO 1.6 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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 (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) (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 (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): (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 (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 (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: (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) (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 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 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.

PO 2.4 Buildings create visual interest and an active interface with the main street frontage and maximise passive surveillance.	DTS/DPF 2.4 Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.
PO 2.5 Pedestrian shelter and shade are provided over footpaths through the use of structures such as awnings, canopies and verandas.	DTS/DPF 2.5 None are applicable.
PO 2.6 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 None are applicable.
PO 2.7 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 None are applicable.
PO 2.8 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 None are applicable.
Building height and setbacks	
PO 3.1 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 Building height is not greater than: (a) the following: **Maximum Building Height (Metres)** Maximum building height is 8m Maximum building height is 9m Maximum building height is 15m Maximum building height is 7.5m **Maximum Building Height (Levels)** Maximum building height is 1 level Maximum building height is 2 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)): (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 (ii) in all other cases - 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 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 (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 Buildings mitigate the visual impacts of 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 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 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.3 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): 
PO 3.4 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 None are applicable.
PO 3.5	DTS/DPF 3.5

Buildings are constructed to side boundaries to achieve a continuity of street façade to the main street.	Building walls are located on side boundaries.
PO 3.6 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 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 Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles.	DTS/DPF 3.7 Buildings are set back from the rear access way have (a) no minimum requirement where the access way is 6.5m or more 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.
PO 3.8 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 None are applicable.
Traffic, parking and access	
PO 4.1 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 None are applicable.
PO 4.2 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 Vehicle parking areas are located behind the building line of the associated building.
Advertisements	
PO 5.1 Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.	DTS/DPF 5.1 None are applicable.
PO 5.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality (e) are sited and designed to not detract from the main street character.	DTS/DPF 5.2 Freestanding advertisements: (a) do not exceed 5m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds 4m^2 per side.
Concept Plans	
PO 6.1 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 6.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 21 - Virginia Concept Plan 22 - Virginia Infrastructure Concept Plan 71 - Hamley Bridge Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 99 - Two Wells Concept Plan 100 - Gawler East 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.

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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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). 3. It is required for the conduct or maintenance of railway activities. 4. Does not involve the clearance of native vegetation.
Consulting room Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.

Office Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
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
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.
Shop Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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) 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.
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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) cinema (d) co-living (e) community facility (f) consulting room (g) dwelling located above a non-residential building level (h) indoor recreation facility (i) library (j) office (k) place of worship (l) shop (m) temporary public service depot (n) 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: 1. Township Main Street Zone DTS/DPF 3.2 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
5. Demolition.	Except any of the following: 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).
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 Neighbourhood Zone

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 Predominantly residential development with complementary non-residential uses compatible with the township streetscapes and established settlement patterns.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Co-living (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop

PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (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: (i) the building is a State or Local Heritage Place (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 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops, and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
Site Dimensions and Land Division	
PO 2.1 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 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 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 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 and (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)** Maximum building height is 9m Maximum building height is 7.5m **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.
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, 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 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 - 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 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 secondary street boundary (other than a rear laneway): (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1m 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 the value for DTS/DPF 6.1(a) is zero.
Boundary Walls	
PO 7.1 Boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Buildings 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 1m 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 maximum 45% of the length of the boundary D. encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
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 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 Buildings 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 8.1 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: (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1m (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (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 (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 Buildings are set back from rear 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 (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Other than in relation to an access lane way, building walls are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 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 Garages and carports facing a street (other than an access lane way): (a) are set back at least 0.5m behind the building line of the associated dwelling

	(b) are set back at least 5.5m from the boundary of the primary street (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 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 None are applicable.
Ancillary buildings and structures	
PO 11.1 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 11.1 Ancillary buildings and structures satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m^2 (c) are constructed, added to or altered so that they are situated at least: (i) 0.5m behind the building line of the dwelling to which they are ancillary or (ii) 900mm from 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 7m or 30% of the site frontage, whichever is the lesser (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 and do not 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 Table 1 - Private Open Space (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 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 satisfy (a) to (j), inclusive: (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 (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.
Concept Plans	
PO 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.	DTS/DPF 12.1 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 In relation to DTS/DPF 12.1, 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 12.1 is met.
Advertisements	
PO 13.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 13.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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
Except where any of the following apply:

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

1. The alteration does not:
   (a) increase the floor area of the building
   (b) exceed the existing wall height
   (c) exceed the existing overall building height
   (d) alter the roof profile
   (e) alter an approved privacy screening arrangement or window treatment
   (f) result in 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.
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
Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. Building work is associated with a railway
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)
3. It is required for the conduct or maintenance of railway activities
4. It does not involve the clearance of native vegetation
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
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. 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% or the amount specified in the Site Coverage Technical and Numeric Variation layer in the SA planning database (whichever is less).
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
    (b) 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.
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%

	>450 | 25%

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

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
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 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:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

• Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	2. The 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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Township Neighbourhood Zone DTS/DPF 4.1 or 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) or (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): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Township Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Township Neighbourhood Zone DTS/DPF 4.1 or 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) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area	None specified.

(k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Demolition.	Except any of the the following: 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).
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)

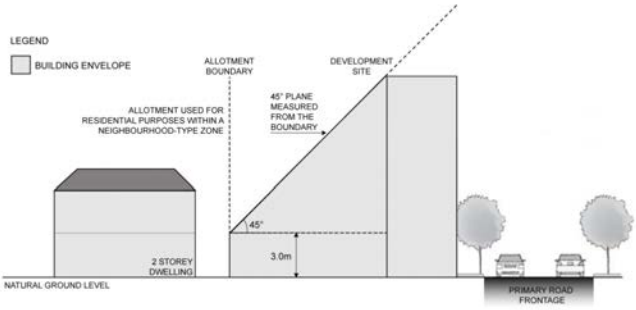
Desired Outcome (DO)

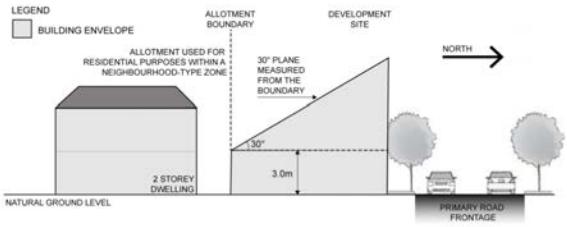
Desired Outcome	
DO 1	A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours.
DO 2	Primary business, shopping and entertaining 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 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 Development comprises one or more of the following: (a) Advertisement (b) Car park facility (c) Child care facility (d) Cinema (e) Co-living (f) Consulting room (g) Community transport facilities (h) Community facility (i) Consulting room (j) Dwelling (k) Educational facility (l) Emergency services facility (m) Hospital (n) Hotel (o) Indoor recreation facility (p) Library (q) Licensed Premises (r) Light industry (s) Office (t) Place of worship (u) Public transport facilities (v) Retail fuel outlet (w) Retirement facility (x) Shop (y) Store (z) Student accommodation (aa) Supported accommodation (ab) Telecommunications facility (ac) Tourist accommodation (ad) Warehouse
PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 Dwellings and/or co-living 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 Dwellings and/or co-living are located at upper levels of buildings with non-residential uses located at ground level.
PO 1.5 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 None are applicable.
PO 1.6 Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.	DTS/DPF 1.6 Any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m^2 (b) cinema (c) hotel (d) licensed premises.
PO 1.7 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 A change of use to a shop, office, consulting room or any combination of these uses where all the following are achieved: (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 (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) (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 (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): (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 (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 (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 Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development promotes the use of pedestrian and cyclist connections to centre facilities and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 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 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 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 Building height is: (a) not greater than: **Maximum Building Height (Metres)** Maximum building height is 8m Maximum building height is 9m Maximum building height is 12m Maximum building height is 14m Maximum building height is 15m Maximum building height is 16.5m Maximum building height is 24.5m Maximum building height is 10.5m 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 Maximum building height is 15 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 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 None are applicable.
Land Division	
PO 4.1 Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.	DTS/DPF 4.1 None are applicable.
Advertisements	
PO 5.1 Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages.	DTS/DPF 5.1 None are applicable.
PO 5.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	DTS/DPF 5.2 Freestanding advertisements: (a) do not exceed 10m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds $8m^2$ per side.
Vehicle parking	
PO 6.1 Vehicle parking areas are sited and designed to minimise visual dominance when viewed from the public realm.	DTS/DPF 6.1 Vehicle parking areas are sited above or below street level, in decked or basement parking.
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 to support the orderly development of land through staging of development and provision of infrastructure.	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** 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 Concept Plan 93 - Noarlunga Centre Concept Plan 175 - Smithfield Regeneration

	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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
Office Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
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
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. Shade sail consists of permeable material 2. The total area of the sail - does not exceed 40m^2 3. 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 4. Primary street setback - at least as far back as the building line of the building to which it is ancillary 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 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 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.
Shop Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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) 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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) co-living (d) consulting room (e) dwelling (f) office (g) residential flat building (h) student accommodation (i) supported accommodation.	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: 1. Urban Activity Centre Zone DTS/DPF 3.2 2. Urban Activity Centre Zone DTS/DPF 3.3.
4. Any development involving any of the following (or of any combination of any of the following): (a) hotel (b) licensed premises (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: 1. Urban Activity Centre Zone DTS/DPF 1.6 2. Urban Activity Centre Zone DTS/DPF 3.2 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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development is located, staged and designed such that vacant or under-utilised land and buildings are redeveloped or reused for more appropriate uses.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is located, staged and designed such that vacant or under-utilised land and buildings are redeveloped or reused for more appropriate uses.	DTS/DPF 1.2 None are applicable.

Concept Map	Envisaged land uses
Cruickshank's Corner	Tourism and commercial development, with links to public open space, the public waterfront promenade and shore area
Dock One	Medium to high density residential development that includes mixed uses at ground floor level Small craft mooring facilities
East End	**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. **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 **Southern part:** Light industry, service industry, warehouse
Fletcher's Slip	Medium to high density residential dwellings Small scale marine related businesses and tourism activity
Hart's Mill	**Areas fronting Vincent Street:** Tourist accommodation and tourist or commercial uses at ground level **Adjacent to the waterfront:** Residential dwellings and mixed uses
Mainstreet	Small scale shops, offices, showrooms and consulting rooms Residential development integrated above ground floor envisaged uses.
McLaren's Wharf	Mixed tourism, retail, office, recreational, educational and residential development of diverse character which capitalises on its access to the waterfront. **Development overlooking the Port Adelaide River:** medium density to high density residential development.
North West	Medium to high density residential and small scale mixed use activities including some small scale tourist accommodation **Areas over water:** ground level non-residential purposes including retail, tourism and commercial uses
Old Port Reach	Medium to high-density residential development, including affordable housing
Port Adelaide State Heritage Area	Civic and administrative uses, small-scale offices, shipping agents and related commercial uses, and tourist facilities compatible with the area's historic townscape character.
Port Approach	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. Development to the south of the Port River Expressway: residential and mixed use development, commercial, office and tourist activities. Industrial development should not occur south of the road and rail bridges 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. Medium to high-density residential development located above active ground floor uses
Southern Approach	Retail, showrooms, commercial, institutional development North-western part of the area: residential development.
Southern Gateway	Offices, commercial, showrooms, service trade premises and shops. 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 Residential development where compatible with nearby land uses. Light industry, service industry and home industry in the area to the south of Brock Street.

PO 1.3 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: (a) community uses (b) medium and higher density residential uses (c) recreation (d) tourism (e) office (f) retail.	DTS/DPF 1.3 None are applicable.

PO 1.4 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: (a) marinas (b) maritime museum uses (c) ferry services (d) water taxis.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 None are applicable.
PO 1.6 Tourist development is primarily situated adjacent to and on the Port Adelaide River and associated public promenade.	DTS/DPF 1.6 None are applicable.
PO 1.7 Major shops and groups of shops are concentrated within the areas constituting the 'Mainstreet' and 'Retail Core' Concept Plans.	DTS/DPF 1.7 None are applicable.
PO 1.8 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 None are applicable.
PO 1.9 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 None are applicable.
PO 1.10 Large landscaped or other open areas fronting on to Commercial Road and St Vincent Street are not developed.	DTS/DPF 1.10 None are applicable.
Built form and character	
PO 2.1 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 None are applicable.
PO 2.2 Development is sited to provide view lines and reinforce existing vistas indicated on a relevant Concept Plan including: View corridors: (a) take the form of one or more of the following: (i) public road reservations (ii) public reserves (iii) wider spaces between buildings (b) incorporate pedestrian linkages (c) have a minimum width of 17.5 metres if identified as a major view corridor (d) have a minimum width of 12 metres if identified as a minor view corridor.	DTS/DPF 2.2 None are applicable.
PO 2.3 The siting, form and scale of buildings on corner sites: (a) increases the presence of built form on street intersections (b) addresses both street frontages (c) minimises unusable open space on the street frontages.	DTS/DPF 2.3 None are applicable.
PO 2.4 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 None are applicable.
PO 2.5 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 None are applicable.
PO 2.6 Materials reflect and reinforce the historic, maritime character of the subzone wherever practicable.	DTS/DPF 2.6 None are applicable.
PO 2.7 Development adjacent to the public promenade, public plazas, public reserves, main roads and edges of public spaces is designed to: (a) maintain an active interface through architectural detail and interest in skyline and pedestrian levels (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 (c) maintain the continuity of streetscape with streets and public spaces defined by consistent building frontages at the street alignment (d) maximise solar access and limit overshadowing of these areas (e) protect the amenity of residents at ground level (f) protect pedestrian amenity (g) provide for varied and attractive building elevations.	DTS/DPF 2.7 None are applicable.
PO 2.8 Landmark buildings indicated on a Concept Plans are designed to: (a) preserve a pleasant pedestrian environment (b) create consistent building frontages at the street, plaza or promenade alignment (c) assist to deflect wind downdrafts from penetrating to street level plazas and promenades (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 None are applicable.
PO 2.9 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: (a) Cruickshank's Corner (b) Dock One (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	DTS/DPF 2.9 None are applicable.
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:	DTS/DPF 3.1 None are applicable.

(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.

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 not contiguous with a road of lesser dimension than prescribed above	**Less than 500**	**12.4**	**5**

Vehicle parking and access

PO 5.1

Car parking areas, including decked car parking:

(a) do not intrude upon, or interrupt the continuity of built-form desired along major street frontages in the subzone
(b) do not detract from areas of architectural or townscape value.
(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

None are applicable.

PO 5.2

On-street parking provided for detached, semi-detached and row dwellings to cater for anticipated demand.

DTS/DPF 5.2

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:

(a) Cruickshank's Corner
(b) Dock One
(c) Fletcher's Slip
(d) McLaren's Wharf
(e) North West
(f) Old Port Reach
(g) Port Approach
(h) West

PO 5.3

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

Garages or carports do not obtain direct access from or face the primary street.

Waterfront development

PO 6.1

Development creates and enhances a public promenade with a minimum width of 8 metres along the waterfront that achieves:

(a) continuous public pedestrian and cyclist access
(b) convenient, safe and attractive linkages between sections in areas of high pedestrian or cycle traffic and in front of key tourism uses
(c) allowance for infrastructure provision and flood mitigation including a sea wall or levee.

DTS/DPF 6.1

None are applicable.

PO 6.2

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

Public reserves and plazas have a minimum area of:

(a) In the case of public reserves: 2000 square metres (other than those located within the Concept Plan 54 Fletcher's Slip)
or
(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

Development is sited to take advantage of waterfront views and activities.

DTS/DPF 6.3

None are applicable.

PO 6.4

Marinas, wharfs, jetties, piers or boat moorings:

(a) provide permanent and temporary docking facilities for residents and the public
(b) provide moorings suitable to a variety and varying sizes of watercraft and vessels
(c) provide a visually stimulating environment
(d) add vitality and maritime activity to waterfront areas
(e) provide a continuation (literal or thematic) of the historic maritime uses of the Port
(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
(g) integrate with development built directly on or over the river
(h) avoid or minimise any negative impacts on:
  (i) natural riverine ecology and processes
(i) dolphin safety within the dolphin sanctuary area
(j) riverine or other water quality
(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).

DTS/DPF 6.4

None are applicable.

PO 6.5

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

None are applicable.

PO 6.6

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

None are applicable.

PO 6.7

Marinas, wharfs, jetties, piers or boat mooring facilities and associated development provide for:

(a) serviced moorings to allow for floating retail activity

DTS/DPF 6.7

None are applicable.

(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 (c) modal interface with land-based public and private transport services and infrastructure (d) connection to shore-based service requirements and support facilities such as boat repair and servicing, amenities, accommodation and shelter structures.	

Urban Corridor (Boulevard) Zone

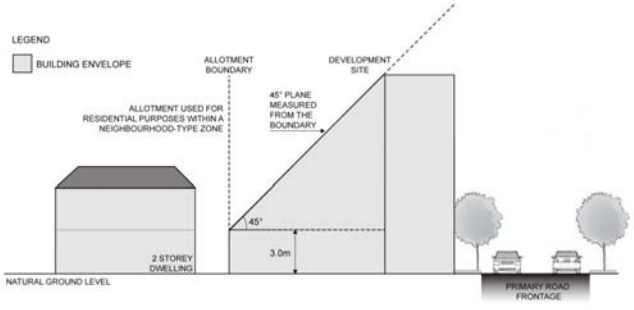
Assessment Provisions (AP)

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 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 Development comprises one or more of the following: (a) Advertisement (b) Child care facility (c) Co-living (d) Consulting Room (e) Dwelling (f) Educational Facility (g) Hotel (h) Licensed Premises (i) Office (j) Residential Flat Building (k) Retirement Facility (l) Shop (m) Supported Accommodation (n) Student Accommodation (o) Tourist Accommodation
PO 1.2 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 Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 2,000m^2 in a single building.
PO 1.3 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 Dwellings in mixed use buildings to be located at the upper floor levels of buildings.
PO 1.4 Development of medium to high density accommodation options either as part of a mixed use development or wholly residential development.	DTS/DPF 1.4 None are applicable.
PO 1.5 Ground floor uses positively contribute to an active primary street frontage and open space frontage.	DTS/DPF 1.5 Shop, office, or consulting room uses located on the ground floor level of mixed use buildings fronting the primary street frontage.
PO 1.6 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 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: (a) from residential to office or consulting room on the ground or first floor of a building (b) from residential to shop less than 250 m^2 on the ground floor of a building.
Built Form and Character	
PO 2.1 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.	DTS/DPF 2.1 Buildings: (a) include a clearly defined podium or street wall with a maximum height of 2 levels or 8 metres and (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.
PO 2.2 Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.	DTS/DPF 2.2 The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.
PO 2.3 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.	DTS/DPF 2.3 Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.
PO 2.4 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.	DTS/DPF 2.4 Buildings setback from the primary street boundary: (a) not less than: **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 Or (b) where no value is returned in DTS/DPF 2.4(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 (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable 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. For the purposes of **DTS/DPF 2.4 (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 2.5 Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.	DTS/DPF 2.5 Building walls setback from a secondary street frontage not less than 2m.
PO 2.6 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 2.6 Building walls with no window/s or balcony/ies fronting the boundary, setback from side boundaries in accordance with all of the following: (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 for 1st level and above for building parts more than 18 metres from the front property boundary.
PO 2.7 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 Building walls setback from rear boundaries as follows: (a) 5m or more where the subject land directly abuts an allotment of a different zone or (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 Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.	DTS/DPF 2.8 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 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 Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s): **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 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 (Metres)** Maximum building height is 8m Maximum building height is 9m Maximum building height is 11.5m Maximum building height is 12.5m Maximum building height is 15m Maximum building height is 18.5m Maximum building height is 22m Maximum building height is 25.5m Maximum building height is 32.5m Maximum building height is 36m Maximum building height is 43m Maximum building height is 50m In relation to DTS/DPF 3.1, in instances where: (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 (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 (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 Buildings designed to achieve optimal height and floor space yields, and views across the Park Lands (where relevant).	DTS/DPF 3.2 New development is not less that the following building height: **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 3.2, in instances where: (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 (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 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): 

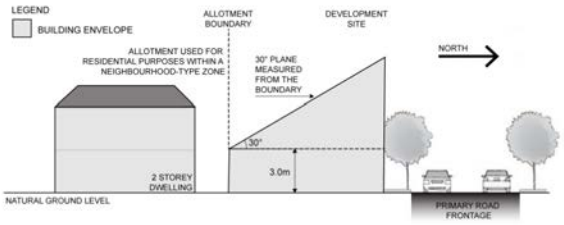
	Interface Height
	Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary): 
PO 4.2 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 None are applicable.
Significant Development Sites	
PO 5.1 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, retirement facility and supported accommodation provision, or sustainability features.	DTS/DPF 5.1 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 satisfies (a), (b), (c) or (d): (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 (b) includes more than 15% of dwellings as affordable housing (c) is for the purpose of a retirement facility or supported accommodation (d) includes at least: (i) three of the following: A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site C. active uses are located on the public street frontages of the building, with any above ground car parking located behind D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments E. a child care centre and (ii) three of the following: 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 B. living landscaped vertical surfaces of at least 50m^2 supported by services that ensure ongoing maintenance C. passive heating and cooling design elements including solar shading integrated into the building 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 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 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 satisfies all of the following: (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF4.1 (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) (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 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 Vehicular access to be provided: (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones or (b) where it consolidates or replaces existing crossovers.
PO 6.2 Development is designed to ensure car parking is located to avoid negative impacts on the primary corridor streetscape.	DTS/DPF 6.2 Vehicle parking garages located behind buildings away from the primary main street frontage.
Advertisements	
PO 7.1 Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height above natural ground level and (b) do not have a sign face that exceeds 4m^2 per side.
Concept Plans	
PO 8.1 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 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 135 - Thebarton In relation to DTS/DPF 8.1, 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 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None.
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
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. The system is freestanding and not attached to a building or other structure. 3. No part of the system: (a) is more than 4m in height (measured as a height above the natural surface of the ground); (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 (c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system. 4. The generating capacity of the system does not exceed 30 kW 5. Does not result in the clearance of any native vegetation.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 4000m^2 (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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: (a) adjacent land to a neighbourhood-type zone and (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): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 1.2 or 3. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or 4. involves the construction of a building of 4 or more building levels and the site of the development is: (a) adjacent land to a neighbourhood-type zone and (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) tree damaging activity (p) verandah (q) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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 A diverse range of employment land uses, educational and community facilities in conjunction with residential accommodation.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Child care facility (c) Co-living (d) Consulting Room (e) Dwelling (f) Educational Facility (g) Hotel (h) Licensed Premises (i) Light Industry (j) Office (k) Residential Flat Building (l) Retail Fuel Outlet (m) Retirement Facility (n) Service Trade Premises (o) Shop (p) Store (q) Student Accommodation (r) Supported Accommodation (s) Tourist Accommodation (t) Warehouse

PO 1.2

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

Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 500m^2 in a single building.

PO 1.3

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

None are applicable.

PO 1.4

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

Dwellings developed in conjunction with non-residential uses sited:

(a) at upper levels of buildings with non-residential uses located at ground level
or
(b) behind non-residential uses on the same allotment.

PO 1.5

Ground floor uses positively contribute to an active primary street frontage.

DTS/DPF 1.5

Shop, office, or consulting room uses located on the ground floor level of mixed use buildings fronting the primary street frontage.

PO 1.6

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

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:

(a) from residential to office or consulting room on the ground or first floor of a building
(b) from residential to shop less than 250 m^2 on the ground floor of a building.

PO 1.7

Residential accommodation sited and designed to not impede ongoing operations of existing commercial activity.

DTS/DPF 1.7

None are applicable.

Built Form and Character

PO 2.1

Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.

DTS/DPF 2.1

The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.

PO 2.2

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

Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

PO 2.3

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

Buildings setback from the primary street boundary:

(a) not less than:

Minimum Primary Street Setback
Minimum primary street setback is 0m
Minimum primary street setback is 2m
Minimum primary street setback is 3m

Or

(b) where no value is returned in DTS/DPF 2.3(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 (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable

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.

For the purposes of **DTS/DPF 2.3 (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 2.4

Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.

DTS/DPF 2.4

Building walls setback from a secondary street frontage of not less than 2m.

PO 2.5

Buildings set back from rear boundaries (other than street boundaries) to minimise impacts on neighbouring properties, including access to natural sunlight and ventilation.

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
or
(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 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 2.6

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 for 1st level and above for building parts more than 18m from the front property boundary.

PO 2.7

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.7

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

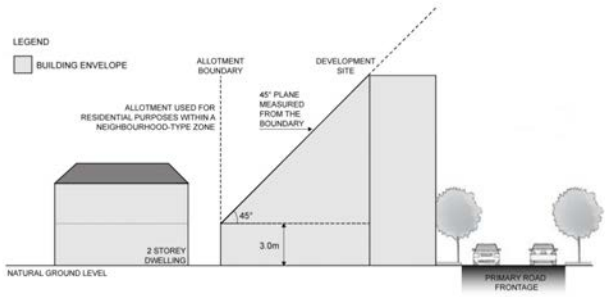
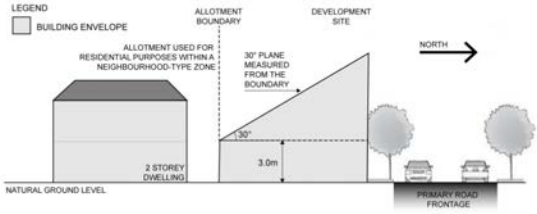
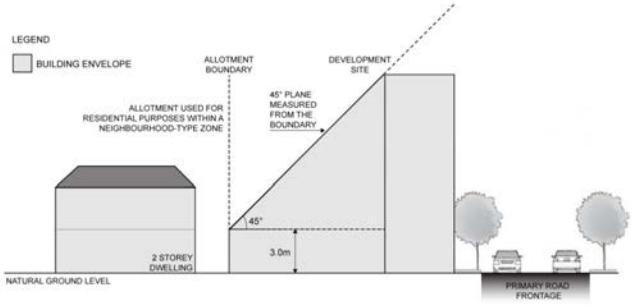
Building height is consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context including the site's frontage, depth, and adjacent primary road corridor (e.g., a State maintained road or a road with similar attributes) or street width.

DTS/DPF 3.1

Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s):

Maximum Building Height (Levels)
Maximum building height is 2 levels
Maximum building height is 4 levels
Maximum building height is 5 levels
Maximum building height is 6 levels
Maximum Building Height (Metres)
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 24.5m

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

	(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 (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 (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 Buildings designed to achieve optimal height and floor space yields.	DTS/DPF 3.2 New development is not less that the following building height: **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 3.2, in instances where: (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 (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): 

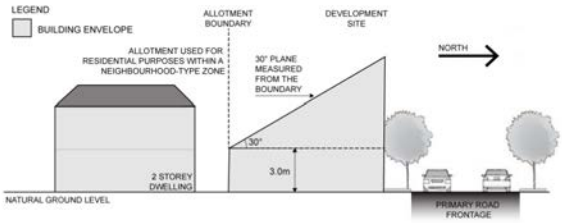
	Interface Height Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary): 
PO 4.2 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 None are applicable.
Significant Development Sites	
PO 5.1 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, retirement facility and supported accommodation provision, or sustainability features.	DTS/DPF 5.1 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 satisfies (a), (b), (c) or (d): (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 (b) includes more than 15% of dwellings as affordable housing (c) is for the purpose of a retirement facility or supported accommodation (d) includes at least: (i) three of the following: A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site C. active uses are located on the public street frontages of the building, with any above ground car parking located behind D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments; E. a child care centre and (ii) three of the following: 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 B. living landscaped vertical surfaces of at least 50m^2 supported by services that ensure ongoing maintenance C. passive heating and cooling design elements including solar shading integrated into the building 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 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 Development that satisfies all of the following: (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 4.1 (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) (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 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 Vehicular access to be provided: (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones or (b) where it consolidates or replaces existing crossovers.
Advertisements	
PO 7.1 Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height and (b) do not have a sign face that exceeds 4m^2 per side.
Concept Plans	
PO 8.1 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 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 135 - Thebarton In relation to DTS/DPF 8.1, 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 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 or secondary 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 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. 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. 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.
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 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. Total roofed area of all existing and proposed buildings on the allotment - 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 (b) 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. 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.
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.
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.
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.
Verandah Except where any of the following apply: • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area 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

• Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 2000m^2 (b) shop located within the Urban Corridor Business Retail Subzone (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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Urban Corridor (Business) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Business) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: (a) adjacent land to a neighbourhood-type zone and (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): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Urban Corridor (Business) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Business) DTS/DPF 1.2 or 3. does not satisfy Urban Corridor (Business) DTS/DPF 4.1 or 4. involves the construction of a building of 4 or more building levels and the site of the development is: (a) adjacent land to a neighbourhood-type zone and (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) tree damaging activity (p) verandah (q) water tank.	None specified.

6. Demolition.	Except any of the following: 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).
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 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 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)

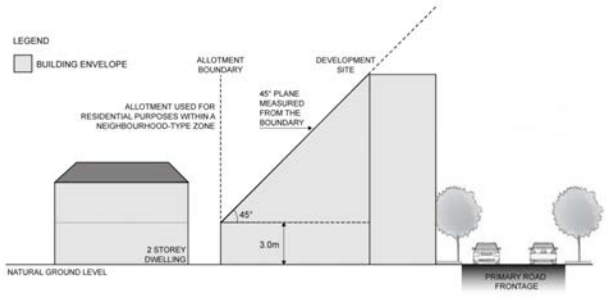
Desired Outcome	
DO 1	A mixed use area with a strong residential focus that provides a diverse range of medium density housing options primarily in multi-level medium rise buildings supported by compatible non-residential land uses oriented towards a primary road corridor (e.g., a State maintained road 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

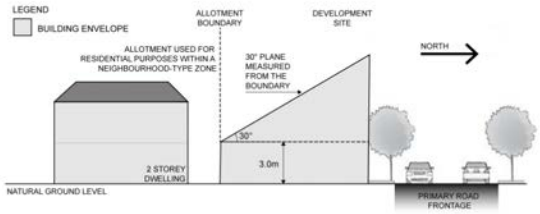
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Child care facility (c) Co-living (d) Consulting Room (e) Dwelling (f) Educational Facility (g) Office (h) Retirement Facility (i) Shop (j) Student Accommodation (k) Supported Accommodation (l) Tourist Accommodation
PO 1.2 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 Shop, office, or consulting room uses not exceeding a maximum gross leasable floor area of 500m^2.
PO 1.3 Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development.	DTS/DPF 1.3 None are applicable.
PO 1.4 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 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: (a) from residential to office or consulting room on the ground or first floor of a building (b) from residential to shop less than 250 m^2 on the ground floor of a building.
Built Form and Character	
PO 2.1 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 Buildings: (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m in height and (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.
PO 2.2 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 Buildings setback from the primary street boundary: (a) not less than: **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 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; (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 in accordance with all of the following: (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 in accordance with all of the following: (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 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 Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s): **Maximum Building Height (Levels)** Maximum building height is 3 levels Maximum building height is 4 levels Maximum building height is 6 levels Maximum building height is 8 levels Maximum building height is 20 levels **Maximum Building Height (Metres)** Maximum building height is 11.5m Maximum building height is 12.5m Maximum building height is 15m Maximum building height is 16.5m Maximum building height is 22m Maximum building height is 24.5m Maximum building height is 29m Maximum building height is 73m In relation to DTS/DPF 3.1, in instances where: (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 (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 (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 Buildings designed to achieve optimal height and floor space yields, and maintain traditional main street form.	DTS/DPF 3.2 New development is not less that the following building height: **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 3.2, in instances where: (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 (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):

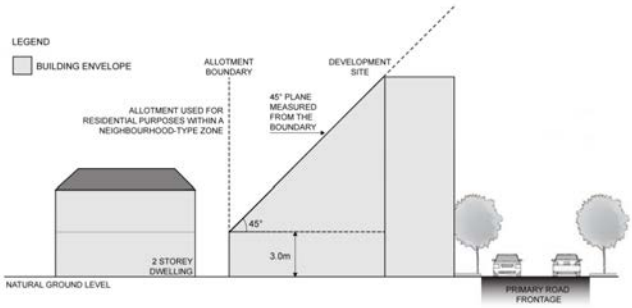
Interface Height



(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):

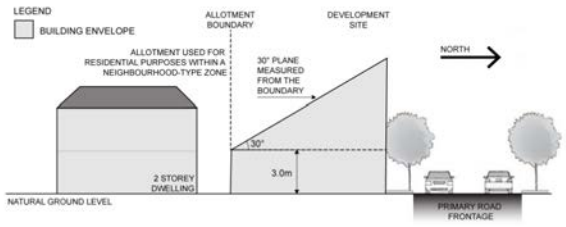
	Interface Height 
PO 4.2 Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 4.2 None are applicable.
Significant Development Sites	
PO 5.1 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, retirement facility and supported accommodation provision, or sustainability features.	DTS/DPF 5.1 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 satisfies (a), (b), (c) or (d): (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 (b) includes more than 15% of dwellings as affordable housing (c) is for the purpose of a retirement facility or supported accommodation (d) includes at least: (i) three of the following: A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site C. active uses are located on the public street frontages of the building, with any above ground car parking located behind D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments E. a child care centre. and (ii) three of the following: 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; B. living landscaped vertical surfaces of at least 50m^2 supported by services that ensure ongoing maintenance; C. passive heating and cooling design elements including solar shading integrated into the building; 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 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 Development that satisfies all of the following: (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 4.1 (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) (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 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 Vehicular access to be provided: (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones or (b) where it consolidates or replaces existing crossovers.
PO 6.2 Development is designed to ensure car parking is located avoid negative impacts on the primary street frontage streetscape.	DTS/DPF 6.2 Vehicle parking garages located behind buildings away from the primary main street frontage.
Advertisements	
PO 7.1 Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height above natural ground level and (b) do not have a face that exceeds 4m^2 per side.
Concept Plans	
PO 8.1 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 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 24 - Glenside Concept Plan 110 - Forestville In relation to DTS/DPF 8.1, 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 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 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. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 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.
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 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. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%. 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 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
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
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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.
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. 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.
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.
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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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
Residential flat building	Any of the following: (a) residential flat building not located within the Concept Plan Boundary of Concept Plan 24 – Glenside (b) residential flat building that: (i) is located within the Concept Plan Boundary of Concept Plan 24 – Glenside and (ii) does not exceed 20 building levels or 73m in building height
Shop	Any of the following: (a) shop with a gross leasable floor area less than or equal to 1000m^2 (b) shop within the Urban Corridor Living Retail Subzone (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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) residential flat building (f) student accommodation (g) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Urban Corridor (Living) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Living) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: (a) adjacent land to a neighbourhood-type zone and (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): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Urban Corridor (Living) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Living) DTS/DPF 1.2

	or 3. does not satisfy Urban Corridor (Living) DTS/DPF 4.1 or 4. involves the construction of a building of 4 or more building levels and the site of the development is: (a) adjacent land to a neighbourhood-type zone and (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) tree damaging activity (p) verandah (q) water tank.	None specified.
6. Demolition.	Except any of the following: 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).
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 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 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)

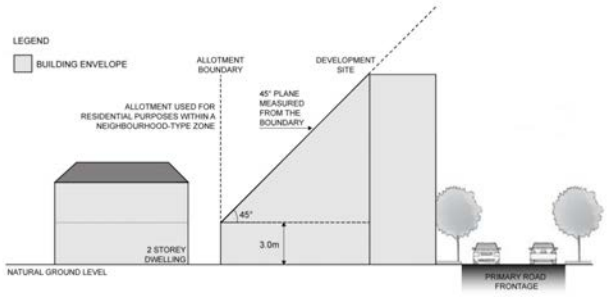
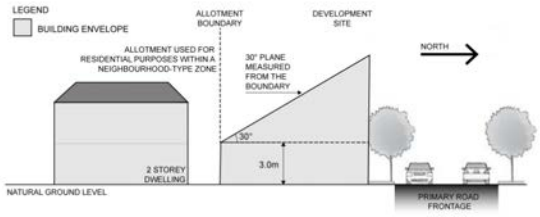
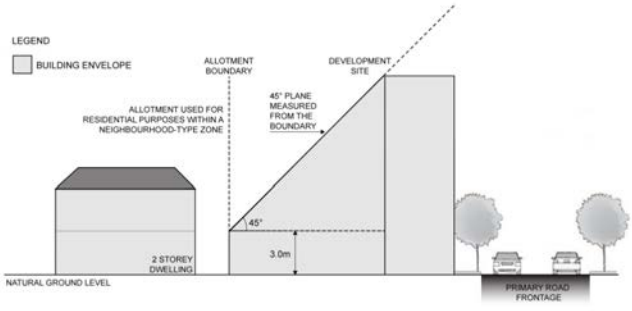
Desired Outcome (DO)

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: (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 (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 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 Development comprises one or more of the following: (a) Advertisement (b) Child Care Facility (c) Co-living (d) Consulting Room (e) Dwelling (f) Hotel (g) Educational Facility (h) Licensed Premises (i) Office (j) Residential Flat Building (k) Retirement Facility (l) Shop (m) Student Accommodation (n) Supported Accommodation (o) Tourist Accommodation
PO 1.2 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 None are applicable.
PO 1.3 Ground floor uses contribute to a safe, active and vibrant main street.	DTS/DPF 1.3 Shop, office, or consulting room uses located on the ground floor level of buildings fronting the primary street frontage.

PO 1.4 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 Dwellings developed in conjunction with non-residential uses, and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.5 Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development.	DTS/DPF 1.5 None are applicable.
PO 1.6 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 None are applicable.
PO 1.7 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 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (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; (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) (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 (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): (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 (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 (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: (i) the building is a local heritage place (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 (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 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 Buildings: (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 and (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.
PO 2.2 Buildings and structures designed to complement and respond to the established fine-grained main street character by: (a) ensuring the verandah profile and materials of construction are consistent with and positively respond to adjacent traditional main street buildings (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 None are applicable.
PO 2.3 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 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 Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.	DTS/DPF 2.4 Buildings that provide a continuity of verandahs, canopies, awnings or other pedestrian shelters to contribute to pedestrian comfort.
PO 2.5 Buildings are adaptable and flexible to accommodate a range of residential and non-residential land uses on the ground floor.	DTS/DPF 2.5 The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.
PO 2.6 Buildings sited on the primary 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 2.6 Buildings with a 0m setback from the primary street boundary, with the exception of minor setbacks to accommodate outdoor dining areas.
PO 2.7 Buildings with no setback from the secondary street boundary to contribute to a consistent established streetscape.	DTS/DPF 2.7 Buildings with a 0m setback from the secondary street boundary.
PO 2.8 Buildings with no side boundaries setback to achieve a continuity of street façade to the main street.	DTS/DPF 2.8 Buildings with a 0m setback from the side boundary.
PO 2.9 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 Buildings setback from rear boundaries as follows: (a) 5m or more where the subject land directly abuts an allotment of a different zone or (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 Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.	DTS/DPF 2.10 Buildings 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 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 Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s): **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 (Metres)** Maximum building height is 8m Maximum building height is 11.5m Maximum building height is 12.5m Maximum building height is 15m 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 In relation to DTS/DPF 3.1, in instances where: (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 (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 (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 Buildings designed to achieve optimal height and floor space yields, and maintain traditional main street form.	DTS/DPF 3.2 New development is not less that the following building height: **Minimum Building Height (Levels)** Minimum building height is 2 levels Minimum building height is 3 levels In relation to DTS/DPF 3.2, in instances where: (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 (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):

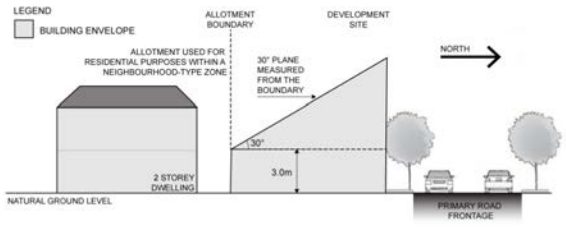
	Interface Height 
PO 4.2 Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 4.2 None are applicable.
Significant Development Sites	
PO 5.1 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, retirement facility or supported accommodation provision, or sustainability features.	DTS/DPF 5.1 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 satisfies (a), (b), (c) or (d): (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 (b) includes more than 15% of dwellings as affordable housing (c) is for the purposes of supported accommodation or retirement facility (d) includes at least: (i) three of the following: A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site C. active uses are located on the public street frontages of the building, with any above ground car parking located behind D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments; E. a child care centre. and (ii) three of the following: 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; B. living landscaped vertical surfaces of at least 50m2 supported by services that ensure ongoing maintenance C. passive heating and cooling design elements including solar shading integrated into the building 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 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 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 satisfies all of the following: (a) is constructed within the zone's Interface Building Height provision as specified DTS/DPF 4.1 (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) (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 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 Vehicular access to be provided: (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones or (b) where it consolidates or replaces existing crossovers.
PO 6.2 Development is designed to ensure car parking is located to avoid negative impacts on the main street rhythm and activation.	DTS/DPF 6.2 Vehicle parking garages located behind buildings away from the primary main street frontage.
Advertisements	
PO 7.1 Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.	DTS/DPF 7.1 None are applicable.
PO 7.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality (e) are sited and designed to not detract from the main street character.	DTS/DPF 7.2 Freestanding advertisements: (a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds 6m^2 per side.
Concept Plans	
PO 8.1 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 8.1 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 8.1, 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 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 Except where any of the following apply:	1. The alteration does not:

• Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	(a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
Office Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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.
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
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. 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • 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: 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 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: (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 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 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: (a) the building is a local heritage place or (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) 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) 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.

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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

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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 **(Column A)**	**Exceptions** **(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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) co-living (c) dwelling (d) office (e) residential flat building (f) shop.	Except development that: 1. exceeds the maximum building height specified in Urban Corridor (Main Street) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Main Street) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: (a) adjacent land to a neighbourhood-type zone and (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) tree damaging activity (p) verandah (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: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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: 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).
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: (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 (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 (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 (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 (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 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 Development comprises one or more of the following: (a) Advertisement (b) Carport (c) Child Care Facility (d) Co-living (e) Consulting Room (f) Dwelling (g) Educational Facility (h) Hotel (i) Licensed Premises (j) Light Industry (k) Office (l) Outbuilding (m) Residential Flat Building (n) Retirement Facility (o) Shop (p) Student Accommodation (q) Supported Accommodation (r) Tourist Accommodation
PO 1.2 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 None are applicable.
PO 1.3 Light industrial and commercial uses (including high technology and research based activity) where compatible with adjoining uses.	DTS/DPF 1.3 None are applicable.
PO 1.4 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.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 None are applicable.
PO 1.6 Shops, offices and consulting rooms services and facilities to meet the needs of the local community.	DTS/DPF 1.6 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 Larger scale shops, offices, and consulting rooms primarily clustered together to provide a focus for services and facilities.	DTS/DPF 1.7 None are applicable.
Built Form and Character	
PO 2.1 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 None are applicable.
PO 2.2 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 Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s): **Maximum Building Height (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 8 levels Maximum building height is 10 levels Maximum building height is 12 levels Maximum building height is 15 levels **Maximum Building Height (Metres)** Maximum building height is 12m Maximum building height is 12.5m Maximum building height is 13.5m Maximum building height is 15m Maximum building height is 16.5m Maximum building height is 18.5m Maximum building height is 24.5m Maximum building height is 32.5m Maximum building height is 43m Maximum building height is 20.5m Maximum building height is 28.5m Maximum building height is 40.5m Maximum building height is 48.5m In relation to DTS/DPF 2.2, in instances where: (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 (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 (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 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 The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.
PO 2.4 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 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:

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 – 0m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	0m

For the purposes of **DTS/DPF 2.5:**

(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 2.6

Buildings set back from secondary street boundaries in a manner compatible with the emerging streetscape pattern.

DTS/DPF 2.6

Building walls setback from the secondary street frontage in accordance with either of the following:

(a) no minimum where adjoining allotments are vacant
or
(b) the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.7

Buildings set back from rear boundaries (other than street boundaries) to:

(a) minimise impacts on properties in neighbouring zones
(b) maximise intensity of development within the zone.

DTS/DPF 2.7

Building walls setback from the rear boundaries as follows:

(a) 5m or more where the subject land directly abuts an allotment of a different zone
or
(b) 0 metres in all other cases.

PO 2.8

Buildings set back from side boundaries (other than street boundaries) to:

(a) reduce impacts of building bulk on adjoining properties
(b) provide adequate direct sun and ventilation to the building and open spaces
(c) minimise the extent of overlooking and resultant loss of privacy on adjoining properties
(d) minimise the extent of overshadowing on adjoining properties.

DTS/DPF 2.8

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

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.9

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.

Interface Height

PO 3.1

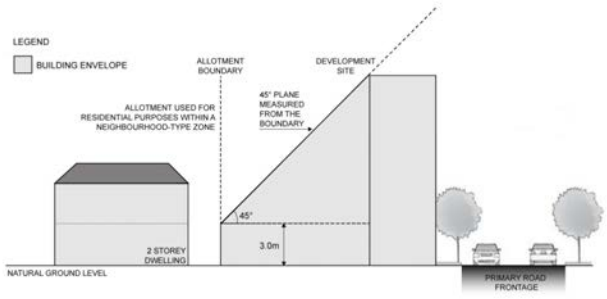
Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 3.1

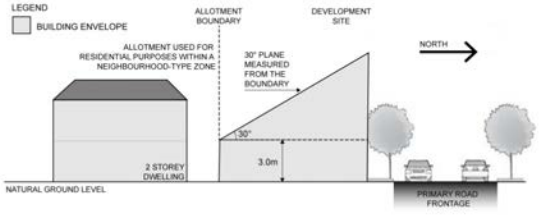
Interface Height

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 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

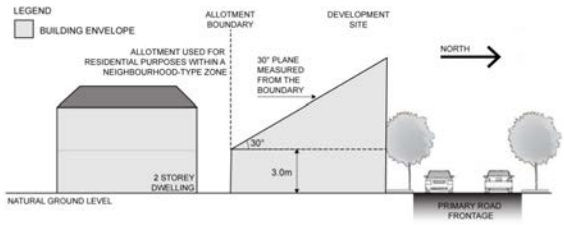
	Interface Height boundary): 
PO 3.2 Development that manages the interface with a low-rise neighbourhood-type zone by incorporating less dense, low-rise residential land uses at the interface, and avoiding land uses or intensity of land uses that adversely affect residential amenity.	DTS/DPF 3.2 None are applicable.
Site Dimensions and Land Division	
PO 4.1 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 None are applicable.
Movement, parking and access	
PO 5.1 Where practicable, buildings provide vehicle access via a side street or rear lane access way that is designed to: (a) provide space between buildings that reduces building mass and creates a more visually diverse public realm (b) minimises conflicts with pedestrians and cyclists (c) achieve active frontages at a lower intensity than the primary street frontage.	DTS/DPF 5.1 Vehicular access to be provided: (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones or (b) where it consolidates or replaces existing crossovers.
Concept Plans	
PO 6.1 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 6.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 5 - Bowden Urban Village Concept Plan 34 - Bowden-Brompton Concept Plan 3 - Mount Barker and Littlehampton Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 89 - Tonsley Concept Plan 86 - Edwardstown Concept Plan 94 - Old Reynella Concept Plan 112 - West Lakes Concept Plan 111 - St Clair Concept Plan 109 - Seaton Concept Plan 115 - Morphetteville Concept Plan 152 - Brompton Gasworks Concept Plan 175 - Smithfield Regeneration 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.

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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing building 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 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	None
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. 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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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) 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 4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 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

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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
Dwelling	Any of the following: (a) dwelling not located within the suburb of Forestville (b) dwelling that: (i) is located within the suburb of Forestville and (ii) does not exceed 4 building levels or 15m in building height
Industry	Light industry
Residential flat building	Any of the following: (a) residential flat building not located within the suburb of Forestville (b) residential flat building that: (i) is located within the suburb of Forestville and (ii) does not exceed 4 building levels or 15m in building height
Shop	Any of the following: (a) shop located in the Main Street Subzone (b) shop located in the Urban Neighbourhood Retail Subzone (c) shop with a gross leasable floor area less than 2000m^2 that is not within the suburb of Forestville (d) shop that is a restaurant that is not within the suburb of Forestville (e) shop that is: (i) located within the suburb of Forestville and (ii) satisfies all of the following: A. it does not exceed 4 building levels or 15m in building height B. has a gross leasable floor area less than 2000m^2 or is a restaurant.
Student Accommodation	Any of the following: (a) student accommodation not located within the suburb of Forestville (b) student accommodation that: (i) is located within the suburb of Forestville and (ii) does not exceed 4 building levels or 15m in building height
Tourist accommodation	Any of the following: (a) tourist accommodation not located within the suburb of Forestville (b) tourist accommodation that: (i) is located within the suburb of Forestville and (ii) does not exceed 4 building levels or 15m in building height

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 (Column A)	Exceptions (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) dwelling addition (f) residential flat building (g) retirement facility (h) student accommodation (i) supported accommodation (j) 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): (a) consulting room (b) office (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: 1. Urban Neighbourhood DTS/DPF 1.6 2. Urban Neighbourhood DTS/DPF 3.1.
5. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) 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: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (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: 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).
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 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 None are applicable
PO 1.2 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 None are applicable.
PO 1.3 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 Dwellings developed in conjunction with non-residential uses sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 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.	DTS/DPF 1.4 None are applicable.

Built Form and Character	
PO 2.1 Ground level uses contribute to a safe, walkable and vibrant main street.	DTS/DPF 2.1 Shop, office, or consulting room uses located on the ground floor level of buildings.
PO 2.2 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 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 Buildings are adaptable and flexible to suit a range of residential and non-residential land uses.	DTS/DPF 2.3 The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.
PO 2.4 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 None are applicable.
PO 2.5 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 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 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 Shops not exceeding a maximum gross leasable floor area of: (a) 5500m^2 within the whole subzone area in West Lakes (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 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Dwelling (g) Educational facility (h) Office (i) Place of Worship (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Student accommodation (o) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies (a) or (b): (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) where located outside of an Activity Centre, does not exceed 250m^2 in gross leasable floor area.
PO 1.3 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 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.	DTS/DPF 1.4 Alteration of or addition to existing educational facilities, community facilities or child care facilities satisfy all of the following: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building does not exceed 150% of the total floor area prior to the addition/alteration (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.
PO 1.5 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.5 None are applicable.
Building Height	
PO 2.1 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 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following:

	Maximum Building Height (Metres)
	Maximum building height is 7m
	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 28m
	Maximum building height is 32.5m
	Maximum building height is 10.5m
	Maximum building height is 20.5m
	Maximum building height is 35m
	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 8 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 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 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 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 5.1 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 11.5 metres 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 3 metres of any other existing or proposed boundary walls on the subject land
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 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 Buildings are set back from side boundaries to provide: (a) separation between buildings to minimise visual impact (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Building walls not sited on side boundaries 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 7.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings to minimise visual impact (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 7.1 Building walls are set back from the rear boundary at least: (a) 3m for the first building level or 0m where the rear boundary abuts a laneway (b) 5m for any second building level (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 Allotments/sites created for residential purposes accommodate a diverse range of medium density housing.	DTS/DPF8.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes achieve a net density of up to 70 dwellings per hectare.
PO 8.2 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 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

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 4 - Minda Incorporated Brighton Campus - North Brighton
Concept Plan 89 - Tonsley
Concept Plan 97 - Underdale
Concept Plan 116 - Everard Park
Concept Plan 127 - Kidman Park
Concept Plan 141 - West Lakes
Concept Plan 121 - Kilkenny
Concept Plan 148 - Lockleys
Concept Plan 174 - Seaton Urban Renewal

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.
(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

Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of neighbouring properties.

DTS/DPF 10.1

Ancillary buildings and structures satisfy (a) to (k), inclusive:

(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 satisfy (a) to (j), inclusive:

(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
(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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing building 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 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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	

Except where any of the following apply:

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

1. The alteration does not:
   (a) increase the floor area of the building
   (b) exceed the existing wall height
   (c) exceed the existing overall building height
   (d) alter the roof profile
   (e) alter an approved privacy screening arrangement or window treatment
   (f) result in 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.
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
Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. Building work is associated with a railway
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)
3. It is required for the conduct or maintenance of railway activities
4. It does not involve the clearance of native vegetation
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 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
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 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 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. 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;
        (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 1m; or
    (b) 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.
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:

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.

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
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.
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 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 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 pumps and/or filtration systems from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 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% >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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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
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: (i) Maximum Building Height (Metres) - Maximum building height is 12.5m (ii) Maximum Building Height (Levels) - Maximum building height is 3 levels (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 (c) dwelling that: (i) is located within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys: A. Maximum Building Height (Metres) - Maximum building height is 12.5m B. Maximum Building Height (Levels) - Maximum building height is 3 levels and (ii) does not exceed 3 building levels or 12.5m in building height.
Residential flat building	Any of the following: (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: (i) Maximum Building Height (Metres) - Maximum building height is 12.5m (ii) Maximum Building Height (Levels) - Maximum building height is 3 levels (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. (c) residential flat building that: (i) is located within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys: A. Maximum Building Height (Metres) - Maximum building height is 12.5m B. Maximum Building Height (Levels) - Maximum building height is 3 levels and (ii) does not exceed 3 building levels or 12.5m in building height.
Shop	Any of the following: (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: (i) Maximum Building Height (Metres) - Maximum building height is 12.5m (ii) Maximum Building Height (Levels) - Maximum building height is 3 levels (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: (i) Maximum Building Height (Metres) - Maximum building height is 12.5m (ii) Maximum Building Height (Levels) - Maximum building height is 3 levels (c) shop that: (i) is located within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys: A. Maximum Building Height (Metres) - Maximum building height is 12.5m B. Maximum Building Height (Levels) - Maximum building height is 3 levels and (ii) satisfies all of the following: A. it does not exceed 3 building levels or 12.5m in building height 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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

	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: (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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: (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation.	Except development that: 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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). or 3. involves a dwelling(s) or residential flat building(s) that is situated within both the Interface Management Overlay and the Kilkenny Subzone.
5. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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. Alteration of or addition to any of the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility.	Except development that does not satisfy Urban Renewal Neighbourhood Zone DTS/DPF 1.6.
7. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or 2. does not satisfy Urban Renewal Neighbourhood Zone DTS/DPF 1.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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).
8. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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).
9. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
10. Demolition.	Except any of the following: 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).
11. 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 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 Development comprises one or more of the following: (a) Dwelling (b) Entertainment venue (c) Licenced premises (d) Hotel (e) Consulting room (f) Indoor recreation facility (g) Light industry (h) Motor repair station (i) Office (j) Place of worship (k) Research facility (l) Retail fuel outlet (m) Service trade premises (n) Shop (o) Store (p) Tourist accommodation (q) Training facility
PO 1.2 Non-residential development involving the expansion, alteration or replacement of an 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.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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 Shop comprising any of the following: (a) shop with a gross leasable floor area up to 500m^2 (b) shop in the form of a bulky goods outlet (c) shop that is ancillary to and located on the same allotment as a light industry.
Land Division	
PO 2.1 Sensitive uses and sensitive receivers are: (a) located away from areas which may be subject to unacceptable noise, dust, odour or other emissions or (b) able to adequately mitigate impacts of noise, dust, odour or other emissions through design techniques such as: (i) locating residential accommodation, the greatest distance practicable from the industry (ii) locating buildings containing less non-sensitive receivers between the industry and sensitive receivers (iii) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the industry or (iv) providing private or common open space adjacent a building facade that shields the space from impacts of the industry.	DTS/DPF 2.1 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): (a) land division creating one or more additional allotments for residential purposes (b) dwelling (c) residential flat building (d) tourist accommodation (e) boarding home (f) dormitory style accommodation (g) Workers' accommodation (h) student accommodation (i) child care facility (j) educational facility (k) retirement village (l) supported accommodation (m) residential park (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 Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood.	DTS/DPF 1.1 The development does not result in a site coverage exceeding 50%.
PO 1.2 Development incorporates deep soil zones for the retention or provision of large trees to contribute to a well landscaped setting.	DTS/DPF 1.2 At least 15% of a site incorporates deep soil zone areas.
Site Dimensions and Land Division	
PO 2.1 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 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: (i) 180m2, or 100m2 on an allotment >2000m2, for a dwelling (ii) 120m2, or 80m2 on an allotment >2000m2, for each dwelling in a residential flat building (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 and (b) Site frontages (or allotment frontage in the case of land division) are not less than): (i) 8m for a dwelling (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 Sensitive receivers are designed and sited to be shielded from noise emitted by proximate lawfully existing employment generating land uses.	DTS/DPF 1.1 None are applicable.
PO 1.2 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 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 Residential development and supporting services and facilities make waterfront neighbourhoods a convenient place to live.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Dwelling (f) Educational facility (g) Jetty, pontoon or boat berth (or any combination thereof) (h) Marina (i) Office (j) Place of Worship (k) Recreation area (l) Residential flat building (m) Retirement facility (n) Shop (o) Supported accommodation (p) Tourist accommodation
PO 1.2 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 None are applicable.
PO 1.3 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, consulting rooms and shops (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development is compatible with the waterfront character and amenity of a neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5 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 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling, and all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (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 at least one of the following is satisfied: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) it is located more than 500m from an Activity Centre and satisfies one of the following: (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 (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 (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 (in a single building) (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: A. 50% of the gross leasable floor area within the Activity Centre B. 1000m^2. (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 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 Alteration of or addition to existing educational facilities, community facilities or child care facilities satisfy all of the following: (a) set back at least 3m from any boundary shared with a residential land use (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.
Site Dimensions and Land Division	
PO 2.1 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 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 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 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 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 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 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 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 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm;

Minimum Site Area
residential flat building is 350 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 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 is 2,000 sqm
Minimum site area is 2 ha
Minimum site area is 7,500 sqm

(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 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 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 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; row dwelling is 5m; group dwelling is 5m; residential flat building is 5m
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 16m; residential flat building is 16m
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 9m; row dwelling is 7m; group dwelling is 15m
Minimum frontage is 25m

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 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 site area and frontage requirements specified in DTS/DPF 2.1
and

(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 consistent with the character of a waterfront neighbourhood and limited to:

(a) allow sufficient space around buildings to limit visual impact
(b) provide an attractive outlook
(c) provide access to light and ventilation
(d) on sites with a dual frontage, to maximise use of available land.

DTS/DPF 3.1

The development does not result in site coverage exceeding:

(a) on sites 300m^2 or less and with a dual frontage to the waterfront and a public street, 80%.
(b) in all other cases, 60%.

Building Height

PO 4.1

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

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

(a) the following:

Maximum Building Height (Metres)
Maximum building height is 8m
Maximum building height is 8.5m
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 (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

DTS/DPF 7.1

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: (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 3 metres of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 7.2 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 Building walls are set back from side boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character and (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 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) 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 (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 Building walls (except for ancillary buildings and structures) are set back from rear boundaries to provide: (a) separation between buildings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation (e) a consistent character when viewed from a waterfront.	DTS/DPF 9.1 Building walls (except for ancillary buildings and structures) are set back from the rear boundary at least: (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. (b) where the rear boundary adjoins a laneway - 0m (c) In all other cases: (i) if the size of the site is less than 301 square metres— A. 3m in relation to the ground floor of the building B. 5m in relation to any other building level of the building (ii) if the size of the site is 301 square metres or more— A. 4m in relation to the ground floor of the building B. 6m in relation to any other building level of the building.
Concept Plans	
PO 10.1 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 10.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 141 - West Lakes In relation to DTS/DPF 10.1, 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 10.1 is met.
Built form and character	
PO 11.1 Dwellings on sites with frontages to both a public street and a waterfront designed to address both frontages.	DTS/DPF 11.1 Development is not located on a site/allotment with frontage to a waterfront.
PO 11.2 Service areas associated with dwellings such as open storage and clothes drying screened from public view.	DTS/DPF 11.2 None are applicable.
PO 11.3 Development set back from waterfronts to establish a consistent character that includes soft landscaping along coastal/riverine frontages.	DTS/DPF 11.3 None are applicable.
Ancillary buildings and structures	
PO 12.1 Outbuildings designed and sited to mitigate their visibility from the waterfront.	DTS/DPF 12.1 Outbuildings are not located between the main building and waterfront boundary on a site/allotment with frontage to a waterfront.
PO 12.2 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 Ancillary buildings satisfy (a) to (k), inclusive: (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 12.3 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 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design Table 1 - Private Open Space (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 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 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive:

	(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: ≤500m² — Floor area: 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.
Advertisements	
PO 13.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 13.1 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The fence is formed (wholly or partially) from brush 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) 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) 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway 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) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 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 40m² 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 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 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 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) (m²)** — **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:	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

- 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

2. The 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:
    (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
    (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,
    and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.
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%
>450	25%

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

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

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.

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
- 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. 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 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 pumps and/or filtration systems from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid acoustic structure; 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 11.5m if any part of the structure abuts or is situated on a boundary of the allotment 9. 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%. 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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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: (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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 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): (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) jetty, pontoon or boat berth (or any combination thereof) (f) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Waterfront Neighbourhood Zone DTS/DPF 4.1 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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 on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Waterfront Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy Waterfront Neighbourhood Zone DTS/DPF 1.5 or 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (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) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 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: (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) or (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): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
8. Demolition.	Except any of the following: 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).
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.

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 Development is limited to workers' accommodation and ancillary land uses that support the day to day needs of workers.	DTS/DPF 1.1 Development comprises one or more of the following: (a) a dwelling (manager's house) (b) amenity block (including shower, toilet and laundry facilities) in association with and ancillary to the workers' accommodation (c) dwelling addition (d) recreational facility in association with and ancillary to the workers' accommodation (e) office in association with and ancillary to the workers' accommodation (f) shop in association with and ancillary to the workers' accommodation (g) workers' accommodation.
PO 1.2 Shops, primarily in the form of a restaurant, associated with and ancillary to Workers' accommodation enhance the amenity of the zone for those workers.	DTS/DPF 1.2 Shops located on the same site as workers' accommodation meets one of the following: (a) it has a gross leasable floor area not exceeding $100m^2$ (b) it is a restaurant.
PO 1.3 Office associated with and ancillary to Workers' accommodation supports the management and administrative aspects of the accommodation.	DTS/DPF 1.3 Office is ancillary to and located on the same site as Workers' accommodation.
PO 1.4 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 The total roofed area of all existing and proposed buildings on the site will not exceed 60%.
PO 1.5 Workers' accommodation is established in association with major industrial, mining, agricultural and business activities to support and facilitate economic activity.	DTS/DPF 1.5 Workers' accommodation is constructed by the principal operator of the relevant business or authorised agent thereof.
PO 1.6 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 Dwelling is in the form of a manager or caretaker residence and satisfies all of the following: (a) ancillary to and located on the same allotment or within the same lease area as the workers' accommodation (b) has a demonstrated connection with workers' accommodation (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 Land division is designed to: (a) minimise fire risk danger to occupants of buildings and firefighting personnel (b) minimise the potential risk of damage to buildings and other property during a bushfire (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 None are applicable.
Built Form and Character	
PO 3.1 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 Buildings and recreational facilities are set back at least 1 metre from an internal road.
PO 3.2 Buildings are set back from public roads to mitigate impacts on the streetscape.	DTS/DPF 3.2 Buildings are set back at least 2m from a public road.
PO 3.3 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 Buildings are set back at least 2 metres from the zone boundary.
PO 3.4 Buildings use materials and finishes to complement the landscape and mitigate the effects of glare on adjacent land users.	DTS/DPF 3.4 Buildings are clad in, or a combination of: (a) materials other than sheet metal (b) sheet metal pre-colour treated or painted in a non-reflective colour.
Landscaping	
PO 4.1 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 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: (a) at least 1.5m wide along any boundary on the perimeter of the zone fronting a public road or thoroughfare (b) at least 1m wide around the perimeter of any shared vehicle parking area.
PO 4.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 4.2 Landscape areas comprise: (a) not less than 10 percent of the site area (b) a dimension of at least 1m.
Concept Plans	
PO 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.	DTS/DPF 5.1 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: (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
Air handling unit, air conditioning system or exhaust fan Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The item will be installed on or within an existing dwelling. 2. The item being installed does not encroach on a public street. 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 Except where any of the following apply: • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. The alteration does not: (a) increase the floor area of the building (b) exceed the existing wall height (c) exceed the existing overall building height (d) alter the roof profile (e) alter an approved privacy screening arrangement or window treatment (f) result in 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. 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 Except where any of the following apply: • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Building work is associated with a railway. 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). 3. It is required for the conduct or maintenance of railway activities. 4. It does not involve the clearance of native vegetation.
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 or secondary 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 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. 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. 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.
Outbuilding Except where any of the following apply: • Coastal Areas 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 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) 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. 11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%. 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.
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
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.
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 pumps and/or filtration systems from a dwelling on an adjoining allotment:

	(a) not less than 5m where the filtration system is located inside a solid acoustic structure; or (b) not less than 12m in any other case. 7. Does not involve the clearance of native vegetation.
Water tank (above ground) 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. The 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
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. 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).

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Table 3 - Applicable Policies for Performance Assessed Development

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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: (a) shop with a gross leasable floor area less than 1000m^2 (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 (Column A)	Exceptions (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): (a) air handling unit, air conditioning system or exhaust fan (b) amenities block (c) carport (d) deck (e) dwelling (f) dwelling addition (g) fence (h) internal building works (i) land division (j) office (k) outbuilding (l) pergola (m) private bushfire shelter (n) replacement building (o) retaining wall (p) shade sail (q) shop (r) solar photovoltaic panels (roof mounted) (s) swimming pool or spa pool and associated swimming pool safety features (t) temporary accommodation in an area affected by bushfire (u) tree damaging activity (v) verandah (w) workers accommodation (x) water tank.	None specified.
3. Demolition.	Except any of the following: 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).
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 Development avoids or minimises harm to habitat, and the functioning of ecosystems that support the dolphin population.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development does not result in the disruption of critical dolphin behaviours such as breeding, feeding, resting and movement.	DTS/DPF 1.2 None are applicable.
PO 1.3 Stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts to the Adelaide Dolphin Sanctuary.	DTS/DPF 1.3 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 Advertising satisfies all of the following: (a) is not illuminated (b) does not incorporate a moving or changing display or message (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Advertisement or advertising hoarding that: (a) is within 100m of a: (i) signalised intersection or (ii) signalised pedestrian crossing and (b) will: (i) be internally illuminated or (ii) incorporate a moving or changing display or message or (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 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 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 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (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 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.

Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 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 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 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 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: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
Movement and Car Parking	
PO 4.1 Sufficient car parking is provided to meet the needs of occupants of affordable housing.	DTS/DPF 4.1 Dwellings constituting affordable housing are provided with car parking in accordance with the following: (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (ii) is within 400 metres of a bus interchange(1) (iii) is within 400 metres of an O-Bahn interchange(1) (iv) is within 400 metres of a passenger rail station(1) (v) is within 400 metres of a passenger tram station(1) (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. [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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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): (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (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 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments	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 allotments for affordable housing.	Development of a class to which Schedule 9 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 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 Buildings accommodating sensitive receivers are not located within an area having an ANEF value of 30 or more.
Built Form	
PO 2.1 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 Dwelling additions involving the addition or extension of habitable rooms: (a) do not result in an increase in the total floor area of the existing dwelling by greater than 50 percent and (b) do not occur in areas having an ANEF value of 30 or more.
Land Division	
PO 3.1 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 Land division: (a) within an area having an ANEF value of less than 30 or (b) within an area having an ANEF value of 30 or more and:

	(i) does not result in any additional allotments or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Building height does not pose a hazard to the operation of an aircraft landing area.	DTS/DPF 1.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 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. 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 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	DTS/DPF 1.2 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (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* (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 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.	DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes or (b) for non-residential purposes that does not incorporate outdoor floodlighting.
PO 1.2 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 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:

	(a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
PO 1.3 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 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 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the character area.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the character area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the character area.	DTS/DPF 2.5 None are applicable.
Alterations and Additions	
PO 3.1 Additions and alterations do not adversely impact on the streetscape character.	DTS/DPF 3.1 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) any side or rear extensions are no closer to the side boundary than the existing building (iii) do not involve the construction or alteration of a second or subsequent building level.
PO 3.2 Adaptive reuse and revitalisation of buildings to retain local character consistent with the Character Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary Development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the character of the area and associated building(s).	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).	DTS/DPF 4.2 None are applicable.
PO 4.3 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 None are applicable.
PO 4.4 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 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are: (a) compatible with the surrounding pattern of subdivision in the character area (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 None are applicable.
Context and Streetscape Amenity	
PO 6.1 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 None are applicable.
PO 6.2 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 None are applicable.

Character Area Statements

Statement#	Statement
Character Areas affecting Alexandrina Council	
AlexC1	**Milang Character Area Statement (Alex-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.

Eras, themes and context	Small scale shops. Daranda Terrace comprises tourism and waterfront recreation activities.
Allotments, subdivision and built form patterns	Buildings typically of square or rectangular floor plans. Front and side boundary setbacks are generally consistent.
Architectural styles, detailing and built form features	Gable, hipped or pitches roofs and verandahs. Advertisements comprise small signs under verandahs and bellow parapets.
Building height	Predominantly single storey.
Materials	Stone. Slate. Rendered masonry walling. Brick and stone quoins. Corrugated iron. Shingle and slate roofing.
Fencing	*[Not stated]*
Setting, landscaping, streetscape and public realm features	Car parking and service areas are to the rear of buildings or screened by fencing or landscaping.
Representative Buildings	*[Not identified]*

Character Areas affecting The Barossa Council	
BaroC1	**Eden Valley Character Area Statement (Baro-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.

Eras, themes and context	Pre-1950.
Allotments, subdivision and built form patterns	Grid/organic street pattern.
Architectural styles, detailing and built form features	Mixture of housing styles.
Building height	*[Not stated]*
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting, landscaping, streetscape and public realm features	'Traditional' verge treatments exist in the main street (front boundary, footpath, street trees and gutter).
Representative Buildings	*[Not identified]*

BaroC2	**Springton Character Area Statement (Baro-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-1950.
Allotments, subdivision and built form patterns	Grid pattern.
Architectural styles, detailing and built form features	Mixture of housing styles of relatively modern design.
Building height	Generally single storey detached dwellings.
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting, landscaping, streetscape and public realm features	'Traditional' verge treatments exist in the main street (front boundary, footpath, street trees and gutter).
Representative Buildings	*[Not identified]*

BaroC3	**Angaston Character Area Statement (Baro-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.

Eras, themes and context	Late 1800s. 1920s, second wave of prosperity for Angaston in the 20th Century.
Allotments, subdivision and built form patterns	*[Not stated]*
Architectural styles, detailing and built form features	Residences in 1879-80. Residences of the 1920s.
Building height	*[Not stated]*
Materials	Local stone.
Fencing	*[Not stated]*
Setting, landscaping, streetscape and public realm features	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.
Representative Buildings	Identified - refer to SA planning database.

Character Areas affecting City of Campbelltown	
	Poet's Corner, Tranmere Character Area Statement (Cam-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#		Statement
CamC1	Eras, themes and context	Residential.
	Allotments, subdivision and built form patterns	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. Detached dwellings at low densities.
	Architectural styles, detailing and built form features	Villas and inter-war bungalows on large allotments with wide frontages, set within well-established landscaped gardens and streets. Consistent roof forms and pitches. 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.
	Building height	Predominantly one storey buildings, with attic or loft spaces contained within the roof form, or two storey additions to the rear of dwellings.
	Materials	Red brick, stone and masonry building materials. Roofs of terracotta tiles or red painted corrugated iron.
	Fencing	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. 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. 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. 1930s to 1960s east of the railway line.
	Allotments, subdivision and built form patterns	19th century rectilinear road pattern, with small allotment sizes. Large allotments and frontages. Narrow streets, limited street trees. Reduced setbacks. Varied front setbacks. Side setbacks provide visual spacing between dwellings.
	Architectural styles, detailing and built form features	Range of architectural styles. Still some remaining examples of bungalows west of the railway line. Influence of Spanish Mission style architecture. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 25 to 35 degrees. Short roof spans. Hip and gable roof forms. Deep verandahs and porches. 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.
	Materials	Red and cream brick. Stone. Render. Corrugated iron roofing. Terra cotta tile roofing. 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. Coastal views.
	Representative	*[Not identified]*

Statement#	Statement	
	Buildings	
HoBC2	**Brighton Character Area Statement (HoB-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	1900s to 1930s.
	Allotments, subdivision and built form patterns	Medium to large sized allotments. Linear and curvilinear street layout adjacent Dunluce Castle. Large allotment sizes and frontages. Large front setbacks. 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. Inter-War style dwellings including: Tudor Revival, Californian bungalow, Art Deco, Some Spanish mission. Some Post-War Austerity and Conventional style dwellings. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 25 to 35 degrees. Short roof spans. Hip and gable roof forms. Deep verandahs and porches. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors. 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	Corrugated iron or terracotta tile roofing. Brick, stone, timber and part-rendered finishes. 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. Mature and uniform street tree settings on Linwood and Athelney Streets. Outlook toward a row of heritage listed Eucalyptus trees on Alfreda Street. Heritage listed Dunluce Castle.
	Representative Buildings	*[Not identified]*
HoBC3	**Glenelg East Character Area Statement (HoB-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.	
	Eras, themes and context	1900s to 1930s.
	Allotments, subdivision and built form patterns	Medium to large sized allotments. Garden suburb street layout, centred around Da Costa Park in the area south of the tramway, and Sandison reserve north of the tramway. Original subdivisions of Helmsdale, Grovene and Dunleath. Predominantly large allotment sizes and frontages south of the tramway, larger allotment sizes and frontages north of the tramway. Large front setbacks. Small side setbacks on one side, smaller on the other.
	Architectural styles, detailing and built form features	Federation style dwellings. Inter-War style dwellings including: Tudor Revival, Californian bungalow, Art Deco, Some Spanish mission. Some Post-War Austerity and Conventional style dwellings. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 25 to 35 degrees. Short roof spans. Hip and gable roof forms. Deep verandahs and porches. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors. 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. Corrugated iron or terracotta tile roofing. Brick, sandstone, and stucco and part-rendered finishes. Roofing, facades and fenestration in natural red brick and terracotta colouration. Timber joinery including fascia, barges, window frames, door frames and doors. 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. Woven wire. Low masonry with geometric steel. Low masonry (stepped). Cyclone wire and steel or timber frame. 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. Glenelg Tramway and linear reserve between Maxwell and Dunbar Terraces. Norfolk Island pines and other mature street trees throughout.
	Representative Buildings	*[Not identified]*
HoBC4	**Glenelg Character Area Statement (HoB-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	1840s - 1930s. Earliest period of settlement of South Australia. Subdivision in 1839 by Light Finnis and Co. 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. Rear laneways to service dwellings on Gordon and Rose Streets, and buildings on Brighton Road. Range allotment sizes. Medium to very large frontages. Small setbacks. Side setbacks provide visual spacing between dwellings. 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. 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. Inter-War buildings, mostly Bungalows. Low scale to medium, relatively small dimensions and basic building details. Many dwellings without vehicle garaging. 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. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings). Short roof spans. Hip and gable roof forms. Concave, bullnose and straight-pitched verandahs. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors. 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). Some brick. Brick or rendered quoin work and plinths. 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. Hedging. Low masonry plinth with cast iron or wrought iron in a traditional arrangement. Woven wire or low masonry with or without geometric steel for Inter-war buildings. 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]*
	Glenelg North (West of Tapleys Hill Road) Character Area Statement (HoB-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.	
	Eras, themes and context	1850s to 1920s.
	Allotments, subdivision and built form patterns	Rectangular allotment shapes in varying sizes. Some allotments have been amalgamated to make way for residential flat buildings and units. Mix of front setback patterns, with older dwellings having small front setbacks, and later dwellings set further back from the street. Generally small front setbacks. Side setbacks provide visual spacing between dwellings.
	Architectural styles, detailing and built form features	Small scale, simplified building forms. Single storey detached and semi-detached villas.

Statement#		Statement
HoBC5		Single storey detached cottages. Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing. 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. Some Inter-War buildings, mostly Tudor style. Many dwellings without vehicle garaging. 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. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings). Short roof spans. Hip and gable roof forms. Concave, bullnose and straight-pitched verandahs. 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	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. Hedging. Low masonry plinth with cast iron or wrought iron in a traditional arrangement. 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. 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)** 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	1880s to 1920s.
	Allotments, subdivision and built form patterns	Orderly subdivision pattern. Originally subdivided in 1841. Range of allotment sizes with wide frontages. Smaller allotment sizes with rear laneways between Alison and Bagshaw Streets. Medium front setbacks. Side setbacks provide visual spacing between dwellings.
	Architectural styles, detailing and built form features	Larger scale single storey detached dwellings. Bungalow style dwellings with large front and side boundary setbacks. Examples of smaller scale dwellings between Alison and Bagshaw Streets. Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing. 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. Some Inter-War buildings, mostly Tudor style. Many dwellings without vehicle garaging. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings). Short roof spans. Hip and gable roof forms. Concave, bullnose and straight-pitched verandahs. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors. 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. Sandstone and red brick facades. 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. Hedging. Low masonry plinth with cast iron or wrought iron in a traditional arrangement. 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. Frontages on MacFarlane and Bagshaw Streets facing the Old Gum Tree Reserve. St Leonard's Primary School is a significant presence to the locality.

Statement#	Statement	
	Representative Buildings	*[Not identified]*
Character Areas affecting City of Marion		
MarC1	**Edwardstown, Glandore, Glengowrie and Plympton Park Character Area Statement (Mar-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.	
	Eras, themes and context	1920s to 1950.
	Allotments, subdivision and built form patterns	Conventional grid type pattern of streets. Large allotments. Predominantly detached dwellings. Some examples of semi-detached dwellings in Glandore and Glengowrie.
	Architectural styles, detailing and built form features	Single storey detached dwellings. Occasional single storey semi-detached dwellings. Mixture of Bungalow, Art Deco, Spanish Mission, Tudor. Articulated roof forms (gable, Dutch gable, hips). Chimneys, projecting front verandahs, porches, porticos. Garages and carports located behind main face of dwelling.
	Building height	Single storey. 2nd storey in roofline.
	Materials	Timber frame windows. External walls constructed of mixture of red brick, painted brick, stone and rendered masonry. 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. Well maintained traditional gardens. Mature vegetation in private properties. Low scale dwellings. Housing well setback from street.
	Representative Buildings	*[Not identified]*
MarC2	**Marion Character Area Statement (Mar-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	Original housing stock - predominantly 1950s to 1970s. More recent infill scattered throughout.
	Allotments, subdivision and built form patterns	Grid type pattern of streets, partly angular due to diagonal alignment of railway resulting in some irregular shaped allotments. Large allotments. Detached dwellings.
	Architectural styles, detailing and built form features	Predominantly single storey detached dwellings. Small number of 2 storey dwellings. Original housing stock - mixture of austerity, conventional 1950s. Roof forms (gable, hips).
	Building height	Original housing stock is generally single storey. Recent dwellings are predominantly single storey however there are more examples of 2 storey.
	Materials	External walls predominantly a mixture of brick (variety of colours) and rendered masonry. Roofing - original housing has terracotta tiles. More recent replacement housing has colorbond.
	Fencing	No dominant fencing style or material. Mixed with open front yards.
	Setting, landscaping, streetscape and public realm features	Tree lined streets. Well maintained leafy garden character. Mature vegetation in private properties. Low scale dwellings. Housing well setback from street. Visual separation between houses.
	Representative Buildings	*[Not identified]*
Character Areas affecting Mid Murray Council		
MiMuC1	**Residential Character Area Statement (MiMu-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.	
	Eras, themes and context	Buildings of interest reflecting the original development of the town.
	Allotments, subdivision and built form patterns	Early subdivision south of Victoria Street, between the cliff face and east of Walker and Berryman Avenue. Larger allotments reflecting the original subdivision pattern. Wide street frontages and generous setbacks to boundaries.
	Architectural styles, detailing and built form features	Provision of mainly detached dwellings with some semi-detached dwellings.
	Building height	Buildings up to two storeys in height.

Statement#	Statement	
	Materials	Original or otherwise complementary materials, colours and finishes.
	Fencing	*[Not stated]*
	Setting, landscaping, streetscape and public realm features	Landscaping to soften development.
	Representative Buildings	[Not identified]

Character Areas affecting City of Mitcham

MitC1

Plains Character Area Statement (Mit-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.

Eras, themes and context	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.
Allotments, subdivision and built form patterns	Established traditional grid neighbourhoods, with a high presence of pre-1940s housing stock. 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. Low site coverage supporting strong landscaped settings and space that frame and give context to dwelling forms. Absence of row dwellings and residential flat buildings.
Architectural styles, detailing and built form features	Single storey detached dwellings at low densities with regular large front and side setbacks. Intact pattern of setbacks and spacings between buildings. 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. Roof forms consist of gabled, hipped and Dutch gable at pitches that reflect the prevailing building size, style and era. High solid to void ratios within building facades. Garaging is a minor built form element and subordinate to the principal dwelling form when viewed from the streetscape. 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.
Building height	Single storey appearance with second storeys typically not visible from the street and characteristically integrated within the roof form or behind roof ridges.
Materials	Building materials consist of traditional housing materials such as brick, stone and rendered masonry finishes to walls and tile or corrugated metal roofs. Dwelling facades display a range of materiality and finishes producing a richness of textures and colour schemes.
Fencing	Low and open fencing styles consisting of timber picket, post and wire, low stone or brick structures or hedges. Limited use of high solid fencing except along railway or arterial road alignments.
Setting, landscaping, streetscape and public realm features	Important contribution of front yards, landscaping and street trees to overall character of the area. Front yards are generously landscaped spaces with a high proportion of vegetation to paved surfaces. Driveways are aligned to side boundaries and are of single width. 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.
Representative Buildings	*[Not identified]*

MitC2

Springfield Character Area Statement (Mit-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	1930s to present. Pre and post war housing stock as well as contemporary housing styles. Sense of grandeur and spaciousness.
Allotments, subdivision and built form patterns	Intact original subdivision pattern. Winding road network that follows land form and results in irregular shaped allotments. Detached dwellings on very large allotments and very wide frontages which contribute to sense of spaciousness and scale. Absence of row dwellings and residential flat buildings. Buildings are set back very large distances from street frontages and side boundaries. Consistent pattern of side setbacks, which are generally larger on one side of allotments. Low site coverage of buildings across large sites. 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. High quality materials, finishes and detailing associated with grand homes and mansions. 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. Tiles or metal roofing. High solid to void ratio to facades. Visible retaining walls typically stone or rendered in material.
Fencing	Diversity of fencing treatments and styles. 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. Retaining walls to street frontages on high side of street, with raised front gardens above. Formal garden settings with mature trees are an important element in established character.
Representative Buildings	*[Not identified]*

Hills Character Area Statement (Mit-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.

Statement#	Statement	
MitC3	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. 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. Simple housing forms of a single and two storey nature (including spilt level) that respond to land form. 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. 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. Development responds to land form and does so in a way that blends with landscape character by minimising cut and fill and vegetation clearance. Where visible to the street, large differences in levels between dwellings and roadways are battered and landscaped. 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. 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. Predominantly darker subdued natural earthy tones for wall and roof materials. Lighter or paler colour complement the surrounding landscape in their tone. Highly reflective and bright, vivid colour finishes to walls and roof materials, such as stark white or similar are rarely found in the area.
	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. 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. 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. Streets retain an open, often spacious setting characterised by spaces between buildings which contain landscaping. 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.

NPSPC1		
	Eras, themes and context	Pre-1940. 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. 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. 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. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. 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. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. 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.

NPSPC2		
	Eras, themes and context	Pre- 1940. 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. 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 features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions. Semi-detached dwellings often presenting as single dwellings.
	Building height	Two storey along Hackney Road. 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. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. 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. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. Some limited advertising and signage which complements scale and architecture of associated buildings.
	Representative Buildings	*[Not identified]*

Statement#	Statement	
NPSPC3	**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.	
	Eras, themes and context	Pre-1940. 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. 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. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. 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. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. Some limited advertising and signage which complements scale and architecture of associated buildings.
	Representative Buildings	*[Not identified]*
NPSPC4	**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. 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 features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions. 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. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. 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. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. Some limited advertising and signage which complements scale and architecture of associated buildings.
	Representative Buildings	*[Not identified]*
NPSPC5	**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.	
	Eras, themes and context	Pre-1940. 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. 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. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. 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. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. 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. 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. 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. 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. Some undercroft or underground garages along western side of Osmond Terrace. 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. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. 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. 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.

These attributes 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#		
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. 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. Large proportion of open space as parks and gardens. Parks and mature trees in the landscape road reserve make a significant contribution to the character and amenity of the area. 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. Single storey semi-detached and detached buildings. Dwellings being of brick and concrete block construction with varying stylistic treatments. Many dwellings without vehicle garaging. 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. 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.

These attributes 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#		
PAdEC1	Eras, themes and context	1900s - 1950s built development.
	Allotments, subdivision and built form patterns	"Garden suburb' street pattern and modified grid. Generous allotment sizes with wide frontages and substantial rear gardens. Consistent front set-backs.
	Architectural styles, detailing and built form features	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. 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. 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.
	Building height	Single storey.
	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. 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	The 1920s street pattern in this area is distinctive and reflects the garden suburb approach to town planning and subdivision. 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.
	Representative Buildings	*[Not identified]*

Glanville (East of Carlisle) Character Area Statement (PAdE-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.

Statement#		
PAdEC2	Eras, themes and context	1860s - 1920s built development.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	Housing styles include cottages, villas, inter-war and bungalows with cottages being the predominant and key defining feature in the area.
	Building height	Single storey.
	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.

Statement#	Statement	
		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	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. 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.
	Representative Buildings	*[Not identified]*
PAdEC3	**Largs / Largs North Character Area Statement (PAdE-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.	
	Eras, themes and context	1900s - 1960s 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 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. 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. 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. 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. 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. Wide allotment frontages with generous spacing between driveways make a significant contribution to the walkability of these footpaths and the character of the area. 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)** 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	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		
PrC1	**Suburban Neighbourhood 1 Character Area Statement (Pr-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.	
	Eras, themes and context	Late 19th and Early 20th centuries residential. Limited post-1950s residential. Very low density and primarily detached dwellings.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	Majority bungalows and villas of a significant scale. Pitched roofs with their vertical proportion similar to wall height and typically around 25 to 49 degree pitch. Prominent front verandahs of bull-nose or concave design. 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.
	Building height	Primarily single storey presentation to the street with two storey components sited behind. 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. Large scale buildings in context with large to very large allotments and frontages.
	Materials	Stone, brick and rendered finishes. Detailing around doors, windows, wall edges and gables. Limited colour palette for the majority of building façade (sandstone to reds; bluestone and grey tones) with 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). Fencing 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 visually dominates or supports the built form. 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.
	Representative Buildings	*[Not identified]*

Statement#	Statement
PrC2	**Suburban Neighbourhood 2 Character Area Statement (Pr-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	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.
Allotments, subdivision and built form patterns	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. 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.
Architectural styles, detailing and built form features	Mainly single storey detached bungalows, cottages and villas. Pitched roofs with the vertical proportion similar to wall height and typically around 25 to 49 degree pitch. 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.
Building height	Primarily single storey presentation to the street with any two storey components sited behind. 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. Moderate scale in context with low rise development, allotment size and frontages.
Materials	Stone, brick and rendered finishes. Detailing around doors, windows, wall edges and gables 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.
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. Garages and carports are designed and sited to be subordinate to the main dwelling. Access points are narrow and consolidated. 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]*

Statement#	Statement
PrC3	**Suburban Neighbourhood 3 Character Area Statement (Pr-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.

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. 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. Pitched roofs with the vertical proportion similar to wall height and typically around 25 to 49 degree pitch. 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. 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). Moderate to compact scale in context with low rise development, allotment size and frontages.
Materials	Stone, brick and rendered finishes and durable materials. Detailing around doors, windows, wall edges and gables. 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. 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

Statement#	Statement
TatC1	**Mundulla Character Area Statement (TatC1)** 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. These attributes 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-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.
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

Statement#	Statement
	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.

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.

Statement#		Statement
ViHC1	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. 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		
WalkC1	**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.	
	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. 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.
	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. 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 (WeTo-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.	
	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 (WeTo-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	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 (WeTo-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.	

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>WeToC3</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 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.

<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)

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.

<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>WeToC5</td><td>
Novar Gardens Character Area Statement (WeTo-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.

<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>
<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)

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.

<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></td><td>Torrensville Character Area Statement (WeTo-C7)</td></tr>
</table>

Statement#	Statement
WeToC7	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	1890s - 1940s.
Allotments, subdivision and built form patterns	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.
Architectural styles, detailing and built form features	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.
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. 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	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.
Representative Buildings	*[Not identified]*

Character Areas affecting Whyalla City Council

Whyalla Character Area Statement (Wh-C1)

Statement#	Statement
WhC1	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	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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 None are applicable.
PO 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.	DTS/DPF 1.2 Residential development located within designated township areas of the Character Preservation District Overlay.
Built Form and Character	
PO 2.1 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: (a) being of a low scale (b) orientating residential development towards the rural area (c) ensuring visual separation from the rural area through landscaping and road reserves.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development contributes to and maintains the historic identity and character of townships through appropriate: (a) form (b) scale (c) siting (d) design (e) landscaping.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.

Built Form and Character in the Rural Area	
PO 3.1 Preservation of existing natural features including topography, watercourses and mature trees.	DTS/DPF 3.1 None are applicable.
PO 3.2 Buildings and structures do not interrupt views of the skyline through measures including being sited below ridge lines.	DTS/DPF 3.2 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 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 None are applicable.
PO 3.5 Buildings and structures are grouped to create compact clusters well set back from public roads.	DTS/DPF 3.5 None are applicable.
PO 3.6 Development mitigates the need for long, steep access roads that require excessive grading or removal of vegetation.	DTS/DPF 3.6 None are applicable.
Earthworks	
PO 4.1 Excavation and filling of land is limited to that associated with: (a) minimising the visual impact of buildings or structures or (a) construction of water storage facilities.	DTS/DPF 4.1 Excavation and/or filling of land is: (a) no greater than 1.5 metres from natural ground level and (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 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 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 None are applicable.
PO 1.3 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 None are applicable.
Hazard Risk Minimisation	
PO 2.1 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 Building floor levels are at least 1.25m above the standard sea flood risk level.
PO 2.2 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 Development incorporates finished ground and floor levels 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

Finished Ground and Floor Levels
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
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

	Finished Ground and Floor Levels 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 Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.	DTS/DPF 2.3 None are applicable.
PO 2.4 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: (a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion or (b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion.	DTS/DPF 2.4 None are applicable.
PO 2.5 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 None are applicable.
Coast Protection Works	
PO 3.1 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 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 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: (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity (b) require commitment of public resources including land (c) present an unacceptable risk of failure relative to potential hazard resulting from failure.	DTS/DPF 3.3 None are applicable.
Environment Protection	
PO 4.1 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 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 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 None are applicable.
PO 4.4 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 None are applicable.
PO 4.5 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 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 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 None are applicable.
PO 4.7 Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken.	DTS/DPF 4.7 Development does not involve the removal of shell grit, cobbles or sand.
Access	
PO 5.1 Development maintains or enhances appropriate public access to and along the foreshore.	DTS/DPF 5.1 None are applicable.
PO 5.2 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 None are applicable.
PO 5.3 Access roads to the coast, lookouts and places of interest: (a) do not detract from the amenity or the environment (b) are designed for slow-moving traffic (c) are minimised in number.	DTS/DPF 5.3 None are applicable.
PO 5.4 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (a) excavation and/or filling where the total volume of material excavated and/or filled exceeds $9m^3$ (b) dwellings and habitable buildings that: (i) do not meet DTS/DPF 2.2 or (ii) are within 100m of the mean high water mark (c) other than within a Rural Settlement Zone: (i) buildings with a floor area greater than $60m^2$ or (ii) tourist accommodation, including a caravan park or (iii) division of land that would create 1 or more additional allotments (d) off-shore structures (e) coast protection works (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: • the risk to development from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, dune drift and acid sulfate soils); • coast protection works; • 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 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 Development incorporates finished ground and floor levels 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 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

Finished Ground and Floor Levels
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
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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Co-located housing established to support variety in housing options.	DTS/DPF 1.1 None are applicable.
Site Dimensions and Land Division	
PO 2.1 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 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 None are applicable.
Built form and Character	
PO 3.1 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 None are applicable.
PO 3.2 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 None are applicable.
PO 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.	DTS/DPF 3.3 None are applicable.
PO 3.4 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 None are applicable.
PO 3.5 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 None are applicable.
PO 3.6 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 Side boundary walls for co-located housing 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 3.2m in height from the lower of the natural or finished ground level (ii) exceed 8m 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.
Open Space	
PO 4.1 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 Communal open space for co-located housing satisfies all of the following: (a) a minimum of 24m² of communal open space is provided per co-located housing dwelling for shared use by all occupants (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 (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% (d) may include verandahs, alfrescos, terraces, decks where not enclosed on all sides (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 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 None are applicable.
PO 5.2 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 None are applicable.
PO 5.3 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 None are applicable.
PO 5.4 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 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 Car parking for co-located housing satisfies all of the following: (a) is shared with car parks accessible to occupants and visitors at all times (b) is established in a manner that maintains the existing primary streetscape (c) maintains or reduces the number of existing driveway access points.	DTS/DPF 6.1 None are applicable.
PO 6.2 Existing driveways and manoeuvring areas are maintained or reduced to maximise the amount of landscaping and communal open space provided.	DTS/DPF 6.2 None are applicable.
Pedestrian Access	
PO 7.1 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: (a) a single common pathway accessible throughout the development site (b) controlled lighting to mitigate artificial light intrusion while maintaining safety (c) appropriate separation from bedrooms or any private open space areas.	DTS/DPF 7.1 None are applicable.
PO 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.	DTS/DPF 7.2 None are applicable.
PO 8.1 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 None are applicable.
PO 8.2 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 None are applicable.
Landscaping	

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Coordinated Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Urban development is deferred until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.
DO 2	Infrastructure and community services are provided in a timely and coordinated manner to facilitate planned urban growth and ensure the delivery of essential services to future communities.

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 Development is limited to that which satisfies one of the following: (a) does not prejudice the orderly and efficient servicing and conversion of land for future urban development (b) is ancillary to and necessary for the continuation of an existing lawful use (c) accommodates essential infrastructure or community services that are compatible with the relevant zone or sub zone, including any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.	DTS/DPF 1.1 None are applicable.
Land Division	
PO 2.1 Land division is limited to that which satisfies one of the following: (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings, structures or land uses (b) facilitates the provision of essential infrastructure, community services or public open space that are compatible with the relevant zone or subzone, including any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code (c) results in the creation of 'super lots' or balance allotments that do not result in a form of division which would prejudice the orderly and efficient development of land for future urban development.	DTS/DPF 2.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Building height does not pose a hazard to the operations of Defence Aviation Areas.	DTS/DPF 1.1 Building height does not exceed the relevant height specified by the *Defence Aviation Area Overlay*.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	DTS/DPF 1.2 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Medium to high rise buildings and state significant development demonstrate high quality design.	DTS/DPF 1.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where the development comprises a variation to an application that is, in the opinion of the relevant authority, minor in nature or would not warrant a referral when considering the purpose of the referral, any of the following classes of development:	Government Architect or Associate Government Architect	To provide expert design advice to the relevant authority on how the development:	Development of a class to which

(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 (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 (c) development within all other areas of the overlay that involves the erection or construction of a building that exceeds 4 building levels.		(a) responds to its surrounding context and contributes to the quality and character of a place (b) contributes to inclusiveness, connectivity, and universal design of the built environment (c) enables buildings and places that are fit for purpose, adaptable and long-lasting (d) adds value by positively contributing to places and communities (e) optimises performance and public benefit (f) supports sustainable and environmentally responsible development.	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 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: (a) accommodate a dwelling that has had a long term association with primary production on the same allotment (b) contain the excised dwelling within an allotment capable of providing a suitable rural residential amenity (c) maintain all other land (ie land outside the allotment containing the excised dwelling) in suitably sized allotments to support primary production (d) no other dwelling has been excised from the primary production allotment.	DTS/DPF 1.1 Land division satisfies all the following: (a) no other dwelling has previously been excised from the allotment by creating an additional allotment (b) it does not create more than one additional allotment where the resultant allotments satisfy (i) and (ii): (i) one allotment will contain a single existing lawful dwelling that existed prior to 1 December 2011 and meets all of the following: A. no allotment boundary is closer than 40m to an existing dwelling B. the allotment is no less than 1 hectare and no greater than 4 hectares in area C. if the allotment is of a battle-axe configuration, the driveway 'handle' is no more than 50 metres in length (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Land division undertaken in accordance with Section 7 of the *Planning, Development and Infrastructure Act 2016.*	DTS/DPF 1.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Development does not compromise or is located and designed to minimise its impact on future road widening requirements.	DTS/DPF 1.1 Development does not involve building work, or building work is located wholly outside land within the following distance from the primary street frontage. **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
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

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Development does not compromise or is located and designed to minimise its impact on future road widening requirements.	DTS/DPF 1.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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.
Note	Guidance documents to support an agreement under section 123 of the *Planning, Development and Infrastructure Act 2016* for the purposes of development applications in the vicinity of pipelines, as prepared and published by the administrative unit of the Public Service responsible for assisting a Minister in the administration of the *Energy Resources Act 2000* 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
Land Use and Intensity	
PO 1.1 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 Development satisfies one of the following: (a) it does not comprise: (i) child care facility (ii) caravan and tourist park (iii) educational facility (iv) buildings comprising 3 or more building levels (v) land division creating allotments under 1ha for residential purposes (except where the existing allotment is less than 1ha) (vi) prison (vii) residential park (viii) retirement facility (ix) student accommodation (x) supported accommodation (xi) shop or shops with a gross leasable floor area of 1000m^2 or greater (xii) tourist accommodation (xiii) stadium (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 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 Development does not comprise any of the following: (a) emergency services facility (b) hospital.
PO 1.3 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 Development satisfies one of the following: (a) it does not comprise: (i) general industry

	(ii) special industry (iii) landfill (iv) renewable energy facility (v) electricity substation (vi) fuel depot (vii) retail fuel outlet (viii) store (ix) warehouse (x) waste treatment facility (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (a) potential safety issues relating to development or (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.
Note	Guidance documents to support an agreement under section 123 of the *Planning, Development and Infrastructure Act 2016* for the purposes of development applications in the vicinity of pipelines, as prepared and published by the administrative unit of the Public Service responsible for assisting a Minister in the administration of the *Energy Resources Act 2000* 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
Safety	
PO 1.1 Development (including land division) does not present a risk to public health and safety due to any of the following: (a) continuous noise associated with pipeline facilities used for energy transportation that exceeds the Environment Protection (Commercial and Industrial Noise) Policy (b) potential for occasional noise associated with high pressure venting.	DTS/DPF 1.1 Development (including land division creating additional allotments for such purposes) comprises one or more of the following: (a) open space (b) roadways (c) a class of development that will occur in accordance with an agreement under section 123 of the *Planning, Development and Infrastructure Act, 2016* (d) a dwelling or ancillary building/structure on an allotment approved for residential purposes under the Planning and 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (a) potential safety issues relating to development or (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 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 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 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 None are applicable.
PO 1.3 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 None are applicable.

Landscape Amenity	
PO 2.1 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 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: (a) behind principal building(s) facing arterial and main roads and highways (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 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 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 Vehicle parking areas are located and designed to enhance the streetscape setting by: (a) being located to the side or rear of buildings facing arterial and main roads and highways (b) incorporating landscaping, including trees, to break up large parking areas.	DTS/DPF 3.4 None are applicable.
Advertisements	
PO 4.1 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 Advertisements satisfy all of the following: (a) will not result in more than 1 advertisement per allotment (b) will not exceed 5m in height (c) do not exceed $3m^2$ per advertising face (d) are not internally illuminated (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 Development does not involve or cause: (a) excavation of land or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning	DTS/DPF 2.1 None are applicable.

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.	
PO 2.2 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 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 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 None are applicable.
PO 3.2 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 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 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 None are applicable.
Land Division	
PO 4.1 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 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 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 None are applicable.
PO 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.	DTS/DPF 4.4 None are applicable.
Vehicle Access – Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (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) (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) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (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) (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 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors	DTS/DPF 5.2 Access is in accordance with (a) or (b): (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 (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (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) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a cross fall 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) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (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) (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) (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: A. a loop road around the building B. a turning area with a minimum radius of 12.5m (Figure 3) C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (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 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 None are applicable.

Procedural Matters (PM) - Referrals

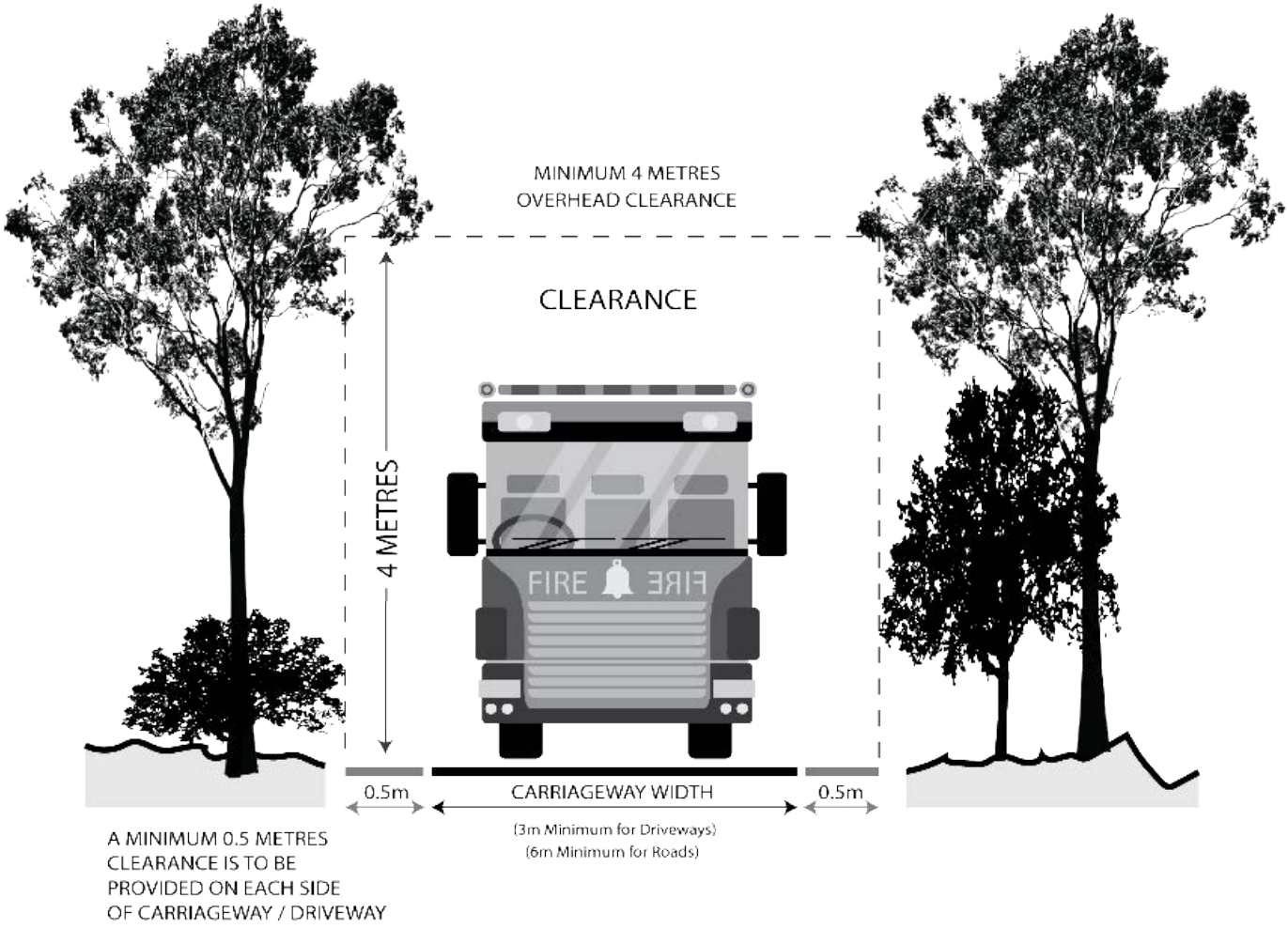
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Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

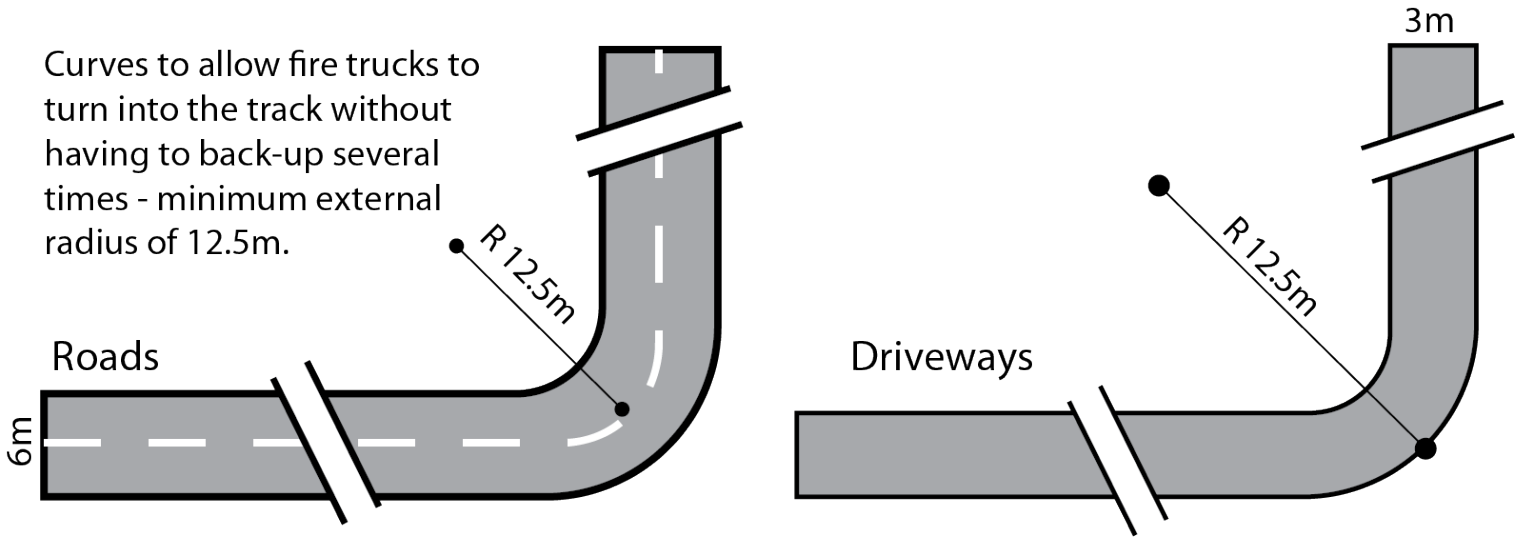


Figure 3 - Full Circle Turning Area

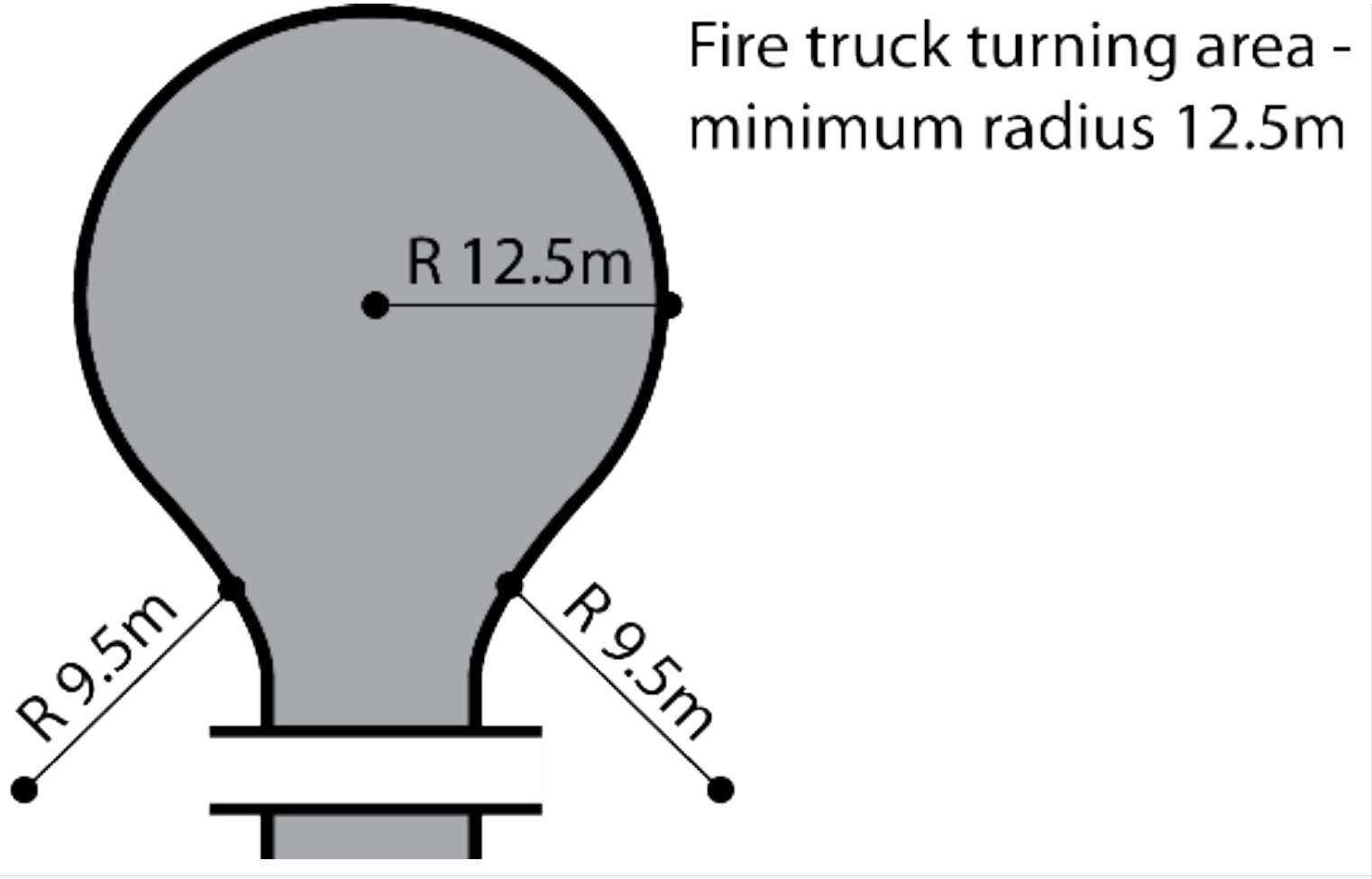
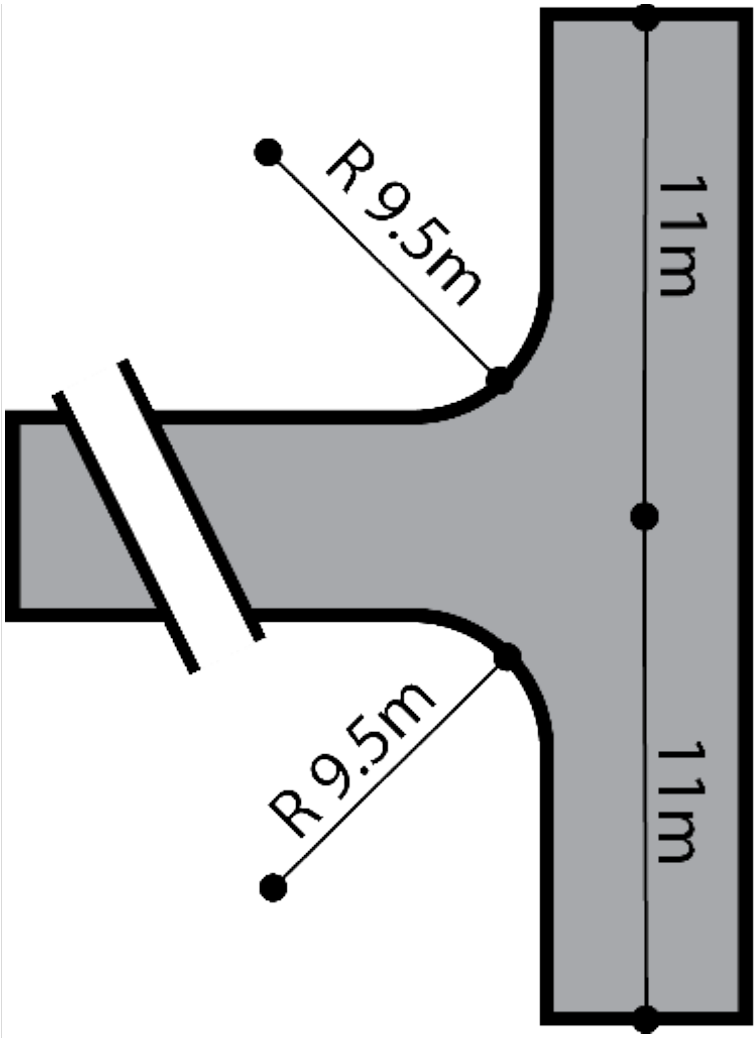


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area for fire trucks to reverse into so they can turn around
- minimum length 11m.

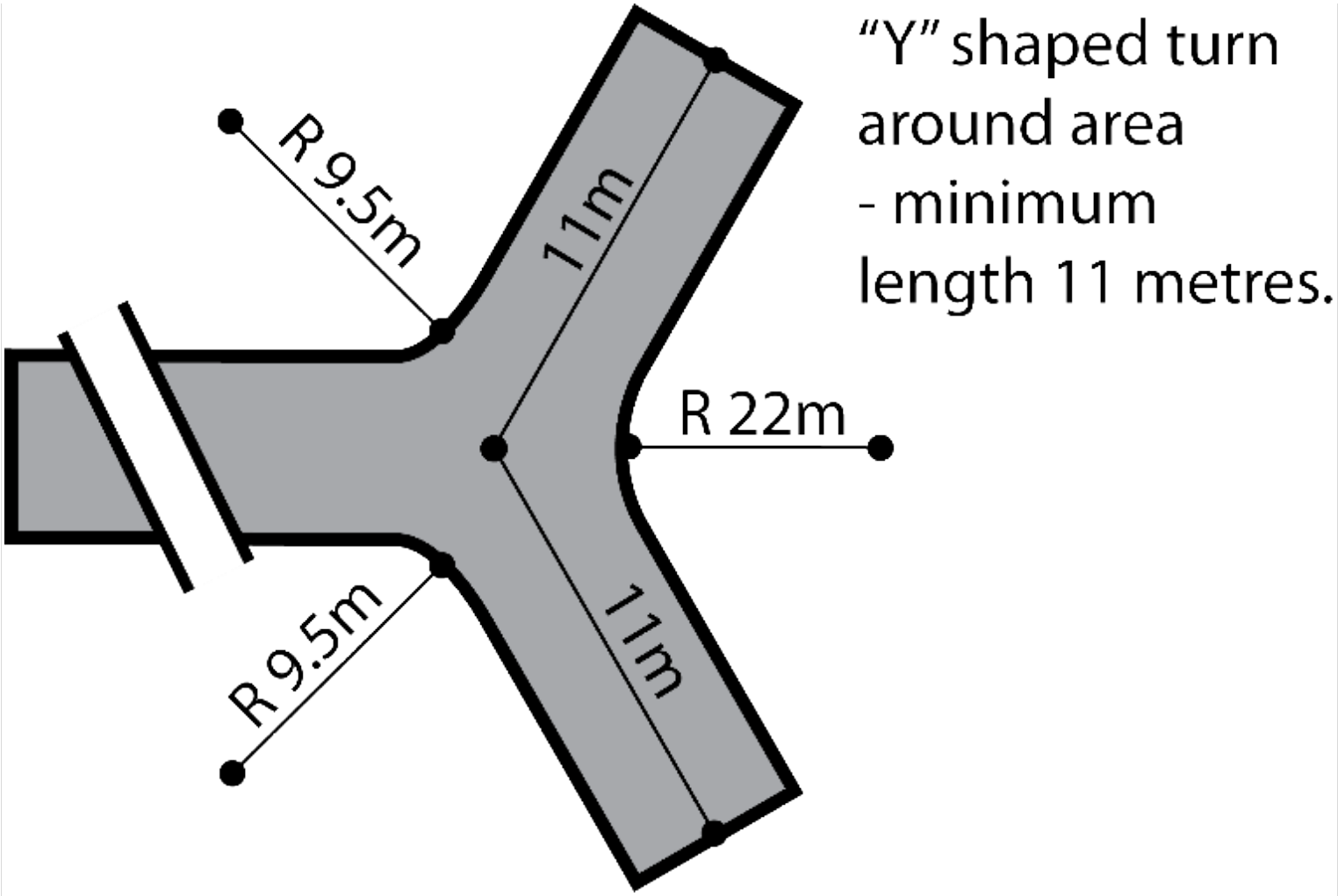
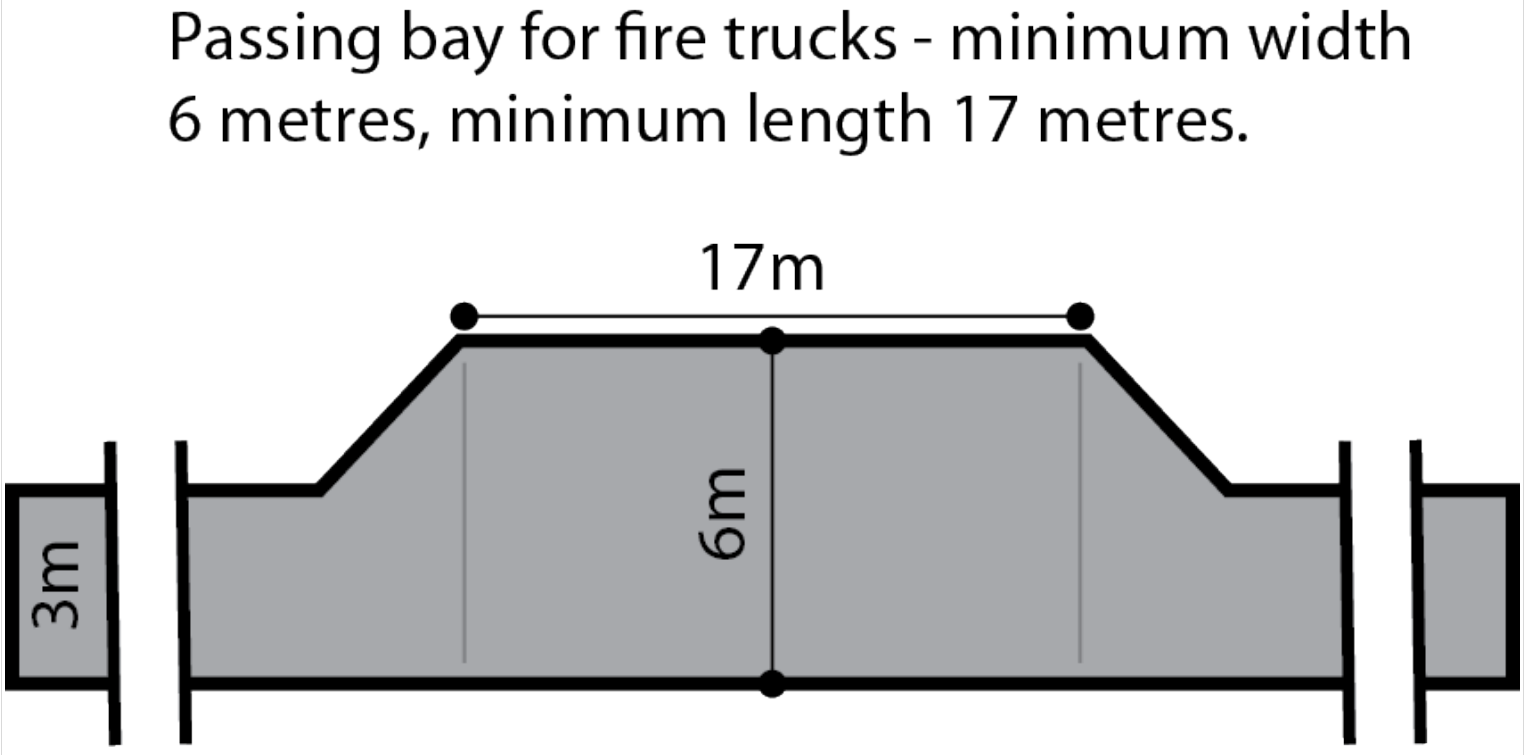


Figure 5 - Driveway Passing Bays



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: (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (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 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 None are applicable.
PO 1.2 Child care facilities, educational facilities, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that: (a) are remote from or require extended periods of travel to reach safer locations (b) don't have a safe path of travel to safer locations.	DTS/DPF 1.2 None are applicable.
Siting	
PO 2.1 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 None are applicable.
Built Form	
PO 3.1 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 None are applicable.
PO 3.2 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 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 4.1 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 None are applicable.
PO 4.2 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 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 4.3 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: (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* (b) includes the provision of an all-weather hardstand area in a location that: (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction (ii) is no further than 6 metres from the dedicated water supply outlet(s) where required.	DTS/DPF 4.3 None are applicable.
Land Division	
PO 5.1 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 None are applicable.
PO 5.2 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 None are applicable.
PO 5.3 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 None are applicable.
PO 5.4 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 None are applicable.
PO 5.5 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 None are applicable.
Vehicle Access –Roads, Driveways and Fire Tracks	
PO 6.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 6.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (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) (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) (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: (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) (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 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) use, operation and evacuation of fire-fighting and emergency personnel	DTS/DPF 6.2 Access is in accordance with (a) or (b): (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

(b) evacuation of residents, occupants and visitors.	habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (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) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (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) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (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) (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) (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: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (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 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 None are applicable.

Procedural Matters (PM) - Referrals

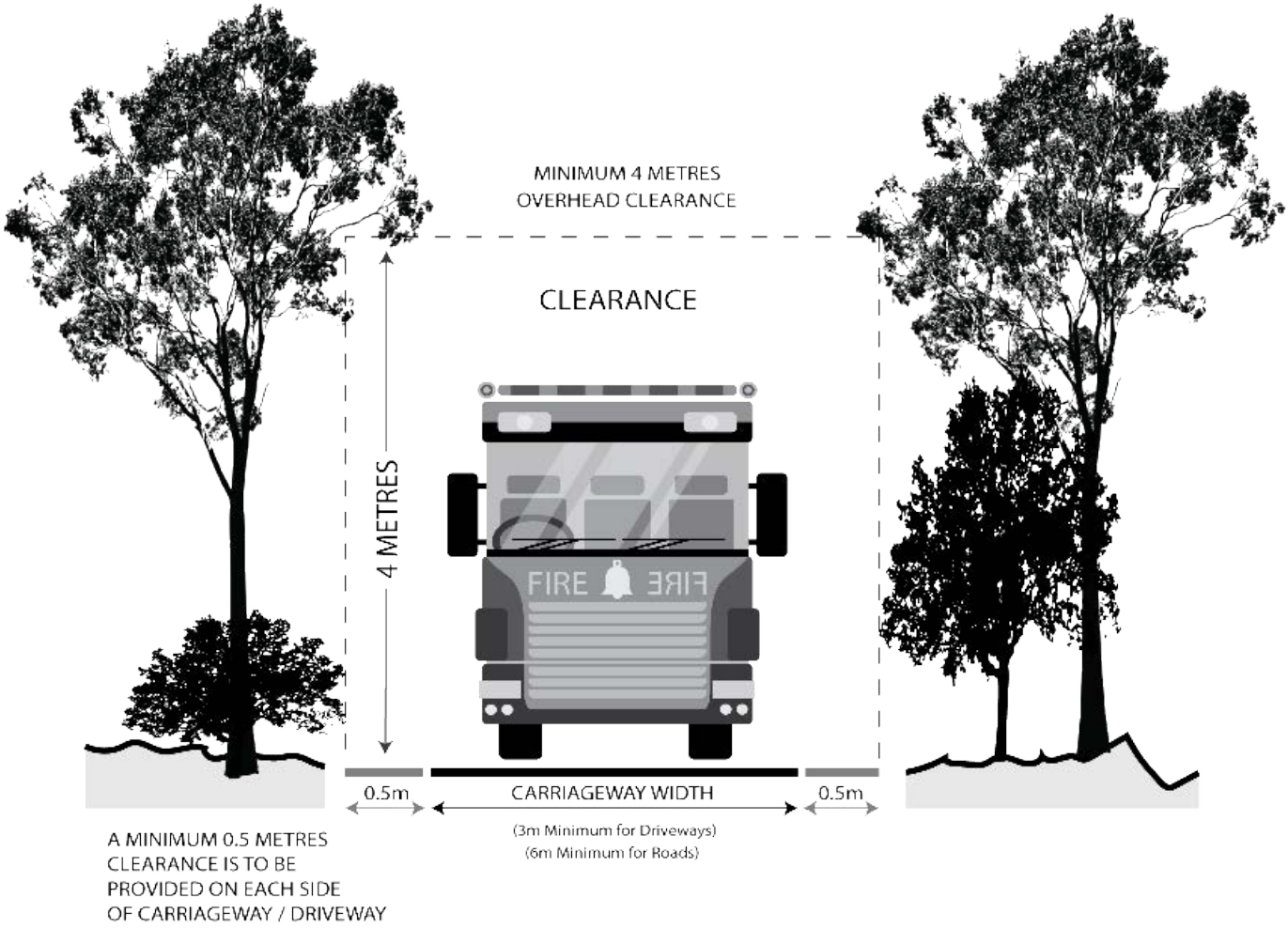
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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): (a) land division creating one or more additional allotments (b) dwelling (c) ancillary accommodation (d) residential flat building (e) tourist accommodation (f) boarding home (g) dormitory style accommodation (h) workers' accommodation (i) student accommodation (j) child care facility (k) educational facility (l) retirement village (m) supported accommodation (n) residential park (o) hospital (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

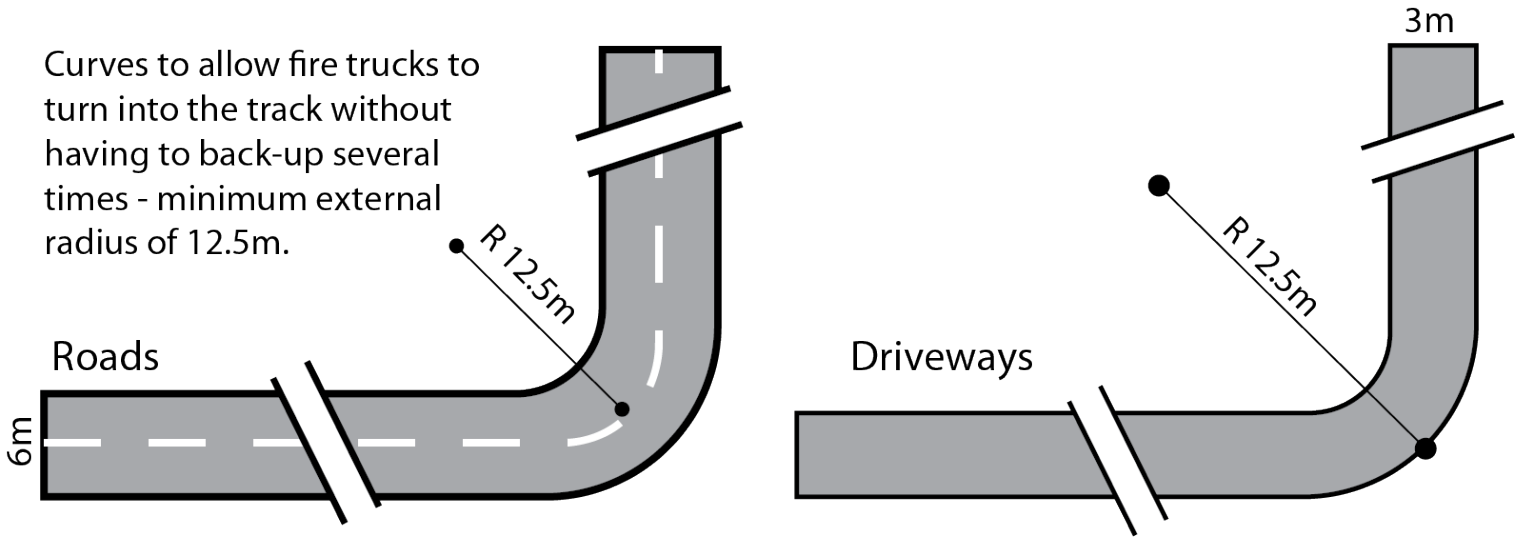


Figure 3 - Full Circle Turning Area

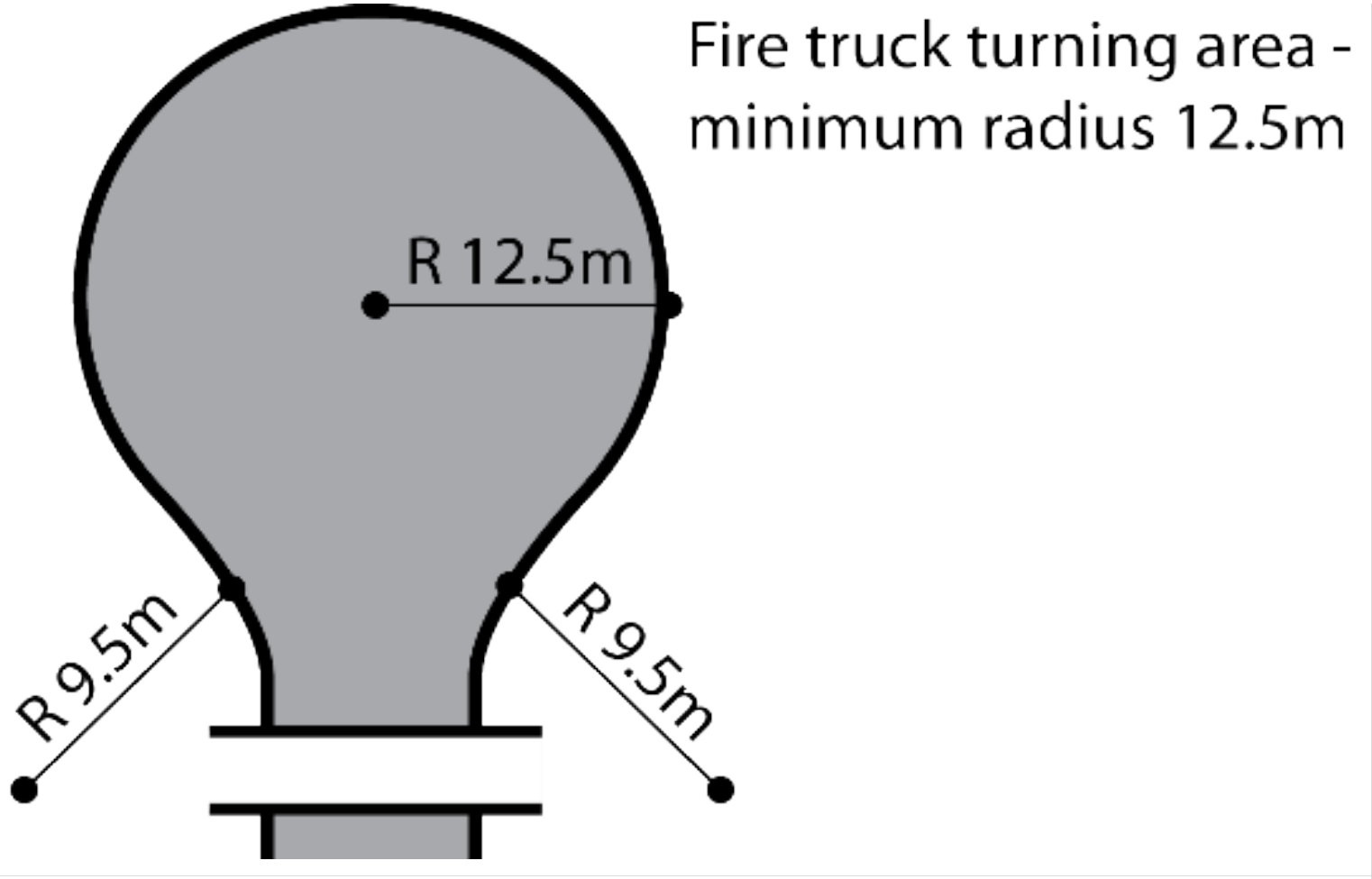
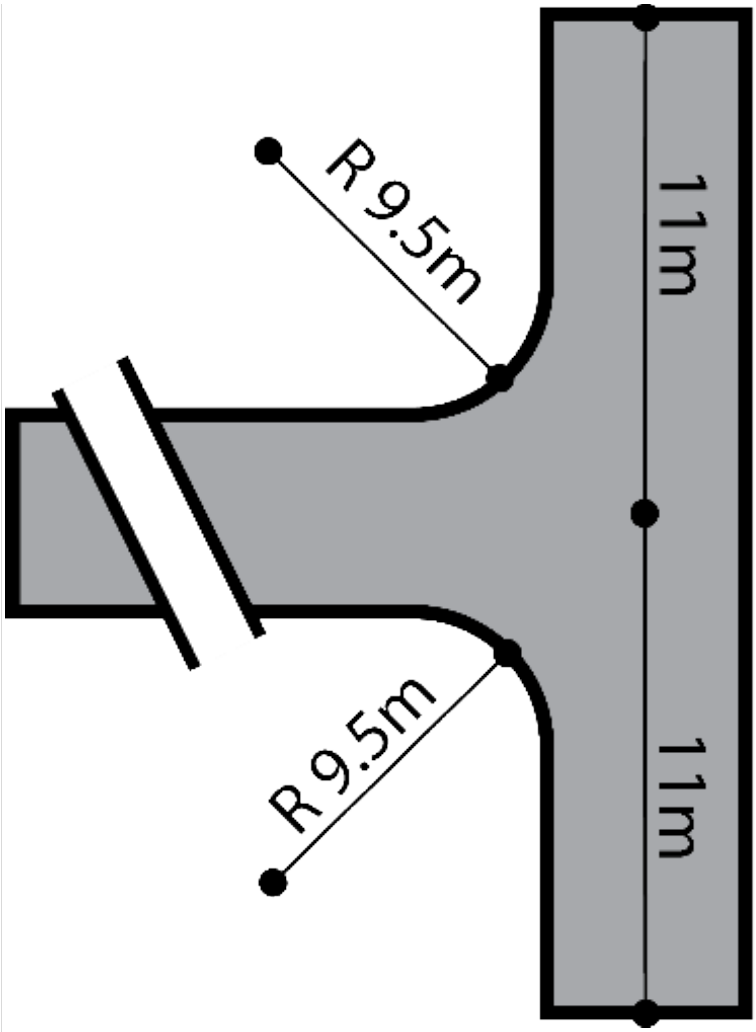


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area for fire trucks to reverse into so they can turn around
- minimum length 11m.

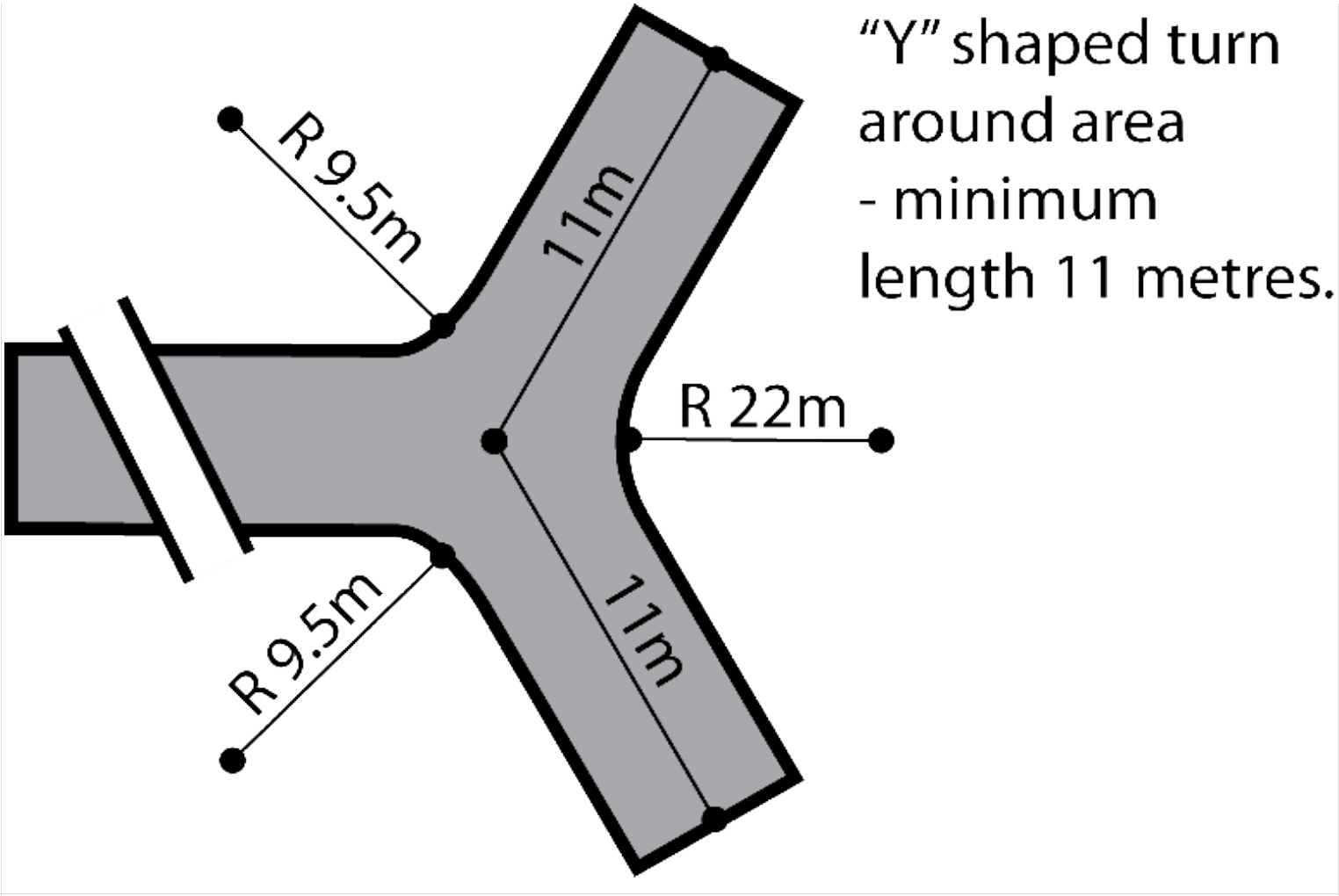
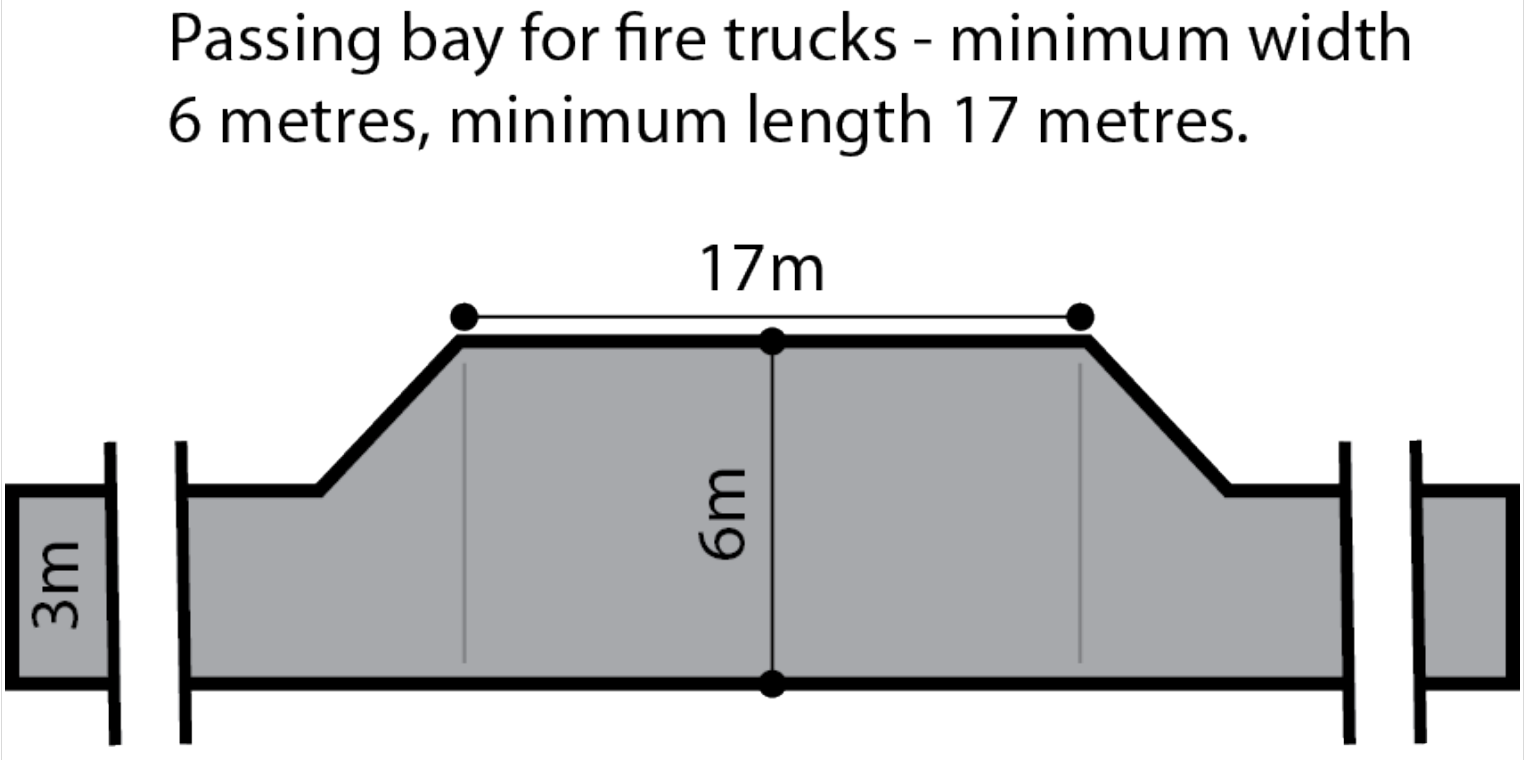


Figure 5 - Driveway Passing Bays



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 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 None are applicable.
Built Form	
PO 2.1 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 None are applicable.
PO 2.2 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 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 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 None are applicable.
PO 3.2 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 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 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 None are applicable.
Land Division	
PO 4.1 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 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 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 None are applicable.
PO 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.	DTS/DPF 4.4 None are applicable.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (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) (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) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (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) (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 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.2 Access is in accordance with (a) or (b): (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 (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (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) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (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) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (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) (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) (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: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (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 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 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.

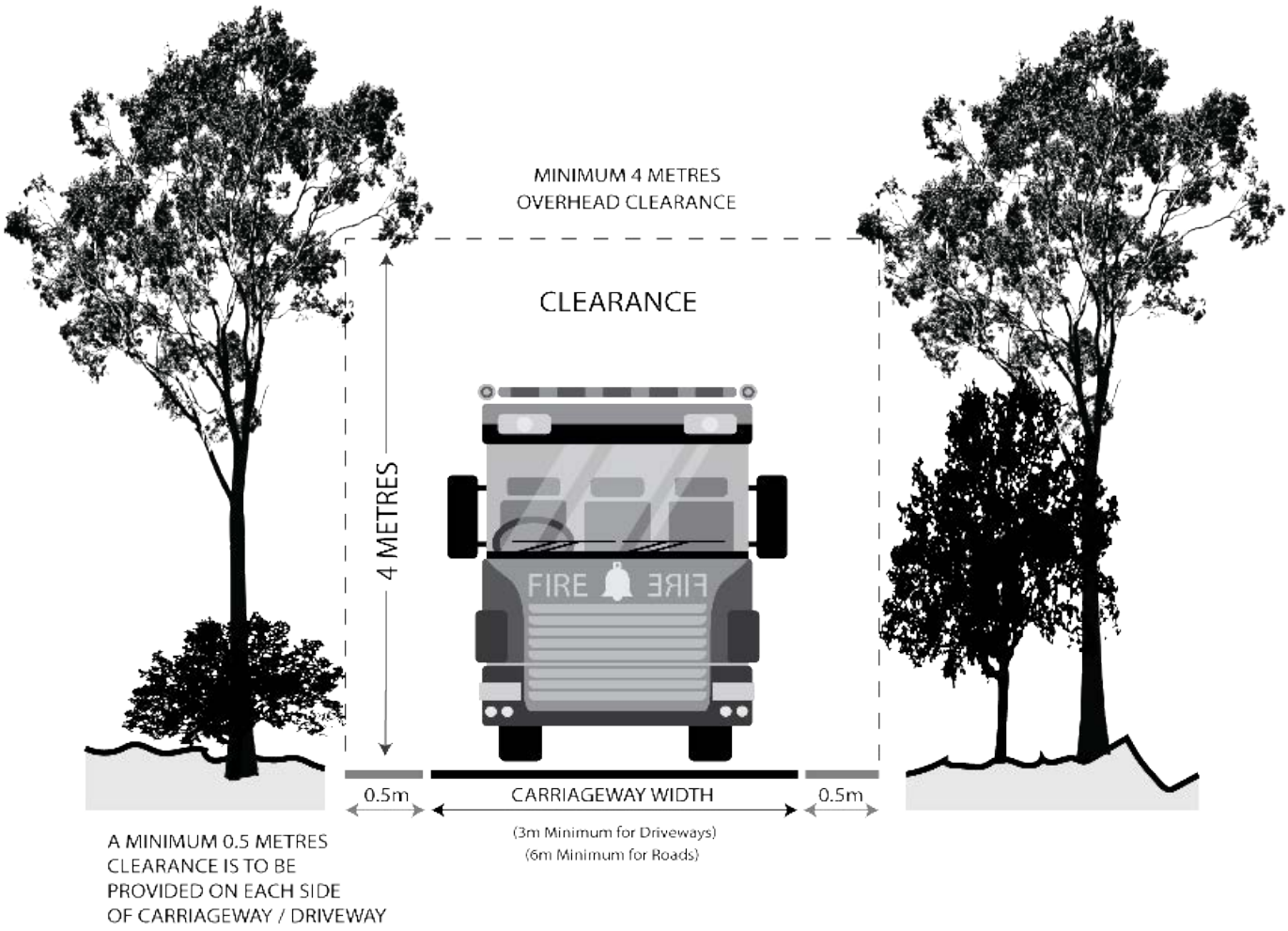
Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

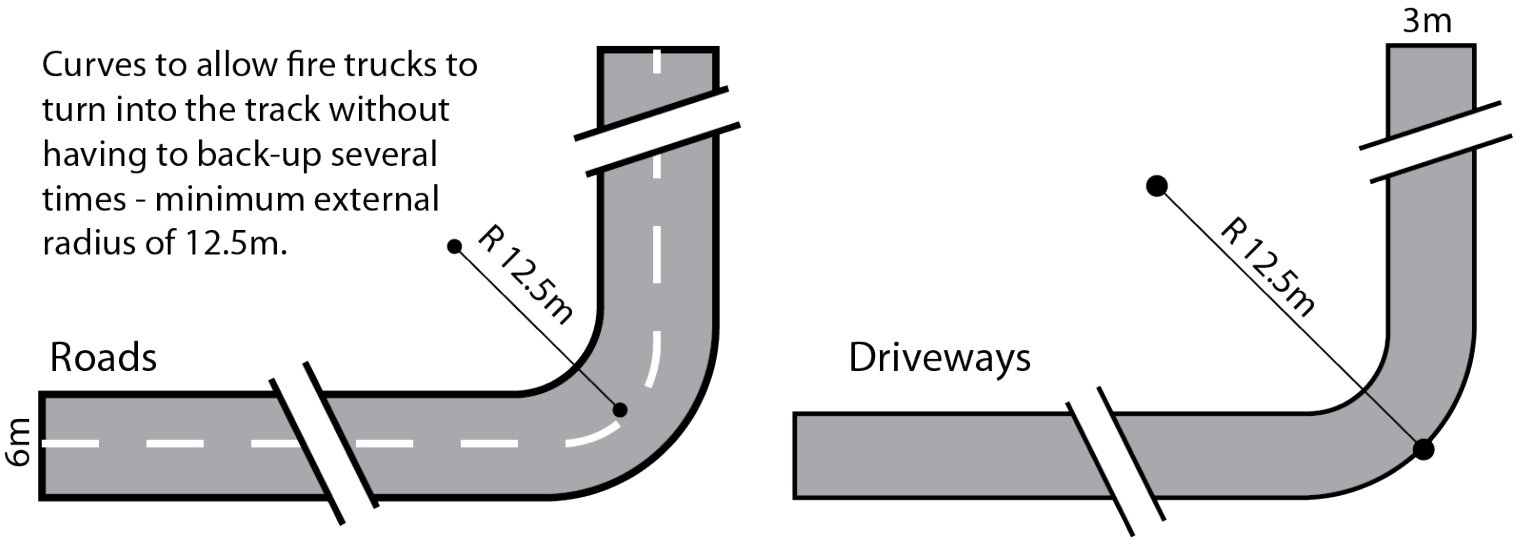


Figure 3 - Full Circle Turning Area

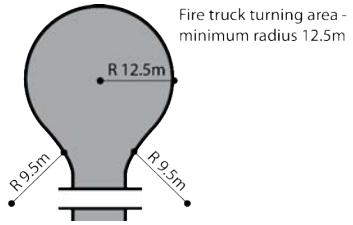
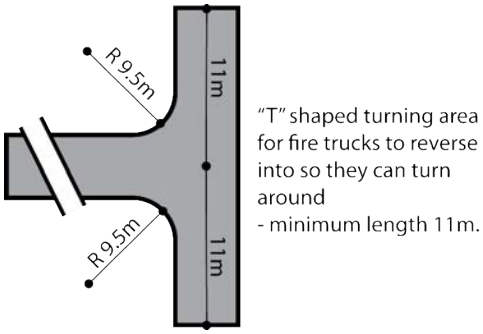


Figure 4 - 'T' or 'Y' Shaped Turning Head



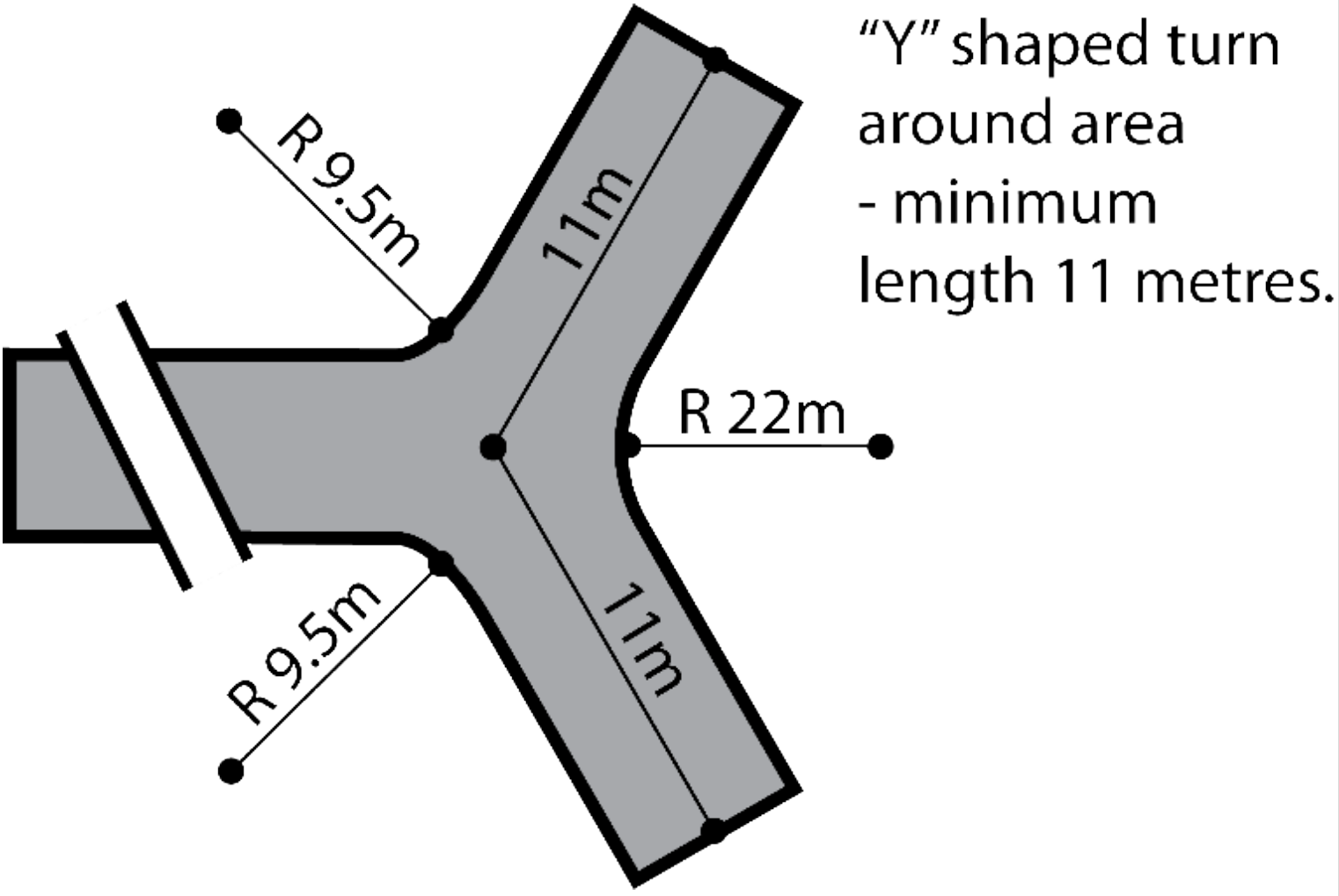
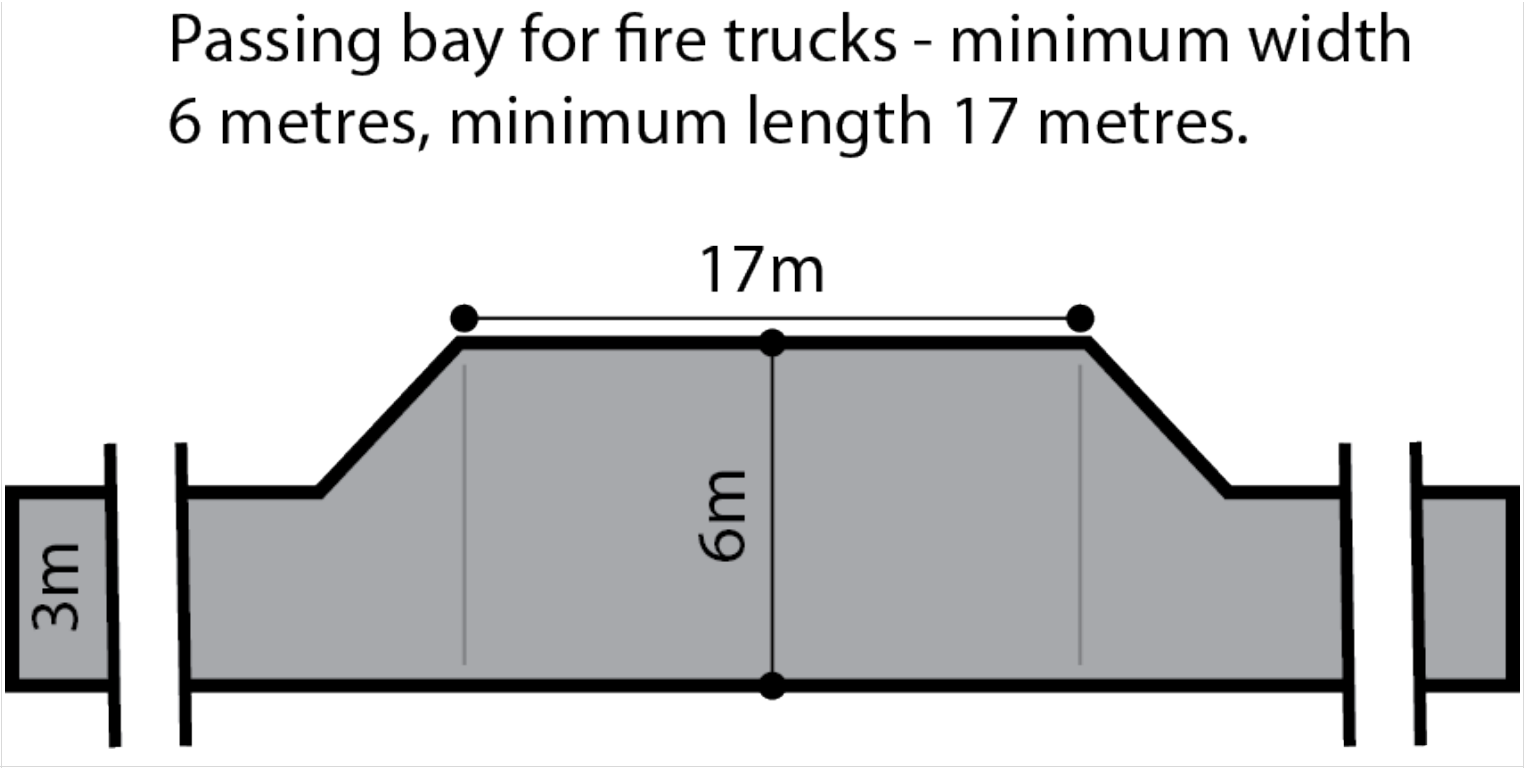


Figure 5 - Driveway Passing Bays



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 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 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zones(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least 50 metres (b) the asset protection zone is contained wholly within the allotment of the development.
Vehicle Access - Roads and Driveways	
PO 2.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors	DTS/DPF 2.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (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) (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) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (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) (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 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 2.2 Access is in accordance with (a) or (b): (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 (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (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) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (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) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (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) (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) (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: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (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.

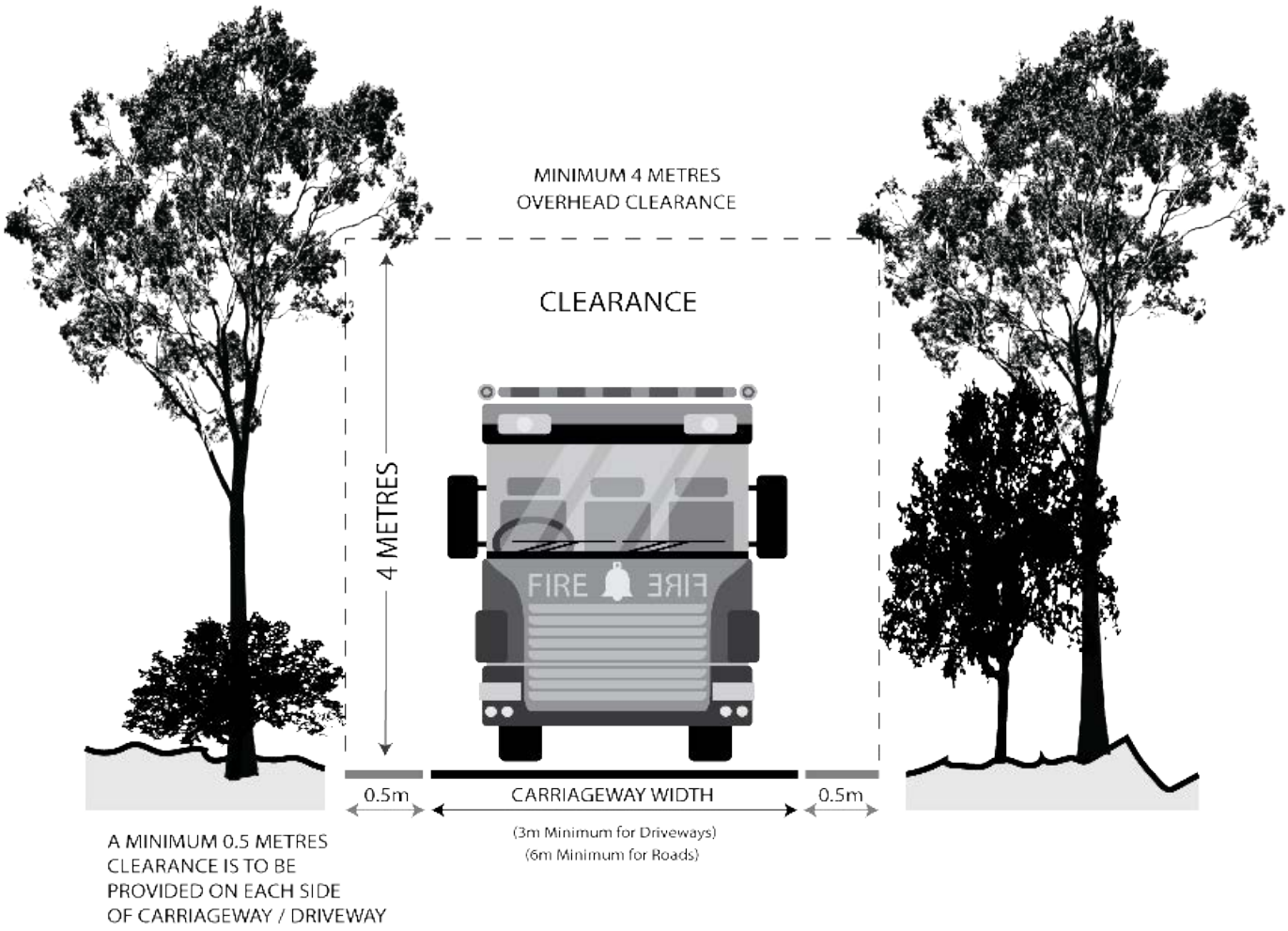
Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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Figures and Diagrams

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

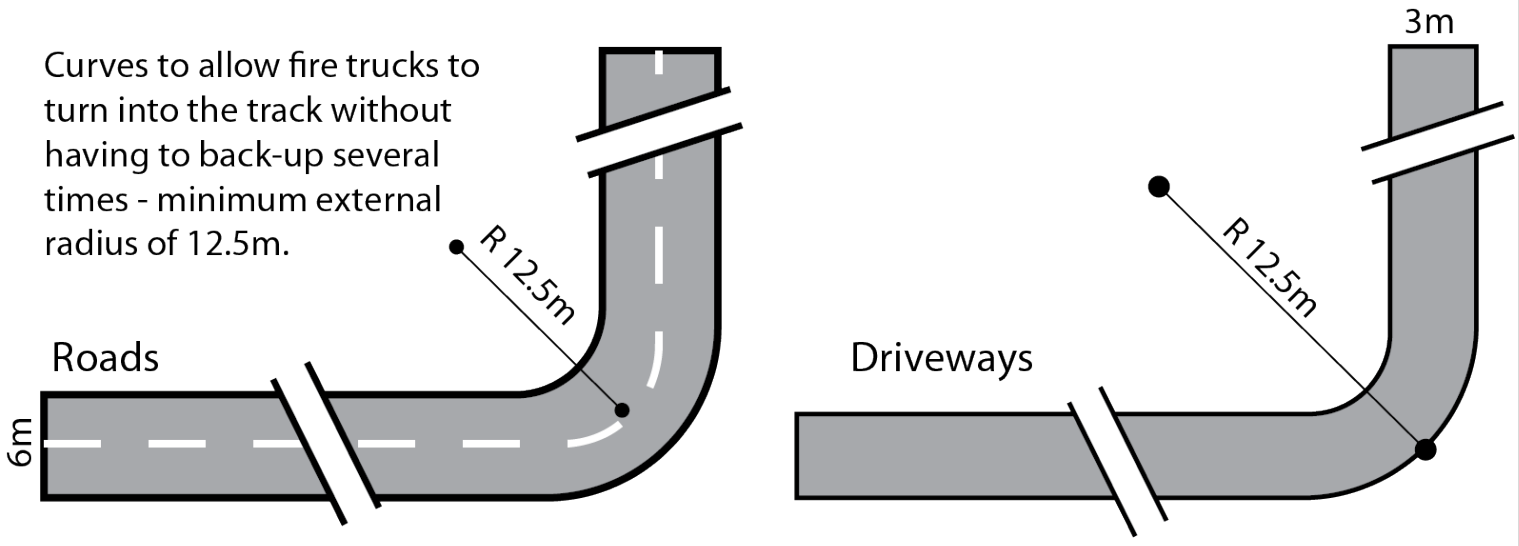


Figure 3 - Full Circle Turning Area

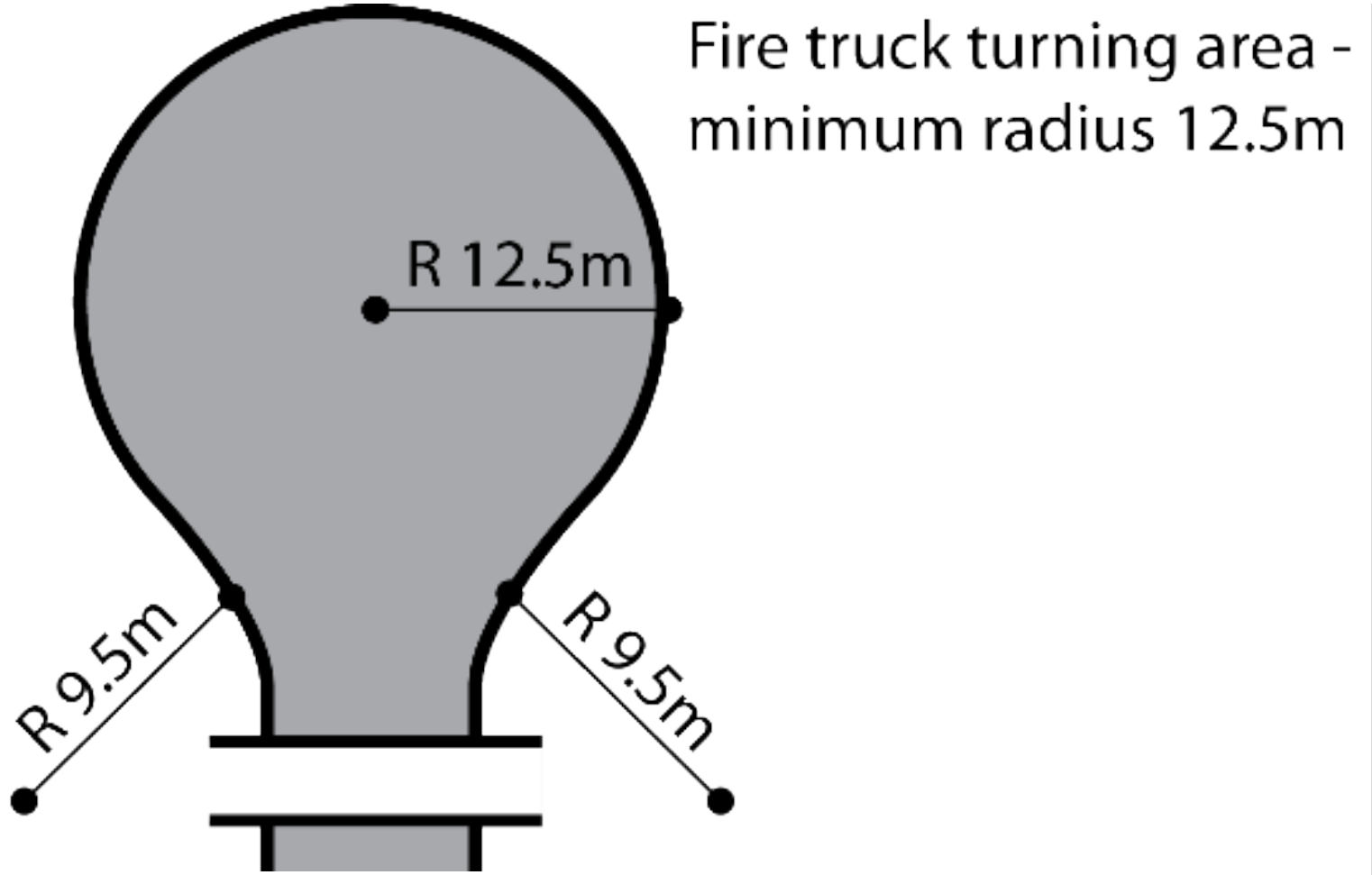
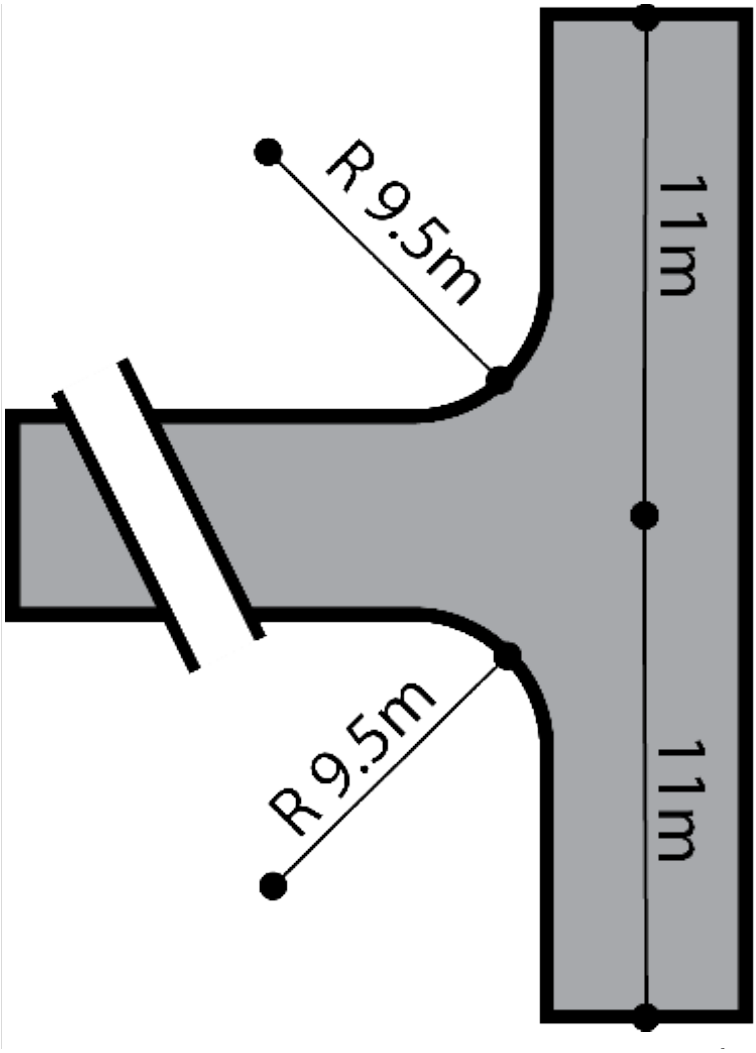


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area for fire trucks to reverse into so they can turn around
- minimum length 11m.

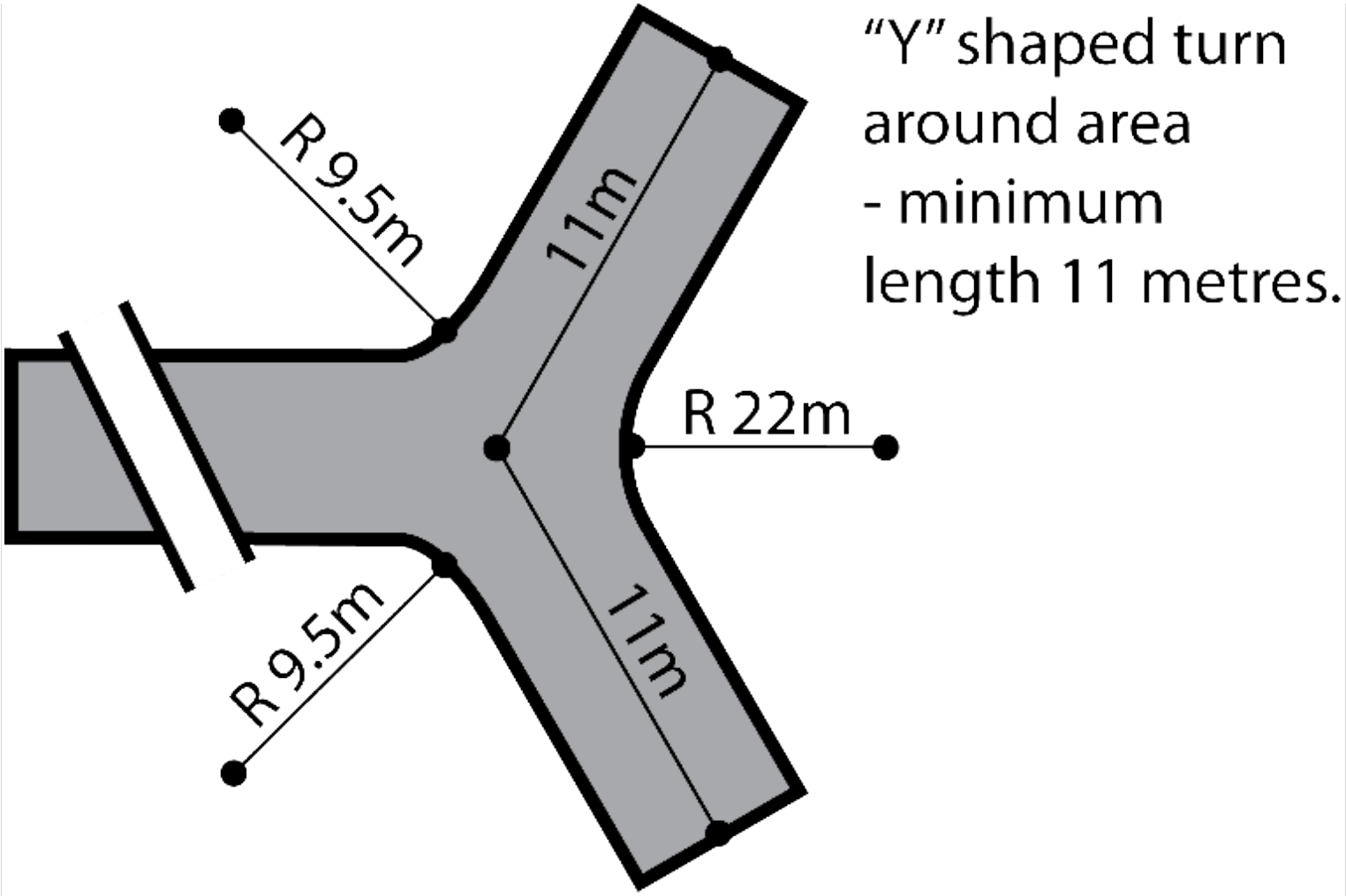
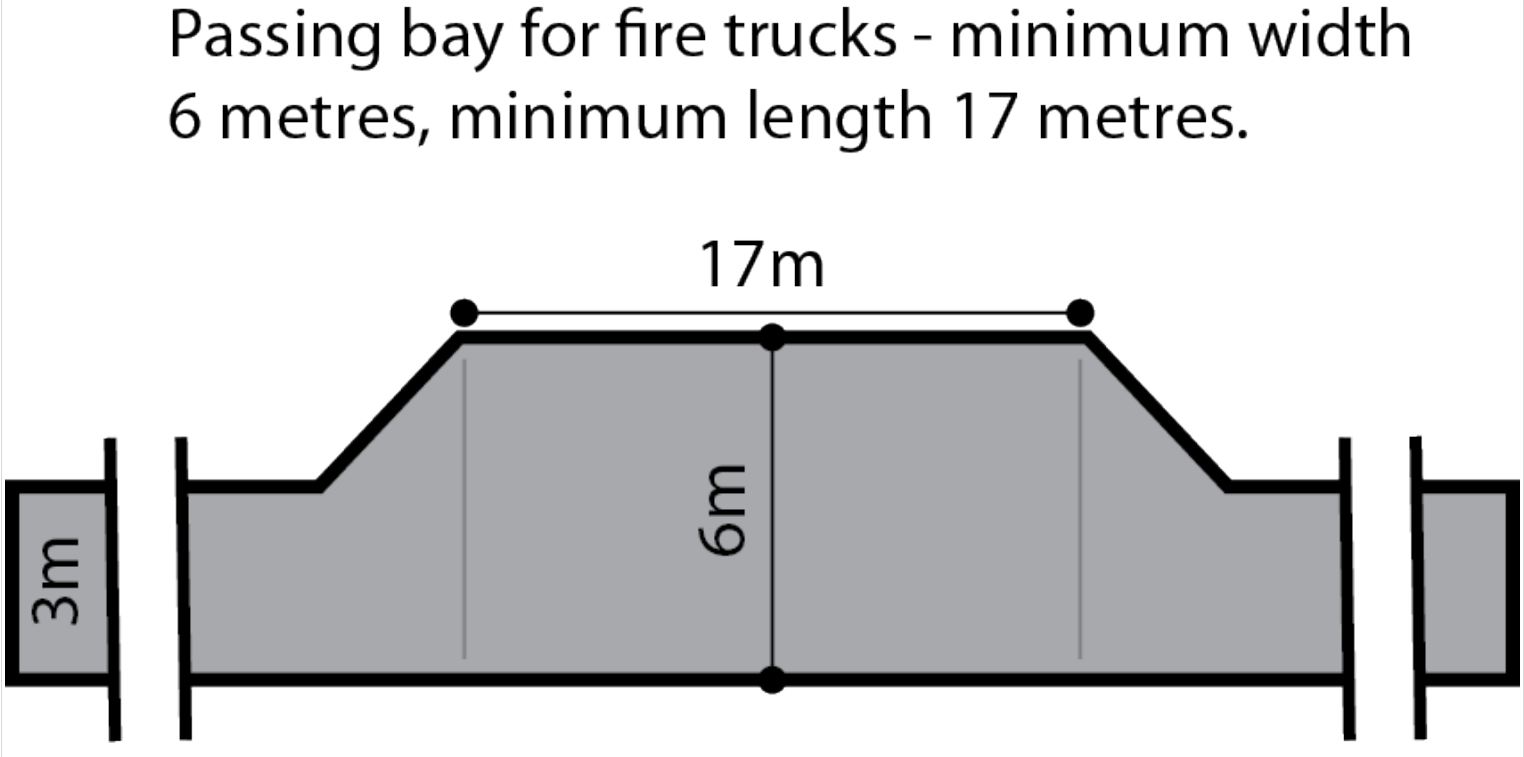


Figure 5 - Driveway Passing Bays



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 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 None are applicable.
Built Form	
PO 2.1 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 None are applicable.
PO 2.2 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 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 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 None are applicable.
PO 3.2 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 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 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 Development has a dedicated water supply available at all times for fire-fighting purposes: (a) comprising a minimum of 5000 litres (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 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 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 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 None are applicable.
PO 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.	DTS/DPF 4.4 None are applicable.
Vehicle Access -Roads and Driveways	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (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) (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) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (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) (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 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.2 Access is in accordance with (a) or (b): (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 (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (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) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (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) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (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) (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) (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: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (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 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 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.

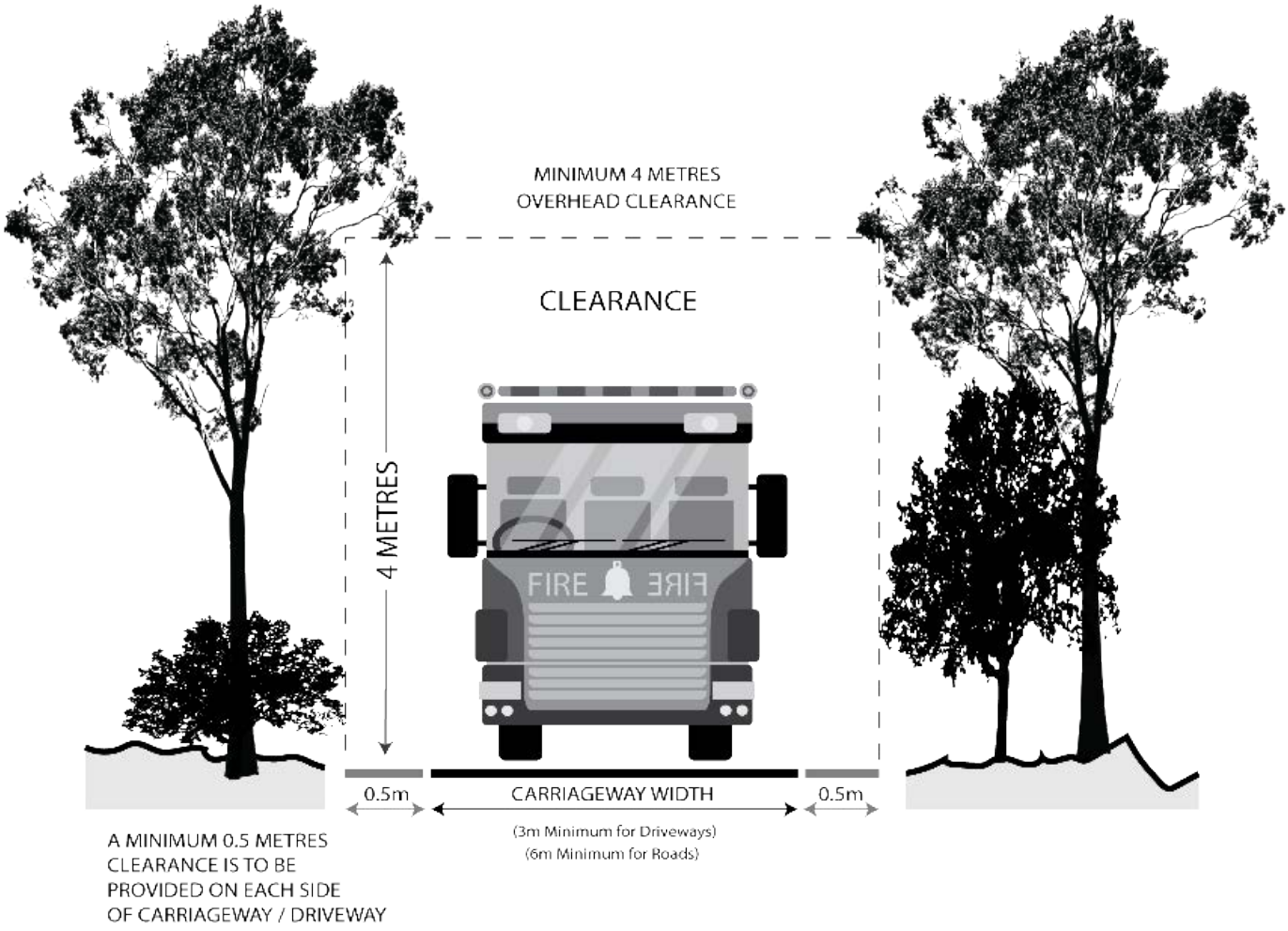
Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

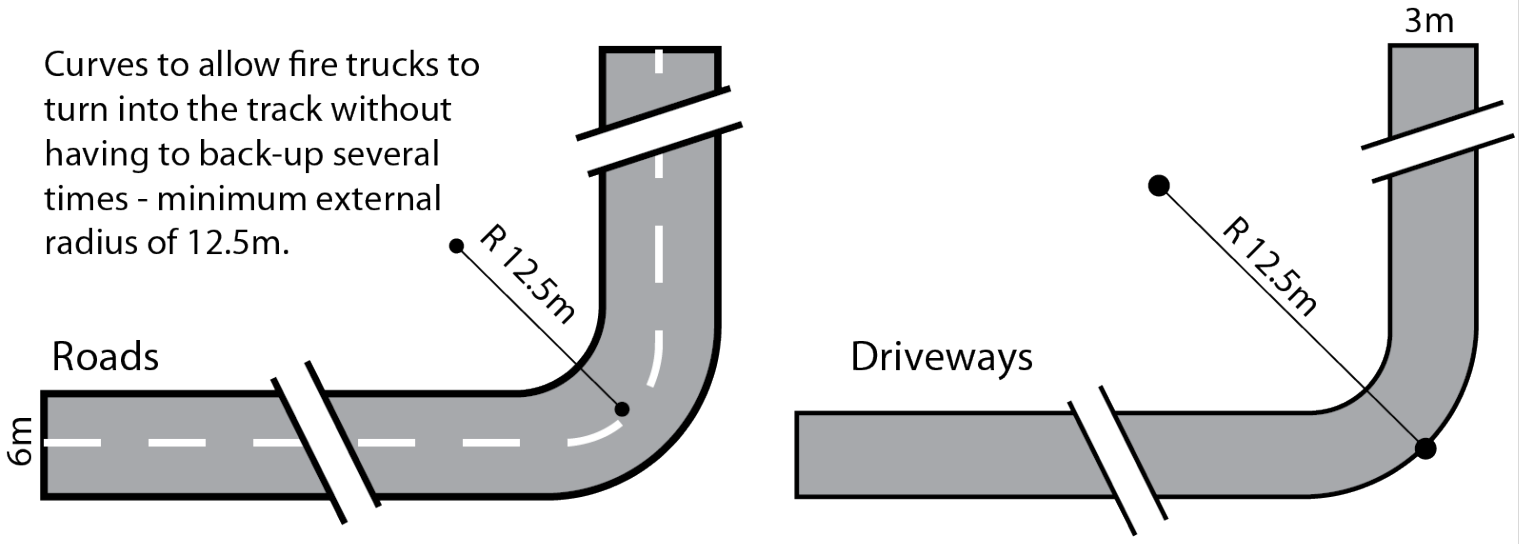


Figure 3 - Full Circle Turning Area

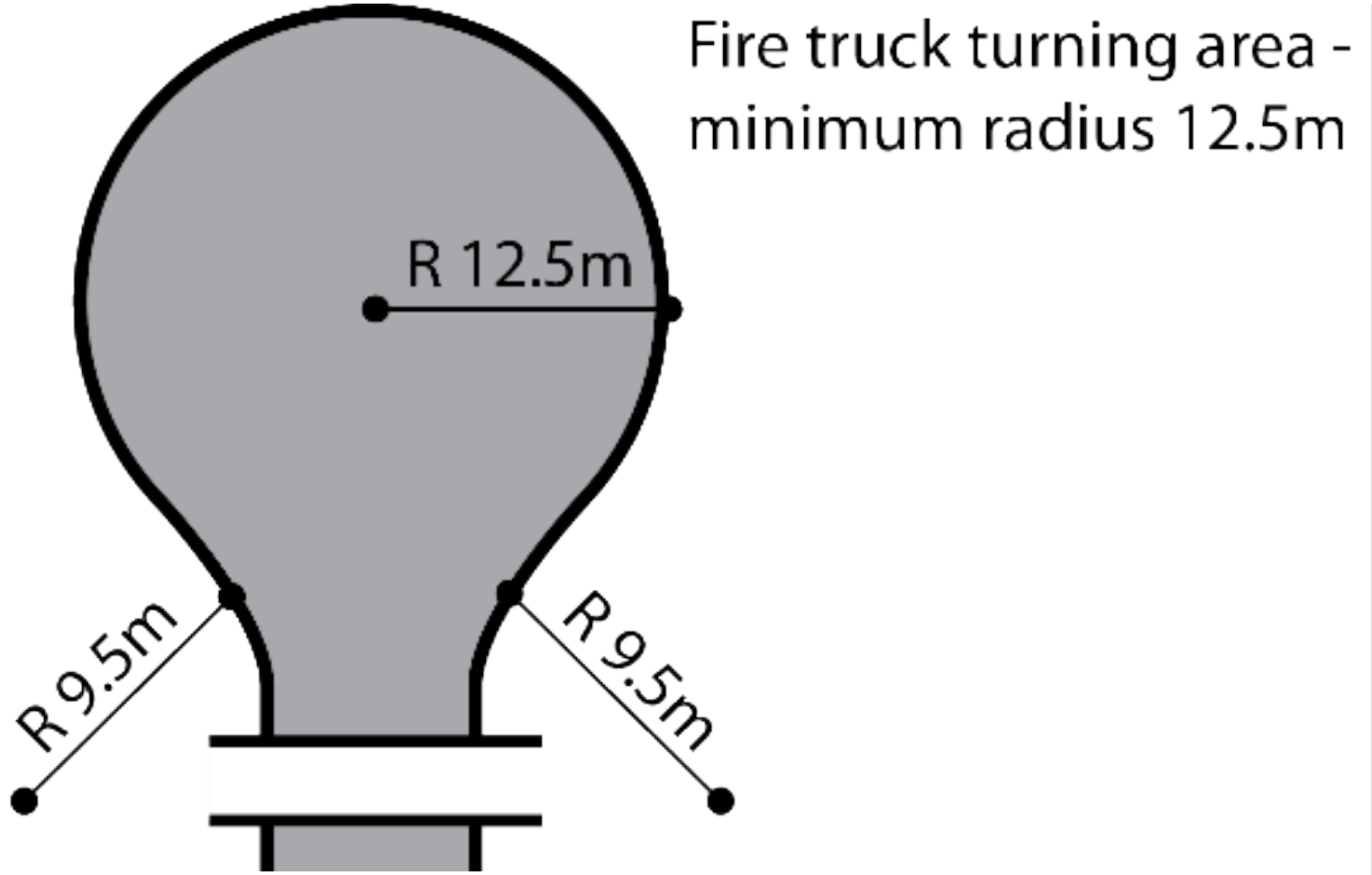
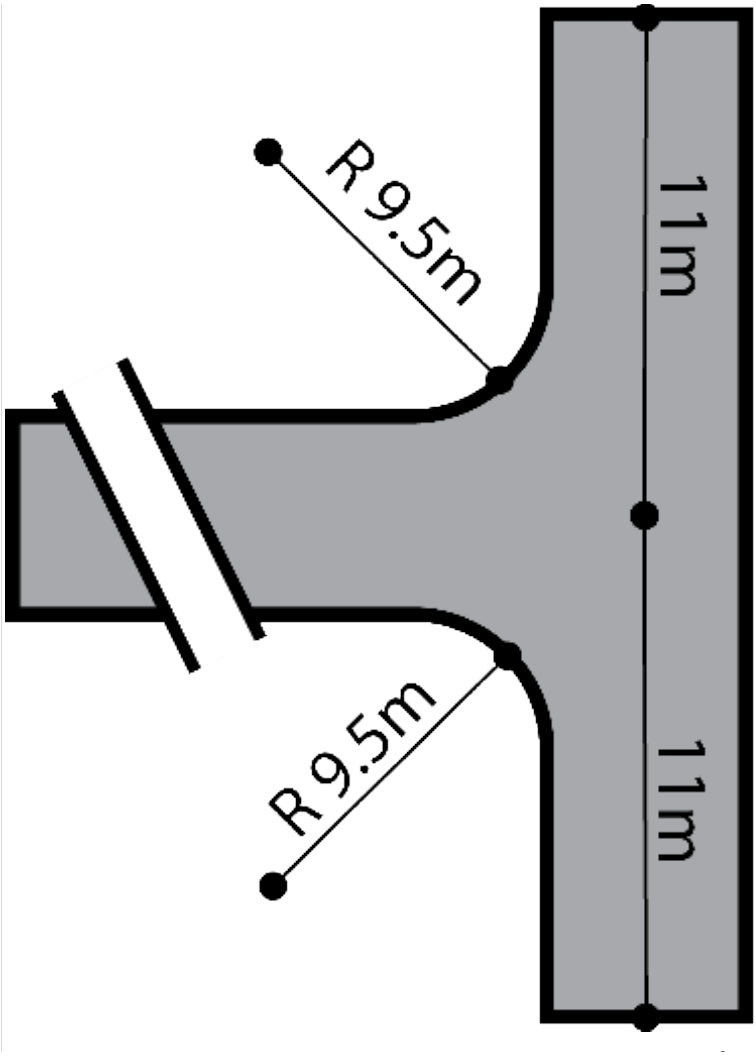


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area for fire trucks to reverse into so they can turn around
- minimum length 11m.

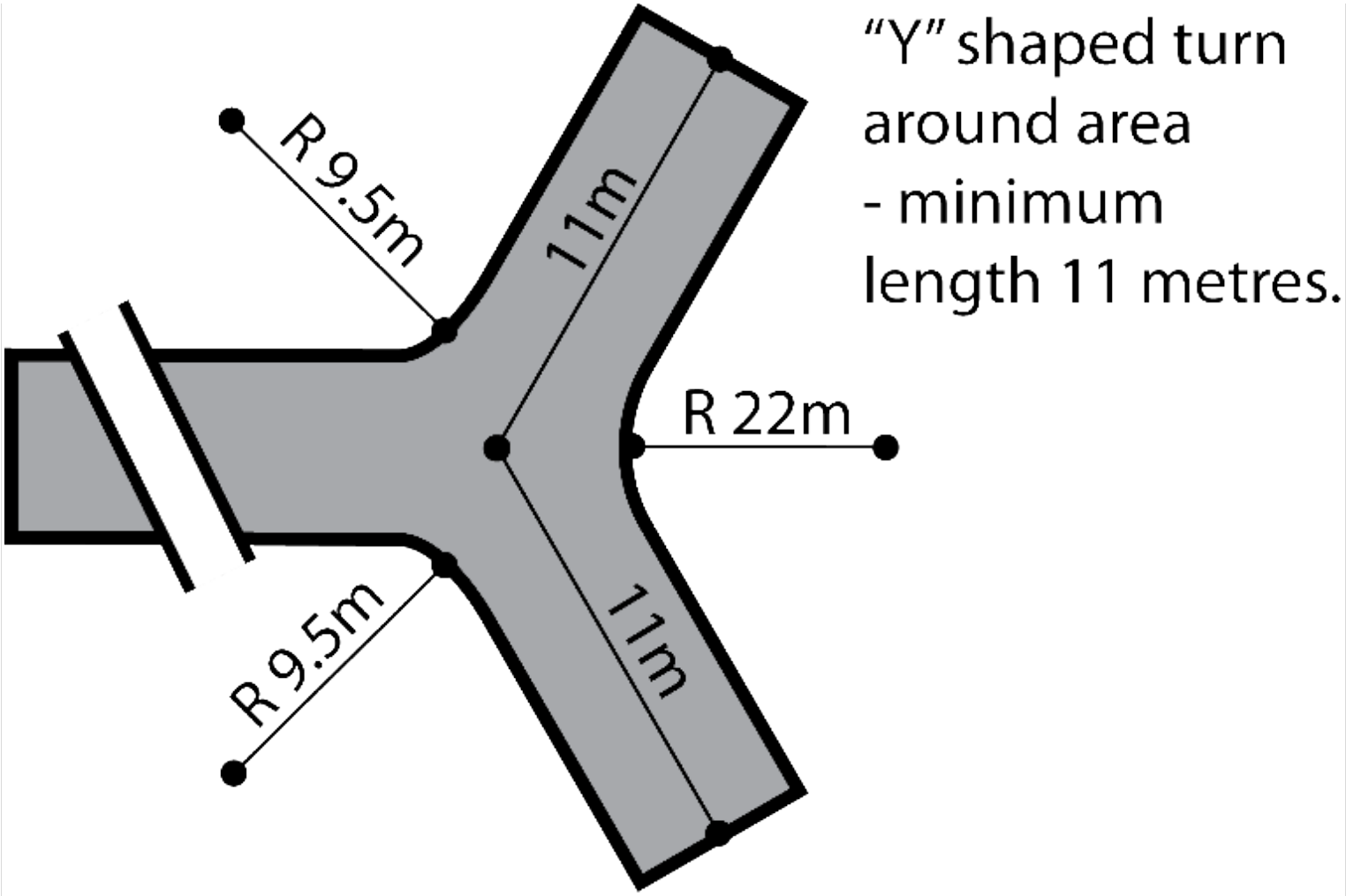
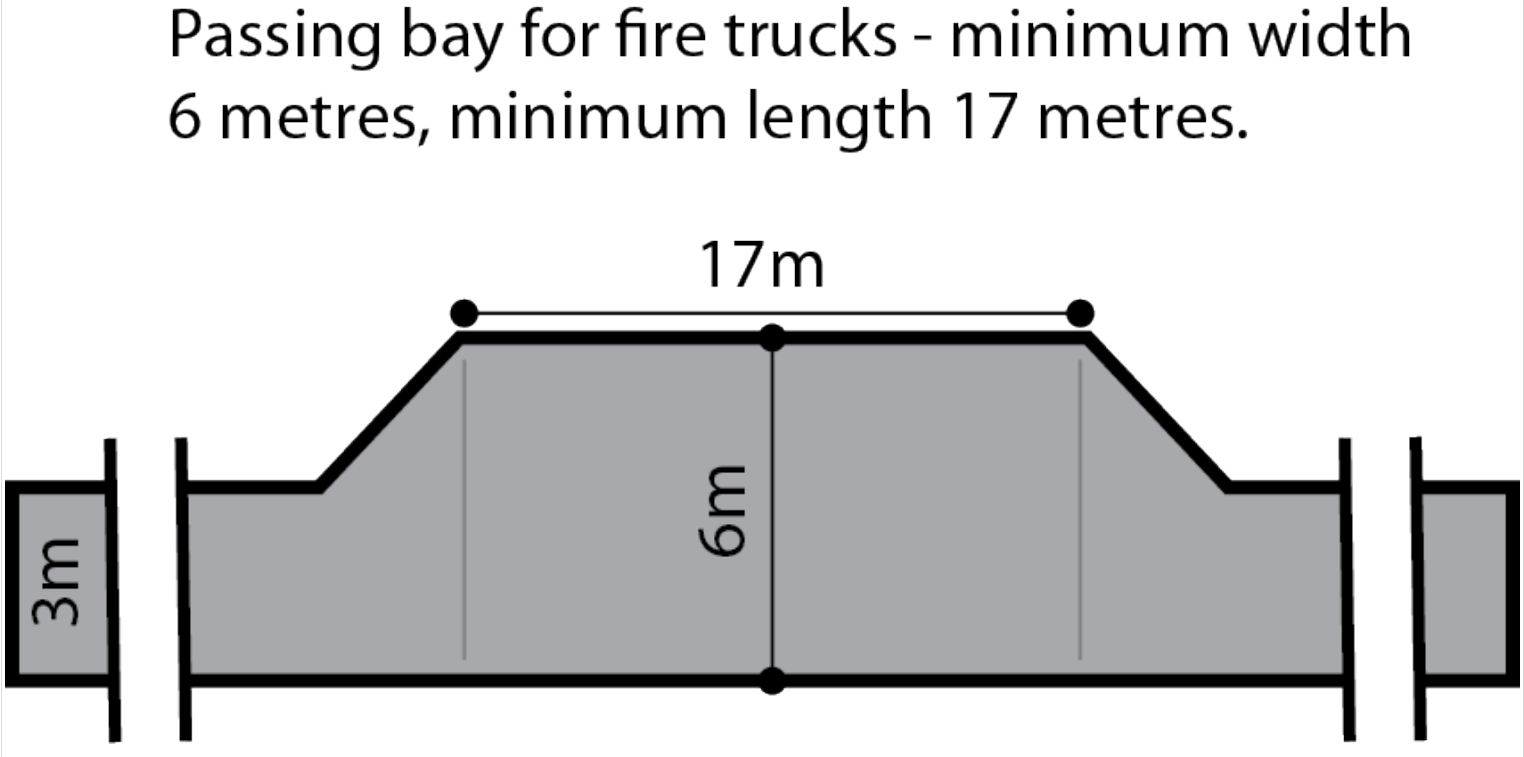


Figure 5 - Driveway Passing Bays



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: (a) allow access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (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 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 Land division creates less than 10 allotments and/or does not involve the creation of public roads.
PO 1.2 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 Land division does not involve the creation of public roads.
PO 1.3 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 Land division creates less than 10 allotments.
PO 1.4 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 Land division creates less than 10 allotments and/or does not involve the creation of public roads.
PO 1.5 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 Land division does not create or rely on fire tracks.
PO 1.6 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 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 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: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 2.1 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 (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (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) (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) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (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) (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.

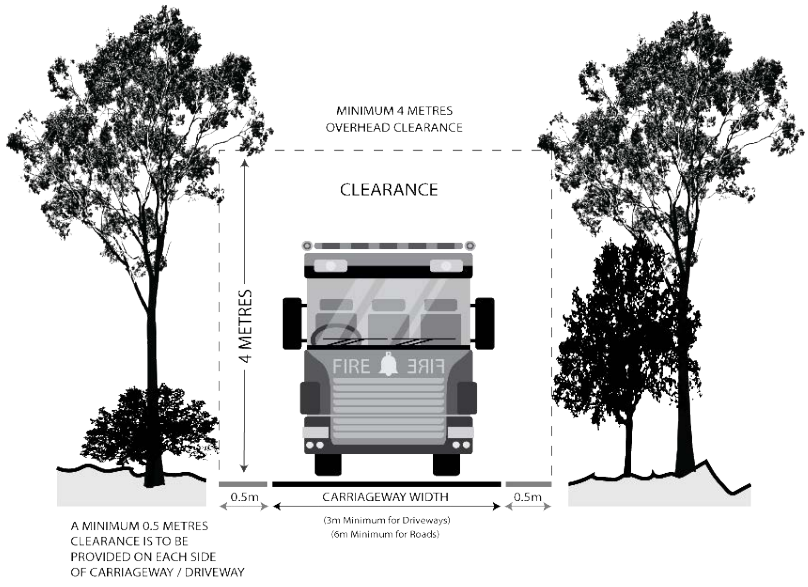
Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

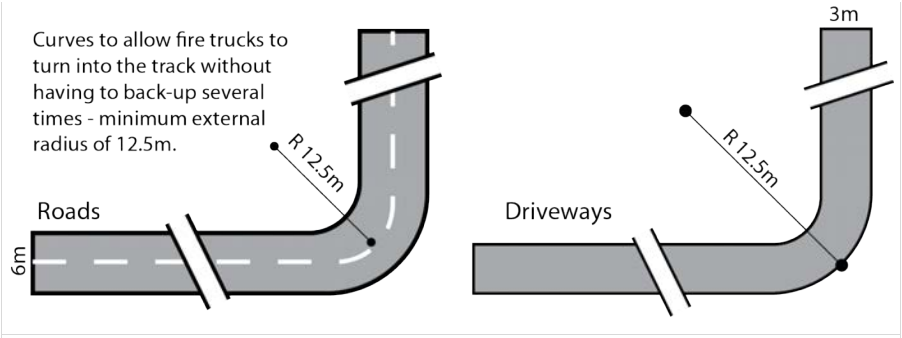


Figure 3 - Full Circle Turning Area

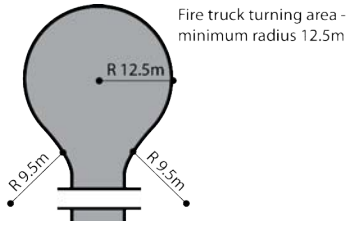
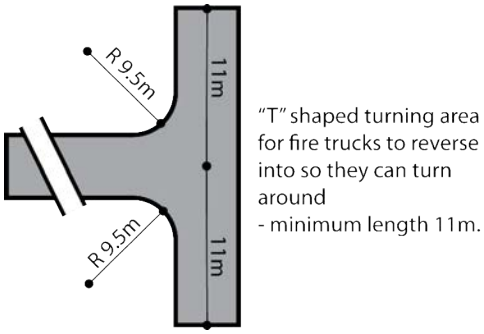


Figure 4 - 'T' or 'Y' Shaped Turning Head



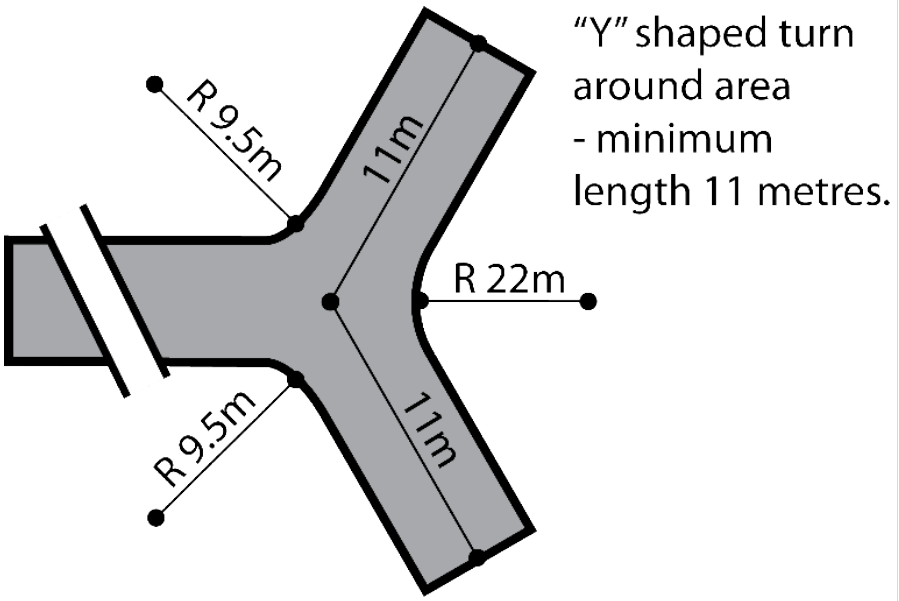
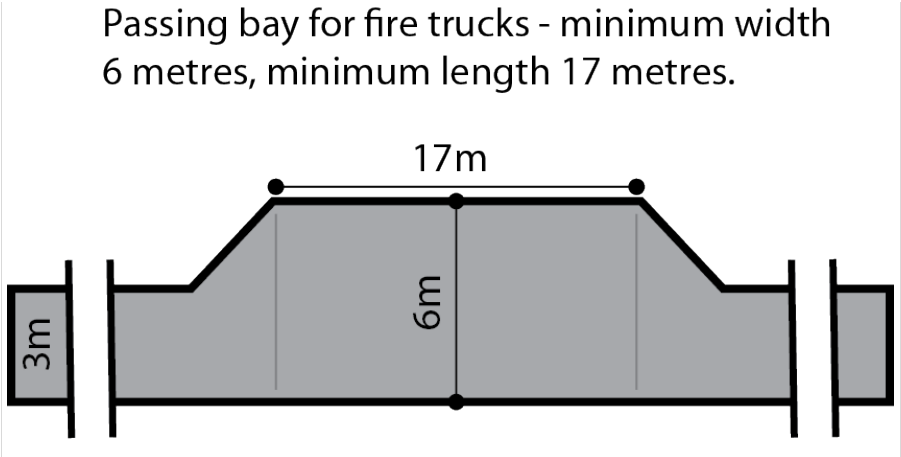


Figure 5 - Driveway Passing Bays



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 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 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 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 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 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 Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5 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 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (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 Fences do not unreasonably impede floodwaters.	DTS/DPF 3.6 A post and wire fence (other than a chain mesh fence).
Environmental Protection	
PO 4.1 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 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 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 None are applicable.
Site Earthworks	
PO 5.1 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 None are applicable.
PO 5.2 Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	DTS/DPF 5.2 Filling for ancillary purposes: (a) does not exceed 300mm above existing ground level and (b) is no more than 5m wide.
Access	
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event.	DTS/DPF 6.1 None are applicable.
PO 6.2 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 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 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 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
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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

Finished Ground and Floor Levels
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
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 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 None are applicable.
Land Division	
PO 2.1 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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. Note - Referrals are not required where the Overlay relates to a **Local Heritage Place**	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 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 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 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3	DTS/DPF 2.3

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.	None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 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 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 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 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 None are applicable.
PO 4.4 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 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are: (a) compatible with the surrounding pattern of subdivision in the historic area (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 None are applicable.
Context and Streetscape Amenity	
PO 6.1 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 None are applicable.
PO 6.2 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 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (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 (b) the structural integrity or safe condition of the original building is beyond reasonable repair.	DTS/DPF 7.1 None are applicable.
PO 7.2 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 None are applicable.
PO 7.3 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 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Adelaide	

North Adelaide Hill Street Historic Area Statement (Adel 1)

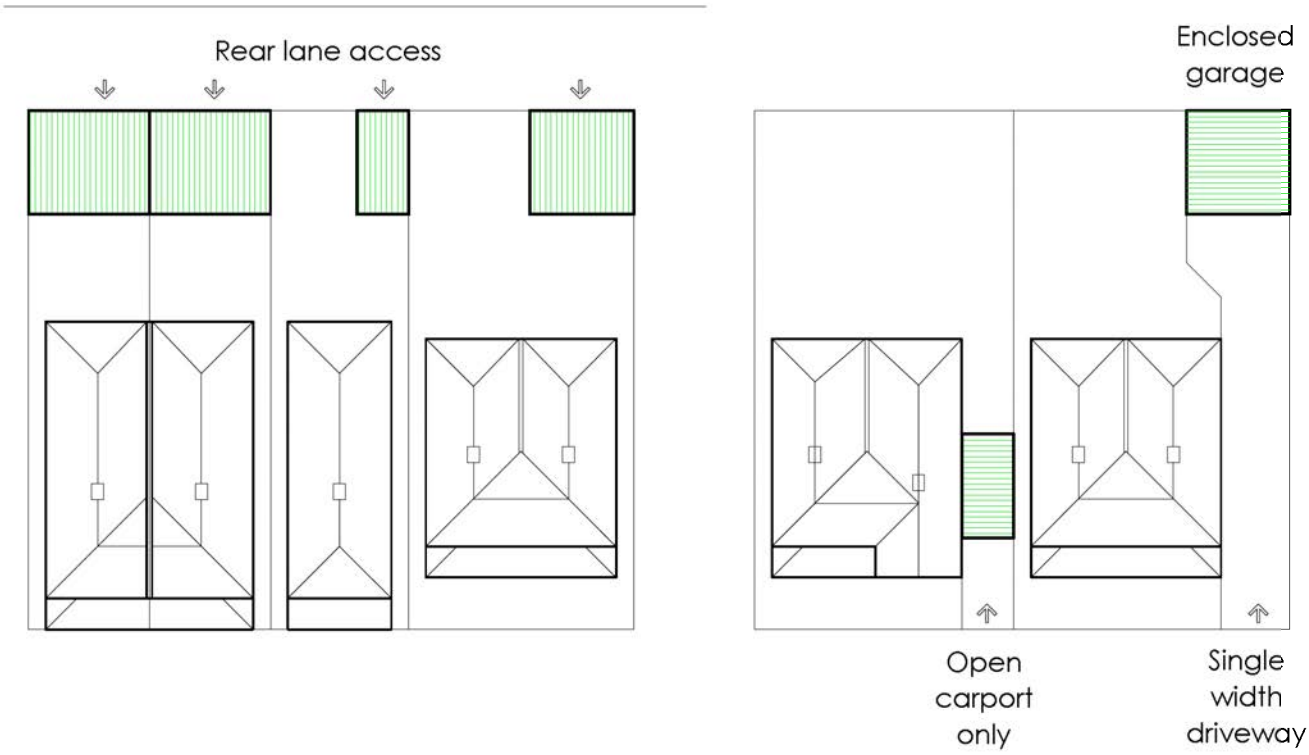
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection 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	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing, providing evidence of a different way of life to that experienced by the residents of the more substantial villas. The Hill Street Historic Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings. It exhibits residential architecture from all periods of the city's historical development and includes the residences of many notable Adelaide community members. The 1883-4 City Land Investment Company subdivision of Town Acres along Barnard Street and Molesworth Street resulted in a sequence of large residences which form an important part of the physical character of upper North Adelaide. A number of these remain as State Heritage Places between Hill Street and Wellington Square. Several religious orders were established west of Wellington Square during a period of economic recession when land prices were low, including St Laurence's in Buxton Street in 1867 and St Dominic's Priory in Molesworth Street in 1893. The topography of the City of Adelaide explains many of its patterns of development. Elevated land was selected to avoid flooding, but was also prestigious and offered the best views. This was the case with the allotments that were created around the high points of Strangways Terrace and Mills Terrace, where some of the city's finest buildings are located. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period. 1943 plus - Post-War period.

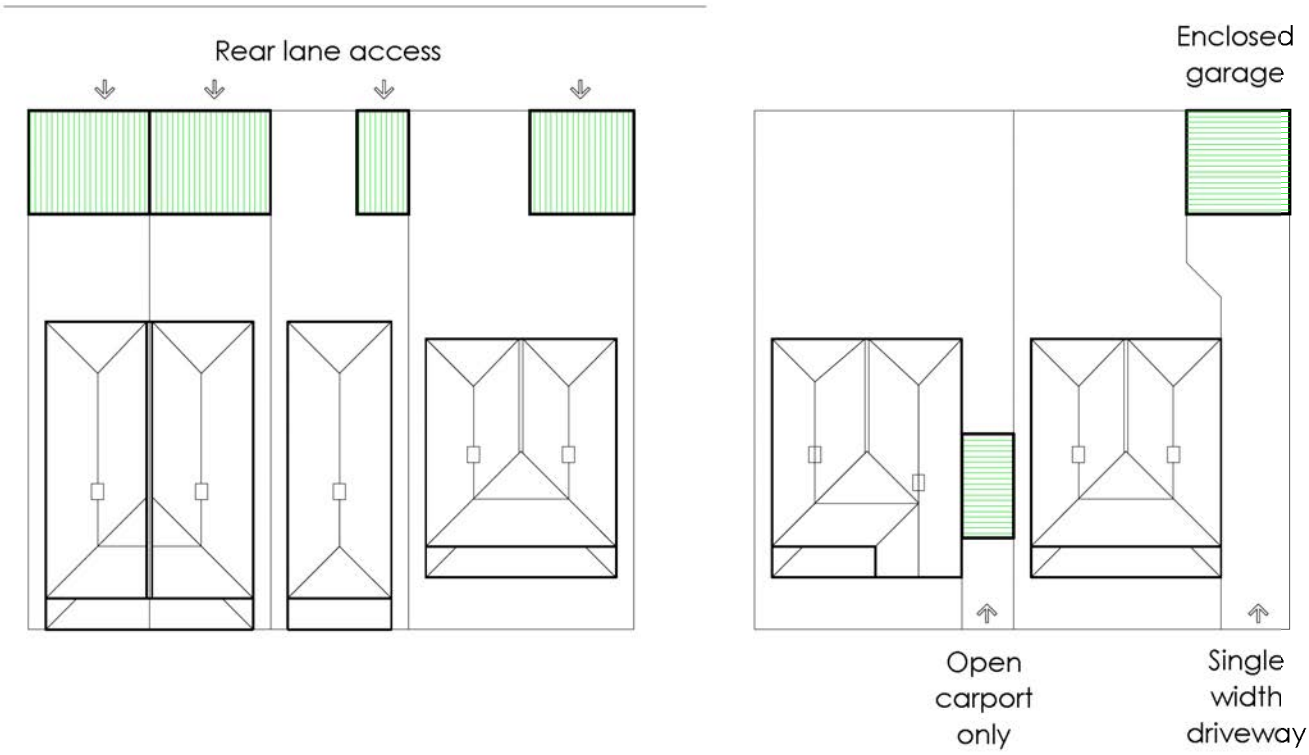
Statement#		Statement
	Allotments, subdivision and built form patterns	This Area is one of the lowest density areas in Upper North Adelaide. Historically, it is one of the most important and representative residential areas of high integrity in South Australia. It also contains a range of large institutions, providing contrast in built form to the housing development around them. The Town Acre layout and later patterns of subdivision and development create large allotments, and a low-density residential character derived from generous building setbacks, orientation and patterns established by the prevailing Heritage Places and Representative Buildings. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places and Representative Buildings. Buildings do not project forward of Heritage Places or Representative Buildings, including on adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Barnard Street The historic residential streetscape is formed by the moderate street width and the one and two-storey detached and semi-detached dwellings that are almost exclusively Local and State Heritage Places, and the Local Heritage listed Sunningdale Apartments at 2-20 Barnard Street. The dwellings have landscaped front gardens and are well setback from the northern street frontage and sited closer to the southern street frontage. There is only a slight variation in the primary frontage setbacks, which form a coherent building line. The regular pattern and siting is established by the Heritage Places and Representative Buildings. The allotments are generally of consistent size and pattern. Barton Terrace West The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character comprises of single-storey detached and semi-detached dwellings that are almost exclusively State and Local Heritage Places. The landscaped gardens make an important contribution to the streetscape setting. There is a slight variation in setbacks, but when viewed from the street, it is coherent. The pattern, siting and setback of dwellings is established by the Heritage Places. Buxton Street The high amenity value of the historic streetscape is derived from the moderate street width and the highly cohesive frontages of single storey detached dwellings of Local Heritage value, one and two storey detached dwellings of State Heritage value and the Representative Building on large allotments of predominantly consistent size and pattern. The dwellings have landscaped gardens with generous front setbacks, and the side setbacks are established by the regular pattern and siting of Heritage Places and Representative Buildings on individual allotments. The setbacks of dwellings are closer to the street frontage towards Jeffcott Street. A traditional corner shop abutting the frontages at the north-western corner of Buxton Street and Jeffcott Street is an exception to the prevailing building setbacks but complements the scale and character of the adjoining group of detached cottages on the northern frontage of Buxton Street. The imposing St Laurence's Church and Priory is enhanced by its steeply pitched roof profile and the low scale and setback of surrounding development. Childers Street The historic streetscape is formed by the wide street setting and comprises single-storey detached dwellings and two-storey dwellings that are almost exclusively Local and State Heritage Places with modest front gardens on primarily regular allotments of consistent size and pattern. The Heritage Places and Representative Building establish the side and front setback pattern. Gibbon Lane The historic streetscape character is derived from the narrow street setting and the compact residential buildings comprising one and two-storey detached dwellings and two-storey terrace housing of Local Heritage value on allotments of predominantly consistent size and pattern. The dwellings have shallow front setbacks with small garden areas and are either built on the side property boundaries or have 1 to 3 metre side setbacks. Hill Street The historic streetscape is formed by the wide street setting and the one and two-storey dwellings of Local and State Heritage value with single-width vehicle access from the street. The dwellings on the eastern side are sited close to the street with small garden areas. The dwellings on the western side have more generous setbacks with front gardens and are generally consistently setback from the primary street frontage, except for the apartments at 103 Strangways Terrace, which are uncharacteristic to the Area. The built form pattern is established by the regular pattern and siting of Heritage Places on individual allotments. The prominence of St Laurence's Church is enhanced by its steeply pitched roof profile and the low scale and setback of surrounding development. Jeffcott Street The historic streetscape is formed by the wide street setting and the large traditional single-story detached dwellings that generally have a consistent building rhythm and pattern when viewed from the street and are of predominantly Local Heritage value. The buildings have modest setbacks with small garden areas established by the Heritage Places. Some corner sites comprise buildings set on or close to the primary street frontage. The allotments are consistent in size and pattern. Mills Terrace The residential streetscape is of high quality, and the historic character is derived from the Adelaide Park Lands frontage and the low-density one and two-storey detached grand residences on large allotments set within a spacious garden setting, including landscaped front gardens. The historic dwellings are well setback from the street frontage, and the rhythm and pattern of their siting contribute to their historic character. Molesworth Street: The historic streetscape is formed by the wide street setting and the one and two-storey detached and semi-detached dwellings. The dwellings are predominantly setback from side boundaries and well setback from front boundaries with generous garden settings or front garden areas established by the regular pattern and siting of Heritage Places and Representative Buildings on individual allotments. The allotments are of a consistent size, pattern and rhythm. The Church of Perpetual Adoration within the St Dominic's Priory College site makes a valuable contribution to the streetscape quality and the historic character of the Area that is enhanced by the low scale and setback of surrounding development. Ward Street and Strangways Terrace The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage along Strangways Terrace. The historic character comprises one and two-storey detached dwellings of State and Local Heritage value. The generous landscaped front gardens and garden settings make an important contribution to the streetscape setting. The primary frontage setbacks only slightly vary, but when viewed from the street, they present as a coherent building line. The Heritage Places establish the side and front setback pattern. Calvary Hospital is an important element of built form on a prominent corner site that contributes to the area's character. Queens Close, Tormore Place, Glandfield Court, Figtree Court, Strangways Place and Alder Place Minor streets with consistent building setbacks and side and rear laneway access to carports and garaging for residences fronting another street. Cardiff Street, McKay Mew, Munks Place, Priory Lane, Barnard Lane, Steuart Place and Makin Place Minor streets providing rear laneway access to carports and garaging for residences fronting another street.
	Architectural styles, detailing and built form features	Characterised by a range of quality design and architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places and Representative Buildings. The Heritage Places include nineteenth and early twentieth century elegant and finely detailed mansions and large villas set on large allotments, intermingled with areas containing low-density cottages, villas, and terrace houses of one and two storeys. The prevailing built form features of the area includes pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages.

Statement#	Statement
Adel1	 Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Early Victorian Houses (1837 to 1869)** In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber-framed, and doors were typically four-panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses with face brick walling and decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)** In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal-framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. **Post War Housing (1943 plus)** During this period, a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infills or replaced earlier houses. The Old English Revival style used elements that reference Elizabethan/Tudor architectural details, including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, a fanlight above the central entrance door, a hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant-garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. Barnard Street Victorian and Inter-war periods. Exhibits a diverse collection of architectural styles, including, but not limited to, Inter-war Mediterranean, Tudor Bungalow, Mediterranean, Inter-war Mediterranean, Old English, Georgian Revival, Victorian Gothic, Victorian villas, Victorian cottages, and row cottages. Distinctive Calvary Hospital Chapel. Barton Terrace West Victorian and Edwardian periods. Architectural styles include but are not limited to Victorian villas and Queen Anne. Buxton Street Victorian, Edwardian, Inter-war and Post-War periods. Exhibits a diverse collection of architectural styles, including but not limited to a Victorian villa, a Queen Anne villa, Tudor Gothic, Old English Revival, Inter-War Bungalow, and single and double-fronted Victorian cottages. The traditional corner shop to the north-west corner of Buxton Street and Jeffcott Street. Childers Street Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian detached and semi-detached Victorian villas, Old English Revival, a Bungalow and Victorian cottages. Gibbon Lane Victorian period.

Statement#		Statement
		One-storey Victorian villa and two-storey Victorian terrace housing Local and State Heritage Places. Hill Street Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian villas, semi-detached and detached Victorian cottages, Queen Anne, and a Bungalow. Distinctive St Lawrence's Church and Calvary Hospital. Jeffcott Street Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian villas and cottages. Diversity of large, traditional, single-storey Local Heritage Places of consistent character. Mills Terrace Victorian, Edwardian and Inter-War periods. Exhibits a diverse collection of architectural styles, including, but not limited to, Victorian villas, Queen Anne villas, Federation Queen Anne, a Bungalow, Inter-war Mediterranean/Spanish Mission, a Victorian Cottage, Georgian Revival, Inter-War Mediterranean, single-fronted Victorian cottages, and Tudor Gothic. Various styles of detached dwellings of identified Heritage value. The built form incorporates articulation, bay windows, hip or hip-gable roof profiles, verandahs, balconies, and porches. Molesworth Street Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Tudor Bungalow, Bungalow, Modernist, Mediterranean, Victorian villas, and Victorian detached and semi-detached cottages. The distinctive steeply pitched roof profile of the Church of Perpetual Adoration. Ward Street and Strangways Terrace (east of Hill Street) Victorian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian villas and double fronted cottages, Victorian stables, Victorian Gothic, Bungalow, and Mediterranean Inter-war. Distinctive Calvary Hospital.
	Building height	Low-scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plans apply: • Concept Plan 31 – Calvary Hospital • Concept Plan 32 – St Dominic's Priory College • Concept Plan 33 – Helping Hand Aged Care
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens to gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Cast iron fencing to Buxton Street. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Established views and vistas of the Church of Perpetual Adoration, Calvary Hospital and Calvary Hospital Chapel. Stone kerbing along Mills Terrace, Molesworth Street, Barnard Lane, Childers Street and Barnard Terrace West. Stone in concrete kerbing along Gibbon Lane and Jeffcott Street surrounding Wellington Square. Stone water table along Molesworth Street, Munks Place and parts of Mills Terrace and Jeffcott Street. Red brick paver water table along parts of Mills Terrace and Barnard Lane. Former Municipal Tramways Trust Poles along Hill Street and Ward Street. Blue enamel house number plates with white numbering are placed along Childers Street, Molesworth Street, Strangways Terrace, and Ward Street. Nature strips of generous proportion along Jeffcott Street, Barton Terrace West, Barnard Street and Ward Street. Significant avenues of trees along Jeffcott Street, Barton Terrace West, Childers Street, Buxton Street, Molesworth Street and Barnard Street.
	Representative Buildings	Identified - refer to SA planning database.
	North Adelaide Childers East Historic Area Statement (Adel 2)	
	Eras, themes and context	Themes and Context

Statement#		Statement
		Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Childers East Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, and the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services). It exhibits residential architecture from different periods of the city's development, from early colonial times (workers' cottages) through to and including the Inter-war period. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form patterns	This Area is characterised by low-density residential development on rectangular allotments of varying widths and sizes. The Area has retained much of its historic grid pattern with major and minor streets, lanes, and places. The Town-Acre layout and later patterns of subdivision and development create large allotments, and a low-density residential character derived from generous building setbacks, orientation, and patterns established by the prevailing Heritage Places and Representative Buildings. The historic built-form character is established by detached and semi-detached dwellings ranging from some large-scale dwellings fronting Barton Terrace West to compact dwellings on smaller, narrower allotments and sometimes on street corners. Heritage Places and Representative Buildings create a cohesive pattern of shallow as well as examples of deeper building setbacks from the primary street frontages. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places or Representative Buildings, including on adjacent sites, nor do they extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 40 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Barton Terrace West The historic streetscape is formed by the wide street setting and attractive outlook to the Adelaide Park Lands, setback with generous front garden areas to the east towards O'Connell Street and buildings on or close to the street frontage to the west by the intersections with Jeffcott Street and Hack Street forming a harder built edge. Childers Street The historic streetscape is formed by the relatively wide street and the cohesive pattern of dwellings, mostly Heritage Places, set back from the primary street frontage with small front garden areas, with buildings on the street frontage at the two corner sites at the western end. Groups of allotments of consistent size and width containing similar buildings (in terms of period, size, style, etc) establish a pattern and rhythm, including single-storey row cottages, detached dwellings, and terrace houses with narrow frontages on the northern side and detached and semi-detached cottages with consistent setbacks on the southern side. Gover Street The intimate historic streetscape is formed by the narrow street width and the cohesive pattern of dwellings, mostly Heritage Places, set back from the primary street with small front garden areas, with buildings on or close to the street frontage at the two corner sites at the western end, as well as other examples closer to O'Connell Street. Generally, close-set single-storey detached or semi-detached dwellings with consistent setbacks, size, patterns and rhythm, and small front gardens are prevalent, but on the southern side west of Mansfield Street, some dwellings have more generous side or front setbacks. Hack Street The intimate historic character of this narrow street is derived from single-storey detached cottages setback with small front gardens, single-width carparking, and rear access to residences on Jeffcott Street. Jeffcott Street (east side) The historic streetscape is formed by the wide street and single-storey dwellings typically built on the street frontage, especially north of Gover Street, as is the two-storey 1923 corner hall at 200 Jeffcott Street. To the north of Childers Street, the historic streetscape is intact and comprises single-storey row cottages with a consistent and intensive built form edge on or close to the street frontage, with small garden areas. Mansfield Street The historic character of this narrow street is established by single-storey detached cottages that are primarily Heritage Places and largely intact. The dwellings are consistently setback close to the street with small front garden areas. The allotments and buildings are of a consistent size, pattern and rhythm. Travers Place Minor street characterised by detached dwellings and row cottages with consistent building setbacks and providing rear laneway access for residences on Barton Terrace West. Tynte Place Minor street with consistent building setbacks and providing rear access to a dwelling fronting Gover Street. The historic character is derived from consistently setback single-storey, single- and double-fronted detached and semi-detached cottages with small front garden areas or verandahs extending to the street frontage. The allotments are of a consistent size, pattern, and rhythm. Tower Street North Minor street characterised by single-storey detached and semi-detached dwellings and providing rear laneway access for residences fronting another street. Fenchurch Street, Glover Place and Gover Place West Minor streets providing rear laneway access for non-character and character residences fronting another street. Barton Place, Childers Court, Curtin Lane, David Street, Davies Place, Greenock Court, Lombard Street and Tasker Lane Minor streets with consistent building setbacks and providing rear laneway access to residences fronting another street. With the exception of Barton Place and Taskers Lane, these streets predominantly comprise non-character buildings.
	Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s, with varying localised concentrations of styles that are exhibited by the Heritage Places and Representative Buildings. The variety of dwelling types has been retained by the conservation of Heritage Places, characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large allotments, together with low-density cottages, villas and terrace houses of one and two storeys. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages.

Statement#	Statement



Adel2

Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 to 1869)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870 to 1899)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber-framed, and doors were typically four-panelled, with fanlights and often sidelights.

Edwardian Houses (1900 to 1915)

Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels.

Inter-War Houses (1915 to 1942)

In the period between the First World War and Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows.

Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War.

Barton Terrace West

Victorian and Edwardian periods.

Exhibits a diverse collection of architectural styles, including but not limited to Queen Anne villa, Victorian cottages, villas and a shop.

Distinctive Ru Rua Mansions.

Childers Street

Victorian, Edwardian and Inter-War periods.

Exhibits a diverse collection of architectural styles including but not limited to Estonian Hall, Edwardian villa, Bungalow and Victorian villas, cottages and terraces.

Continuity of parapets, verandahs and roof profiles.

Gover Street

Victorian and Edwardian periods.

Exhibits a diverse collection of architectural styles, including but not limited to Queen Anne villas, Victorian Italianate and Victorian terraces, villas and cottages.

Hack Street

Victorian period.

Architectural styles include but are not limited to Victorian cottages.

Jeffcott Street (east side)

Victorian and Inter-war periods.

Exhibits a diverse collection of architectural styles, including but not limited to Victorian cottages, Victorian former shop, Victorian Italianate, Estonian Hall, and Gothic cottage.

Continuity of roof and verandah profiles north of Childers Street.

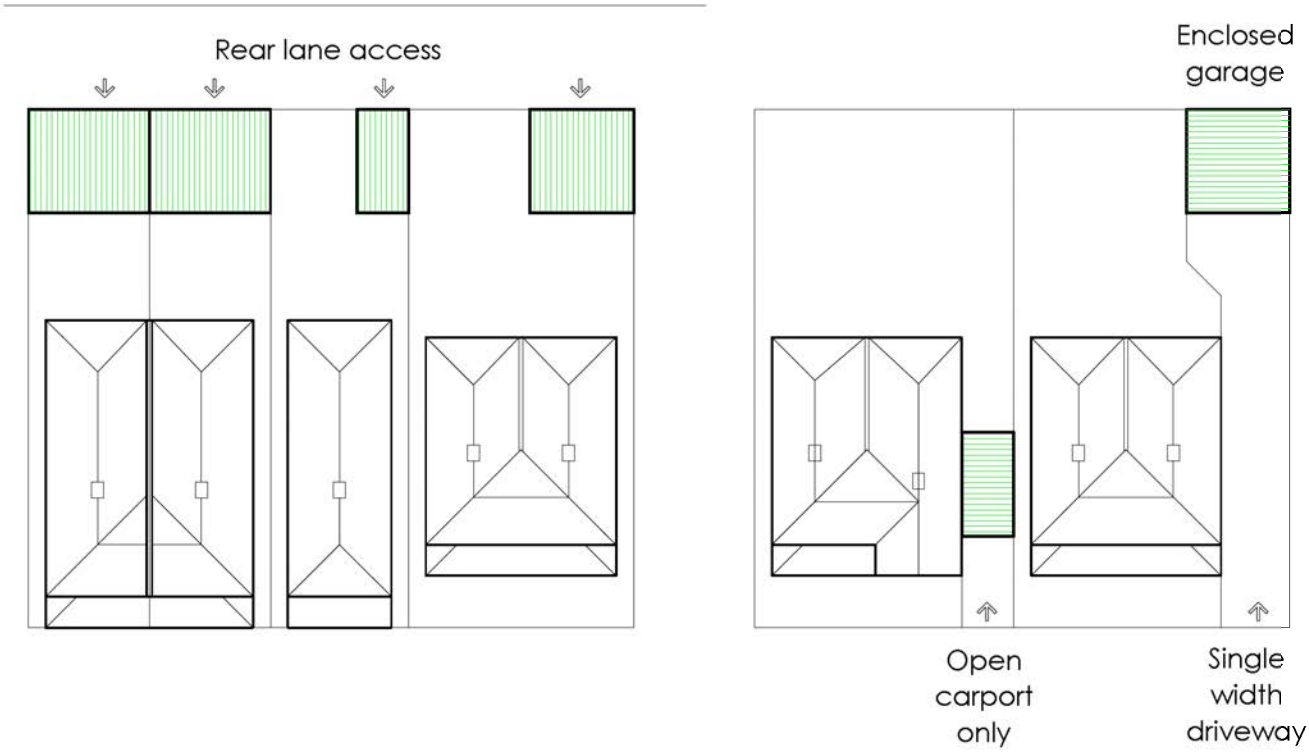
Lombard Street

Inter-war period.

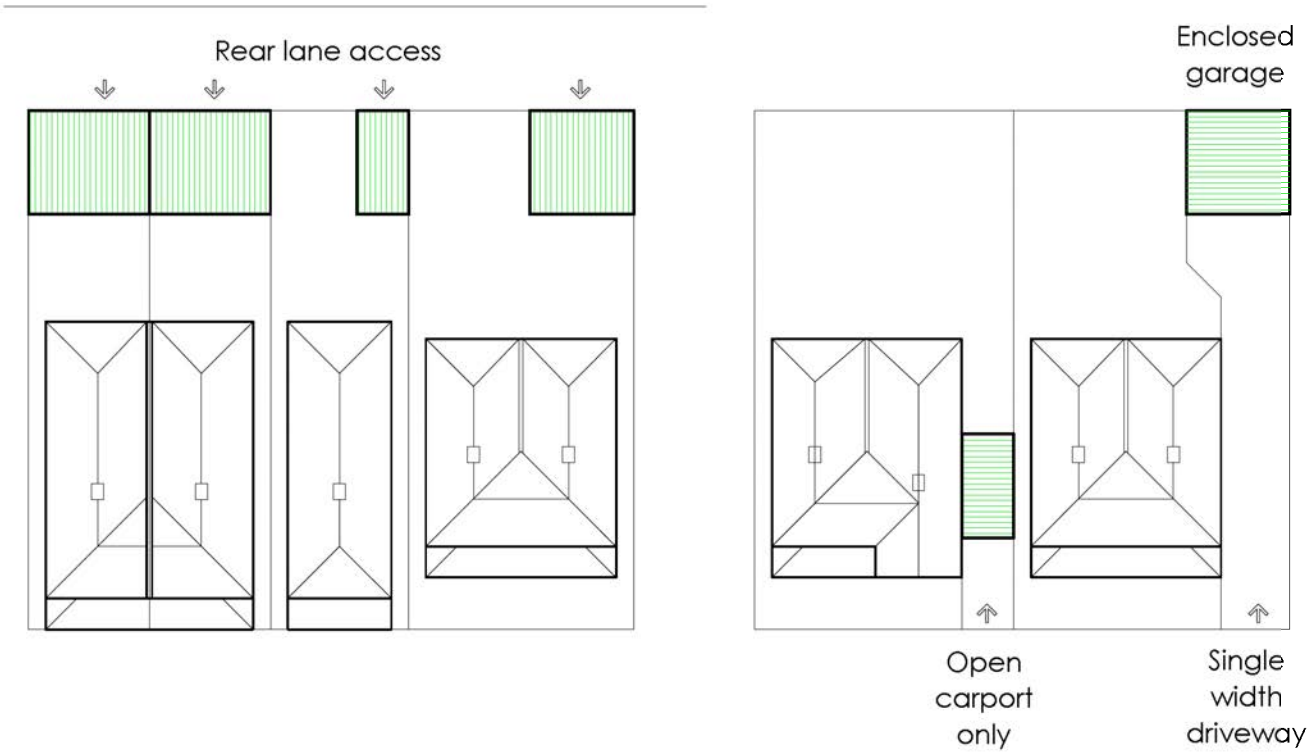
Architectural styles include but are not limited to the Inter-war Bungalow.

Mansfield Street and Travers Place

Statement#		Statement
		Victorian period. Architectural styles include but are not limited to Victorian cottages. Taskers Lane Victorian period. Architectural styles include but are not limited to Victorian row cottages. Tower Street North Victorian, Edwardian and Inter-war periods. Architectural styles include but are not limited to Victorian cottages and Edwardian villas, and an early Bungalow.
	Building height	Low-scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings. Predominantly single-storey buildings along the Childers Street, Gover Street, Jeffcott Street, Hack Street and Mansfield Street frontages. Building height, including the floor to ceiling clearances of each level, references the prevailing floor level and building heights of Heritage Places and Representative Buildings in the Area.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone with brick or rubble side and rear walls. Brick, moulded render or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber-framed window, doors and roof trim. Cast iron or timber posts to the verandahs, elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (later period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences, sometimes with piers and cast-iron railings. Brick, rendered masonry and timber side fences on secondary street frontages. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where vehicle access does not prevail on primary street frontage. Hack Street - intimate character of a narrow street. Stone kerbing along Childers Street and Jeffcott Street. Cast iron street name plates on Fenchurch Street. Blue enamel house number plates on Childers Street and Gover Street. Nature strips of generous proportion along Jeffcott Street and Barton Terrace West. Significant avenues of trees along Jeffcott Street, Gover Street and Childers Street. 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. Street trees, high quality paving and landscaping.
	Representative buildings	Identified - refer to SA planning database.
	North Adelaide Wellington Square Historic Area Statement (Adel 3)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. North Adelaide formed a distinctive part of the plan for Adelaide drawn up by Colonel William Light; its form and layout were determined by its geography. Upper North Adelaide, in particular, repeats the land division pattern created by Light's Plan in South Adelaide, with the Town Acres disposed in a regular grid layout around Wellington Square, the only Square incorporated within the initial plan for North Adelaide. The Area demonstrates the laying out and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Wellington Square, the only Square in North Adelaide, is surrounded by primarily single- and two-story developments with a village character, including a former shop, a former Church, and a hotel. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form patterns	Wellington Square is one of the city's most important and intact historical public spaces and one of the most attractive residential areas in North Adelaide. The historic streetscape is contiguous with and complementary to the streetscape character of the major streets that lead into the Square. The historic rectilinear grid pattern of streets and allotments around the Square or fronting Jeffcott Street is largely intact.

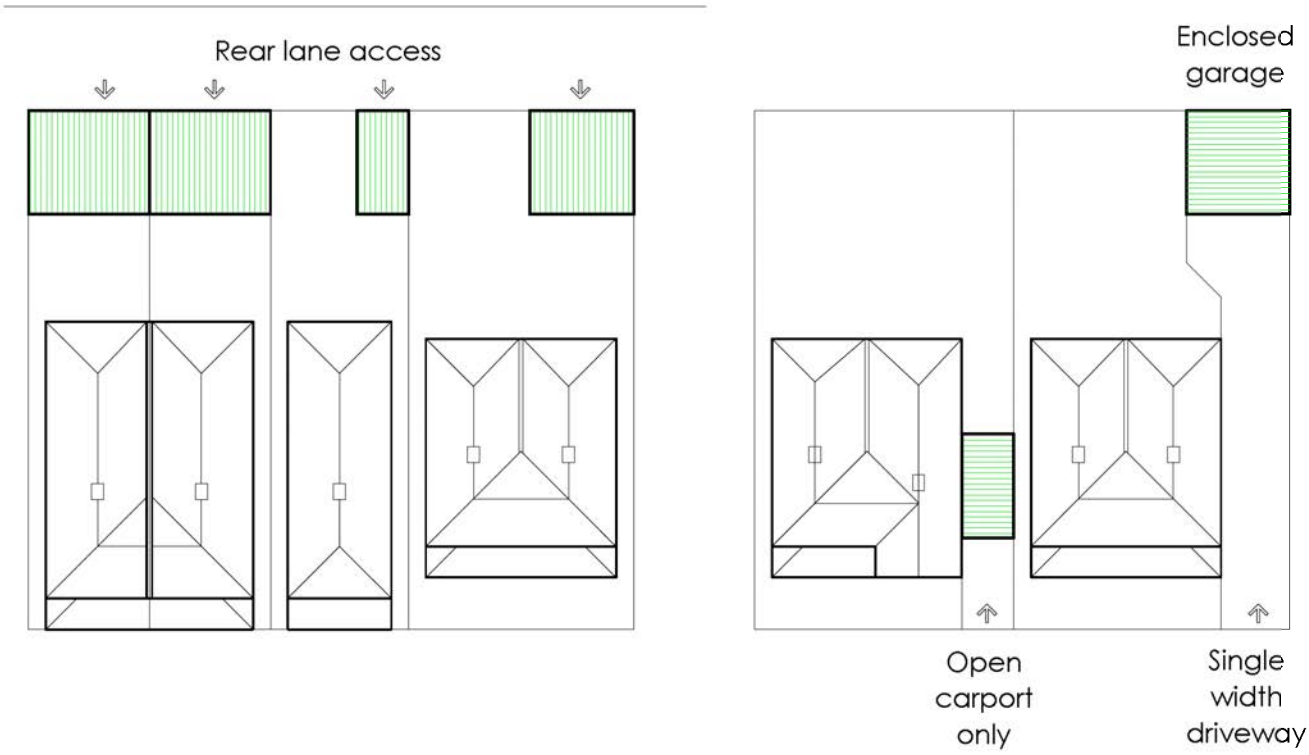
Statement#		Statement
		Generally, the dwellings are set within generous landscaped grounds which typically cover 50 percent of the site. The historic built-form character is established by mainly detached and some attached dwellings that are Local or State Heritage Places, along with a church building and a hotel that are State Heritage Places, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Gloucestor Place Minor street characterised by single-storey detached cottages located close to the street with verandahs extending to the street frontage and providing rear laneway access for buildings fronting another street. Wellington Square and Jeffcott Street The historic streetscape is derived from the wide streets that surround Wellington Square and the nineteenth century buildings that are sited on or close to the street frontage with garden areas enclosing the open space of the Square and reinforcing the rectilinear pattern of street spaces. The building scale, siting, setbacks and subdivision patterns are established by Heritage Places. The former Primitive Methodist Church makes a valuable contribution to the streetscape and historic character of the Area. Wellington Court Minor street flanked by the side elevation of the Sunningdale Apartments, a Local Heritage Place, and non-character two-storey dwellings setback with small garden areas and providing laneway access for buildings fronting another street.
Adel3	Architectural styles, detailing and built form features	The area surrounding Wellington Square is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1950s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof and the design, form, and composition of facades reflect the traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. Second-storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages.  Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Early Victorian Houses (1837 to 1869)** In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber-framed, and doors were typically four-panelled, with fanlights and often sidelights. **Inter-War Houses (1915 to 1942)** In the period between the First World War and Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. **Post War Housing (1943 plus)** During this period, a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infills or replacements for earlier houses. The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details, including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, a fanlight above the central entrance door, a hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant-garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in

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		smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. Eastern side (including northern and southern side) of Wellington Square and Jeffcott Street Victorian period. Exhibits a diverse collection of architectural styles, including, but not limited to, Victorian row cottages, Victorian detached and semi-detached cottages, Victorian villas, a Victorian hotel, and a Victorian former Primitive Methodist Church. Western side (including northern and southern side) of Wellington Square and Jeffcott Street Inter-War and Post-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian Cottage, Old English, Tudor Bungalow, Italianate, Inter-war International and Mediterranean Inter-war.
	Building height	Low scale, one and two-storey residential and other buildings. Established by the prevailing historic built-form pattern set by Heritage Places. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor level and building heights of Heritage Places within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Stone and cast-iron boundary fencing. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	A linear grid of tree-lined streets relates to the subdivision of the original Town Acres. Characterised by intact existing layout, a pedestrian pathway system and informal recreation areas provide attractive and safe shelter and seating. The informal character and unity of Wellington Square is provided through appropriate landscaping, paving, planting, lighting and street furniture. Vehicle access to and through the area, together with a safe, pleasant pedestrian environment within Wellington Square and adjacent footpaths of generous proportion around the perimeter roadway of Wellington Square. Stone in concrete kerbing and stormwater tables around the inner and outer perimeter roadway of Wellington Square. Cast iron bollards. Cast iron street name plate on the eastern side of the Square. Single-width vehicle access to the dwellings along the Wellington Square frontage. Jeffcott Street vista south, Jeffcott Street vista north, Tynte Street vista east, Molesworth Street vista west.
	Representative buildings	Not identified.
	North Adelaide Tynte Street Historic Area Statement (Adel 4)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. North Adelaide also retains strong physical evidence of the historical stages of the colony's development, most particularly the typical 1850s to 1880s village-type settlement pattern, with shops and other services. These remain in Kermode Street, Melbourne Street, and Tynte Street, particularly, as these streets served as the local main streets for the three discrete sections of North Adelaide. Tynte Street originally served as the local main street for upper North Adelaide, and major community buildings reflect its early function, including the school, post office, institute, fire station, Baptist church, and early shops. The introduction of the horse-drawn tramway along O'Connell Street in 1878 drew commercial development away from Tynte Street but also made the western Town Acres, which were previously sparsely settled, more accessible, and construction of substantial houses soon followed. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form patterns	The formal and dignified historic character of Tynte Street derives from the typical 1850s to 1880s village-type settlement pattern, with shops and other services and evidence of its traditional community uses such as the post office, library, hotel, and church, which, along with the wide tree-lined streetscape, still exist today. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. The intimate scale of Tynte and Archer Streets is derived from historic built form. Generally, buildings are set within landscaped grounds and gardens. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Archer Street (north side)

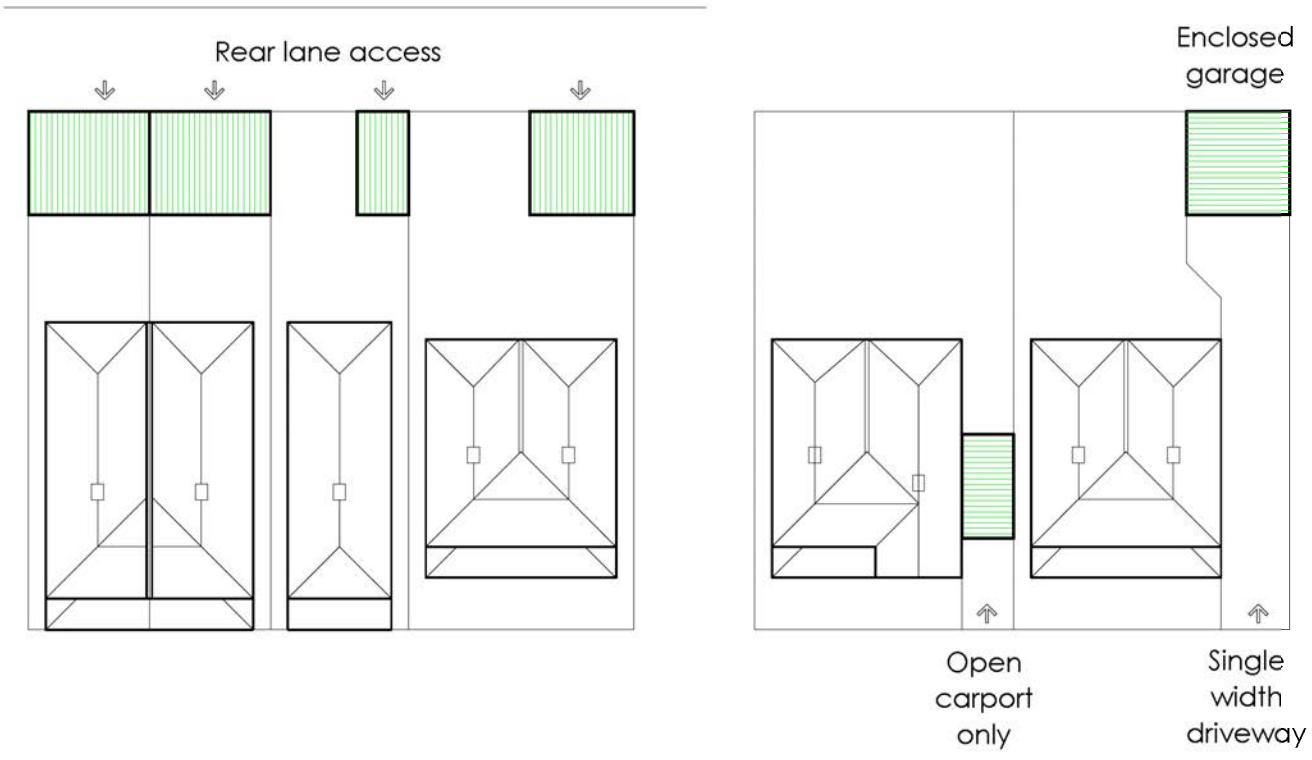
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		The historic streetscape is derived from the narrow street and the historic built form, which is sited close to the street frontage. A small garden area along the street frontage contributes to its intimate scale. Cambridge Street The historic character is derived from the detached and semi-detached dwellings set close to the street frontage. The State and Local Heritage Places establish the historic built form character. Mansfield Street The historic character of this narrow street is established by single-storey detached cottages that are primarily Heritage Places and largely intact. The dwellings are consistently set close to the street with small front garden areas. The allotments and buildings are of a consistent size, pattern and rhythm. Tynte Court Minor street with consistent building setbacks and providing side and rear laneway access to carports and garaging for residences fronting another street. Tynte Place (south side) Minor street (on the southern side) with consistent building setbacks and providing rear access to buildings fronting another street. The historic built-form character is established by State and Local Heritage Places. Tynte Street The formal and dignified streetscape is established by the historic large nineteenth-century church, institutional, retail, and hotel buildings sited on or close to the street frontage. These buildings make a valuable contribution to the streetscape and historic character of the Area. The streetscape character is reinforced by the intimate scale derived from the historic built form sited on or close to the street frontage. The allotment pattern and size reflect the function of the historic buildings. Tower Street South and Chapel Street (north side) Minor streets with a single fronted cottage set close to the street frontage, with a small garden area, and providing side and rear laneway access for residences fronting another street.
Adel4	Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to 1940s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places. The prevailing built form features of the Area includes pitched roofs (hipped and/or gable ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof and the design, form, and composition of facades reflect the traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages.  Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Early Victorian Houses (1837 to 1869)** In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later but the low scale of these buildings often made this difficult. **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used as the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)** In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery

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		remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide during the period 1942 to 1950 because of the materials shortages caused by the Second World War. Archer Street (north side) Victorian and Edwardian periods. Architectural styles include but are not limited to Victorian shop and Edwardian semi-detached cottages. Cambridge Street Edwardian and Inter-war periods. Architectural styles include but are not limited to Bungalow. Mansfield Street Victorian and Inter-war periods. Victorian single-fronted cottage and semi-detached bungalow. Tynte Place (south side) Victorian period. Italianate Architectural style of the North Adelaide Baptist Church, hall, stables and boundary wall and the Federation style of the former stables of the Hall. Tynte Street Victorian and Edwardian periods. High-quality State Heritage public buildings. Exhibits a diverse collection of architectural styles, including but not limited to Victorian row workers cottages, Italianate Church and Manse, Victorian Italianate Institutional buildings, Transitional design, Edwardian Queen Anne villa, Victorian Italianate hotel, Victorian semi-detached villa, and Gothic Hall.
	Building height	Low scale, two-storey traditional community and residential buildings. Established by the prevailing patterns set by Heritage Places. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor level and building heights of Heritage Places within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Quality landscaping, paving and street furniture that complements its historic context, with the wide footpaths along Tynte Street. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic of the primary street frontage. Vistas east and west along Tynte Street. Stone in concrete kerbing and stormwater tables around the inner and outer perimeter roadway of Wellington Square. Drinking fountain on Tynte Street. Two cast-iron hitching posts are present in front of the former hotel in Tynte Street. Vehicle access is typically provided from laneways or minor streets.
	Representative Buildings	Not identified.
	North Adelaide Carclew Historic Area Statement (Adel 5)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the laying out and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings. It exhibits residential architecture from all periods of the city's development and includes the residences of many notable Adelaide community members. Following the survey and settlement, the natural landscape was converted to a cultural landscape, which now reflects the divisions of wealth and influence in the early colony. The elevated land adjacent to the Adelaide Park Lands, such as Strangways Terrace, provided prestigious residential addresses. The topography of the City of Adelaide explains many of its patterns of development. Elevated land was selected to avoid flooding, but was also prestigious and offered the best views. This was the case with the allotments that were created around the high points of Montefiore Hill and Strangways Terrace, where some of the city's finest buildings are located, such as Carclew, Aquinas College and Bishop's Court. The built form of North Adelaide is indicative of the social divisions and occupations of Adelaide society from early settlement. It retains many buildings and sites of State and Local Heritage value, ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole.

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		Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period. 1943 plus - Post-war period.
	Allotments, subdivision and built form patterns	The Area is one of the most attractive and historically significant residential areas in the city and is located adjacent to the Adelaide Park Lands. The Area is characterised by an intact and generally cohesive streetscape of nineteenth and twentieth-century detached houses set in landscaped grounds and imposing two-storey terrace houses. The Town-Acre layout and later patterns of subdivision and development create large allotments, and a low-density residential character derived from generous building setbacks, orientation, and patterns established by the prevailing Heritage Places. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Christ Church Lane Provides a pedestrian walkway between Jeffcott Street and Palmer Place. Downs Court The western portion provides a pedestrian walkway between Strangways Terrace and Jeffcott Street, and the eastern portion provides rear laneway access to carports and garages for residences fronting another street. Frederick Place and Australia Lane (west) Minor streets with minimal historic value but characterised by consistent building setbacks, and providing rear or side access for residences fronting another street. Jeffcott Street The attractive historic streetscape is formed by the wide street setting and the low-density one and two-storey detached dwellings that are of generally consistent character and of predominantly Local Heritage value. The historic streetscape character north of Ward Street comprises a close grouping of single-storey row cottages sited near the street frontage with small garden areas. Heritage Places established the coherent pattern and siting. The historic streetscape character south of Ward Street comprises residences and a former church school that are generally setback from the street frontage with front garden areas. The coherent pattern and siting is established by Heritage Places. The visual prominence of Christ Church and Carclew, established by views and vistas, forms an important part of Jeffcott Street's character. Montefiore Hill, Palmer Place and Brougham Place: The high amenity streetscape is derived from the frontage of Palmer Gardens and the Adelaide Park Lands, and the open nature of the streetscape. The unique, high-quality historic streetscape is also derived from the low-density detached State Heritage mansions set on large, wide allotments with generous side and front setbacks and the extensive views and vistas from Palmer Place and Montefiore Hill of the Adelaide Park Lands and cityscape. The spacious landscaped garden settings make an important contribution to the streetscape setting. The strong visual prominence of the State Heritage Places is derived from the positioning and grandeur of the buildings above street level and the views and vistas from Palmer Place and Montefiore Hill. The visual prominence of the State Heritage Places at Aquinas College is enhanced by its prominent corner site location, expansive street frontage and spacious garden setting. There are also significant views and vistas of prominent major landmark buildings in the vicinity of Bishops Court, particularly Bishops Court, Christ Church and Rectory and other State Heritage Places. Strangways Terrace: The high amenity streetscape is derived from the Adelaide Park Lands frontage and the wide street setting. The historic streetscape character is also established by the low-density, large Victorian villas on large allotments situated on the western part of the Terrace, and cohesion derived from the pattern of detached houses. The allotments vary in sizes but generally establish a consistent rhythm and pattern. There is only a slight variation in the primary frontage setbacks, which form a coherent building line. The pattern and siting are established by the Heritage Places. The landscaped gardens make an important contribution to the streetscape setting and form an integral part of the area's character. Carclew dominates Montefiore Hill, enhanced by its prominent corner location, spacious grounds and setback and separation from surrounding development. Ward Street (east of Jeffcott Street): The attractive streetscape is formed by the wide street setting. Bishops Court, set within a spacious landscaped garden and well setback from Ward Street, makes an important contribution to the historic streetscape setting, as do the State Heritage listed former stables built on the street frontage. The historic streetscape is characterised by buildings that respect and interpret the existing nineteenth-century buildings. The visual prominence of the Bishops Court, established by views and vistas, forms an important part of Ward Street's historic streetscape character. Ward Street (west of Jeffcott Street): The attractive historic streetscape is formed by the wide street setting and the low-density one and two-storey detached dwellings. The historic streetscape on the northern side is characterised by similar sized allotments, with buildings setback from front and side boundaries with front garden areas. The historic streetscape on the southern side is characterised by a more intimate development pattern derived from the close grouping of smaller single-storey detached cottages of Local Heritage value located on or near the street with front garden areas. Heritage Places establish the building setbacks, addressing the street frontage.
	Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s and from the 1960s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places. The variety of dwelling types has been retained by the conservation of Heritage Places, characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large allotments, as well as cottages, villas and terrace houses of one and two storeys. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions consist of materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages.

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Adel5	 Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Early Victorian Houses (1837 to 1869)** In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)** In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. **Post War Housing (1943 plus)** During this period, a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infills or replacements for earlier houses. The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details, including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, a fanlight above the central entrance door, a hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant-garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. Montefiore Hill, Palmer Place and Brougham Place: Victorian, Edwardian, Inter-war and Post-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Neo-Georgian, Mediterranean Revival, Inter-War residences, Old English, Georgian Revival, Gothic, Victorian Gothic, Tudor Gothic, Edwardian and Edwardian Gothic. Strangways Terrace: Victorian, Edwardian, Inter-war and Post-war periods. Exhibits a collection of architectural styles, including but not limited to Georgian Revival residences, Victorian villas, Victorian cottages, Arts and Crafts and Tudor Gothic. Distinctive Carclew, a mansion with Victorian Tudor Gothic transitioning into Queen Anne style. Jeffcott Street Victorian and Edwardian periods. Exhibits a diverse collection of architectural styles, including but not limited to Arts and Crafts, Queen Anne and Victorian Terrace housing. Prominence of early limestone walls and outbuildings. Distinctive Christ Church and Carclew. Ward Street (east of Jeffcott Street) Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Tudor Gothic, Victorian, and Arts and Crafts. Prominence of early limestone walls and outbuildings.

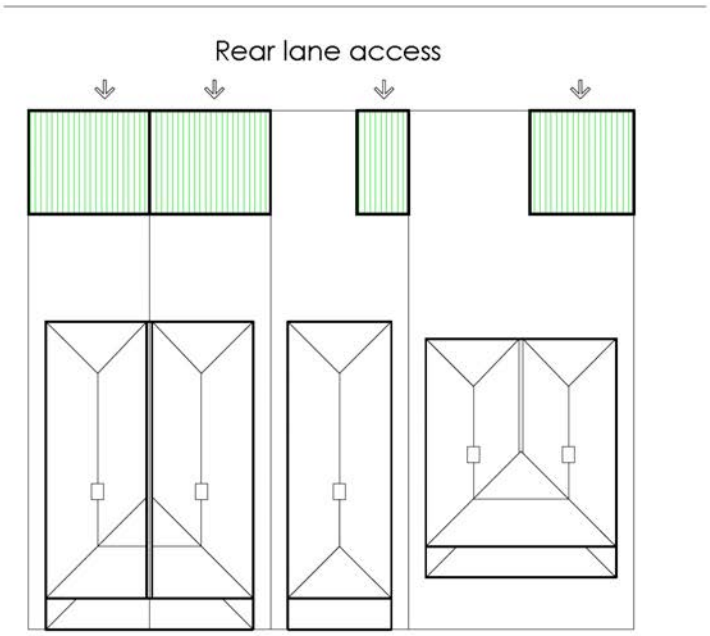
Statement#		Statement
		Distinctive Bishops Court was created by the juxtaposition of steeply pitched roof profiles, gables and tall narrow chimneys. Ward Street (west of Jeffcott Street) Victorian, Edwardian and Post-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian Gothic, Victorian cottages, Victorian villas, Georgian Revival and Tudor Gothic. Prominence of early limestone walls and outbuildings.
	Building height	Low-scale, one and two-storey residential and other buildings. Established by the prevailing patterns set by Heritage Places, except where the following Concept Plan applies: • Concept Plan 27 – Aquinas College. Buildings are single-storey in appearance along Walter Street. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone, or stone and cast-iron boundary walls, and new fencing should unify the streetscape by using traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Safe, pleasant and attractive pedestrian environment, with complementary landscaping in public places that complement the character of Palmer Gardens and the Adelaide Park Lands below Montefiore Hill. Established views and vistas of Bishops Court, Carclew and Aquinas College. Stone kerbing along Jeffcott Street, Palmer Place, Montefiore Hill to the west of Jeffcott Street. Stone in concrete kerbing along Strangways Terrace. Stone water table along Jeffcott Street. Stone in the concrete water table along Jeffcott Street. Concrete over the stone water table along Palmer Place. Cast iron bollards in Christ Church Lane. Victorian cast iron bollards and drinking fountain at Palmer Gardens/Pangki Pangki. Enamel street number plates along Jeffcott Street, Ward Street and Strangways Terrace. Significant avenue of trees along Jeffcott Street. Significant vista (long views framed by trees) along Jeffcott Street (between Montefiore Hill and Wellington Square). Montefiore Hill Vista towards the city - view south and south east. Significant view of the city from Montefiore Road. Nature strips of generous proportion along Jeffcott Street and Ward Street.
	Representative Buildings	Not identified.
	North Adelaide Archer West Street Historic Area Statement (Adel 6)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the laying out and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.

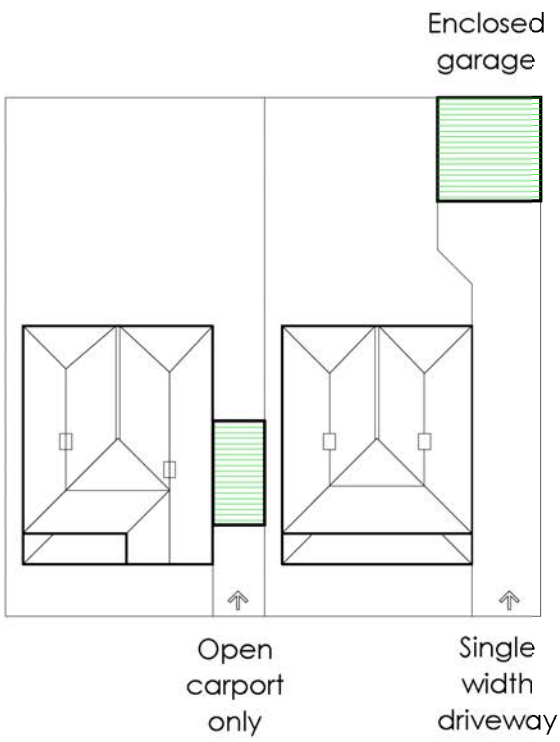
Statement#		Statement
	Allotments, subdivision and built form patterns	The low scale streetscape creates a cohesive streetscape with buildings respecting the existing nineteenth and early twentieth century building forms in a responsive, sensitive and contemporary manner, with taller built form located away from the street frontages. Hebart Hall as a landmark is reinforced. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and gardens, which typically cover 40 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Archer Street (south side) The narrow street setting and the one-storey buildings along the street frontage form the historic streetscape (on the southern side). There is a slight variation in setback with small garden areas, but when viewed from the street, it is coherent. The pattern, siting, and setback of dwellings are established by the Heritage Places. Jeffcott Street (east side) The historic streetscape character (on the eastern side) is established by the prominent historic Lutheran Seminary buildings of Hebart Hall. The visual prominence of the historic buildings of Hebart Hall (former Whinham College) makes a valuable contribution to the historic character of the Area, enabled by building setbacks from the side and street frontages and its landscaped setting. The pattern, siting, and setback of dwellings are established by the Heritage Places. Walter Street Minor street characterised by single-storey detached single and double fronted cottages set on or close to the street frontage, contributing to the intimate scale of the street. The pattern, siting and setback of dwellings are established by the Heritage Places. Ward Court Minor street provides rear laneway access for buildings fronting another street, including the Loehr Hall, a significantly taller building contributing to the historic character of the locality. Ward Street (north side) The historic streetscape character along the western portion (on the northern side) of Ward Street is derived from the landscaped setting and visual prominence of the historic buildings of Hebart Hall (former Whinham College), which are enabled by building setbacks from the side and street frontages and the landscaped setting. The streetscape further east comprises a number of low-scale and close groupings of single-storey detached and semi-detached dwellings and former dwellings sited close to the street frontage with small garden areas. The pattern, siting, and setback of dwellings are established by the Heritage Places.
Adel6	Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s and from the 1960s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places and Representative Buildings. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof and the design, form, and composition of facades reflect the traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages and side additions located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages.  Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used as the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)**

Statement#		Statement
		In the period between the First World War and Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. Archer Street (south side) Victorian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian Villas and an inter-war institutional building. Jeffcott Street (east side) Victorian period. Victorian Tudor architectural style of the Lutheran Seminary buildings of Hebart Hall, including the centre clock tower spire and cast iron and stone walling. Walter Street Victorian and Edwardian periods. Exhibits a collection of architectural styles, including but not limited to Victorian cottages and an Italianate cottage. Ward Court Victorian period. Architectural style includes but is not limited to Victorian Italianate Gymnasium. Ward Street (north side) Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Art Nouveau/ Arts and Crafts and Romanesque. Victorian Tudor Lutheran Seminary buildings and cast iron and stone walling.
	Building height	Low-scale, one and two-storey residential and other buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plan applies: • Concept Plan 26 – Archer West Buildings are single-storey in appearance along Walter Street. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Established views and vistas of the historic Lutheran Seminary buildings of Hebart Hall. Former Municipal Tramways Trust Poles along Ward Street. Significant avenue of trees along Archer Street. Significant vistas along Archer Street between O'Connell Street and Wellington Square. Significant vista (long views framed by trees) along Jeffcott Street (between Montefiore Hill and Wellington Square). Nature strips of generous proportion along Ward Street.
	Representative Buildings	Identified - refer to SA planning database.
	North Adelaide Margaret Street Historic Area Statement (Adel 7)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. The Margaret Street Historic Area was established with small and medium scale housing and a range of business and institutional uses, including areas which were subdivided into small lots by developers who held Town Acres in groups, creating a character of small cottages and laneways. This is evident in the sixteen Town Acres owned by the SA Company between Gover, Tynte, O'Connell Streets and LeFevre Terrace. Eight Town Acres, originally owned by Governor Hindmarsh, between O'Connell, Margaret, Ward and Archer Streets, was mostly closely settled by 1880. Margaret Street became one of the most densely populated streets in North Adelaide by the 1860s.

Statement#		Statement
		Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form patterns	This Area is characterised by intact low-density residential development on rectangular allotments of varying widths and sizes, along with non-residential buildings. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. The historic built form character is established by detached and attached dwellings, often forming a continuous or near-continuous built edge to the street, interspersed with historic main street (business and institutional) elements in Tynte and Archer Streets. Buildings tend to be smaller in scale in minor streets, and more substantial, including terrace housing and institutional buildings, in major (east-west) streets. The prevailing Heritage Places establish the building setbacks from front, side, and rear allotment boundaries. Buildings do not project forward of Heritage Places on adjacent sites, nor do they extend to side boundaries other than for party walls in semi-detached and row dwellings. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including buildings on the street frontage. Minor streets and lanes provide the majority of crossover locations for access to sites. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and settlement patterns as described below: Archer Street The distinctive historic character is formed by the narrow street setting (20 m), and the village's main street pattern of one and two-storey residential and non-residential buildings, including a former hotel, a church, and a church hall, sited on or close to the street frontage with small garden areas. The historic character generally comprises detached, semi-detached and row dwellings of low or medium density on allotments of consistent size, pattern, and rhythm. The street is characterised by a cohesive, strong building line set behind small garden areas along both sides of the street. The taller institutional buildings on the north side provide some variation in height. Beviss, Curtis, Little Archer, Margaret, Murray and Ralston Streets The intimate historic character is established by the narrow width of the street and single-storey detached and semi-detached dwellings set close to the street with small front gardens and consistent size, pattern and rhythm. Boulton Street Minor street with semi-detached dwellings set close to the street frontage with small garden areas. Centenary Street Minor street connecting Archer and Ward Streets along the western edge of the Historic Area and providing secondary frontages only within the Historic Area. George Street The intimate historic character is established by the narrow street, which is truncated by the school site at the eastern end, and one and two-storey buildings sited on or close to the street, creating an enclosed streetscape with consistent setbacks. The street is characterised by single-storey row cottages on the southern side and the two-storey former sawmill building and masonry outbuildings of State Heritage significance on the northern frontage. Minor street providing rear access for residences fronting another street. Gover Street The intimate historic character is formed by the narrow street setting and the cohesive pattern of dwellings set back from the primary street frontage with small garden areas. The historic character generally comprises close-set detached, semi-detached or row dwellings of single storey with consistent setbacks, sizes, patterns and small front gardens. The Heritage Places and Representative Buildings establish the side and front setback pattern. The side and front setback pattern is established by the Heritage Places and Representative Buildings. Margaret Street North and Margaret Street South The historic character is established by the narrow street comprising single-storey detached, semi-detached and row dwellings set predominantly close to the street frontage with small garden areas contributing to the intimate scale of the street. The pattern, siting and setback of dwellings are established by the Heritage Places. Roneo Place A minor street with consistent building setbacks. Tynte Street The historic character is formed by the relatively wide street and a village main street pattern of residential and non-residential buildings, built on or close to the street frontage. Residential buildings consist of detached, semi-detached and row dwellings. Most have front garden areas. The side and front setback pattern is established by the Heritage Places. West of Margaret Street comprises buildings up to two storeys in height set close to or on the street frontage. East of Margaret Street comprises dwellings set within more generous landscaped grounds and deeper setbacks. Ward Street (north side) The historic character is established (on the northern side) by predominantly single-storey detached cottages set close to the street frontage with small front garden areas on allotments of consistent size, pattern and rhythm. (The southern side of Ward Street is in the Le Fevre Historic Area.) Ashley Street, Boulton Mews, Lohrman Street, Margaret Lane, Peppermint Lane, Pulsford Avenue, Roneo Place, Stephen Street, Watson Street and William Buik Court Minor streets with consistent building setbacks and providing rear laneway access to carports and garaging for residences fronting another street.
	Architectural styles, detailing and built form features	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof and the design, form, and composition of facades reflect the traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place or Representative Building, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Place or Representative Building. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages.

Statement#	Statement





Adel7

Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 to 1869)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870 to 1899)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights.

Inter-War Houses (1916 to 1942)

In the period between the First World War and Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows.

Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War.

Archer Street

Victorian period.

Architectural styles include, but are not limited to, Victorian terrace housing and cottages, Victorian institutional buildings, and a former traditional corner hotel.

Ashley Street

Victorian period.

Architectural styles, including but not limited to Victorian cottages.

Beviss Street

Victorian period.

Architectural styles, including but not limited to Victorian cottages.

Curtis Street

Victorian period.

Architectural styles, including but not limited to Victorian cottages.

George Street

Victorian and Edwardian periods.

Architectural styles, including but not limited to Victorian and Edwardian row cottages, along with a former sawmill and ancillary buildings.

Gover Street

Victorian and Edwardian periods.

Architectural styles include but are not limited to Victorian and Edwardian cottages and villas, and some terrace houses.

Little Archer Street

Victorian and Edwardian periods.

Architectural styles include but are not limited to Victorian and Edwardian cottages and a two-storey Victorian outbuilding.

Margaret Street

Mostly Victorian cottages with some Inter-war style.

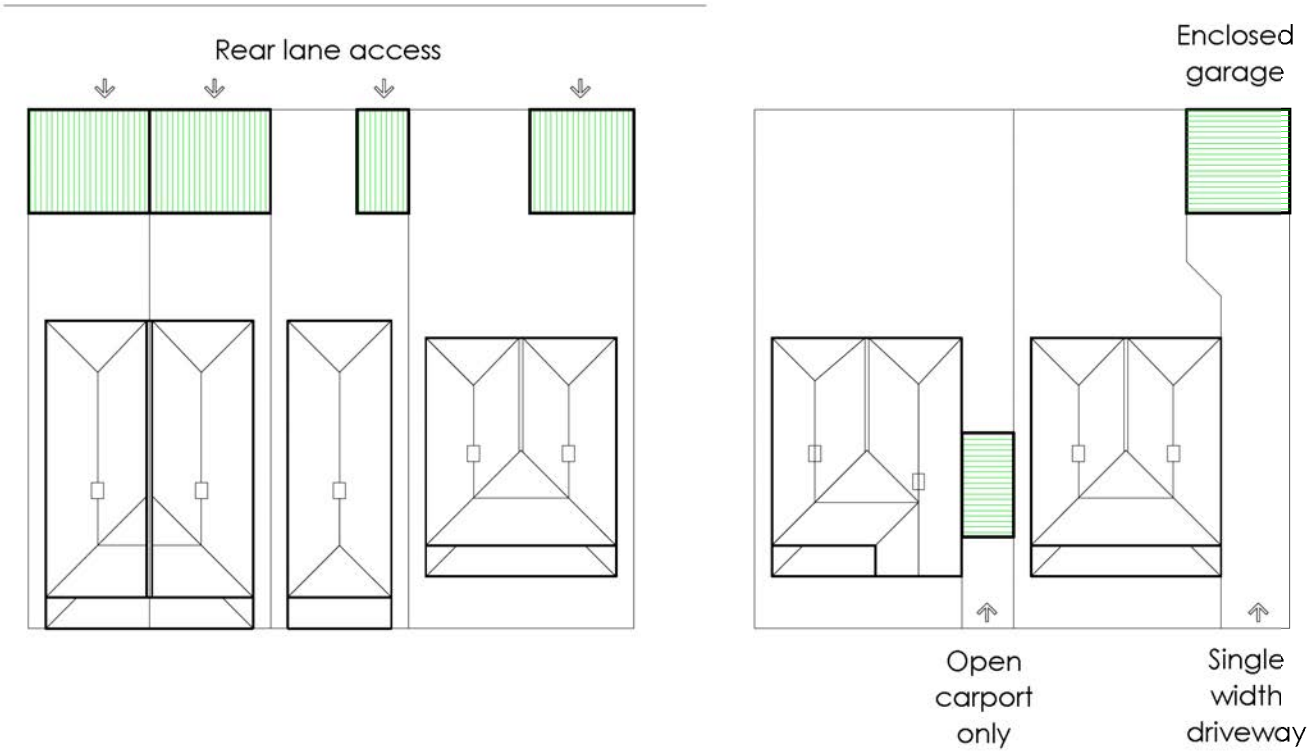
Murray Street

Architectural styles include but are not limited to Victorian cottages.

Ralston Street

Victorian and Edwardian periods.

Statement#		Statement
		Architectural styles include but are not limited to Victorian and Edwardian cottages and villas. Tynte Street Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including, but not limited to Victorian cottages and terraces, a Queen Anne mansion, some inter-war style residential infill, and public, shop and other commercial buildings of various styles. Verandahs or balconies are not over footpaths, other than alterations to those on existing non-residential corner buildings. Ward Street Victorian, Edwardian and Inter-war periods. Architectural styles include but are not limited to Victorian cottages and two-storey villas, with Edwardian and Inter-war elements. William Buik Court Victorian period. Architectural styles, including but not limited to Victorian two-storey former office of horse tram depot, which is prominent in the vista from the street entrance on Gover Street.
	Building height	Low-scale, one and two-storey residential and other buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings. Single and two-storey along Gover Street. Single storey along Ward Street, Ralston Street and Beviss Streets. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Stone and cast-iron boundary fencing. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous footpaths and verge areas with areas of original stone kerbing and guttering, and landscaped front gardens to residences. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Stone in concrete kerbing along Ralston Street, Curtis Street and Murray Street. Stone in the concrete water table along Curtis Street and Murray Street. Heritage lighting in Gover Street. Cast iron street name plates at Margaret Street and Murray Street. Blue enamel house number plates with white numbering along Gover Street and Ward Street. Nature strips of generous proportion along Tynte Street and Ward Street. Significant avenue of trees along Gover Street. Significant vistas from Lefevre Terrace through Gover Street.
	Representative Buildings	Identified - refer to SA planning database.
	North Adelaide LeFevre Historic Area Statement (Adel 8)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Town Acres along Le Fevre Terrace were only partly subdivided by 1880. After the introduction of the tramway in 1878, there was a rising demand for fashionable parkland frontages. Elevated frontages to the Adelaide Park Lands offered sites for mansions, capturing longer views over the Adelaide Park Lands and were considered prestigious residential addresses. This trend for building mansions persisted until about 1910. After this period, some of these properties were transformed into hospitals, schools, or apartments. The large scale of these buildings, the large size of allotments, and the diversity in architectural expression establish a distinctive residential character along the Adelaide Park Lands edge. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.

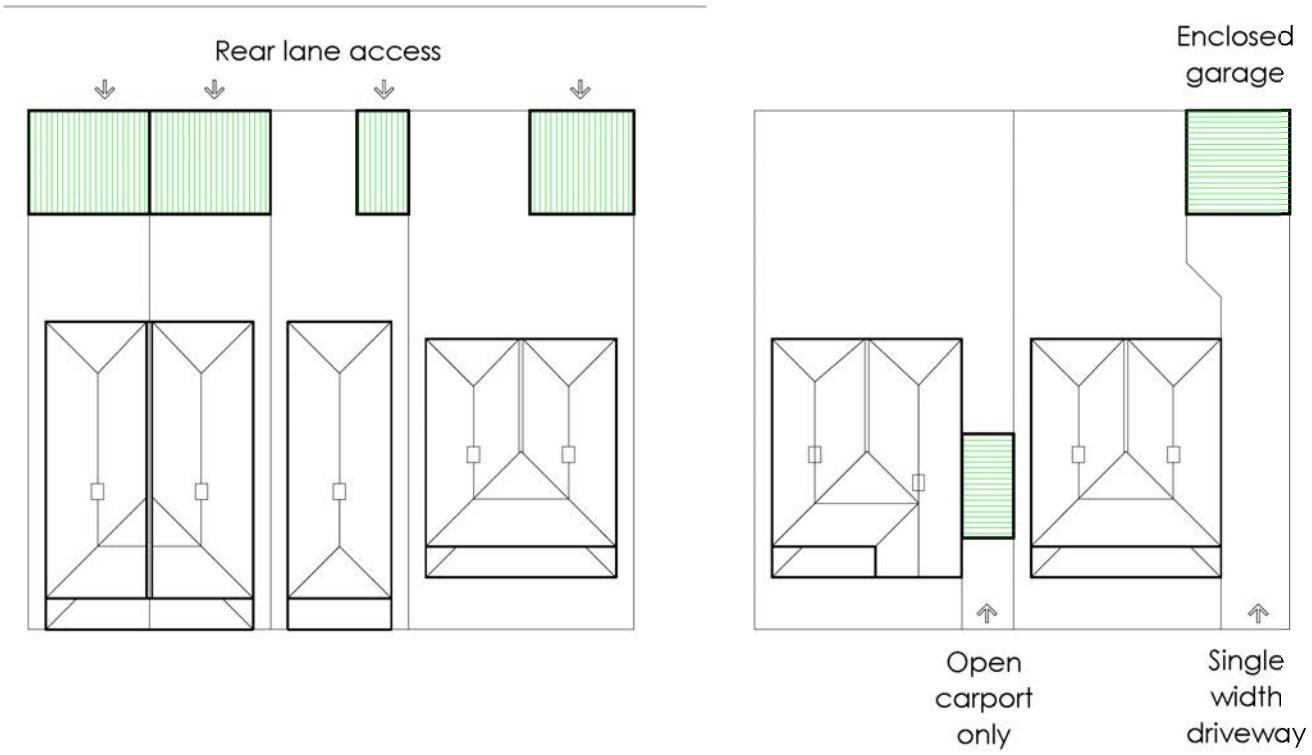
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	Allotments, subdivision and built form patterns	This Area is one of the lowest density areas of Upper North Adelaide, containing large residential buildings designed in a grand manner and set in generous landscaped grounds. The Area has retained much of its historic grid pattern, including major and minor streets and lanes. The Town Acre layout and later patterns of subdivision and development created large allotments, and a low-density residential character derived from moderate to generous building setbacks, orientation and patterns established by the prevailing Heritage Places, typically large-scale dwellings some accompanied by significant outbuildings. A cohesive pattern of setbacks from the street frontage is established by the dwellings, which are Heritage Places. Side setbacks are often generous and asymmetrical, with greater separation of the building and side boundary on one side. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and settlement patterns as described below: Barton Terrace East The high amenity streetscape is formed by the wide street setting and Adelaide Park Lands frontage. The historic character comprises single-storey detached and semi-detached dwellings with outlooks to the Adelaide Park Lands, with shallow and deeper front garden areas. The Heritage Places establish the side and front setback pattern. Lefevre Terrace The historic character is derived from the cohesive pattern of large-scale one and two-storey detached and semi-detached dwellings set in generous landscaped grounds with outlooks to the Adelaide Park Lands. The generous building setbacks and scale are established by Heritage Places that front Lefevre Terrace. Brougham Place The historic character is derived from the cohesive pattern of one and two-storey large-scale detached dwellings and visually prominent former residences within the campus of Lincoln College, set in generous landscaped grounds with outlooks to the Adelaide Park Lands. The generous building setbacks and scale are established by Heritage Places that front Brougham Place. Ward Street (southern side) The historic streetscape character is formed by the wide street setting and the historic outbuildings associated with the State Heritage residences on Brougham Place. (The northern side of the street is in the Margaret Street Historic Area.) Margaret Street (south of Ward Street) The historic streetscape character is derived from the narrow street setting of Margaret Street and the open streetscape of Brougham Place with its large setbacks and generous landscaped areas between buildings. A strong built form definition has been created on the north-eastern corner of Margaret Street and Ward Street through the placement of historic outbuildings along the street frontage.
	Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s-1940s, with varying localised concentrations of styles which are exhibited by the Heritage Places and Representative Buildings. The prevailing built form features of the Area includes pitched roofs (hipped and/or gable ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof and the design, form, and composition of facades reflect the traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages. 
Adel8		Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and

Statement#		Statement
		elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)** In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide during the period 1942 to 1950, because of the materials shortages caused by the Second World War. <u>Barton Terrace East</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to a Victorian Villa, a Victorian Cottage, Queen Anne, transitional Queen Anne–Bungalow and Inter-war Bungalow. Buildings are modelled and articulated, incorporating pitched roofs, verandahs, balconies, decorative architectural elements and ornamentation. Buildings exhibit vertically proportioned windows and a high proportion of solid to void in the composition of facades. <u>Brougham Place</u> Victorian and Edwardian periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian Villa, Victorian Gothic, Victorian Italian, Queen Anne and Edwardian Tudor Gothic. <u>Lefevre Terrace</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian Italianate, Victorian Terrace, Queen Anne, Edwardian Free Classical and Inter-war Bungalow. Grand style and settings. Terraces and Italianate villas exhibiting a high degree of facade articulation and modelling, with richly detailed masonry and cast-iron ornamentation. <u>Ward Street</u> (southern side) Victorian and Edwardian periods. Outbuildings associated with dwellings fronting Brougham Place.
	Building height	Low scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places. Predominantly two-storey residential buildings along Brougham Place and Le Fevre Terrace south of Gover Street, and predominantly single-storey north of Gover Street, with scale set by Heritage Places. Predominantly one-storey residential buildings in Barton Terrace East, with scale set by Heritage Places. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Stone and cast-iron boundary fencing. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access over the primary street frontage is not characteristic. Views and vistas of the Adelaide Park Lands. An attractive pedestrian environment provides convenient access to the Adelaide Park Lands. Street trees provide pedestrian shelter and amenity, and a high standard of paving and other landscaping enhances the public realm. Landscaping in public places along Lefevre Terrace, Barton Terrace East, and Brougham Place provides a transition between the built-form areas and the informal planting of the Adelaide Park Lands. Established views and vistas from Brougham Place and the Adelaide Park Lands of the former houses of Lincoln College. Stone in concrete kerbing along Ralston Street. Cast iron street name plates on Margaret Street. Blue enamel house number plates with white numbering along Gover Street, Ward Street and Palmer Place. Views from Lefevre Terrace across Park 6/Nanto Womma. Vistas from Lefevre Terrace through Gover Street. Nature strips of generous proportion along Ward Street, Lefevre Terrace, Barton Terrace East and Palmer Place.
	Representative Buildings	Not identified.

Statement#	Statement

North Adelaide Cathedral Historic Area Statement (Adel 9)

Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings. It exhibits residential architecture from all periods of the city's development and includes the residences of many notable Adelaide community members. Following the survey and settlement, the natural landscape was converted to a cultural landscape, which now reflects the divisions of wealth and influence in the early colony. The elevated land adjacent to the Adelaide Park Lands, such as Pennington Terrace, provided prestigious residential addresses. The topography of the City of Adelaide explains many of its patterns of development. Elevated land was selected to avoid flooding but was also prestigious and offered the best views. The built form of North Adelaide is indicative of the social divisions and occupations of Adelaide society from early settlement. It retains many buildings and sites of State and Local Heritage value, ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole. St Peter's Cathedral, dating from 1869, is a major landmark and visually dominates this Area, which is characterised by large institutional buildings, with residential development located primarily to the west. St Mark's College is grouped around substantial early residences along Pennington Terrace. Until 1856, Kermode Street was the 'High Street' of North Adelaide. The characteristic collection of shops, a police station, a church and a hotel (the still trading Queens Head) were located along this street, and there are several pre 1850s buildings remaining in this Area. Small cottages and worker housing, such as those in Brougham Court, provide a contrast with the more substantial villas with Adelaide Park Lands frontage around Palmer Place and along Pennington Terrace and are indicative of the diverse social composition of the early resident population. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period. 1943 plus - Post War Period.
Allotments, subdivision and built form patterns	The Cathedral Area is the entry point to Adelaide and Upper North Adelaide. Its unique streetscape character is established by its distinctive topography, diverse range of nineteenth-century architecture and its extensive Adelaide Park Lands frontages. The cohesive lines of buildings set behind attractive landscaping visually define the perimeter of the Area. The Town Acre layout and later patterns of subdivision and development created large allotments. The low-density residential character is also derived from generous building setbacks, orientation and patterns established by the prevailing Heritage Places and Representative Buildings. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Abbott Lane Minor street characterised by one and two-storey buildings on or close to the street frontage and providing rear laneway access to carports and garaging for residences fronting another street. Brougham Court The historic streetscape is formed by the narrow width of the street and is almost exclusively characterised by closely sited single-storey semi-detached and detached Local Heritage Places, with generally consistent setbacks and allotments of consistent size and pattern. The side and front building setbacks are established by Heritage Places. The strong built form definition at the junction of Brougham Place and Brougham Court encloses Brougham Court. Brougham Place and Palmer Place The high amenity streetscape is formed by the wide street setting and their frontage to Brougham Gardens and Palmer Gardens Park Lands. The historic streetscape comprises low scale, late nineteenth century detached housing character in contrast to the larger mansion buildings along the northern (opposite) edge of Brougham Place and Palmer Place. The historic character comprises one and two-storey detached semi-detached dwellings of State and Local Heritage value. The dwellings are setback from the street with small front garden areas, and the rhythm and pattern of their siting contribute to their historic character. Kermode Street The streetscape is derived from the moderately sized street width and the gentle eastward slope, with the concentration of smaller houses at the western end and more institutional scale of college and apartment buildings at the eastern end. The historic streetscape west of Bagot Street is derived from the late nineteenth century, one and two-storey detached and semi-detached residences of Local Heritage value on individual allotments. The historic streetscape east of Bagot Street comprises the Greenways Apartments, one and two-storey detached and semi-detached residences sited on or close to the street frontage with small garden areas and St Mark's College, which is also located close to the street with a garden frontage. The built form pattern is established by the pattern and siting of Heritage Places on individual allotments. King William Road The historic streetscape is formed by St Peters Cathedral and the grand, spacious character of the streetscape. The physical dominance and grandeur of the Cathedral complex on the western corner of Pennington Terrace and King William Road, created by its angled siting, towering height, and the juxtaposition of spires, together with the Cathedral Hotel and the Anglican Church Offices on the eastern side of King William Road, also contribute to the historic streetscape. Lakeman Street The intimate character and enclosure of this narrow minor street are derived from the single-storey cottages sited on the street frontage. The side boundary walling of larger residences with frontages to Pennington Terrace and Kermode Street are a dominant feature. Palmer Lane Minor street providing rear laneway access to carports and garaging for residences fronting another street. Pennington Terrace The high amenity streetscape is formed by the grand spacious character of Pennington Terrace, the setting of the Adelaide Park Lands frontage and the residences and Cathedral set within open garden settings providing an attractive public and private landscape domain. The historic built form streetscape comprises predominantly State Heritage Places (including those forming part of St Marks College) with siting, setback, scale and character variation. The landscape garden setting around the buildings that are well setback from the street frontage forms an integral part of the area's historic character. The cathedral complex's physical dominance on the corner of Pennington Terrace and King William Road contributes to the historic streetscape.
Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s and from the 1960s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places. It retains many buildings and sites of State and Local Heritage value, ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof, and the design, form and composition of facades reflect traditional proportions of Heritage Places. Buildings address the street frontages. Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions located behind the main face of the building and facade do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages.

Statement#	Statement
Adel9	 Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Early Victorian Houses (1837 to 1869)** In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses with face brick walling and decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)** In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. **Post War Housing (1943 plus)** During this period, a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infills or replacements for earlier houses. The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details, including brick or white rendered walls to simulate limewash, steeply pitched roof form, and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, a fanlight above the central entrance door, a hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant-garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. Abbott Lane Victorian period. Architectural styles include, but are not limited to, the side frontage of an early Victorian terrace house. Brougham Court Late Victorian and Edwardian periods. Architectural styles include, but are not limited to, detached and semi-detached Victorian and Edwardian villas and the former Ebenezer Chapel. Brougham Place and Palmer Place Victorian, Inter-War and Post-War periods. Exhibits a diverse collection of architectural styles including but not limited to Georgian Revival Villas, Victorian Villas, Neo-Gothic, Terraces and cottages. Kermode Street Victorian and Inter-War periods. Exhibits a diverse collection of architectural styles, including but not limited to Art Deco, Neo-Georgian St Marks College (Memorial Building), an Edwardian villa, Victorian villas, Queens Head Hotel, Old English, Bungalow, Romanesque, Kermode Street Chapel, Italianate Victorian villa and Victorian terraces. King William Road Victorian and Inter-War periods. Exhibits a diverse collection of architectural styles including but not limited to Gothic St Peters Cathedral, Gothic Anglican Church offices, Victorian Italianate Cathedral Hotel, Art Deco Greenways Apartments, Allan Campbell Buildings, Elder Laboratory, Tudor Gothic hospital and Moderne.

Statement#	Statement	
		Lakeman Street Victorian period. Architectural styles include but are not limited to early Victorian cottages. Pennington Terrace Victorian and Inter-War periods. Exhibits a diverse collection of architectural styles, including but not limited to a Neo-Georgian villa, a Neo-Gothic villa, a Federation villa, Gothic St Peters Cathedral and a Victorian cottage, villas and terraces.
	Building height	Apart from the taller St Peters Cathedral, mainly low-scale, one and two-storey residential and other buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plans apply: • Concept Plan 28 – St Mark's College Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the streetscape through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. St Peters Cathedral and the grand, spacious character of the streetscape. Visual prominence of St Peters Anglican Cathedral. The elevated areas provide vistas across the city, in particular views of the St Peters Cathedral spires and tower from Brougham Place and King William Road. Important view of the north-east elevation of St Peters Cathedral. Visual prominence of North Adelaide Church of Christ Chapel and Queens Head Hotel. 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. High landscape qualities of the pocket parks and Adelaide Park Lands frontages along Brougham Place, Palmer Place and Pennington Terrace. Other street elements include early bluestone gutters along Brougham Court, Lakeman Street, and Bagot Street. Stone kerbing along Baggot Street and Lakeman Court. Stone in concrete kerbing along Lakeman Street. Stone water table along Baggot Street and Lakeman Court. Stone in the concrete water table along Lakeman Street and Palmer Court. Concrete over the stone water table along Palmer Place. Drinking fountain on Kermode Street. Enamel street number plates along Brougham Place. Benchmark 88 at 154 Kermode Street.
	Representative Buildings	Not identified.

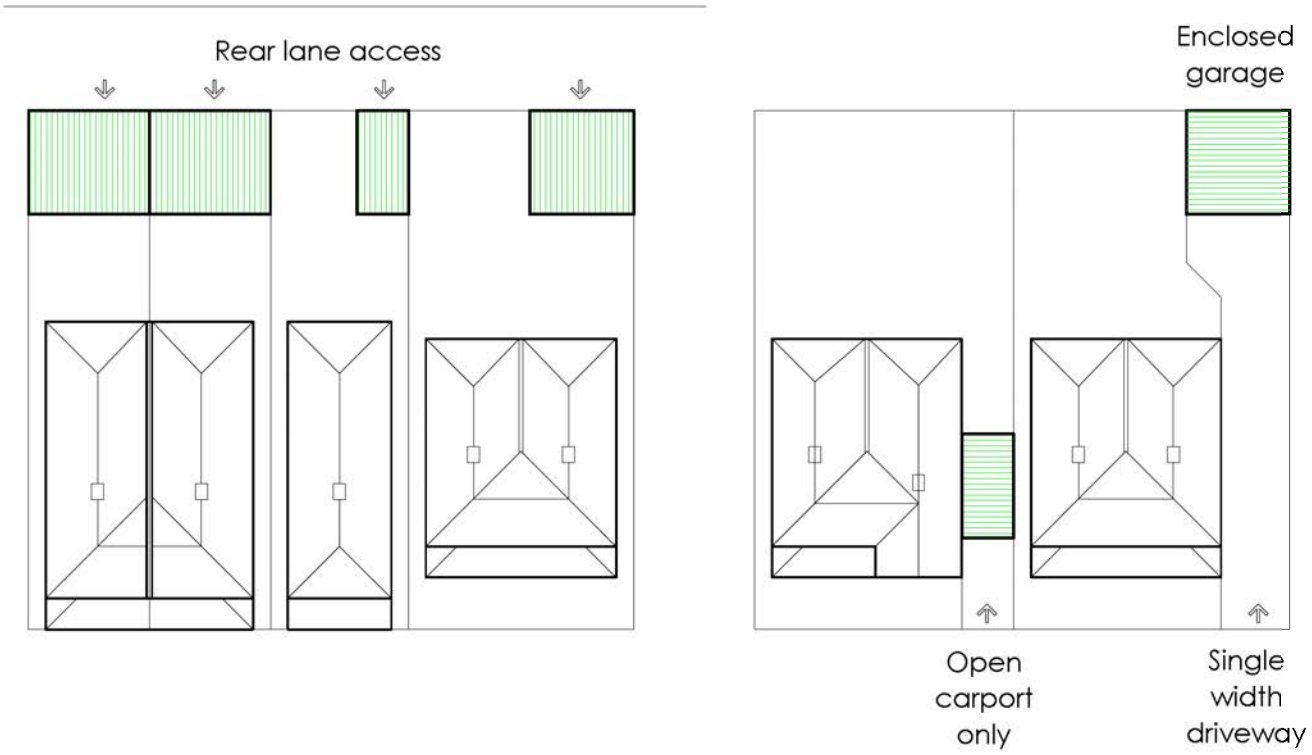
North Adelaide Women's and Children's Historic Area Statement (Adel 10)

Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Women's and Children's Historic Area is part of a small section of North Adelaide, which represents the layout and settlement patterns of the City of Adelaide from the 1830s, as well as the late Victorian and early twentieth-century establishment of hospitals east of King William Road. It slopes upward to the north and west, creating a distinctive topography, and serves as an entry point to upper North Adelaide, travelling north from the city. Traditional institutional buildings include the Angus Building and Alan Campbell Building at the Women's and Children's Hospital, the Anglican Church Offices, and former dwellings at Memorial Hospital ('The Avenues' and 'Leahurst' fronting Sir Edwin Smith Avenue). 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. The St Peter Cathedral is a dominant element of the streetscape, though located outside this Historic Area.

Statement#		Statement
Adel10		Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form patterns	The Area has retained a distinctive historic grid of streets and Town Acres at an angle to those of Upper North Adelaide and other sections of Lower North Adelaide, which are separated by public open space. The Area has frontage to the Adelaide Park Lands to the north and east. The Town Acre layout and later patterns of subdivision and development created large allotments and sites occupied mainly by institutional buildings of significant scale, some converted large residences built along the Adelaide Park Lands frontage (Sir Edwin Smith Avenue). Buildings are typically on or near the street frontage, with the exception being deeper setbacks from Sir Edwin Smith Avenue to the south of Kermode Street through to Pennington Terrace. Buildings on corner sites provide facades that address each street frontage. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 20 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form as described below: Kermode Street Masonry and cast-iron fence along the northern part of Sir Edwin Smith Avenue, and the masonry wall return and gate piers to Kermode Street of the Memorial Hospital. Pennington Terrace and Sir Edwin Smith Drive (South of Kermode) The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character comprises the three-storey State Heritage listed former houses known as the Memorial Hospital, which are of a consistent setback, building rhythm and pattern when viewed from the street, with a garden area around the perimeter of these street frontages. Buildings reinforce the setback pattern established by Heritage Places.
	Architectural styles, detailing and built form features	The Area is characterised by both traditional institutional styles and Victorian residential architectural styles. Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places. Buildings address the street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. Brougham Place Post-war period. Architectural styles include Moderne. King William Road Victorian Period Victorian Gothic with Queen Anne influences Pennington Terrace and Sir Edwin Smith Drive (South of Kermode) Victorian period. 'The Avenues' and 'Leahurst' are two matching Victorian mansions in the 'Anglo-Italian' style (now part of Memorial Hospital). Buildings address the street, and on corner sites, buildings provide facades that address each street frontage.
	Building height	Low-scale Heritage Places on King William Road, Sir Edwin Smith Drive (South of Kermode) and Pennington Terrace. Established by the prevailing patterns set by Heritage Places. Buildings enable the visual prominence of the St Peters Anglican Cathedral to be seen from the Adelaide Park Lands (Park 11, Park 12, and Park 25).
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. Traditional materials reflecting the architectural styles of the Heritage Places. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the buildings.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building up to 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. Fencing design for new buildings reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Heritage listed masonry and cast-iron fence along the northern part of Sir Edwin Smith Avenue, and the masonry wall return and gate piers to Kermode Street of the Memorial Hospital.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets relates to the subdivision of the original Town Acres. High landscape qualities of the Adelaide Park Lands frontages include the Cross of Sacrifice, Brougham Gardens, and Peace Park along Brougham Place, Sir Edwin Smith Drive, and Pennington Terrace. High degree of pedestrian amenity and shelter provided by street trees and on-site landscaping. Visually interesting streetscapes. St Peters Cathedral, dating from 1869, is a major landmark and visually dominates this area, which is characterised by large institutional buildings. High quality urban realm that supports cultural and community services within the locality. Landscaping and open space break up building mass and provide amenity. 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. Drinking fountain on Kermode Street. Enamel street number plates along Brougham Place.
	Representative Buildings	Not identified.
	North Adelaide Stanley Historic Area Statement (Adel 11)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South

Statement#		Statement
		Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by the Adelaide Park Lands. Its topography is characterised by a steep rise from Melbourne Street to Stanley Street, below which the Area is relatively flat. The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the Adelaide Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. This Historic Area encompasses land at higher elevations characterised by low residential density and largely excludes areas of more compact housing. The high concentration of small cottages and worker housing in the lower section reflects the early subdivision of these Town Acres into estates for the development of more intensive residential forms, such as the speculative Chichester Gardens development, and the philanthropic mews cottages along the lower end of Stanley Street/Kingston Terrace. 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form patterns	This Area is one of the lowest-density areas of Lower North Adelaide containing large residential buildings, predominantly detached dwellings, often designed in a grand manner and set in generous landscaped grounds. The Town Acre layout and later patterns of subdivision and development created large allotments, and a low-density residential character derived from moderate to generous building setbacks, orientation and patterns established by the prevailing Heritage Places, typically large-scale dwellings, some accompanied by significant outbuildings. The Area has retained much of its historic grid pattern, including major and minor streets. The cohesive pattern of setbacks is established by the dwellings, which are Heritage Places. The side setbacks are often generous and asymmetrical, with greater separation of the building and side boundary on one side. The buildings on Stanley Street, Kingston Terrace and Brougham Place take advantage of the landfall to provide semi-basement floors. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and settlement patterns as described below: Kingston Terrace The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage along Kingston Terrace. The historic streetscape character is also established by low-density, large one and two-storey detached dwellings with generally shallow setbacks from the primary street frontage, with small garden areas and some with spacious private gardens to the side and rear. Towards Lefevre Terrace, the streetscape is dominated by the imposing rear elevations of large mansions fronting Stanley Street. Stanley Street – Brougham Place The high amenity streetscape is formed by the wide street setting. The northern side of Stanley Street is characterised by two mansions set well back from the street frontage, with spacious landscaped grounds on elevated ground above Stanley Street. The remainder of this side of the street comprises large detached and semi-detached one and two-storey dwellings that are setback from the street frontage with generous garden areas. The historic character on the southern side of Stanley Street is derived from the cohesive pattern of large-scale one and two-storey detached and semi-detached dwellings of low density, generally set in generous landscaped grounds. The sloping topography presents the two-storey dwellings as single-storey in appearance to Stanley Street and Brougham Place. The building setbacks are established by Heritage Places and are generally deeper on the northern side of Stanley Street. There are outlooks across Brougham Place to the Adelaide Park Lands to the north and west. The Brougham Place Uniting Church at 196-210 Brougham Place, set above the ground with its dominant tall central tower, is of landmark significance. The low-scaled St Ann's College buildings at 186-195 Brougham Place with landscaped garden areas also make an important contribution to the streetscape and step down the Brougham Place frontage, reflecting the topography of the locality. Jerningham Street (west side) The historic streetscape is characterised by more compact sites and dwellings compared with those fronting other major streets in the Historic Area and comprises single-storey dwellings with generally moderate to shallow building setbacks from the primary street frontage established by the Heritage Places with small garden areas. (The eastern side of Jerningham Street is within the Kentish Arms Historic Area.) New Street Minor street characterised by one and two-storey buildings on or close to frontage and providing rear laneway access to carports and garaging for residences fronting another street. Old Street (north side) Minor street characterised by one and two-storey buildings on or close to frontage and providing rear access to properties fronting Stanley Street and Brougham Place. The street is characterised by a more intimate, compact built-form character than major streets in this Area.
	Architectural styles, detailing and built form features	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof, and the design, form and composition of facades reflect traditional proportions of Heritage Places. Buildings address the street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages.

Statement#	Statement



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Adel11

Early Victorian Houses (1837 to 1869)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870 to 1899)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights.

Edwardian Houses (1900 to 1915)

Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels.

Inter-War Houses (1916 to 1942)

In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows.

Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War.

Brougham Place

Victorian, Edwardian and Inter-war periods.

Architectural styles including but not limited to Victorian villa, Mediterranean villa, Italianate Brougham Place Uniting Church and Victorian residences in St Ann's College.

Jerningham Street

Victorian period.

Architectural styles include, but are not limited to, a Victorian shop with attached dwellings, Victorian detached and semi-detached cottages, and a Victorian villa.

Kingston Terrace

Victorian and Inter-war periods.

Architectural styles, including but not limited to Victorian villas and Neo-Georgian villa, a Coach house relating to Nurney House fronting Stanley Street, and outbuildings relating to St Andrews fronting Stanley Street.

Includes Victorian outbuildings of grand dwellings fronting Stanley Street.

LeFevre Terrace

Victorian and Inter-war periods.

Architectural styles, including but not limited to Queen Anne villa and Arts and Crafts.

New Street

Victorian period.

Architectural styles including but not limited to Victorian villa.

Old Street (north side)

Victorian period.

Victorian cottage.

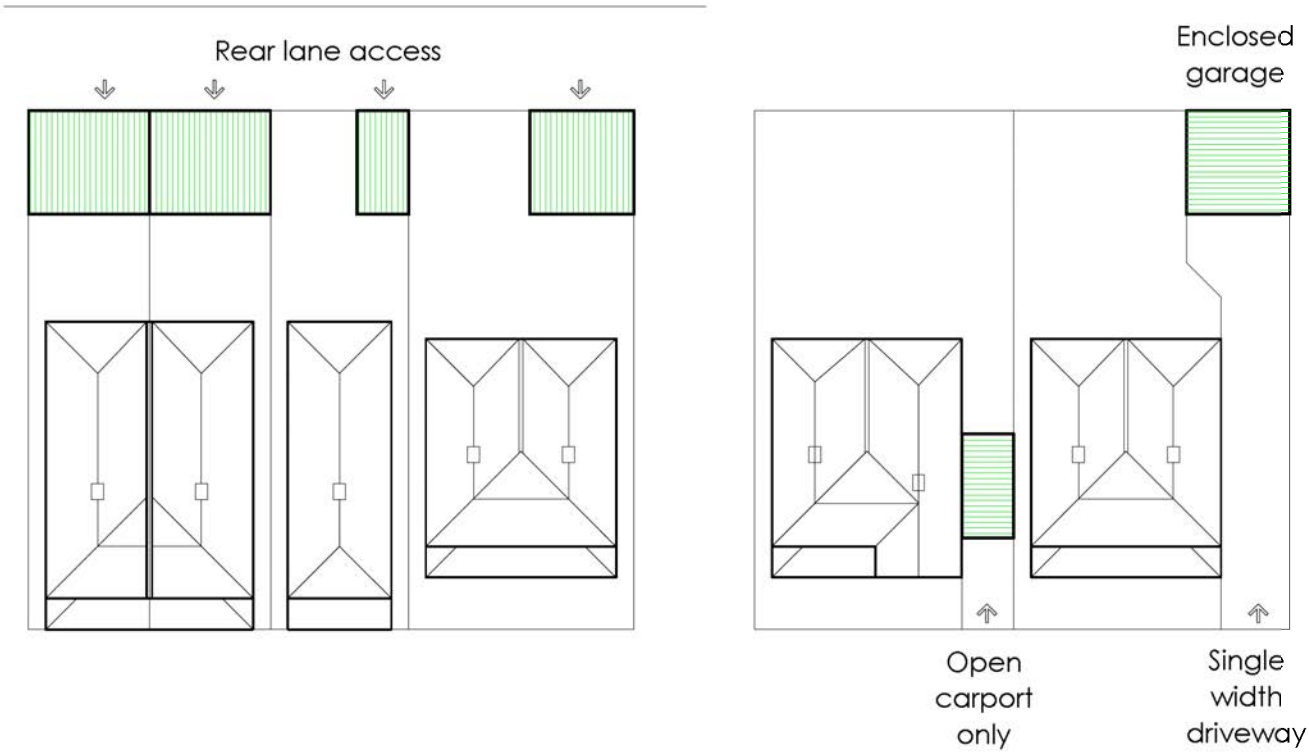
Stanley Street

Victorian, Edwardian and Inter-war periods.

Exhibits a diverse collection of architectural styles including but not limited to Arts and Crafts, Nurney House, St Andrews, Neo-Georgian, Victorian villas, Queen Anne villas, Victorian Gothic Church, Inter-war Mediterranean, Transitional Edwardian – Inter-war, Victorian Italianate villa, Victorian Second Empire and Victorian cottages.

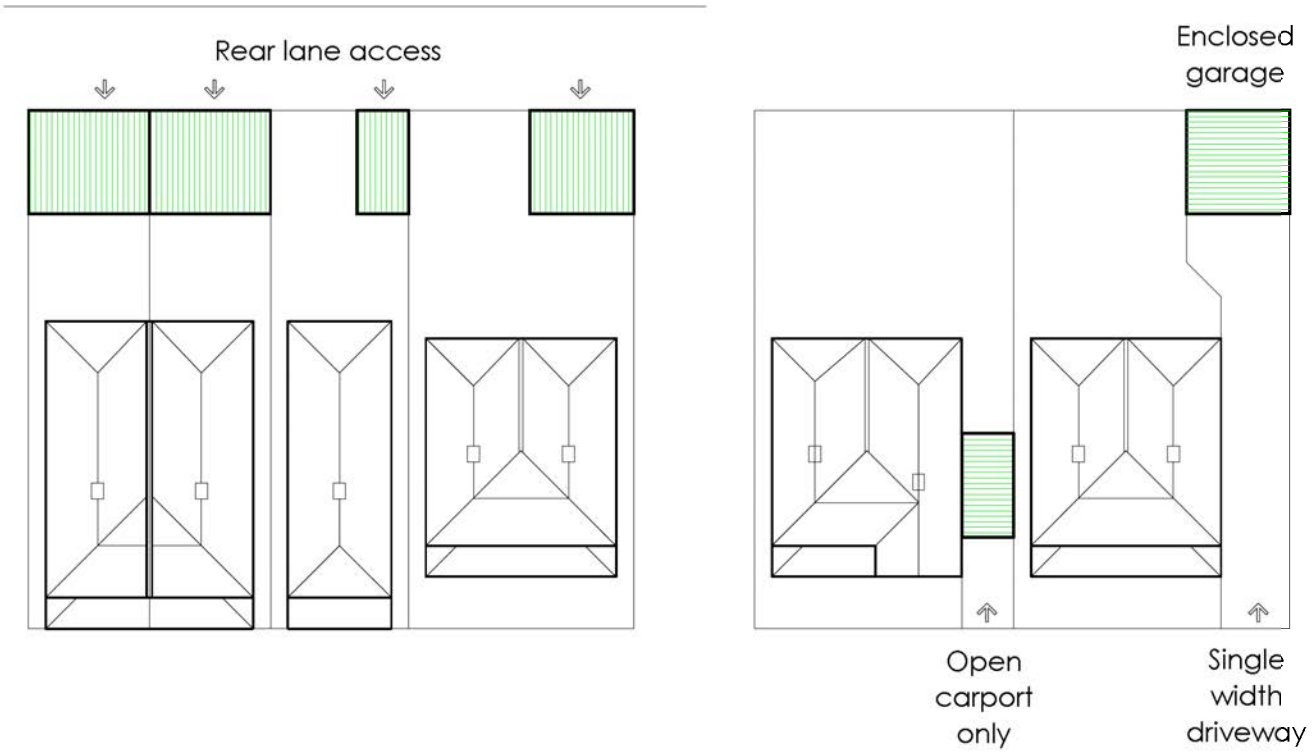
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	Building height	Apart from the significantly taller former Congregational Church building at 196 - 210 Brougham Place, there are low-scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by spacious garden gardens. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic of the primary street frontage. Important views to Brougham Place Uniting Church. Views and vistas of the Adelaide Park Lands from Kingston Terrace and Brougham Place. Views of the city from Stanley Street and Brougham Place properties. The fall of land associated with the North Adelaide scarp affords significant distant views to the south from elevated sites. It is also a defining characteristic of streetscapes that run across the slopes, especially Brougham Place and New Street, but also Stanley and Jerningham Streets to a lesser degree. The juxtaposition of the lower and upper sections of urban North Adelaide and their street layouts and Adelaide Park Lands edges near the southern end of Le Fevre Terrace is a distinctive streetscape feature. Attractive pedestrian environment providing pedestrian shelter and amenity provided by street trees and a high standard of paving and other landscaping to the public realm along Brougham Place, Stanley Street and Jerningham Street especially. Stone kerbing along Kingston Terrace and New Street. Stone in concrete kerbing along Old Street. Stone water table along Kingston Terrace, Old Street and New Street. Stone in the concrete water table along Frederick Street. Enamel street number plates along Stanley Street, Melbourne Street and Brougham Place. Significant views and vistas from Brougham Place to the city and from the western side of Kingston Terrace to the east. Benchmark 15 is on the corner of Stanley Street and Jerningham Street.
	Representative Buildings	Not identified.
	North Adelaide Kentish Arms Historic Area Statement (Adel 12)	
	Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historical evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by the Adelaide Park Lands. Its topography is characterised by a steep rise from Melbourne Street to Stanley Street, below which the Area is relatively flat. The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the Adelaide Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. This Historic Area encompasses land at generally lower elevations compared to the adjoining Stanley Historic Area to the west. The high concentration of small cottages and worker housing below the scarp reflects the early subdivision of these Town Acres into estates for the development of more intensive residential forms, such as the speculative Chichester Gardens development (two hundred blocks subdivided in 1839), and the philanthropic mews cottages along the lower end of Stanley Street/Kingston Terrace. <u>Eras</u> 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form patterns	This Area is characterised by intact, low-scale residential development on rectangular allotments of varying widths and sizes. The historic streetscapes are characterised by large nineteenth and early twentieth century substantial Victorian and Edwardian villas and other detached and semi-detached dwellings in a variety of forms and styles including row cottages, detached cottages and small semi-detached cottages. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. A significant feature of this Area is the distinctive, varied alignments of Terraces facing the Adelaide Park Lands. The historic built form character is established by detached and attached dwellings of low density.

Statement#		Statement
		The far west of the Area is characterised by generally larger, wider allotments with detached dwellings merging with the more open, low-density character of the adjoining Stanley Historic Area. Narrower and smaller allotments with semi-detached dwellings are more prevalent in the remainder of the Area, including along Stanley Street and Kingston and Mann Terraces, Sussex Street, and other minor streets. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including some buildings on the street frontage. Minor streets and lanes provide the majority of crossover locations for access to sites. The building setbacks from front, side and rear allotment boundaries are established by Representative Buildings and the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by Heritage Places and Representative, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Arthur Street The intimate historic streetscape is derived from the narrow street setting and the row of single-storey row cottages set close to the street with verandahs extending to the street frontage. Bower Street The distinctive historic character is derived from the narrow street setting and formed by matching single-storey row cottages on both sides of the street. These facing rows of cottages are consistently setback with small garden areas on allotments of consistent size, rhythm and pattern. Colley Street The historic character of the street is derived from the narrow street setting and the single-fronted cottages setback close to the street frontage with small garden areas. Dunn Street The historic character of the street is derived from the narrow street setting and the detached and semi-detached cottages along the eastern frontage that are set close to the street with verandahs extending to the street frontage. East Pallant Street and West Pallant Street The historic streetscape character is derived from the narrow street setting closely sited single-storey detached and semi-detached cottages built on or close to the street frontage. These include some of Adelaide's earliest residential buildings. The pattern, siting and setbacks are established by the Heritage Places. Francis Street Minor street with buildings on or close to frontages. Provides access to properties fronting Kingston Terrace. Francis Street East The historic streetscape comprises a narrow street setting with single-storey row cottages set close to the street, with verandahs extending to the street frontage. Provides access to properties fronting Kingston Terrace. Fuller Street Minor street with buildings setback consistently. Hart Street The consistent historic character is established by the narrow street setting flanked by detached single-storey cottages and villas of similar form, scale and setbacks with small front gardens on allotments of similar dimensions. Jerningham Street (east side) This wide street provides the solitary major north-south axis in Lower North Adelaide. To the south of Stanley Street, the historic character is derived from predominantly single-storey detached cottages and row cottages set close to the street with verandahs extending to the street frontage. The exception is the two-storey State Heritage dwelling on the corner of Stanley Street and Jerningham Street. To the north of Stanley Street, the historic built form character comprises single-storey villas setback from the street frontage with small garden areas. The pattern, siting and setback of dwellings are established by the Heritage Places. (The west side of Jerningham Street is in the Stanley Historic Area.) Kingston Terrace The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character is established by the single-storey row dwellings and detached and semi-detached dwellings, generally with shallow setbacks from the primary street frontage, with small garden areas. The landscaped gardens make an important contribution to the streetscape setting. The primary frontage setbacks vary only slightly, but they form a coherent building line. The pattern, siting, and setback of dwellings are established by the Heritage Places and Representative Buildings. MacKinnon Parade The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. East of Dunn Street, the historic built form character is derived from single-storey detached and semi-detached dwellings that are almost exclusively Heritage Places and of similar scale, design, with consistent setbacks and landscaped front garden areas. The consistent pattern, siting and front and side setbacks of dwellings are established by the Heritage Places. To the west of Dunn Street, the historic built form is derived from predominantly single-storey detached and semi-detached dwellings set closer to the street frontage, with only slight variation in setbacks and with smaller front garden areas than to the east. Mann Terrace The cohesive historic streetscape character is established by the narrow street setting and by the closely developed detached and semi-detached dwellings and a regular building setback from the street. The consistent pattern, siting and setback of dwellings is established by the Heritage Places and Representative Buildings. Porter Street and Veronica Lane Minor streets providing rear laneway access to carports and garaging for residences fronting another street. Provost Street The historic streetscape is formed by the narrow street setting and is characterised by single-storey detached and semi-detached dwellings built on or close to the street frontage with small front garden areas. Stanley Street The high amenity streetscape is formed by the wide street setting. The historic built form on the northern side of Stanley Street is characterised by a strong presence of single-storey detached and semi-detached dwellings and long lines of row dwellings generally with shallow setbacks from the primary street frontage established by the Heritage Places and Representative Buildings. There is a variation in setbacks between the different forms of dwellings, however, as they are in long groups of their dwelling form, their setback is viewed as coherent. The front garden areas make an important contribution to the streetscape setting. The historic built form character on the southern side of Stanley Street comprises closely sited single-storey detached and semi-detached dwellings with small setbacks from the street frontage and small front garden areas established by the Heritage Places. The exceptions are the two-storey Kentish Arms Hotel, which is built to the street frontage, and the two-storey Victorian house. The coherent pattern, siting and setbacks are established by the Heritage Places and Representative Buildings. Sussex Street The historic streetscape character is derived from a combination of the intimate and narrow street setting and the predominantly single-storey close-set semi-detached, detached, and row dwellings generally on or close to the street frontage, punctuated by some gaps in the typical historic building line. The pattern, siting and setbacks are established by the Heritage Places, except for one two-storey Victorian residence, which is deeply set back on a larger site.
	Architectural styles, detailing and built form features	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages.

Statement#	Statement
Adel12	 Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Early Victorian Houses (1837 to 1869)** In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration was used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)** In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. Arthur Street Edwardian period. Architectural styles include but are not limited to Edwardian-Inter-war transitional style red-brick row cottages. Bower Street Victorian period. Architectural styles include but are not limited to late Victorian row cottages on either side of the street exhibiting matching roof and verandah profiles, materials and detailing, and facades unified by continuous verandahs. Colley Street Edwardian period. Architectural styles include, but are not limited to, small Edwardian workers' cottages on the eastern side. Dunn Street Victorian and Edwardian periods. Architectural styles include but are not limited to late Victorian terrace (one) and Edwardian semi-detached dwellings (two) on the eastern side. East Pallant Street and Mann Street Victorian period. Architectural styles include but are not limited to early Victorian corner shop and dwelling of simple design. Francis Street East Victorian period. Architectural styles include but are not limited to Victorian row cottages on the southern side. Francis Street Inter-war period. Architectural styles include, but are not limited to, an Inter-war Bungalow on the southern side. Hart Street Victorian period.

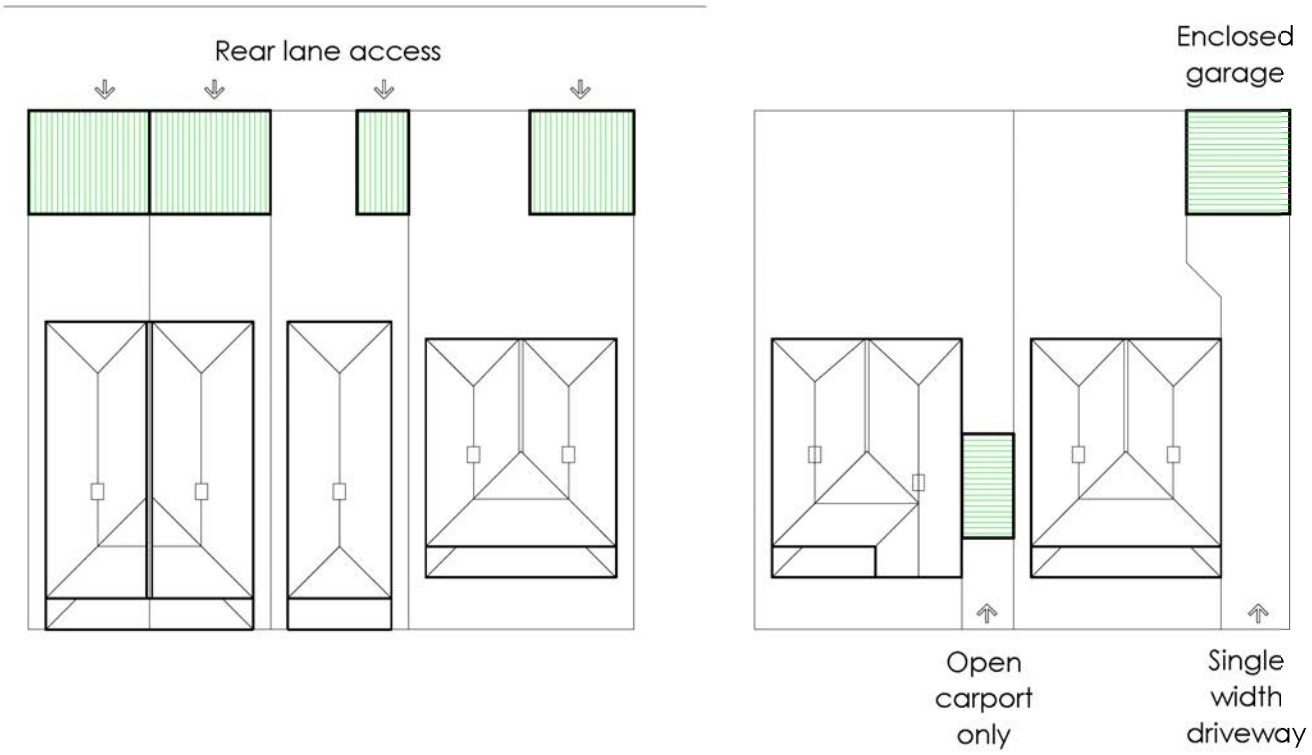
Statement#		Statement
		Architectural styles include but are not limited to Victorian cottages and villas. Jerningham Street (east side) Victorian and Inter-war periods. Architectural styles include, but are not limited to, Victorian villas between Kingston Terrace and Stanley Street on the more elevated sites, Victorian cottages south of Stanley Street, a two-story 1840s residence of English design on the corner site (78 Jerningham), and Victorian row cottages between Provost Street and MacKinnon Parade. Kingston Terrace Victorian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian villas and cottages, Victorian Italianate, Victorian Gothic, Victorian Terrace, and Inter-war Old English Revival. MacKinnon Parade Victorian period. Architectural styles include but are not limited to Victorian cottage, Victorian villas and Victorian-Edwardian transitional. This includes early to late Victorian dwellings in a variety of styles, ranging from simple worker cottage to more ornate dwellings with highly decorative cast iron detailing, and the very consistent six pairs of semi-detached dwellings in a row towards the eastern end. Mann Terrace (north of Melbourne Street) Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian cottages and villas. Articulated and gabled facades with pitched roof profiles and verandahs contribute to a highly cohesive character. Mann Terrace (south of Melbourne Street) Victorian, Edwardian and Inter-war periods. Architectural styles include but are not limited to Victorian cottages and villas, Victorian-Edwardian transitional and Inter-War Bungalow. Articulated and gabled facades with pitched roof profiles and verandahs contribute to a highly cohesive character. Provost Street Victorian and Inter-war periods. Architectural styles include but are not limited to small single-storey Victorian cottages and Inter-war Bungalow. Stanley Street Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian and Edwardian villas and cottages, mostly detached or row dwellings, of various forms and designs, as well as examples of Victorian-Edwardian transitional style dwellings and the occasional Inter-war Bungalow. A significant feature is the concentration of similar row dwellings on the northern side, east of Fuller Street and extending through to Kingston Terrace. Sussex Street Victorian, Edwardian and Inter-war periods. Architectural styles include, but are not limited to, small single-storey Victorian and Edwardian cottages, Inter-war Bungalow, and a large Victorian two-storey residence. West Pallant Street Victorian period. Architectural styles include but are not limited to early Victorian pair of cottages and late Victorian detached cottage.
	Building height	Low scale, mainly one-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plan applies: Two-storey buildings contributing to the historic character are the Kentish Arms Hotel (23-31 Stanley Street), a shop and dwelling at 68 Stanley Street, and dwellings at 78 Jerningham Street and 128 Sussex Street. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the building as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the streetscape through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by spacious garden gardens. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic of the primary street frontage. Views and vistas of the Adelaide Park Lands from Kingston Terrace, Mann Terrace and McKinnon Parade. Attractive pedestrian environment providing pedestrian shelter and amenity provided by street trees and a high standard of paving and other landscaping to the public realm along Stanley Street and Jerningham Street. Stone kerbing in New Street, Hart Street, Francis Street, Fuller Street, Kingston Terrace and Kingston Terrace East.

Statement#		Statement
		Stone water table in New Street, eastern side of Old Street, Francis Street, Fuller Street, Kingston Terrace and Kingston Terrace East. Stone in concrete kerbing on the eastern side of Old Street, McKinnon Parade and Colley Street. Stone in the concrete water table in McKinnon Parade and Colley Street. Cast iron street name plates along West Pallant Street and Colley Street. Enamel street name plate along Stanley Street. Enamel street number plates along Stanley Street, Sussex Street, Finniss Street and Mann Terrace. Significant avenue of oriental plane trees along Stanley Street. Significant views east and west of Stanley Street.
	Representative Buildings	Identified - refer to SA planning database.
	North Adelaide Finniss Historic Area Statement (Adel 13)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by the Adelaide Park Lands. Its topography is characterised by a steep rise from Melbourne Street to Stanley Street, below which the Area is relatively flat. The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the Adelaide Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. This Historic Area encompasses lower elevations than the nearby Stanley Historic Area to the north. It accommodates a range of mainly detached housing, from large-scale to modest in scale, representing a broad segment of the historic social mix of North Adelaide. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form patterns	This Area is characterised by intact, low-scale residential development on rectangular allotments of varied size. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. A significant feature of this Area is the distinctive, varied alignments of MacKinnon Parade along the perimeter of the Adelaide Park Lands. The historic built form character is established by predominantly detached dwellings of low density, with other buildings associated with local services or institutions. The far west of the Area is characterised by generally larger, wider allotments with detached dwellings, a pattern with similarities to and merging with the more open, low-density character of the adjoining Stanley Historic Area. Narrower and smaller allotments with attached dwellings are more prevalent in the remainder of the Area, including along Stanley Street and Kingston and Mann Terraces, Sussex Street, and other minor streets. Typically, deep allotments are located on the northern side of Finnis Street. Other larger allotments tend to be prominent sites facing the Adelaide Park Lands. Kathleen Lumley College occupies a large site extending from Finniss Street through to MacKinnon Parade. Generally, shallow setbacks from the primary street frontage prevail in minor streets, and more generous setbacks prevail along major streets. On larger sites, detached dwellings are set within spacious landscaped open space. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places and Representative Buildings and do not project forward of Heritage Places or Representative Buildings, including on adjacent sites, nor do they extend to side boundaries other than for party walls in semi-detached and row dwellings. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including buildings on the street frontage. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 40 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Brougham Place The historic streetscape and built form character for this short section of Brougham Place is characterised by corner sites with large dwellings, spacious landscaped open space and an outlook to the Adelaide Park Lands. The pattern, siting and setback of dwellings is established by the Heritage Places. Finniss Street The historic streetscape is formed by the relatively wide street setting and the one-story detached dwellings set back from the street frontage with front garden areas. There is generally little variation in the setbacks from the street frontage on the northern side, except that the two-storey British Hotel protrudes well forward of adjoining buildings. The dwellings on the southern side are consistently set back from the street except for the corner two-storey shop and residential building on the Finniss Street and MacKinnon Parade frontages. The area between Finniss Street and MacKinnon Parade also contains the Kathleen Lumley College site, a State Heritage Place, including three primary buildings ranging from two to four storeys. In front of these buildings on the Finniss Street side are cottages. The pattern, siting and setback of dwellings is established by the Heritage Places and Representative Buildings. MacKinnon Parade Significant built edge with outlooks to the Adelaide Park Lands, including low-density Victorian detached dwellings, some of more substantial scale, moderately set back from the primary street frontage. The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character comprises single-storey detached dwellings of Local Heritage value setback from the street frontage with front garden areas. The historic built form character is also formed by the visual prominence of the State Heritage listed Kathleen Lumley College, comprising three primary buildings ranging from two to four storeys. The landscaped gardens make an important contribution to the streetscape setting. Edith Place Minor street comprising single-storey detached and semi-detached dwellings set close to the street with verandahs extending to the street frontage (western side). The street is characterised by a more intimate, compact built form than on other streets in the Area. Finnis Court Minor street containing a detached dwelling close to the street frontage with a small front garden area. Archer Place and Hudson Street Minor streets providing rear vehicle access to properties fronting other streets. Johnstone Place Minor street with consistent building setbacks and providing rear laneway access for residences facing another street. MacKinnon Court Minor street containing compact and single-storey detached and semi-detached dwellings with consistent setbacks. Newlands Lane Provides a pedestrian walkway between Melbourne Street and Finniss Street.
	Architectural styles, detailing and built form features	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings.

Statement#	Statement
Adel13	Buildings address the street, and on corner sites, buildings provide facades that address each street frontage. Design elements of Heritage Places and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Place or Representative Building. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. Second-storey development is located within the roof space or to the rear of the dwelling behind the ridgeline of the roof. Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages.  Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Early Victorian Houses (1837 to 1869)** In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. **Victorian Houses (1870 to 1899)** During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)** In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. Brougham Place Edwardian and Inter-war periods. Architectural styles include but are not limited to substantial Edwardian Queen Anne and Inter-war Tudor Revival dwellings on prominent corner sites. Architectural styles include but are not limited to predominantly Victorian and some Georgian Revival villas or cottages. Prominence of the British Hotel with its fine detailing and cantilevered balcony. Edith Place Victorian period. Architectural styles include but are not limited to Victorian detached and semi-detached cottages (western side). Finnis Court Victorian period. Architectural styles include but are not limited to Victorian cottages. Finniss Street Victorian and Inter-war periods. MacKinnon Court Victorian period. Architectural styles include but are not limited to Victorian detached and semi-detached cottages.

Statement#	Statement	
		MacKinnon Parade Victorian and Inter-war periods. Architectural styles include but are not limited to Victorian cottages and villas, and the occasional Georgian Revival residence.
	Building height	Low scale, mainly one-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plan applies: • Concept Plan 25 – Kathleen Lumley College Two-storey buildings contributing to the prevailing historic character and/or of heritage value are the British Hotel and Finniss Corner (at 1-3 Finniss Street), and buildings of Heritage value (but more recent origin), ranging from two to four storeys in the Kathleen Lumley College site between Finniss Street and MacKinnon Parade. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the building as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences, sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the streetscape through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Characterised by the linear grid of tree-lined major streets as well as minor streets and lanes, areas of original stone kerbing and guttering, landscaped front grounds to residences, and driveways/crossovers of single width where vehicle access prevails on primary street frontages. Views and vistas of the Adelaide Park Lands from Brougham Place and MacKinnon Parade. An attractive pedestrian environment provides pedestrian shelter and amenity, provided by street trees and a high standard of paving and other landscaping to the public realm along major streets. Vehicle access is provided from rear laneways or minor streets. Rear lane access, where vehicle access does not prevail on primary street frontages. Stone kerbing and water table in Edith Place. Stone in concrete kerbing and water table along MacKinnon Parade. Enamel street number plates along Finniss Street and Brougham Place. Established avenue planting in Finniss Street and MacKinnon Parade. Prominence of the British Hotel with its fine detailing and cantilevered balcony. Visual prominence of the State Heritage Place of Kathleen Lumley College. Visual prominence to Brougham Place Uniting Church. 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	Identified - refer to SA planning database.
	Adelaide Historic Area Statement (Adel 14)	
	Eras, themes and context	Themes and Context Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. Adelaide is part of the historic plan of the city of Adelaide. The historic character of Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting and the hierarchy of wide and narrow streets, squares and gardens in the 'square mile' of Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale in proximity to the Adelaide Park Lands. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s. Residential development of the area in Victorian times was accompanied by the establishment of shops and other services. The subdivision of Town Acres into a network of minor streets and lanes lined with cottages occurred in distinct phases, most rapidly during the late 1870s and 1880s. Some small cottages were built earlier, during the 1850s and 1860s, on some minor streets (e.g. Ada Street). The historic character of the south-east corner of the city provides strong cultural and historical evidence of the creation of the colony and the consolidation of early settlement in Adelaide. Light's Plan utilised a regular grid pattern, and although the original Town Acres within the south-east corner of the city have been divided and further developed, Light's Plan has been preserved as he conceived it. Adelaide was once predominantly a residential city. The existing late nineteenth-century character of the south-east corner of the city continues to reflect this. The Area retains a broad range of residential stock, from grand villas on South and East Terraces overlooking the Adelaide Park Lands to humble cottages lining the smaller streets, established during the course of successive subdivisions. The Area also includes a collection of building types important for any community. These include St John's Anglican Church, hotels and retail premises in Hutt Street. The South Australian Company held title to many Town Acres, and until the 1860s, leased them for grazing and hay-making. On 4 January 1870, the Register newspaper noted that, particularly in the south-eastern portion of the city, the company had released allotments for sale and that this 'led to the erection of numerous cottages, many if not most of which have been built and are owned by the occupants'. The surviving cottages built in those years are typically small-scale, low-set with high-pitched roofs, small casement windows, low ceilings, and built close to neighbours. Killua Place (now Ada Street) forms part of the land originally comprising Town Acres 578 and 589 and illustrates several phases of development, typical of the Area. One house was built in 1857, with all houses on the western side of Ada Street built between 1874 and 1884 and five houses built on the eastern side in 1907. The more elaborate dwellings in the south-east corner of the city were erected for prosperous residents. Most of these grand residences were built during the economic boom period of the late 1870s and 1880s. Other substantial developments occurring during this period include row terraces and additional cross streets. The main shopping centres in Adelaide were located further to the north and west, but a small retail precinct developed along the nearby Hutt Street, with corner shops in the residential streets serving local residents' needs. The south-east corner of the city has remained devoid of industry and heavy trades, which were concentrated in the western portion of the city. This has further served to preserve the residential and relatively uniform character in the south-east. Eras 1837 to 1899 - Victorian period. 1900 to 1915 - Edwardian period. 1916 to 1942 - Inter-war period.
	Allotments, subdivision and built form	The subdivision of Town Acres in the south-east into a network of streets and lanes lined with cottages occurred in distinct phases, most rapidly during the later 1870s and 1880s, although small cottages were built from the 1850s. These cottages were built on small allotments, on the smaller streets, and fronted directly onto the footpath.

Statement#		Statement
	patterns	The Area has retained its historic rectilinear grid with major and minor streets, lanes and places. The historic built form character is established by small-scale detached and attached dwellings exhibiting a regular pattern and rhythm of form, scale, and siting. Single-storey dwellings on or close to the primary street frontage are punctuated in places by two-storey buildings, such as terrace housing or a corner shop with residence above. St John's Church is an imposing landmark, part of a group of taller buildings including the Meeting Hall and Rectory, at 10-14 St John Street. The church has a significant presence in both Halifax and St John Streets. The regular spacing, setbacks, forms and heights of dwellings that are Heritage Places define the prevailing historic residential pattern of significance. Typically, there is either no on-site parking space for a car or else the space is situated at the rear of the dwelling. Single-storey semi-detached and attached cottages dominate the historic character in most streets, including consistent rows of compact dwellings on narrow sites. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: Ada Street The intimate historic streetscape is derived from the narrowness of the street and the cohesive built form character derived from the single storey detached, semi-detached and row cottages, and their scale and close development pattern comprising dwellings that are predominantly of Local Heritage value. The dwellings are sited on or close to the street frontage. Most have small front garden areas. The built form pattern is established by the regular pattern and siting of Heritage Places on individual allotments. Allen Place The intimate historic streetscape is derived from the narrowness of the street and the single-storey semi-detached and single-fronted cottages set close to the street frontage with small garden areas or verandahs extending to the street frontage. Carrington Street (west of Hutt Street) The historic streetscape is formed by the wide street setting and the historic built form character comprising a close development pattern of single-storey detached, semi-detached and row cottages and, on the northern side, two-storey terraces. The buildings are set close to the street frontage with small garden areas or verandahs extending to the street frontage. The side and front setback pattern is established by the Heritage Places. Carrington Street (east of Hutt Street) The historic streetscape is formed by the wide street setting, and the historic built form character is derived from buildings that are predominantly of Local and State Heritage value, comprising a close development pattern of single-storey detached, semi-detached and row cottages, a long row of two-storey terrace houses and a corner shop-dwelling. The buildings are set close to the street frontage with small garden areas or verandahs extending to the street frontage. The side and front setback pattern is established by the Heritage Places. Corryton Street (south of Halifax Street) The intimate historic streetscape is derived from the narrowness of the street and the long single-storey row of Local Heritage Victorian workers' cottages on allotments of predominantly consistent size and pattern. Verandahs are built to the street frontage. Corryton Street (north of Halifax Street) The intimate historic streetscape is derived from the narrowness of the street and single-storey semi-detached and single-fronted detached cottages sited close to the street frontage, with small garden areas establishing a rhythm of narrow dwelling facades. Gilles Street The historic streetscape is formed by the wide street setting, and the historic built form character is derived from the cohesive pattern of single-storey detached and semi-detached double and single fronted cottages, villas and two-storey terraces. West of St John Street, the buildings are set close to the street frontage with small garden areas or verandahs extending to the street frontage. The side and front setback pattern is established by the Heritage Places. East of St John Street is a more open subdivision pattern containing larger, detached residences, some having deeper setbacks from the street frontage and more spacious landscaped grounds. The more open subdivision pattern and site layouts are features of a transition from the intimate cottage character of Gilles Street to the grand mansion character of East Terrace. Gladstone Street The intimate historic streetscape is derived from the narrowness of the street and the single-storey semi-detached and row cottages of Local Heritage value with verandahs extending to or very close to the street frontage. The taller two-storey Victorian shop-dwelling and former stables built to street frontages on the corner of Gladstone Street and Carrington Street add to sense of enclosure. Halifax Street (east of Hutt Street) The historic streetscape is formed by the wide-open street setting, and the cohesive historic built form comprises single-storey detached and semi-detached cottages, a two-storey terrace and two large corner shop - dwellings built to both street frontages. The buildings are set close to the street frontage with small garden areas and minimal side boundary setbacks. The side and front setback pattern is established by the Heritage Places. St John's Church is a prominent landmark. The verandah of the prominent two-storey shop-dwelling on the corner of Halifax Street and Tomsey Street is situated over the public footpath. Halifax Street (west of Hutt Street) The historic streetscape is formed by the wide-open street setting and the historic built form comprises of single-storey detached and semi-detached cottages, villa and former two-storey former corner shop. The buildings are set close to the street frontage with small garden areas and minimal side boundary setbacks. The side and front setback pattern is established by the Heritage Places. Kate Court The historic streetscape is derived from the narrow street and the single-storey detached and semi-detached cottages and two-storey terraces sited close to the street frontage and with minimal side boundary setbacks. The side and front setback pattern is established by the Heritage Places. Marion Street The historic streetscape is derived from the narrow street and the close grouping of single-storey small detached and semi-detached cottages and row cottages sited close to the street frontage with small garden areas. The side and front setback pattern is established by the Heritage Places. McLaren Court and Neales Place Minor streets providing rear laneway access to carports and garaging for residences fronting Carrington or McLaren Street. McLaren Street and Regent Street South The intimate historic streetscape is derived from the narrowness of the street and the consistently closely sited single-storey cottages, row houses and occasional terrace of predominantly Local Heritage value sited close to the street frontage with small garden areas or verandahs extending to the street frontage. The allotments are of a consistent size and pattern. Power Street The historic streetscape is derived from the narrow street and the single-storey cottages and villas sited close to the street frontage, with small garden areas or verandahs extending to the street frontage. Royal Avenue The historic streetscape is derived from the relatively narrow street and the close pattern of single-storey cottages and villas of Local Heritage value sited close to the street frontage with small garden areas. The allotments are consistent in size and pattern. St John Street The historic streetscape is derived from the relatively narrow street and by a group of consistently sited, single-storey villas on the western frontage, complemented by a small group of narrow fronted single-storey cottages on the eastern frontage. The north-east is dominated by the substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory. Tomsey Street The historic streetscape is derived from the narrow street and the single-storey detached and semi-detached cottages sited close to the street frontage, with small garden areas. Vincent Place and Vincent Street The historic streetscape is derived from the narrow street and the small single-storey cottages with narrow frontages sited close to the street frontage, with small garden areas or verandahs extending to the street frontage.
	Architectural styles, detailing and built form features	The Adelaide Historic Area is dominated by Victorian cottages and villas, including a number of Early Victorian cottages (Ada Street and Tomsey Street). The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of Heritage Places and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages.

Statement#	Statement
Adel14	 Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: **Early Victorian Houses (1837 to 1869)** In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. **Victorian Houses (1870 to 1899)** During this period of intensive development, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim and cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. **Edwardian Houses (1900 to 1915)** Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. **Inter-War Houses (1916 to 1942)** In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated 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. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped during the period 1942 to 1950 because of the materials shortages caused by the Second World War. Ada Street Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian row cottages, semi-detached cottages and detached bay window cottages. Consistent pitched roof profiles, verandahs, fenestration and material. Allen Place Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to a cohesive group of small dwellings of a pre-WWI transitional Edwardian-Inter-war style. Carrington Street (west of Hutt Street) Victorian period. Exhibits a collection of architectural styles including but not limited to Victorian detached and semi-detached and Victorian row cottages and terraces. Carrington Street (east of Hutt Street) Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian Terrace houses, Victorian corner shop-dwelling and a larger number of single-storey Victorian cottages and row cottages. Corryton Street (north of Gilles Street) Victorian period. Exhibits a collection of architectural styles, including but not limited to a long single-storey row of Victorian workers' cottages, with a horizontal emphasis created by common roof and verandah profiles. Corryton Street (north of Halifax Street) Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian semi-detached and detached cottages with a rhythm of narrow dwelling facades, fenestration, pitched roof profiles and verandahs. Gilles Street Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Bungalow, Gothic and Queen Anne influences, Victorian cottages, villas and terraces with some Gothic influences.

Statement#		Statement
		Consistent pitched roof profiles, verandahs and fenestration. Gladstone Street Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian row and semi-detached cottages, taller Victorian shop-dwelling and former stables. Halifax Street (east of Hutt Street) Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian detached and semi-detached cottages, Victorian terraces and Victorian corner shops. Consistency of window proportions, high proportion of solid to void, pitched roof profiles and verandahs. Halifax Street (west of Hutt Street) Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian detached and semi-detached cottages. Kate Court Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian detached and semi-detached cottages and Victorian terraces. Consistent window proportions, roof forms and verandah styles. Marion Street Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian semi-detached and detached cottages and row cottages with low front parapet lines and consistent roof and verandah forms. McLaren Street and Regent Street South Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian cottages, row cottages and terraces. Vertically proportioned openings and consistent form of pitched roofs and verandahs, establishing a consistent pattern punctuated by occasional two-storey terrace houses in McLaren Street. Power Street Victorian and Edwardian periods. Exhibits a collection of architectural styles, including but not limited to Victorian and Edwardian cottages. Royal Avenue Victorian and early Edwardian periods. Exhibits a collection of architectural styles including but not limited to Victorian/early Edwardian villas and cottages, including Queen Anne detailing. St John Street Victorian and Edwardian periods. Exhibits a collection of architectural styles, including but not limited to Edwardian, Victorian Italianate villas and Victorian cottages. Richly detailed character of St Johns Church, Meeting Halls and Rectory. Tomsey Street Victorian period. Exhibits a collection of architectural styles including but not limited to Victorian cottages including some of the earliest cottages in this part of Adelaide. Vincent Place and Vincent Street Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian cottages with narrow dwelling facades.
	Building height	Low scale, predominantly one-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings. The buildings are single-storey with the following exceptions: • Two storey Victorian dwellings in Carrington Street (302, 304, 306, 308, 346, 355, 357, 359, 361, 361A, 363, 365, 365A and 367), and at 10 Ada Street, 348 Gillies Street, 298, 364 and 366 Halifax Street, 20 Kate Street, and 66, 71 and 73 McLaren Street. • Taller St John's Church complex near corner of Halifax and St John Streets and two-storey factory in Regent Street South (1 Pope Court). Second level additions not protruding above the roof line or apparent from the primary street. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
	Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and red brick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the building as defined by archival sources.
	Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: **Early Victorian Houses (1837 to 1869)** Fences typically were timber pickets, paling or corrugated iron with timber capping. **Victorian Houses (1870 to 1899)** Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. **Edwardian Houses (1900 to 1915)** Fencing contains elements of Victorian and Inter-war fencing. **Inter-War Houses (1916 to 1942)** Fencing was typically low masonry walls, built from materials matching the main building.
	Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Intimate, enclosed streetscape along Ada, Gladstone, and McLaren Streets, and Regent Street South, maintained by highly consistent, closely spaced dwellings and front verandahs on or close to the frontages on both sides. Landmark qualities of St John's Church, Meeting Hall and Rectory. Landscaped open space with significant vegetation.

Statement#		Statement
		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. Stone kerbing and water table in Ada Street.
	Representative Buildings	Identified - refer to SA planning database.
Historic Areas Affecting Adelaide Hills Council		
AdHi1	**Mylor Historic Area Statement (AdHi1)** 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 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. 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. Vehicular access at the rear of allotments fronting Strathalbyn Road.
	Representative Buildings	*[Not identified]*
AdHi2	**Stirling - Ayres Hill Road Historic Area Statement (AdHi2)** 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	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. 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. Wide footpath verges which are of a rustic nature. Row and avenue plantings of exotic trees in the road verges.
	Representative Buildings	*[Not identified]*
AdHi3	**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. 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 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) 1860s-1910s. Symmetrical double-fronted early settler cottages and simple workers accommodation. 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. The early commercial and institutional functions have declined over time and the area is now mainly residential. Western (Sandegrove Road, King Street, Coronation Road) 1910s. Symmetrical double-fronted cottages and early Bungalow era dwellings.

Statement#	Statement	
Alex1		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. Central (East Terrace, Murray Street, North Parade, Grey Street, Chapel Street, Rowe Street, Commercial Road, West Terrace, Jeff Street, Wallbank Street, Mill Street) 1860s - 1950.s. Symmetrical double-fronted cottages and early Bungalow era dwellings. 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 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. Western 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. Central 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 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. Carports and sheds generally to the rear of allotments and not attached to dwellings. Central 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. 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 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. Western 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. Central 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. Northern Heavily vegetated, rural character, especially to Taylors Lane and Melville Street. Western Newly formed footpaths with planted verges and street trees. Central Rural character, wide streets and footpaths with regular street trees.
	Representative Buildings	Identified - refer to SA planning database.
Alex2	**Strathalbyn Centre - Township Main Street and Community Facilities Historic Area Statement (Alex2)** 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 - 1910s settlement period. Residential, small commercial, institutional and civic buildings. Dawson (Commercial Road / Dawson Street, Catherine Street, Rankine Street, South Terrace, Donald Terrace, Albyn Terrace) 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. High Street (High Street, Grey Street, Swale Street, Sunter Street, Alfred Place) An historic predominantly commercial area with buildings ranging from early settlement, through a period of expansion in the late 1860's to about 1910.
	Allotments, subdivision and built form patterns	Dawson 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. High Street 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.
	Architectural styles, detailing and built form features	High solid to void (window & door opening) ratio. Commercial properties typically parapeted or hipped and gabled with verandahs overhanging footpaths. Residential properties simple double fronted early settler residences and homesteads hipped and gabled roofs of 27-35 degrees pitch with separate verandah. Carports and garages generally to the rear of allotments and not attached to dwellings.
	Building height	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.
	Materials	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.
	Fencing	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.
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	Identified - refer to SA planning database.
	Middleton Historic Area Statement (Alex3) 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	1855 - Flour Mill established, Middleton township 1856 - from mid 19th century era of grain production and local milling for export.
	Allotments, subdivision and built form patterns	Irregular angled large allotments containing former mill and ancillary dwellings and smaller lots.

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Alex3		
	Architectural styles, detailing and built form features	Symmetrical structures with a high solid to void (window & door opening) ratio. Gabled and hipped roofs of 27-35 degree pitch.
	Building height	Single storey dwellings.
	Materials	Local stone, brick, corrugated iron, rendered walling or rammed earth walling. Corrugated galvanised roofing.
	Fencing	Fencing reflective of the architectural style of the subject building in terms of building material, including post and wire and 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)** 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 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. 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. 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. 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. 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]*
Alex5	**Port Elliot Township Main Street and Suburban Neighbourhood Historic Area Statement (Alex5)** 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-1920s. The Strand Residential and Small Commercial. 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. Horseshoe Bay Former Port, Leisure. The focal point of the township and centre for leisure activities is Horseshoe Bay. It remains largely undeveloped, with landscape and natural elements prioritised. Murray Terrace Residential. 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. North Terrace Commercial and Residential. This area provides the entrance to the historic Port Elliot township.
	Allotments, subdivision and built form patterns	The Strand 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. Murray Terrace 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. North Terrace 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 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. Carports and garages generally to the rear of allotments and not attached to dwellings. Horseshoe Bay Significant natural landscape with historic shipping remnants (timber jetty, breakwater and quarry). Existing structures are generally unobtrusive. Murray Terrace 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. Carports and garages generally to the rear of allotments and not attached to dwellings. North Terrace 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. Carports and garages generally to the rear of allotments and not attached to dwellings.
	Building height	The Strand and North Terrace 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. Horseshoe Bay Predominantly single storey and sited well below the cliff face. Murray Terrace Single storey external wall heights 3.8-4.1m and ceilings of at least 3m.

Statement#	Statement	
	Materials	The Strand Walls unpainted limestone and bluestone with redbrick quoins. Some rendered masonry. Corrugated roofs. Distinct absence of contemporary materials. Horseshoe Bay Natural materials dominate. Stone, rendered masonry, unpainted timber, corrugated roofs. Murray Terrace Walls unpainted limestone redbrick quoins and side walls. Some rendered masonry. Corrugated and terracotta tiled roofs. Distinct absence of contemporary materials. North Terrace Bluestone, limestone and rendered masonry. Corrugated roofs. Distinct absence of contemporary materials.
	Fencing	The Strand 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. Horseshoe Bay Fencing that enables views. Murray Street Low fencing including pickets and masonry (reflecting style of dwelling behind), some hedges. Front fencing up to 1.2m. North Terrace 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. The Strand Intimate village character, street trees and verandahs over footpath. Prominent public parks and railway precinct directly connected to street. Horseshoe Bay Significant natural landscape with historic shipping remnants. Murray Street Wide footpaths with planted verges including street trees and shrubs. North Terrace 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)** 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-1920s 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 pattern from the 1850s. Since the 1920s, with the decline of commercial activity, Milang has developed as a tourist, retiree and holiday destination. 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. 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. 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. There are minimal 'hammerhead' or cul-de-sac arrangements, and this form of division should be discouraged. 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. 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. 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. 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. Outbuildings tend to be alongside or to the rear of the dwelling. Front verandahs are common, both concave and convex and the more substantial dwellings have verandahs front and side. Roof forms are a mixture of gable and hipped, typically at a pitch of 20° to 30° with corrugated iron roofs. 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. 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. 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]
	Milang Shacks Conservation Historic Area Statement (Alex7) 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	
Alex7	Eras, themes and context	1948-1960. 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. 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)

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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Baro1	Eras, themes and context	Early settlement in 1850s and 1860s. 19th and early 20th Century buildings and streetscapes.
	Allotments, subdivision and built form patterns	Original development and subdivision pattern, especially in the vicinity of Hannay Crescent including the cemetery allotment.
	Architectural styles, detailing and built form features	Banks, churches and hotels along Murray Street. Early post-supported verandas along sections of Murray Street.
	Building height	Two storeys.
	Materials	*[Not stated]*
	Fencing	*[Not stated]*
	Setting, landscaping, streetscape and public realm features	Significant visual backdrop formed by the hills, cemetery and stone walling when viewed from the Hannay Crescent area and Murray Street. The configuration of Murray Street with a bend at the Sturt Street junction provides interesting vistas east and west along the street. 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. 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. 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.
	Representative Buildings	Identified - refer to SA planning database.

Angaston Residential Historic Area Statement (Baro2)

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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Baro2	Eras, themes and context	Late 1800s. 1920s, second wave of prosperity for Angaston in the 20th Century.
	Allotments, subdivision and built form patterns	*[Not stated]*
	Architectural styles, detailing and built form features	Substantial residences in 1879-80. Residences of the 1920s.
	Building height	*[Not stated]*
	Materials	Local stone.
	Fencing	*[Not stated]*
	Setting, landscaping, streetscape and public realm features	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. 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.
	Representative Buildings	Identified - refer to SA planning database.

Bethany Historic Area Statement (Baro3)

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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Baro3	Eras, themes and context	Established in 1842 - one of the earliest substantial German settlements in the Barossa.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	Early houses dating from the 1850s and the 1860s, many of which retain layouts and construction techniques clearly indicating their German origin.
	Building height	*[Not stated]*
	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. 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.

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Statement#	Statement	
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.

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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.

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Baro6		
	Eras, themes and context	Service centre for the surrounding pastoral area.
	Allotments, subdivision and built form patterns	Linear nature of settlement along Melrose Street.
	Architectural styles, detailing and built form features	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.
	Building height	*[Not stated]*
	Materials	*[Not stated]*
	Fencing	*[Not stated]*
	Setting, landscaping, streetscape and public realm features	Substantial buildings including the two hotels. Mature street planting.
	Representative Buildings	Identified - refer to SA planning database.

Stockwell Historic Area Statement (Baro7)

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.

Baro7		
	Eras, themes and context	A rural character that highlights the early agricultural development of the district.
	Allotments, subdivision and built form patterns	Reflects the earliest periods of subdivision and also the later expansion of the town.
	Architectural styles, detailing and built form features	Significant public and private buildings located along Duckponds Road. Former steam powered flour mill.
	Building height	Low scale.
	Materials	*[Not stated]*
	Fencing	*[Not stated]*
	Setting, landscaping, streetscape and public realm features	Central concentration of public and residential buildings with the prominence of the St Thomas Lutheran Church.
	Representative Buildings	Identified - refer to SA planning database.

Williamstown Historic Area Statement (Baro8)

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.

Baro8		
	Eras, themes and context	1860s and 1870s.
	Allotments, subdivision and built form patterns	Original street pattern including the junctions of the main roads in and out of town. Grid structure.
	Architectural styles, detailing and built form features	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. Indicative of the early building types and structural materials

Statement#	Statement
	Building height: *[Not stated]* Materials: *[Not stated]* Fencing: *[Not stated]* Setting, landscaping, streetscape and public realm features: Collections of historic buildings. 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) 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: *[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. 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)** 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: 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. Mature Carob trees and Kurrajong trees planted as groups located within the square. Representative Buildings: Identified - refer to SA planning database.
Baro11	**Basedow Road, Tanunda Historic Area Statement (Baro11)** 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: Nineteenth century development. 1890 to 1910. Allotments, subdivision and built form patterns: *[Not stated]* Architectural styles, detailing and built form features: Low-scale, low density residential development, in particular, dwellings and other buildings from 1890 to 1910. Building height: *[Not stated]* Materials: *[Not stated]* Fencing: *[Not stated]* Setting, landscaping, streetscape and public realm features: *[Not stated]* Representative Buildings: *[Not identified]*
Baro12	**Tanunda Crayford Historic Area Statement (Baro12)** 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: Nineteenth century development. 1900 to 1920. Allotments, subdivision and built form patterns: *[Not stated]* Architectural styles, detailing and built form features: Low-scale, low density residential development, in particular, dwellings and other historic buildings from 1890 to 1910. Building height: *[Not stated]* Materials: *[Not stated]* Fencing: *[Not stated]* Setting, landscaping, streetscape and public realm features: 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. Representative Buildings: *[Not identified]*
	MacDonnell Street, Tanunda Historic Area Statement (Baro13) 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.

Statement#	Statement
Baro13	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. 1890s and 1920s. Allotments, subdivision and built form patterns: Western side originally subdivided in 1855 as part of their Murray Street subdivision. The MacDonnell Street area was subdivided later. Architectural styles, detailing and built form features: Houses from a wide range of domestic architectural periods. Building height: *[Not stated]* Materials: *[Not stated]* Fencing: *[Not stated]* Setting, landscaping, streetscape and public realm features: *[Not stated]* Representative Buildings: *[Not identified]*
Baro14	**Tanunda West Historic Area Statement (Baro14)** 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: Nineteenth century development. Allotments, subdivision and built form patterns: Narrow streets. 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: Existing landscaping and low-density built form, attractive "gateway" to the town centre. Varied, but minimal building setbacks, forming intimate streetscapes. Representative Buildings: *[Not identified]*
Baro15	**Tanunda North Historic Area Statement (Baro15)** 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: Nineteenth century development. Allotments, subdivision and built form patterns: *[Not stated]* Architectural styles, detailing and built form features: Range of periods of domestic architecture. Building height: *[Not stated]* Materials: *[Not stated]* Fencing: *[Not stated]* Setting, landscaping, streetscape and public realm features: 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. Representative Buildings: *[Not identified]*
Baro16	**Lyndoch Residential Historic Area Statement (Baro16)** 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: Traditional dwelling styles and streetscape character. 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: Building form and pattern, predominant setbacks. Mature vegetation. Representative Buildings: *[Not identified]*
Historic Areas affecting City of Burnside	
Bur1	**Rose Park Historic Area Statement (Bur1)** 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. 1918 - 1940 Post WW1. Allotments, subdivision and built form patterns: 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. Architectural styles, detailing and built form features: Late 19th Century and early 20th Century dwellings with forms, scale and detailing reflective of the era Villas and cottages in bluestone, freestone and/or brick. Many substantial dwellings as well as some more modest, unornamented dwellings . Brick quoinwork common. 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. Garages and carports are located behind the main façade of dwellings. Visible chimneys.

Statement#	Statement	
	Building height	Predominantly single storey. Upper storey elements are integrated sympathetically into the dwelling design and generally not visible from street.
	Materials	Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork. Pitched roofs in galvanised iron sheet or terracotta tiles. Some original slate tiles. Retention of original materials and finishes and unpainted masonry.
	Fencing	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.
	Setting, landscaping, streetscape and public realm features	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. Area includes school, churches, mews cottages and other community facilities.
	Representative Buildings	Identified - refer to SA planning database.
Bur2	**Eastwood Historic Area Statement (Bur2)** 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 1870 - 1917 Victorian and Federation. Few 1917 - 1940 Post WW1.
	Allotments, subdivision and built form patterns	Narrow allotments of varying widths. Closely spaced small early dwellings and narrow streets. Minimal front set-backs. Many with front verandah built to front boundary. Minimal side set-backs.
	Architectural styles, detailing and built form features	Late 19th Century single fronted cottages, semi-detached and row dwellings. Modest double fronted detached cottages and villas. Few Interwar dwellings. Forms, scale and detailing reflective of the era. Hip and gable roof forms with pitches above 25 degrees.
	Building height	Single storey.
	Materials	Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork. Pitched roofs in galvanised iron sheet. Retention of original materials and finishes and unpainted masonry.
	Fencing	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. Simple masonry and cast iron palisade, or simple wrought iron. Corrugated iron or mini orb within timber framing.
	Setting, landscaping, streetscape and public realm features	Narrow streets. Boundaries positioned close to street with narrow footpaths. Street trees penetrating footpath adjacent kerb. Pocket park.
	Representative Buildings	Identified - refer to SA planning database.
Bur3	**Wootoona Terrace Historic Area Statement (Bur3)** 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 - 1940 Post WW1. Few 1912 - 1914 Federation.
	Allotments, subdivision and built form patterns	Single street intersected by side streets at 90 degree. Large site areas. Large street frontage widths. Generous front set-backs. Consistent side set-backs.
	Architectural styles, detailing and built form features	A range of early 20th Century international styles including Bungalows, Tudors and early English residential architecture. Large dwellings of generous proportions. Forms, scale and detailing reflective of the era. Hip and gable roof forms with pitches above 25 degrees. 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. 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. Roofs in galvanised iron sheet or terracotta tiles. Retention of original materials and finishes and unpainted masonry.
	Fencing	Typical of the era of historic development. Low and/or open fencing forward of the main building façade. Maximum height to 1.2m. Often including masonry pillars as entry statements constructed in stone or brick matching dwelling façade. Heavily vegetated. Some substantial hedging.
	Setting, landscaping, streetscape and public realm features	Wide verges. Substantial trees on public and private land.

Statement#	Statement	
		Expansive allotments, street frontages and gardens. Significant front landscaped gardens.
	Representative Buildings	Identified - refer to SA planning database.
Bur4	**Beulah Park Historic Area Statement (Bur4)** 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 1880 - 1917 Victorian and Federation. Few 1918 - 1940 Interwar.
	Allotments, subdivision and built form patterns	Traditional rectangular grid pattern with narrow streets. Narrow allotments of varying widths with closely spaced small early dwellings. Minimal front set-backs to single fronted cottages. 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. Single fronted workers cottages, row housing and semidetached dwellings. Modest double fronted villas, cottages and bungalows. Forms, scale and detailing reflective of the era. 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. Pitched roofs in galvanised iron sheet. Some original terracotta or slate tiles. Retention of original materials and finishes and unpainted masonry.
	Fencing	Typical of the era of historic development. Low and/or open front fences. Maximum height to 1.2. Timber picket or dowelling. Simple masonry and cast iron palisade. Corrugated iron or mini orb within timber framing.
	Setting, landscaping, streetscape and public realm features	Narrow streets. Boundaries positioned close to street with narrow footpaths. Street trees penetrating footpath adjacent kerb.
	Representative Buildings	Identified - refer to SA planning database.
Bur5	**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. Few 1900 - 1918 Federation.
	Allotments, subdivision and built form patterns	Traditional rectangular grid pattern. Large site areas. 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. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
	Fencing	Typical of the era of historic development. Low and/or open fencing forward of the main building facade. Maximum height to 1.2m. Woven crimped wire. Wire mesh with timber or galvanised tube framing. Masonry with galvanised steel ribbon. Low masonry wall under 900mm in brick matching dwelling. Masonry base with wrought iron steel top rail. Timber paling with timber top rail not exceeding 1m high. 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.
	Toorak Gardens North Historic Area Statement (Bur6) 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. 1918 - 1952 Post WW1.

Statement#	Statement	
Bur6	Allotments, subdivision and built form patterns	Traditional rectangular grid pattern. Large site areas. Large street frontage Large front of dwelling set-back.
	Architectural styles, detailing and built form features	Predominantly large single storey early 20th Century dwellings. Federation and Interwar styles including Gentleman's Bungalows and Tudors. 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. Garages and carports located behind the main façade of dwellings. Visible chimneys.
	Building height	Predominantly single storey. 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. Pitched roofs in galvanised iron sheet or original terracotta tiles. Some original slate roof tiles. Retention of original materials and finishes and unpainted masonry.
	Fencing	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. Timber paling with timber top rail not exceeding 1m high. Masonry and cast iron palisade. Masonry with galvanised steel ribbon. 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. Substantial trees. Expansive allotments, street frontages and gardens. Significant front landscaped gardens.
	Representative Buildings	Identified - refer to SA planning database.

Toorak Gardens Fergusson Square Historic Area Statement (Bur7)

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#		
Bur7	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. Large site areas. 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. 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. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
	Fencing	Typical of the era of historic development. Low and/or open fencing forward of the main building facade. Maximum height to 1.2m. Woven crimped wire. Wire mesh with timber or galvanised tube framing. Timber paling with timber top rail not exceeding 1m high. Masonry with galvanised steel ribbon. Low masonry wall under 900mm in brick matching dwelling. Masonry base with wrought iron steel top rail.
	Setting, landscaping, streetscape and public realm features	Tree lined streets. 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)

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 - 1913 Victorian and Federation. 1914 - 1935 WW1 and Post war WW1.
	Allotments, subdivision and built form patterns	Traditional rectangular grid pattern. Large site areas. 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. Hip and gable roof forms with pitches above 25 degrees.

Statement#	Statement	
Bur8		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	Single storey.
	Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
	Fencing	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. Woven crimped wire. Masonry and cast iron palisade. Masonry with galvanised steel ribbon. Masonry base with wrought iron steel top rail. Low masonry wall under 900mm in brick matching dwelling. Timber pailing with timber top rail not exceeding 1m high. Some substantial hedging.
	Setting, landscaping, streetscape and public realm features	Tree lined streets. Buildings square to and on street alignments.
	Representative Buildings	Identified - refer to SA planning database.

Bur9

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. 1918 - 1949 Post WW1.
Allotments, subdivision and built form patterns	Traditional rectangular grid pattern set out around a large recreational reserve. Large site areas. 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. Garages and carports located behind the main façade of dwellings. Visible chimneys.
Building height	Predominantly single storey.
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of historic development. Low and/or open fencing forward of the main building façade. Maximum height to 1.2m. Woven crimped wire. Wire mesh with timber or galvanised tube framing. Masonry and cast iron palisade. Masonry with galvanised steel ribbon. Masonry base with wrought iron steel top rail. Low masonry wall under 900mm in brick matching dwelling. Timber pailing with timber top rail not exceeding 1m high.
Setting, landscaping, streetscape and public realm features	Tree lined streets. Buildings square to and on street alignments. Large central public recreational reserve.
Representative Buildings	Identified - refer to SA planning database.

Romalo House Complex Historic Area Statement (Bur10)

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	**Themes and Context** This Historic Area encompasses the 'Romalo House' complex and demonstrates important aspects of the settlement of the foothills of the Mount Lofty Ranges, specifically the Magill district. It is the product of the amalgamation of a number of phases of development including development of the country sections of the Hundred of Adelaide surrounding Magill, first for orchardsand horticulture, then vineyards and significant semi-rural estates. Romalo House in particular. Evolving from a small settler's cottage, Romalo House grew to become a substantial villa residence on a large semi-rural allotment with associated outbuildings, demonstrating the customs and way of life of closer settlement of the Magill area during the second half of the nineteenth century. This is further represented by the likely use of the outbuildings, first as barns or stables and coach house, before being used for the manufacture of wine, a characteristic function of the vineyards of the Magill foothills. The development of the property with a much enlarged, high quality villa residence and associated outbuildings and features, demonstrates the important pattern of the transformation of early settlers' dwellings throughout the Burnside area to fine residential properties as their owner's fortunes prospered. Despite a long program of development, alterations and additions, original internal and external fabric and planning from all phases of development remains discernible. The Romalo House property has a close association with at least four notable South Australians, vignerons and winemakers and its proximity to the Penfolds Magill Estate reflects the significant role this area played in the significant and rapid expansion of the viticultural industry in South Australia.

Statement#		Statement
Bur10		**Eras** Buildings and structures and landscaped setting from 1850s to 1909, reflecting early settlement and prosperity post settlement provide a prominent, distinctive and visual landmark in the locality.
	Allotments, subdivision and built form patterns	Large, irregular land parcel reflecting an early pattern of settlement and development. Substantive historical buildings in a landscaped setting, including large dwelling and associated outbuildings and structures, including two bluestone and timber barns. Main house and associated outbuildings and fountain are of particular value, as is their visual connection to each other. Substantial curtilage around existing dwelling and outbuildings. Remnant site planning and landscape layout, where extant. Dwelling addresses Romalo Avenue to the north.
	Architectural styles, detailing and built form features	Notable original dwelling, "Romalo" and pair of associated outbuildings (including two bluestone and timber barns) and other historic elements, including Victorian-era fountain to north of Romalo House. **House** Bluestone walling and remnant rendered detailing (string courses, quoins, sills, banding, pilasters, florets, corbels, cornices, brackets and balustraded parapets). Entrance steps including side walls, urns, slate step treads (north and west). Slate and marble tiling to verandah and slate courtyard paving. Timber-framed verandah, cast iron balustrade and corner brackets (may be of a later date). Window fenestration, timber window frames and double-hung sashes (various). Timber shutters, where extant or removed to other parts of the property for storage/salvage. Parapet wall structure, rendered decoration and cast iron finials to projecting gabled bays. Hipped roof structure and form. Rendered masonry chimneys. **Outbuildings** Single storey. Face random coursed rubble bluestone with face red brick quoins and dressings to openings. Bluestone walling. Brick detailing to quoins, gable vents, window and door surrounds. Window fenestration and door openings. Timber window frames and sashes. Timber door frames and door leaves, including paired, timber-clad stable doors and louvred highlights and panelled timber doors to west elevation, southern outbuilding. Gabled roof structure and form, including decorative barge timbers and finials.
	Building height	Single storey, with the exception of some later additions to south-east corner of the dwelling.
	Materials	Wall materials consistent with era of original construction including bluestone, sandstone and brickwork. Pitched roofs in galvanised iron sheet. Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.
	Fencing	Eastern boundary defined by rural, open style post and wire fence reflecting original estate / use. (Newer, modern Colorbond steel panel fencing to adjoining development is not reflective of fences associated with era and style of original building).
	Setting, landscaping, streetscape and public realm features	Mildly undulating, vegetated, natural landscape setting with minimal cut and fill. Mature trees and remnant planting. Strong visual connection between remnant historic built forms which are recognised as landmark buildings and are important elements of the locality. Vistas and views into and out of the site are important, particularly the interspersed views to adjoining reserve and hills face escarpment.
	Representative Buildings	Identified – refer to SA planning database.

Historic Areas affecting City of Charles Sturt

Bowden / Brompton Historic Area Statement (ChSt1)

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.

ChSt1	Eras, themes and context	1850s to early 1900s. 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. Some parapet walling to street with visible side return. Shop and dwelling typically on street corners. Early commercial and industrial buildings. Detached and semi-detached bungalow dwellings with wide verandahs, austerity and later townhouses.
	Building height	Single storey with ceiling heights at least 3m. Industrial scale walls of up to 5m.
	Materials	Red brick and bluestone walls and piers. Render to verandah piers, banding and parapets. Corrugated steel roofing in galvanised or paint finish. OG guttering in galvanised or paint finish. Painted timber to window frames, doors and roof trim. Chimneys; brick or painted render. Typically, small span steeply pitched gable and hipped 'M' roofs facing the street with ridge perpendicular or parallel to the street. 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 realm features	Small setbacks from the street. Narrow streets with minimal on site car parking. Original shopfronts to street corners. Industrial buildings constructed to street frontages.
	Representative Buildings	Identified - refer to SA planning database.

Statement#	Statement

Ovingham Historic Area Statement (ChSt2)

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.

ChSt2

Eras, themes and context	1850s to 1900s. 1930s to 1940s. 1970s to 1980s (SA Housing Trust).
Allotments, subdivision and built form patterns	Small narrow lots, often on strongly sloping sites. 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. Bungalows and Austerity houses. Some early SA Housing Trust stock. Typically gable and hipped roofs facing the street, with separate verandah form. Generous roof planes and eaves overhangs to bungalows. 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. Chimneys; brick or painted render. Red brick walls, chimneys and piers. Render to verandah piers, chimneys and banding. Corrugated steel roofing in galvanised or paint finish. OG guttering in galvanised or paint finish. 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. Some dwellings parallel with angled side boundaries.
Representative Buildings	Identified - refer to SA planning database.

Brompton Park Historic Area Statement (ChSt3)

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.

ChSt3

Eras, themes and context	1870s to 1890s. 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. Typically, small span steeply pitched gable and hipped 'M' roofs facing the street with ridge perpendicular or parallel to the street. Separate verandah to higher front wall or parapet.
Building height	Single storey with ceiling heights at least 3m.
Materials	Bluestone and sandstone front walls, and red brick sidewalls. Render to verandah piers, banding and parapets. Corrugated steel roofing in galvanised or paint finish. OG guttering in galvanised or paint finish. Painted timber to window frames, doors and roof trim. 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. Narrow streets with minimal on-site car parking. Original shopfronts and hotels to street corners. Some industrial buildings constructed to street frontages.
Representative Buildings	Identified - refer to SA planning database.

Blight Street, Ridleyton Historic Area Statement (ChSt4)

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.

ChSt4

Eras, themes and context	From 1939. 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). Symmetrical frontage to duplex. Variable pattern of duplexes in street. Vertical proportions to windows. Hipped and gabled roofs, with porch a continuation of main roof or separate and awnings over front door and windows. Some projecting hipped roofs. Shallow roof pitch of 20 degrees maximum.
Building height	Single storey with ceiling heights around 2.7m - 3m.

Statement#	Statement	
	Materials	Red brick, protruding courses, painted and rendered sections, generally ay high level to walls. Corrugated steel and tiled roofing. Porches either corrugated steel or curved flat concrete canopies. Timber framed sunshade awnings with corrugated iron sheet roof. Red brick chimneys. 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. Generous setting to each side of duplex.
	Representative Buildings	Identified - refer to SA planning database.
ChSt5	**Bell Street, Pennington Historic Area Statement (ChSt5)** 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 1938. 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. Strong urban focal points in Sinclair Square and Tulloch Avenue. 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). Symmetrical frontage to duplex. Variable pattern of duplexes in street. Vertical proportions to windows. Hipped and gable roof forms with porches continuous to main roof and separate awnings over windows. Some projecting hipped roofs. 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. Corrugated steel roofing and terracotta tile roofing (Bell Street). Porches either corrugated steel or curved flat concrete canopies. Timber framed sunshade awnings with corrugated iron sheet roof. Red brick chimneys. 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. 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)** 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	1890s - 1910s. 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. Some combined shops and dwelling buildings to Rosetta and Elizabeth Street. Generous allotments facing Railway line.
	Architectural styles, detailing and built form features	Detached dwellings on generous allotments. Edwardian to early Federation. Post-Edwardian villas along Day Terrace. Early bungalow styles, including some Queen Anne, Tudor and Art Deco styles in latter period areas. A number of more substantial buildings, particularly fronting the railway line. Combined shop/dwellings and rows of shops (Elizabeth Street, Rosetta Street). Hipped, gable and Dutch-gable (gambrel) roofs, 'M' roofs with ridge parallel to street and separate verandahs. Some verandahs continuous with main roof line. Typical bungalow verandahs as low height gable frontage. Generous roof planes and eaves overhangs to bungalows.
	Building height	Single storey with generous ceiling and external wall heights of at least 3m.
	Materials	Bluestone, sandstone and redbrick, quoins and window surrounds. Red brick and rendered chimneys. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel and terracotta (latter period) roofing. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. 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. Painted timber picket fencing reflecting era of associated dwelling. Low masonry fencing with simple masonry piers, sometimes with simple iron and steel infill panels (from hume iron to tubular steel variations).

Statement#	Statement	
	Setting, landscaping, streetscape and public realm features	Medium to large front setbacks, typically set in mature gardens Typically tree lined streets particularly Day Terrace with railway line in treed setting. 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)** 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	1890s - 1910s. 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. Some worker's cottages of earlier periods. Some bungalow style. Hipped and gable roofs, and separate verandahs.
	Building height	Single storey with ceiling heights at least 3m.
	Materials	Bluestone, sandstone and redbrick. Corrugated steel roofing. Ornate render surrounds to window. Red brick and rendered chimneys. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel and terracotta (latter period) roofing. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. 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. Woven wire fences with painted timber posts. Painted timber picket fencing reflecting era of associated dwelling.
	Setting, landscaping, streetscape and public realm features	Medium front setbacks. Plane Trees to Euston Terrace.
	Representative Buildings	Identified - refer to SA planning database.
ChSt8	**Allenby Gardens Historic Area Statement (ChSt8)** 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	1920s - 1930s.
	Allotments, subdivision and built form patterns	Very regular and consistent rectangular allotments, with large widths. Some angular allotments due to street pattern and subdivision layout between main roads abounding area.
	Architectural styles, detailing and built form features	Late Edwardian, Federation and bungalow styles. Smaller number of Queen Anne and Tudor style houses. Mainly detached housing. Hipped, gable and Dutch gable roofs with decorative gable panelling and timber trim. Ridge lines that are mainly perpendicular or parallel to street frontage. Federation verandahs continuous with main roof. Some projecting gable forms to street. Low height bungalow style gables.
	Building height	Single storey with ceiling heights at least 3m.
	Materials	Terracotta tiles and corrugated steel roofing. Red brick and sandstone walls; some render. Red brick and render chimney.
	Fencing	Typically, low masonry fencing, sometimes with steel inserts. Woven wire fences with painted timber posts. Painted timber picket fencing reflecting era of associated dwelling.
	Setting, landscaping, streetscape and public realm features	Cohesive pattern of established detached dwellings with garden settings Medium front setbacks. Tree lined streets. Coombe Road is the natural focus of the area, and includes a school complex of a similar period to surrounding housing.
	Representative Buildings	Identified - refer to SA planning database.
	Pre-World War One Pennington West Historic Area Statement (ChSt9) 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	1900s to 1920s, some 1940s/50s eastern side. Edwardian/Federation/early Bungalow.
	Allotments, subdivision and built form patterns	Uniform allotment size and street layout. Typically large frontages with deep allotments.

Statement#	Statement	
ChSt9	Architectural styles, detailing and built form features	Edwardian, Federation and early bungalows. Predominantly detached. Typical symmetrical frontage with return verandahs on corner allotments. Vertical proportion windows to earlier housing with typical wider and lower bungalow proportion windows. Steeply pitched Hipped, gable and Dutch gable (gambrel). Some 'M' Roof with ridge parallel to street. Some verandahs continuous with main roof. Some detached verandahs with typically bullnose profile. Generous simple roof planes to bungalow style with less steep roof. 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. Render or brick chimneys. Some pressed metal wall cladding on the fronts. Some corrugated iron or small fluted iron cladding on the side walls. Terracotta tile and corrugated iron roofing and verandahs. Painted timber window frames, doors and roof trim. Ornate cast iron to verandahs. Turned painted timber verandah posts.
	Fencing	Typically, low masonry, timber picket or wire mesh with timber post fencing. Woven wire fences with painted timber posts. Painted timber picket fencing reflecting era of associated dwelling. Low small fluted metal fencing with painted timber trim.
	Setting, landscaping, streetscape and public realm features	Medium to large front setbacks. Helen Street with Mt Carmel School as strong focal point.
	Representative Buildings	Identified - refer to SA planning database.

ChSt10

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.

Eras, themes and context	1890s to 1910s. 1930 to 1940.
Allotments, subdivision and built form patterns	Uniform allotment size and street layout. Typically large frontages. Some narrow allotments (Albermarle Street).
Architectural styles, detailing and built form features	Symmetrical cottages and villas. Some single front cottages. Edwardian, Federation and early bungalow periods. Predominantly detached. Hipped, gable, 'M' and louvre (gambrel) roofs. Separate verandah of monopitch, concave and bullnose form. Bungalow style verandah with generous width and low pitching height, with masonry piers and low wall. Some original central verandah gable at entrance to symmetrical frontage. 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. Rendered quoins and ornate surrounds to openings. Corrugated iron roofs with verandahs. Ornate painted timber to verandahs including fretwork and turned posts Ornate cast iron lacework to verandahs. Vertically proportioned windows with painted timber double-sash windows. 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 realm features	Broad and some narrow tree-lined streets. Medium to large front setbacks. Historic setting of Glanton Street defined by former church Local Heritage Place as focal point.
Representative Buildings	Identified - refer to SA planning database.

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. Narrow deep allotments to Frederick Street.
Architectural styles, detailing and built form features	Late-Edwardian and Federation housing styles. Predominantly detached with some early semi-detached housing, some designed to look like one dwelling (Frederick Street). Early bungalows and 1940s Austerity houses. Some bungalow makeovers to earlier symmetrical dwellings. Hipped, gable and louvre roofs. Separate bull nose verandah typically to earlier dwellings. 'M' roof forms with ridge parallel to street frontage. Generous simple bungalow roof planes at shallower pitch to earlier housing with lower height generous width verandah.

Statement#	Statement	
ChSt11		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. Terracotta tiles, corrugated iron and decorative timber trim roofs. Painted metal gutters. Wall vents at high level between top of verandah and underside of gutter Red brick or render finish chimneys. Flat Cantilever concrete canopy sunshades with steel suspension. Ornate cast iron to some verandahs. Ornate decorative painted timber to some verandahs. 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. 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.

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ChSt12		
	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. 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. Some Spanish Mission, Dutch Gable and Art Deco houses. Predominantly detached. Steep pitched gables associated with Tudor housing and Dutch Gables. Some villa/bungalow hybrid gables. Gable porches. Bungalow style verandahs with low height pitching point. Some verandah roofs continuous with main roof (bungalow and Spanish Mission). Some flat roofed verandahs set behind arched parapet verandah (Spanish Mission). Tall chimneys.
	Building height	Single storey with ceiling heights at least 3m. 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. Exposed ornate timber work. Terracotta tiles and some galvanised corrugated iron roofs. Tapered and straight masonry piers and low walls to verandahs of bungalows, some with rendered capping to brickwork or rendered masonry. Painted timber battens (Tudor curved) to painted panel gables of Tudor and Bungalow. 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. 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. Main-focus the landscaped Woodville Oval complex. 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.

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.

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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.

ChSt13		
	Eras, themes and context	1850s to 1950s. 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. Narrow allotments to Wilpena Terrace, Arkaba Road and Mundulla Street.
	Architectural styles, detailing and built form features	Single front cottages. Edwardian and post-Edwardian cottages in the south. Federation and bungalow houses in the north. Small group of Victorian former shops located at the southern end of Wilpena Terrace reflecting the original main street of Kilkenny. High-quality 1930s houses on large allotments at the northern end Predominantly detached and some attached housing. Semi-Detached dwellings to Wilpena Terrace west of Mundulla Street. Small scale hipped, gable and louvre roofs typically with ridge line perpendicular to the street. Some 'M' roofs with ridge line parallel to the street. Relatively steeper roof pitch. Generous Bungalow roofing with simple roof plane and generous overhangs.

Statement#	Statement	
		Some federation verandahs continuous with main roof. Some separate bullnose verandahs lower than main wall height. Some central gable to verandah with finial.
	Building height	Single storey with ceiling heights at least 3m. Some traditional two storey.
	Materials	Freestone and red brick side walls. Red brick quoins. Rendered walling, tapered piers to bungalow verandahs and parapets. Corrugated iron and terracotta tile roofs. Brick or render chimneys with some decoration. 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. Shop and attached dwelling a strong characteristic in Wilpena Terrace with corner shops and verandahs over footpaths. 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)** 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	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. Hipped, gable and louvre roofs with verandahs. Separate verandahs, typically bullnose, across frontages of symmetrical cottages, with many return verandahs not always on corner allotments. Separate verandahs to suit Villa style. Steeper roof pitches to earlier styles and Tudor with shallower pitched bungalow roofing. Wide low height verandah frontages to bungalows with gable and half gable styles with masonry piers and low plinth walls. Simple generous roof planes and eaves overhangs to bungalows with main ridge generally parallel to the street. 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. Galvanised corrugated iron and terracotta roofs. Painted timber window frames, doors, roof trim and cover battens to gable panels. Some ornate painted timber fretwork and posts to verandahs. 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. Medium to large front setbacks.
	Representative Buildings	Identified - refer to SA planning database.
ChSt15	**Woodville Historic Area Statement (ChSt15)** 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	1880s to 1940s.
	Allotments, subdivision and built form patterns	Large, deep allotments typically very wide with slightly smaller scale housing south of the railway line. The Stanley Street change in direction results in allotments of lesser depth. Large corner allotments to Woodville Road. Some narrow allotments to Hughes Street North.
	Architectural styles, detailing and built form features	Generally large single-storey detached houses, bluestone Victorian villas, large Federation, Queen Anne and elaborate, large bungalow dwellings. Significantly larger mansions to Woodville Road. Smaller symmetrical cottages with some return verandah and smaller, simple bungalows to Russell Terrace. Semi-detached houses designed to look like one dwelling on Hughes Street North. Hipped, gable and louvre roofs. Relatively more complex hipped, gable and louvre roofs with verandahs. Separate verandahs, typically bullnose, across frontages of symmetrical cottages, with many return verandahs not always on corner allotments. Separate verandahs to suit Villa style. Federation style verandahs continuous with main roof. Steeper roof pitches to earlier styles with shallower pitched bungalow roofing. Wide low height verandah frontages to bungalows with gable and half gable styles with masonry piers and low plinth walls. Simple, multiple generous roof planes and eaves overhangs to bungalows with main ridge generally parallel to the street.
	Building height	Single storey with ceiling heights at least 3m - 3.5m.
	Materials	Bluestone, red brick and freestone walls. Galvanised corrugated iron and tiled roofs. Painted timber window frames, doors, roof trim and cover battens to gable panels. Some ornate painted timber fretwork and posts to verandahs.

Statement#	Statement	
		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	Wide, tree-lined streets and large established gardens. Large front setbacks.
	Representative Buildings	Identified - refer to SA planning database.
ChSt16	**Cheltenham East Historic Area Statement (ChSt16)** 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 -1940. Small early cottages, Federation through to Bungalow.
	Allotments, subdivision and built form patterns	Small and variable allotment sizes, typically wide. Some substantial corner allotments remain.
	Architectural styles, detailing and built form features	Villas and symmetrical cottages, Federation and bungalow styles. Predominantly detached. Simple steeply pitched hipped, gable, louvre roof forms and verandas. Some separate and bullnose generally symmetrical with occasional return verandahs not always on corner allotments. Bungalow roof forms with simple generous roof planes and eaves overhangs. Some verandahs continuous with main roof. 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. Corrugated iron and terracotta tiled roofs. Red brick and rendered finish to chimneys. 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	Varied, small to medium front setbacks.
	Representative Buildings	Identified - refer to SA planning database.
ChSt17	**Cheltenham West Historic Area Statement (ChSt17)** 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 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. West of Stroud Street, occasional Tudor or 1940s dwellings. Housing close to Torrens Road and south of the railway line more 'mixed' in character. Hipped, gable and louvre roof forms and verandas. Simple steeply pitched hipped, gable, louvre roof forms and verandas. Some separate and bullnose generally symmetrical with occasional return verandahs not always on corner allotments. Bungalow roof forms with simple generous roof planes and eaves overhangs. Shallower roof pitches to Post War housing. Some verandahs continuous with main roof. 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. Corrugated iron and terracotta tiled roofs. Red brick and rendered finish to chimneys. 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.
	Representative Buildings	Identified - refer to SA planning database.
	Henley Beach Historic Area Statement (ChSt18) 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	1880s to 1940s.

Statement#		Statement
ChSt18		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. 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. Larger, grand villas, cottages and bungalows predominantly along Marlborough Street and East Terrace. South of Atkin Street, bungalows and Tudors. Hipped, gable and louvre roof forms and verandas. Bungalow roof forms with simple generous roof planes and eaves overhangs. Steeply pitched Tudor roof forms with two main symmetrical gables and central smaller gable porch to street. Some verandahs continuous with main roof. 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. Corrugated and terracotta tile roofs. Painted timber window frames, doors, roof trim and cover battens to gable panels especially Tudor and Bungalow. Generally less ornate painted timber fretwork and posts to verandahs. 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. South of Atkin Street larger allotments and medium setbacks. Tree lined streets with a large presence of Norfolk Island pines along North Street and East Terrace. Vehicle access has been designed and located to preserve existing street trees. 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.

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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	Grange Road Late 1800s to 1950s. Beach Street Late 1800s to 1950s. Jetty Street Late 1800s in the west, to 1950s in the east. Grange Esplanade 1880s to 1940s.
Allotments, subdivision and built form patterns	Grange Road Allotments typically large and wide. Beach Street Allotments typically large and wide. Some angled allotments west of Military Road. Jetty Street Allotments typically large and wide. Large corner allotments. Grange Esplanade Varied, elevated allotments.
Architectural styles, detailing and built form features	Grange Road Bungalows, Spanish Mission. Symmetrical cottages to Grange Road. Pitched Hipped, gable with verandahs (continuous and separate). Bungalow roof forms with simple generous roof planes and eaves overhangs. Some verandahs continuous with main roof. Some separate bullnose verandahs and return verandah. Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls. Beach Street Victorian houses, Federation, Bungalows, Spanish Mission, Austerity. Pitched Hipped, gable with verandahs (continuous and separate). Bungalow roof forms with simple generous roof planes and eaves overhangs. Some verandahs continuous with main roof. Some separate bullnose verandahs and return verandah. Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls. Jetty Street Bungalows, cottages, and villas. Some Austerity. Concentration of Tudor homes on Jetty Street (from Charles Sturt Avenue to High Street). Pitched Hipped, gable with verandahs (continuous and separate). Bungalow roof forms with simple generous roof planes and eaves overhangs. Some verandahs continuous with main roof. Some separate bullnose verandahs and return verandah on corner allotments. Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls. Grange Esplanade The Marines (State Heritage Place). Grange Hotel (Local Heritage Place). Federation dwellings, bungalows.

Statement#	Statement	
ChSt19		Hipped, gable and louvre roofs. Some verandahs continuous with main roof. Some separate bullnose verandahs and return verandah on corner allotments. Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls.
	Building height	Grange Road Single storey with ceiling heights at least 3.5m. Beach Street and Jetty Street Single storey with ceiling heights at least 3m. Grange Esplanade The Esplanade: 3 storeys. Along western frontage to Seaview Road: 2 storeys. To the east of Seaview Road: 2 storeys.
	Materials	Grange Road Red brick, painted render and freestone walls. Corrugated sheeting and terracotta tile roofs. Painted timber window frames, doors, roof trim and cover battens to gable panels. Generally less ornate painted timber fretwork and posts to verandahs. Red brick and rendered finish to chimneys. Beach Street Red brick and freestone walls. Corrugated sheeting roofs. Painted timber window frames, doors, roof trim and cover battens to gable panels especially Tudor and Bungalow. Generally less ornate painted timber fretwork and posts to verandahs. Red brick and rendered finish to chimneys Curved enclosed verandah form with flat roof. Jetty Street Red brick and freestone walls Corrugated metal sheeting and terracotta tile roofs. Painted timber window frames, doors, roof trim and cover battens to gable panels especially Tudor and Bungalow. Generally less ornate painted timber fretwork and posts to verandahs. Red brick and rendered finish to chimneys. Grange Esplanade Stone and red brick walls. Corrugated iron and terracotta tiled roofs. Painted timber window frames, doors, roof trim and cover battens to gable panels. Generally less ornate painted timber fretwork and posts to verandahs. Brick (sometimes painted) and rendered finish to chimneys.
	Fencing	Grange Road Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. Beach Street Predominantly small masonry retaining walls that border the footpath. Jetty Street Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. Grange Esplanade Variety of fencing styles or remaining unfenced. East of Seaview Road, given the retaining walls in this location, low or no fencing.
	Setting, landscaping, streetscape and public realm features	Grange Road Small, front setbacks relatively consistent. Beach Street Tree lined streets. Large presence of Norfolk Island pines. Vehicle access has been designed and located to preserve existing street trees. Jetty Street Large presence of Norfolk Island pines along Jetty Street. Vehicle access has been designed and located to preserve existing street trees. Grange Esplanade Seaview Road dominated by rendered retaining walls of varying heights between one to two metres. Presence of Norfolk Island pines. 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. Steeply pitched gable and hipped roofs facing the street, with various separate verandah form and saw-tooth design (former brewery). Steeple and bell tower. Some parapet walling.
	Building height	Typically, single storey with ceiling heights at least 3m. Industrial and former church buildings with substantial ceiling and wall heights.

Statement#	Statement	
	Materials	Rendered masonry, red brick, bluestone, limestone and sandstone walls. Decorative brickwork detailing to windows and doors. Corrugated galvanised steel roofing. 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. 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. Generous verandahs over footpaths, balconies and parapets with some decorative elements including pediments. Some detached single and two storey residential buildings to Orsmond Street. Occasional upper level balconies. Vertically proportioned elements with high solid to void ratio, particularly at upper levels. Substantial church buildings. Decorative parapets to street frontages and returns. Steeply pitched hipped roofs visible behind parapets, with separate, wide verandahs across frontage. 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. Use of brick and rendered quoins. Corrugated galvanised steel roofing. Decorative cast iron posts and balustrades. Painted timber posts and fascia elements.
	Fencing	Built form typically to the street with verandahs over public realm. 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)** 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 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. Traditional single storey buildings with verandahs over footpaths. Modern development including large expansive verandahs on the square. Decorative parapets to the street and Henley Square facades. Steeply pitched hipped and gable roof forms, with attached balconies and verandahs across frontage. 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. Some corrugated iron walling. Use of brick and rendered quoins, brick banding and other traditional decoration. Imposing masonry pediments and gables with brick banding. Corrugated steel roofing. Decorative cast iron and painted timber verandahs and balconies.
	Fencing	Some low masonry walling. 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) 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.	

Statement#	Statement

ChSt23

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.
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. Gable facing the street defining each semi-detached dwelling. Steeply pitched gable roofs facing the street. Skillion verandah roof forms or variable pitch.
Building height	Single storey with ceiling heights around 3m. High solid to void ratio and vertically proportioned openings.
Materials	Rendered masonry walls with attached front verandahs. Brick capping to parapets with some decoration. 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 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.
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

COOD1

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.

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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	A significant meeting place for the Ngarrindjeri people. Community buildings (including the Raukkan Church, community hall and school) are of particular value.
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)

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	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]

Residential North Yelta (CoCo2)

Statement#	Statement
COCO2	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.
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]

Cornish Village Historic Area Statement (CoCo3)

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.
Allotments, subdivision and built form patterns	[Not stated]
Architectural styles, detailing and built form features	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.
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting, landscaping, streetscape and public realm features	Village setting.
Representative Buildings	[Not identified]

Matta Museum Historic Area Statement (CoCo4)

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	Mining.
Allotments, subdivision and built form patterns	[Not stated]
Architectural styles, detailing and built form features	The Matta Mine is of particular value. Rural outbuildings.
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting, landscaping, streetscape and public realm features	Open rural character.
Representative Buildings	[Not identified]

Mines Buffer Historic Area Statement (CoCo5)

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	Rural.
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	Open rural character that provides a setting for the historic mining features to be read and interpreted.
Representative Buildings	[Not identified]

Mines Industry Historic Area Statement (CoCo6)

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.

Statement#	Statement
COCO6	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: Mining and industry. Allotments, subdivision and built form patterns: [Not stated] Architectural styles, detailing and built form features: Industrial artefacts of the Wallaroo Mines, including engine houses, power plants, mines, settling pools and powder magazines, 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]
COCO7	**Residential Kadina Historic Area Statement (CoCo7)** 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. Colonial character. Allotments, subdivision and built form patterns: [Not stated] Architectural styles, detailing and built form features: Simple miners' cottages through to substantial villa-style dwellings. Building height: [Not stated] Materials: [Not stated] Fencing: [Not stated] Setting, landscaping, streetscape and public realm features: [Not stated] Representative Buildings: [Not identified]
COCO8	**Residential Matta Historic Area Statement (CoCo8)** 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. 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)** 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: 1861-1926. 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) 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 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. 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. Landscaping forward of buildings.
	Representative Buildings	[Not identified]

Moonta Town Centre Historic Area Statement (CoCo11)

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.

COCO11	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. 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)

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.

FLRA1	Eras, themes and context	Turn of the 19th century. Civic, commercial and retail. Railway.
	Allotments, subdivision and built form patterns	Traditional grid.
	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

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.

These attributes 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.

Ga1	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. 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. Buildings on low side of streets appear as single storey with double level to rear, particularly in north west of area. 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.

Statement#	Statement	
	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.
Ga2	**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. These attributes 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 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 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.
	Architectural styles, detailing and built form features	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. Traditional railway structures associated with the Gawler Railway Station including workshops, stores and industrial buildings and small. 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. Separate verandahs including but not limited to generous sweeping concave style. Some verandahs continuous with main roof.
	Building Height	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.
	Materials	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.
	Fencing	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.
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	Identified - refer to SA planning database.
Ga3	**Light Historic Area Statement (Ga3)** 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	Residential, commercial, public and ecclesiastical buildings developed predominantly between 1850 to 1940, with some later Federation and Bungalows (Jerningham Street).
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	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. 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. Separate verandah forms with bullnose, straight pitch and concave verandahs of generous width. Some verandahs continuous with main roof.
	Building Height	Single storey facing street with double storey to rear due to escarpment. External wall heights to frontage and sides in the order of 3.6 metres.
	Materials	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.
	Fencing	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.
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	Identified - refer to SA planning database.
Ga4	**Mixed Use Historic Area Statement (Ga4)** 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	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.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	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.
	Building height	Single storey typically apart from the Willaston Hotel. Wall heights generally up to 3.5 to 4m on elevated sites.
	Materials	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.
	Fencing	Low to medium height masonry walling some of which are retaining walls. Some open timber picket or rural style fencing.
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	Identified - refer to SA planning database.
	Redbanks Road, Willaston Historic Area Statement (Ga5) 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	1850 to 1940. Residential.

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Ga5	context	
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	Victorian and turn-of-the-century villas and double fronted cottages with some small and substantial bungalow style. Typically larger span (front 4 rooms) hipped roof with gambrel. 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.
	Building height	Single storey with wall heights in the order of 3.6m. Roof pitches in the order of 27 degrees to 35 degrees.
	Materials	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.
	Fencing	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.
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	Identified - refer to SA planning database.
Ga6	**Special Uses Historic Area Statement (Ga6)** 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 to 1910.
	Allotments, subdivision and built form patterns	Open space surrounded by grid layout adapted to the topography of the rising ground and confluence of rivers and railway line.
	Architectural styles, detailing and built form features	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. Gasworks has distinctive curved roof.
	Building height	Approximately 6 metres for larger structures.
	Materials	Sandstone and limestone external walls of modest detail. Corrugated iron roof sheeting. Bridge of steel and cast iron.
	Fencing	Typically no fencing or open fencing. Some solid metal fencing to Railway line at Showgrounds.
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	Identified - refer to SA planning database.
Ga7	**Town Centre Gawler South Historic Area Statement (Ga7)** 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 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.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	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).
	Building height	Single storey with wall heights in the order of 3.5-4.0 metres.
	Materials	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.
	Fencing	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.
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	Identified - refer to SA planning database.
Ga8	**Town Centre Light Historic Area Statement (Ga8)** 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	Planning undertaken by Light, Finniss and Co in 1839. Historic civic and commercial heart of Gawler.
	Allotments, subdivision and built form patterns	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 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.
	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. 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. The public squares around the churches and the terraces and parklands bordering the rivers. Views of the Gawler East escarpment from Bridge Street South.
	Representative	Identified - refer to SA planning database.

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	Buildings	
Ga9	**Willaston Historic Area Statement (Ga9)** 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	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		
HoB1	**Glenelg Village Historic Area Statement (HoB1)** 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-1860s. 1870s - 1900s. 1910s - 1930s. Subdivision in 1839. Growth period in 1920s associated with increase in holidaymaking and leisure pursuits.
	Allotments, subdivision and built form patterns	Orderly street layout, centred around the St Peters Anglican Church in Torrens Square. Grid pattern of large allotments. Subject to further land division over time but legibility of original pattern remains. Consistent small front setbacks. Small side setbacks.
	Architectural styles, detailing and built form features	Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing. 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. Inter-War buildings, mostly Bungalows. Low scale to medium, relatively small dimensions and basic building details. Many dwellings without vehicle garaging. 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. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings). Short roof spans. Hip and gable roof forms. Concave, bullnose and straight-pitched verandahs. 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	Predominantly single storey but some two storey.
	Materials	Consistent with the materials used in the 1840s to 1930s period. Bluestone, sandstone, walls (unpainted). Some brick. Brick or rendered quoin work and plinths. 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. Hedging. Low masonry plinth with cast iron or wrought iron in a traditional arrangement. 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. Substantial Norfolk Island Pines along Augusta Street and Fig trees at Torrens Square. 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) 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	

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HoB2	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** 1920s or 30s. **Allotments, subdivision and built form patterns** Original subdivision of The Olives and Bromley. Allotments on southwest end were subdivided in 1886 and 1912. Mixed allotment sizes with large frontages. Substantial building setbacks. Large front setbacks. Side setbacks provide visual spacing between dwellings. **Architectural styles, detailing and built form features** Typical 1890s to early 20th Century dwellings. Victorian dwellings. Inter-War dwelling styles including Bungalow, Tudor, Art Deco and Mediterranean. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings). Short roof spans. Hip and gable roof forms. Deep verandahs and porches. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors. 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. Sandstone, red brick, rendered facades. Corrugated iron and terracotta 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. Timber picket, timber dowel, timber paling. Hedging. Low masonry plinth with cast iron or wrought iron in a traditional arrangement. Woven wire or low masonry with or without geometric steel for Inter-war buildings. **Setting, landscaping, streetscape and public realm features** Narrow street. Well-established garden settings. Lack of street planting due to the narrow width of Maturin Road. The Olives is a significant State Heritage Place on Olive Street. **Representative Buildings** Identified - refer to SA planning database.
HoB3	**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. These attributes 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** 1923 subdivision. 1920s - 1930s dwellings. **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. Garden city theory in practice. The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered. Large allotments with large frontages. Consistent, large front setbacks. 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. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 25 to 35 degrees. Short roof spans. Hip and gable roof forms. Deep verandahs and porches. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors. 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. Terracotta tiled and corrugated iron roofing.

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		Brick, sandstone, and stucco and part-rendered finishes. Roofing, facades and fenestration in natural red brick and terracotta colouration. Timber joinery including 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. Woven wire. Low masonry with geometric steel. Low masonry (stepped). Low masonry fencing (often stepped). Low Rock face sandstone. Hedging.
	Setting, landscaping, streetscape and public realm features	Centred around Da Costa Park, with its triangular landscaped area and mature trees. Relatively wide streets.
	Representative Buildings	Identified - refer to SA planning database.
HoB4	**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. These attributes 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	Subdivided in 1850. Buildings 1860s - 1900s and 1920s - 1930s. Most intense development occurred in 1870s and 1880s. 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). Late Victorian to early 20th Century Period architecture. Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing. 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. Inter-War buildings, mostly Bungalows. Many dwellings without vehicle garaging. 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. Rectilinear plan forms. High degree of modulation and articulation. Low scale. Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings). Short roof spans. Hip and gable roof forms. Concave, bullnose and straight-pitched verandahs. 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	Predominantly single storey.
	Materials	Consistent with the materials used in the 1840s to 1920s period. 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. Timber picket, timber dowel, timber paling. Hedging. Low masonry plinth with cast iron or wrought iron in a traditional arrangement. 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. Mature oak street trees along Moseley Street. Vistas over the ocean to the west of the Historic Area.
	Representative Buildings	Identified - refer to SA planning database.
Historic Areas affecting Kangaroo Island		
KI1	**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. 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	Coastal village.
	Allotments, subdivision and built form patterns	[Not stated]
	Architectural styles, detailing and built form features	[Not stated]
	Building height	[Not stated]
	Materials	[Not stated]

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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.

These attributes 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 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. 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.
Setting, landscaping, streetscape and public realm features	Wide streets and expansive allotments, generous siting characteristics and substantial gardens and trees. Areas of narrow streets and laneways and compact allotment layout.
Representative Buildings	Identified - refer to SA planning database.

Lig3

Greenock Historic Area Statement (Lig3)

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 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.

Kapunda Historic Area Statement (Lig4)

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	Mixed style commensurate to the formation of Kapunda from the 1840's onwards and reflective of the era of influence. 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. Within the Main Street/town centre, consistent setbacks and strong building line with little interruption.
Architectural styles, detailing and built	Main Street

Statement#	Statement	
Lig4	form features	Distinctive built form with two storey dominance. Strong presence of civic buildings on or within proximity of Main Street (Hill Street). Strong front boundary building line. Verandahs and parapet walls. Residential Stately houses with gardens or open space surrounding the buildings to the eastern end of High Street and South Terrace. Small modest cottages in proximity of the Historic Mine Site. Relatively high-density row cottages in the oldest part of Kapunda (e.g. Mildred Street and Tod Street). Other stately civic buildings in the form of the Kapunda Primary School and Kapunda High School.
	Building height	Main Street Two storey built scale commensurate of the streetscape. Residential 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 expansive allotments and substantial gardens and trees. Areas of narrow streets and compact allotment layout.
	Representative Buildings	Identified - refer to SA planning database.

Wasleys Historic Area Statement (Lig5)

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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Lig5		
	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.
	Allotments, subdivision and built form patterns	Large conventional land division pattern with a mix of allotment sizes.
	Architectural styles, detailing and built form features	A mix of building types including small villas and cottages 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	Areas of wide streets and expansive allotments with established street trees.
	Representative Buildings	Identified - refer to SA planning database.

Historic Areas affecting City of Marion

Worthing Mine Historic Area Statement (Mar1)

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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Mar1		
	Eras, themes and context	1850/51. Structures and workings associated with Worthing Mine site.
	Allotments, subdivision and built form patterns	Sited in the steep valley of the Field River.
	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).
	Building height	*[Not stated]*
	Materials	Random rubble with timber lintels.
	Fencing	*[Not stated]*
	Setting, landscaping, streetscape and public realm features	Sited in the steep valley of the Field River amongst undulating grassland. Recent housing development is located to the north, west and east of the site (200m plus in distance). 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.

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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	Early 20th century dwellings.
	Allotments, subdivision and built form patterns	Substantial rectangular blocks. Substantial consistently wide and deep rectangular blocks that retains the historic pattern of land division. Consistent generous spacing between dwellings.

Statement#		Statement
Mit1	Architectural styles, detailing and built form features	Predominance of Queen Anne style villas and bungalow style dwellings. A number of early villas. Steeply pitched hipped and gable roof forms including smaller scale corner gable to return verandah villas. Separate typically bull nose verandah with some a continuation of the main roof form. Return verandahs particularly at corner allotments. Bungalows with slightly shallower roof pitch, simple generous roof plane facing the street with main ridge typically parallel to street. Wide Bungalow verandahs with tapered or upright masonry support piers and low infill walling. Timber framed and iron clad awnings to windows. 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. Second storey development located within the roof space or to rear of dwellings.
	Materials	Original materials, finishes and profiles of building elements. External walls of sandstone, rendered masonry, face brick Decorative wall treatments such as rendered, or brick quoins and low plinths defined by cant brick set out. Painted timber cover battens to gables and roof trim. Painted decorative timber to verandahs and finials to gables. Verandahs supported on timber posts with some on painted masonry pillars. Roofs of corrugated galvanised iron cladding or terracotta tiles. Original unpainted plaster, brickwork, stonework or other masonry preserved unpainted. Decorated face brick or rendered masonry chimneys. Painted metal gutters to D or OG profile and round painted metal downpipes. 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. Established front gardens. Consistent setback of buildings.
	Representative Buildings	Identified - refer to SA planning database.
Mit2	**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. These attributes 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	1879 subdivision with predominance of buildings built between 1881-1920.
	Allotments, subdivision and built form patterns	Traditional pattern and scale of low density, rectangular allotments associated with the original subdivision for the purpose of detached dwellings. Variable width to allotments. East side is orthogonal to Adey Road. West side has angled side boundaries to Adey Road.
	Architectural styles, detailing and built form features	Detached dwellings of simple, modest, small scale with symmetrical early stone and brick villas. Victorian Regency and Edwardian to smaller and later bungalows. Gambrel roof typically with short ridge parallel to street, with projecting gable. Simple 'M' Roof with ridge parallel to street. Federation style verandahs continuous with main roof. Separate verandahs attached to main wall of varying profiles. Some bungalow influence roof forms and verandahs with masonry support piers and low plinth wall.
	Building height	Predominantly single storey with external wall height of 3 - 3.5 metres. 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.
	Materials	Original materials, finishes and profiles of building elements. External walls incorporating sandstone, red brick, render. Roof in corrugated metal cladding. Render with some ornate detail to window surrounds. Simple painted timber detail and roof trim. Painted timber window frames and doors. Simple and modestly detailed timber posts to verandah. Red brick or render chimneys, some tapered in height with some ornate detailing. Some ornate painted timber barge boards and finials. Most original unpainted plaster, brickwork, stonework or other masonry is preserved unpainted.
	Fencing	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. Generally, no more than 1.2m in height. Rear and side boundary fences located behind the front dwelling alignment no more than 1.8 metres in height.
	Setting, landscaping, streetscape and public realm features	Minimal driveway widths with established front gardens dominant, including mature vegetation. Sense of space between buildings. Sloping land with minimal alteration to the land form. Bowling Club provides focal point and sense of Place. Traditional dwelling pattern located parallel to front boundaries.
	Representative Buildings	*[Not identified]*
	Belair Village Historic Area Statement (Mit3) 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>Mit3</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.

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<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 form patterns</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.

A diverse mix of residential, education and commercial buildings with a cohesive style and generous setting.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>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.

Long linear buildings constructed along the Sheoak Road ridge and generally oriented facing Sheoak Road, resulting in a variable but cohesive pattern of buildings.

Traditional steeply pitched hipped and gabled roof forms and some projecting gables, typical of the Victorian era.

Ridges tend to be parallel to the street.

Separate verandahs of bullnose, straight monopitch or concave profile supported on painted timber posts.</td></tr>
<tr><td>Building height</td><td>Predominantly single storey with generally substantial external wall height up to 3.5 metres.</td></tr>
<tr><td>Materials</td><td>Original or otherwise complementary materials, colours and finishes, including stone, rendered masonry, face brick, corrugated iron and timber board.

Original verandah detailing including paving, posts and decoration.

External walls of sandstone or limestone.

Red brick quoins.

Corrugated sheet roofing in painted or galvanised finish.

Vertically proportioned painted timber window and door frames.

Decorative brick and rendered chimneys.</td></tr>
<tr><td>Fencing</td><td>Open rural style fencing using timber posts with draw wire.

Hedges define property boundaries.

Front fences and gates that reflect the traditional period, style and form of the associated building.

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.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Village character with an evident railway theme and historic Residential character.

Historic views of open railway side in a treed setting.

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.

There are many prominent intact historic buildings and features within it and the streetscapes, townscapes and landscapes created by these historic features.

Central bitumen roadway with gravel verge and no kerb or guttering Street trees to Sheoak Road.

Gravel driveway entrances to properties.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>Mit4</td><td>
Mitcham Village Historic Area Statement (Mit4)

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<table>
<tr><td>Eras, themes and context</td><td>Village Setting - 1840.

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.

Historic buildings and features that contribute to the historic character including State and Local Heritage Places and other buildings displaying historic architectural features.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>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.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Single, semi-detached, row and cottage houses, commercial buildings, post office, bakery, shops, hotel and other public buildings.

Intimate small scale and finely grained buildings.

Hotel and Institute with tall gabled ornate rendered parapets.

Modestly detailed parapet walling above verandahs to shopfronts and shops attached to dwellings, mostly over pavements.</td></tr>
<tr><td>Building height</td><td>Single storey with 3 to 3.5 metres ceiling height.</td></tr>
<tr><td>Materials</td><td>Consistent with the architectural era of the building.

Original unpainted brickwork or stonework.

Bluestone walling.

Corrugated profile roofing.

Painted timber window frames and doors.

Modest detailing to verandah posts and roof trim.

Brick, stone and rendered masonry chimneys.</td></tr>
<tr><td>Fencing</td><td>Front fences and gates reflecting the traditional period, style and form of the associated building.

Generally timber picket, brush or wire Fence height typically no more than 1.2m.

Rear and side boundary fences located behind the front dwelling alignment no more than 1.8 metres in height with corrugated profile cladding.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Traditional village setting with village green reflecting a mix of uses. Unbuilt land adjoining Brownhill Creek of Aboriginal heritage significance.

Regular pattern of street trees.

Varied historic townscape views due to plan of village and open space.

Consistent building setbacks for dwellings.

Shops attached to dwellings, commercial and institutional buildings constructed to the front boundary.</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 Mount Barker District Council</td></tr>
<tr><td></td><td>
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.

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<table>
<tr><td>Eras, themes and</td><td>1849. Small compact historic mining township defined by the Bremer River.</td></tr>
</table>
</td></tr>
</table>

Statement#		Statement
MtB1	context	Buildings and structures predominantly dating from the 19th Century reflecting mining history.
	Allotments, subdivision and built form patterns	Unique often unbuilt grid street layout. 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. Compact, intact and rustic collection of small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century. Pioneer building techniques and materials typical of a former mining settlement. Parapet walls to end gables. Symmetrical frontages and separate verandas. Hipped and gable roof forms with ridge typically parallel to the street. Some simple skillion roof forms set behind a parapet. Barrel vaulted roofs. Separate verandahs with concave profile.
	Building height	External wall height varies from 3 to 4 metres.
	Materials	Stone external walls. Brick quoins. Some rendered walling. Corrugated profile sheet roofing often over original timber shingles. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick, render or stone chimneys.
	Fencing	Low stone walling to front and side boundaries. Hardwood post and wire mesh or cyclone mesh. Some timber picket fencing. 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. Bridge entrance and rise from river provides sense of place.
	Representative Buildings	Identified - refer to SA planning database.
MtB2	**Dawesley Historic Area Statement (MtB2)** 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	1857. Small scale, single storeyed, detached and semi-detached built form of early European settlements. Structures reflecting early local production and value adding industries. Small cottages and outbuildings on large allotments.
	Allotments, subdivision and built form patterns	Long narrow allotments typically orthogonal to the street. Mostly to each side of Donald Street and Hawthorn street. Varying allotment sizes and shapes to the streets that rise from Donald including Bower and Bremer. Variety of setbacks from street frontage.
	Architectural styles, detailing and built form features	Cottages. Some adaptation of early industrial or rural structures to dwellings. Steeply pitched (27 to 35 degrees) small span hipped and gable roofs. Separate verandahs with bullnose, concave or monopitch form. Some verandahs continuous with main roof or adopting change in pitch. 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. Corrugated galvanised iron roofing. 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. 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) 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	19th and early 20th Century. 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. Compact, intact collection of small scale detached and semi-detached buildings dating predominantly from the 19th and 20th century. Symmetrical frontages and separate verandahs.

Statement#		Statement
MtB3		Hipped and gabled roof forms with ridge typically parallel to the street Some parapet walling.
	Building height	Single storey. External wall height varies from 3 to 4 metres.
	Materials	Stone external walls. Brick quoins. Corrugated profile sheet roofing. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick or rendered chimneys.
	Fencing	Some timber picket fencing. Hedges. Low stone walling to front boundary. 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.
MtB4	**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. Commercial buildings including single storey shops, ecclesiastical, civic, former post office and hotel. Some rural structures including outbuildings. Some former shops being converted to dwelling. Single storeyed detached and semi-detached dwellings. Small cottages on large allotments.
	Allotments, subdivision and built form patterns	Shopfronts close to footpath. Generous setbacks to north-eastern side of Adelaide Road. Consistent, deep allotments.
	Architectural styles, detailing and built form features	Verandahs and porches up to and over footpath. Small scale, single storeyed detached and semi-detached built form of early European settlements. Structures reflecting early local production. Parapets to shop fronts. Symmetrical and asymmetric frontages. Separate verandahs. Hipped and gabled roofs. Ridge typically parallel to street for residential dwellings. Parapet ends and gable roof for shops.
	Building height	External wall height of 3 to 4 metres for residential dwellings.
	Materials	Stone external walls. Brick quoins. Corrugated profile roof sheeting. Painted timber window frames and doors. Painted timber verandah posts. Brick, render or stone chimneys. Fibre cement sheeting to parapets (e.g. Echunga Memorial Institute).
	Fencing	Hardwood post and wire mesh or cyclone mesh. Some timber picket fencing. 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.
	Exhibition Road, Mount Barker Historic Area Statement (MtB5) 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 mid-19th and 20th Century. Public open space. Small cottages on large allotments. Small scale, single storeyed, detached built form.
	Allotments, subdivision and built form patterns	Variety of allotment sizes and shapes to Exhibition Road. Aligning setbacks from street frontage. 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. Cottages.

Statement#		Statement
MtB5		Stone dwellings. Symmetrical frontages and separate verandahs. Hipped roof forms. Roof ridge typically parallel to the street. Separate verandahs with bullnose, concave or monopitch form. Some verandahs continuous with main roof or adopting change in pitch. Painted timber roof trim, verandah posts.
	Building height	External wall height varies from 3 to 4 metres.
	Materials	Stone external walls. Brick quoins. Some rendered walling. Corrugated profile sheet roofing. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick, render or stone chimneys.
	Fencing	Low masonry. Brush. Metal picket fence.
	Setting, landscaping, streetscape and public realm features	Public open space. 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)** 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 mid-19th Century. Main street of Mount Barker Township. Commercial, civic and residential. Religious and community buildings. Earliest European settlement of a township in South Australia. 1940's architecture of Bennett and Fisher.
	Allotments, subdivision and built form patterns	Long narrow allotments typically orthogonal to the street. Varying allotments to Hutchinson Street, McLaren Street and Cameron Road. Minimal setbacks. 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. Single and double storeyed detached and semi-detached buildings and structures dating predominantly to late 19th and 20th century. Symmetrical frontages. Separate verandahs, concave, bullnose and monopitch form. Some verandahs as continuations of main roof forms. Parapet ends to gable end roofs. Parapets to shops fronts. Hipped and gable roof forms. Parapets with hipped, gable or skillion roofs behind. 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. Brick external walls. Rendered external walls. Brick quoins. Corrugated profile sheet roofing. Painted timber window frames and doors. Painted timber verandah posts. Brick, render or stone chimneys. Large glazing to shops. OG or D painted galvanised steel gutters.
	Fencing	No fencing.
	Setting, landscaping, streetscape and public realm features	Public realm. Human scale. Pedestrian amenity. Verandahs, awnings and canopies sheltering over footpath. Entrances and windows addressing pedestrian environment. Mature avenue of deciduous street trees. 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. Adelaide Road, Mount Barker Creek and railway corridor uniquely define area. Street lights and bollards in complementary heritage style.
	Representative Buildings	Identified - refer to SA planning database.
	Hack - Mill Streets, Mount Barker Historic Area Statement (MtB7) 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.	

Statement#	Statement
MtB7	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. Buildings and character that represent residential land uses, and streetscapes of the town's early settlement continuing into the middle of the 20th Century. 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. 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. 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.
MtB8	**Kanmantoo Historic Area Statement (MtB8)** 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 1849. Structures reflecting early local production and value adding industries. Buildings and structures predominantly dating from the 19th century reflecting mining history and early settlement. Allotments, subdivision and built form patterns: Diamond grid layout. Small cottages on large allotments. Architectural styles, detailing and built form features: Early stone dwellings, outbuildings, ecclesiastical, civic and shops. Small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century. Parapet walls to shop fronts. Symmetrical frontages. Separate verandahs or verandahs as continuations of the main roof. Pioneer building techniques and materials typical of a former mining settlement. Some adaptation of early industrial or rural structures to dwellings. Hipped and gable roof forms. Parapet ends to shop fronts. Separate verandahs or verandahs as continuations of the main roof. Concave, bullnose or monopitch profile verandahs. Building height: Single storey, 3 - 4 metres high. Materials: Stone external walls. Some rendered walling. Corrugated profile roof sheeting. Painted timber window frames and doors. Painted timber verandah posts. Brick, render or stone chimneys. Fencing: No fencing. Setting, landscaping, streetscape and public realm features: Vegetated landscape setting including mature and significant trees. 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. Open landscape / rural setting character. 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. Buildings and structures predominantly dating from the 19th century and early 20th century. Major service centre for rural hinterland. 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. Varying setbacks from street frontage. Elevated allotments to south side of Princes Highway. Architectural styles, detailing and built form features: Early stone dwellings, outbuildings, shops, civic buildings and churches. Symmetrical or asymmetrical frontages. Single storeyed, detached built form. Early European settlements. Interwar bungalows. Hipped and gable roof forms.

Statement#		Statement
MtB9		Separate verandahs with concave, bullnose or monopitch form. Verandahs as a continuation of the main roof Some parapets to shop fronts.
	Building height	Dwelling external wall varies from 3 to 4 metres. Shops, civic and churches wall height varies.
	Materials	Stone external walls. Brick external walls. Some rendered walling. Brick quoins. Corrugated profile sheet roofing. Painted timber window frames and doors. Painted timber verandah posts. Masonry and masonry half columns to verandahs. Brick, render or stone chimneys.
	Fencing	Hedging to street fronts. Some timber picket fencing. 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)** 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 1840's and 19th Century. Buildings, sites and structures represent the town's service provision to the local farming district. 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. Small scale, single storeyed, detached buildings and structures dating predominantly from the 19th century. Parapet walls to shop fronts. Symmetrical frontages. Separate verandahs of a concave, monopitch or bullnose profile. Verandahs as a continuation of the main roof.
	Building height	Dwelling external wall height 3 - 4 metres.
	Materials	Stone external walls. Brick external walls. Brick quoins. Some rendered walling. Corrugated profile sheet roofing. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick, render or stone chimneys.
	Fencing	Timber picket fencing. Low stone wall.
	Setting, landscaping, streetscape and public realm features	Mature street trees. Davenport square and Anglican Church provide sense of place. Views of significant buildings along Venables Street. Wide main street. Shop verandahs provide shelter amenity to pedestrians. Footpath and verge unmade to eastern side of Strathalbyn Road.
	Representative Buildings	Identified - refer to SA planning database.
	Meadows Historic Area Statement (MtB11) 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	Unofficial subdivision in 1856. Official subdivision 1884. Buildings, structures and sites that represent the town's governmental, local production, community and commercial service provision role to the district. Buildings predominantly from the 19th century and early 20th century.
	Allotments, subdivision and built form patterns	Linear subdivision layout orthogonal to the street. Deep allotments.
	Architectural styles, detailing and built form features	Stone dwellings and shops. Brick or stone civic buildings and churches. Small scale, single storeyed, detached dwellings dating predominantly from the 19th century and early 20th century. Symmetrical 19th and early 20th century dwellings.

Statement#		Statement
MtB11		Asymmetrical interwar dwellings and shops. Parapet ends to shop fronts. Hipped and gable roof forms. Separate verandahs with concave, bullnose or monopitch profile. Verandahs as a continuation of the main roof.
	Building height	Dwelling external wall height varies from 3 to 4 metres.
	Materials	Stone external walls. Brick external walls. Some rendered walling. Corrugated profile sheet roofing. Painted timber window frames and doors. Painted timber verandah posts. Masonry columns or half columns. Brick, render or stone chimneys.
	Fencing	Low masonry wall. Timber post and rail. Timber picket fence. 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.
	Representative Buildings	Identified - refer to SA planning database.
MtB12	**Nairne Historic Area Statement (MtB12)** 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 1839. Buildings and structures predominantly dating from the late 19th century reflecting surrounding agricultural activity, mining, smelting and civic services. Predominately small scale, single storeyed detached dwellings. 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. Original alignment of roads, streets and allotment layouts remain. Deep, narrow allotments.
	Architectural styles, detailing and built form features	Early stone dwellings, outbuildings, shops, hotels and churches. Compact, intact and rustic collection of small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century. Pioneer building techniques and materials typical of an early settlement. Symmetrical frontages to early buildings. Asymmetrical frontages to interwar buildings. Hipped and gable roof forms. Parapet ends to shop fronts. Separate verandahs with concave, bullnose or monopitch profile. 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. Brick external walls. Some rendered walls. Brick quoins. Corrugated profile sheeting roofing. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick, render or stone chimneys.
	Fencing	Timber picket fencing. Some timber post and rail. Hedging to street front. Low masonry walls.
	Setting, landscaping, streetscape and public realm features	Verandahs, canopies and balconies provide shelter to pedestrians on Old Princes Highway. Some gravel paths to Edinborough Street. Mature street trees to Old Princes Highway.
	Representative Buildings	Identified - refer to SA planning database.
	Paddys Hill, Mount Barker Historic Area Statement (MtB13) 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	1848. Detached dwellings of early European settlements. A visual landmark of the eastern landscaped boundary of the town.

Statement#		Statement
MtB13		Area represents religious beliefs including places of study, worship and burial in a landscaped setting.
	Allotments, subdivision and built form patterns	Open landscape. Varying allotment sizes.
	Architectural styles, detailing and built form features	Early stone dwellings. Single and double storeyed detached villas dating predominantly from the late 19th and early 20th century. Symmetrical frontages. Separate verandahs or as continuation of main roof. Hipped and gable roof forms with ridge typically parallel to the street. Verandahs with bullnose, concave or monopitch form.
	Building height	Single storeyed dwellings external wall height varies from 3 to 4 metres. Double storeyed dwellings external wall height varies from 6 to 8 metres.
	Materials	Stone external walls. Brick quoins. Corrugated profile sheet roofing. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick, render or stone chimneys.
	Fencing	Timber post and rail. Timber posts and woven wire mesh.
	Setting, landscaping, streetscape and public realm features	Vegetated landscape setting. Mature eucalypts along Paddys Hill Road, Springs Road, Dutton Road, Railway Place and Daddow Road.
	Representative Buildings	Identified - refer to SA planning database.
MtB14	**Hahndorf, North Approaches Historic Area Statement (MtB14)** 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	Mid to late 19th and early 20th Century. Dwellings associated with pioneer families and development of the district. Indicative of boom period from late 1880's to early 1900's. Adjacent to the Hahndorf State Heritage Area.
	Allotments, subdivision and built form patterns	Large detached dwellings. Substantial gardens with interspersed view to the rural hinterland Generous setbacks of building from the main road. Linear residential development along the main arterial road to Adelaide.
	Architectural styles, detailing and built form features	Late 19th and early 20th century stone villas, cottages and bungalows. Some early Germanic influence buildings. Predominantly single storeyed, detached and semidetached buildings and structures. Some double storeyed buildings. Symmetrical frontages to villas and cottages. Asymmetrical frontages to bungalows and some villas. Pioneer building techniques and materials. Parapet walls to end gables.
	Building height	External wall heights varies from 3 to 8 metres.
	Materials	Stone external walls. Some brick external walls. Some rendered walling. Corrugated profile sheet roofing. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick, render or stone chimneys.
	Fencing	Timber picket fence. Hedging to street front. Low masonry.
	Setting, landscaping, streetscape and public realm features	Open landscaping indicative of traditional rural entrance to township. Mature deciduous street trees. Predominantly unmade verges and footpaths. Street furniture unadorned.
	Representative Buildings	*[Not identified]*
	Pine Avenue, Hahndorf Historic Area Statement (MtB15) 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	Interwar. Single storeyed, detached built form of Interwar developments. Structures reflect continuing prosperity of the town well into the mid-20th century.

Statement#		Statement
MtB15		Adjacent to the Hahndorf State Heritage Area.
	Allotments, subdivision and built form patterns	Long allotments typically orthogonal to the street. Substantial curtilage around existing dwellings. Generous setbacks between dwellings and to the street.
	Architectural styles, detailing and built form features	Late 19th century and late 20th century stone villas and bungalows. Intact collection of single storeyed, detached and semidetached buildings. Symmetrical and asymmetric frontages. Some sun-rooms within verandah roof. Masonry columns or half columns. Hipped and gable roof forms. Projected front gables. Separate verandahs or as a continuation of the main roof.
	Building height	External wall height varies from 3 to 4 metres.
	Materials	Dressed stone / ashlar. Brick quoins. Corrugated profile sheet roofing. Painted timber window frames and doors. Brick, render or stone chimneys.
	Fencing	Low masonry. Timber picket.
	Setting, landscaping, streetscape and public realm features	Mature deciduous street trees. 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)** 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 mid to late 19th Century. Buildings and structures dating from the 19th century reflecting early settlement and prosperity post settlement. Predominantly single story, with some double storey detached built forms. Public and religious buildings. Adjacent to the Hahndorf State Heritage Area.
	Allotments, subdivision and built form patterns	Varying allotment sizes and shapes to the main street. 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. Symmetrical frontages and separate verandahs. Parapet walls to shop fronts. Parapet walls to end gables. Hipped and gable roof forms. Half hipped (Germanic influence). 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. Rendered external walls. Some half-timbering / fachwerk. Corrugated profile roof sheeting. Brick quoins. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick, render or stone chimneys.
	Fencing	Some low timber picket fencing.
	Setting, landscaping, streetscape and public realm features	Simplistic planter boxes. Street furniture unadorned. Sense of place established by mature deciduous street trees.
	Representative Buildings	*[Not identified]*
	Auricht Road, Hahndorf Historic Area Statement (MtB17) 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 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. Historic Strassendorf land division pattern remains evident. Regular and repeated long narrow allotments typically orthogonal to the street. Small setbacks from road.
	Architectural styles,	Single storey detached dwellings.

Statement#	Statement	
MtB17	detailing and built form features	Brick and stone dwellings and outbuildings. Hipped and gable roof forms. 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. Brick external walls. Brick quoins. Corrugated profile sheet roofing. Brick, render or stone chimneys.
	Fencing	Low masonry. Timber picket. Hedging to street front.
	Setting, landscaping, streetscape and public realm features	Some street trees. Footpath to eastern side only. Thoroughfare to main road.
	Representative Buildings	*[Not identified]*
MtB18	**Hahndorf Rural Setting Historic Area Statement (MtB18)** 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 Late 19th to 20th century. Rural landscape. Low intensity agricultural and pastoral lands. Adjacent to the Hahndorf State Heritage Area.
	Allotments, subdivision and built form patterns	Open farmland. Allotments of varying sizes. Some Strassendorf and Hufendorf allotments.
	Architectural styles, detailing and built form features	Interwar bungalows. Late 19th to 20th century cottages. Small scale, single storeyed detached buildings and structures. Hipped and gable roofs. Separate verandahs with bullnose, concave or monopitch form. Verandahs as a continuation of the main roof.
	Building height	External wall height varies from 3 to 4 meters.
	Materials	Dressed stone external walls. Brick external walls. Brick quoins. Corrugated profile roof sheeting. Brick or render chimneys.
	Fencing	Hedging to street front. Timber post and rail.
	Setting, landscaping, streetscape and public realm features	Rural backdrop to township of Hahndorf. Paddocks. Native vegetation. Informal landscaped appearance.
	Representative Buildings	*[Not identified]*
MtB19	**Kia-Ora Street, Mount Barker Historic Area Statement (MtB19)** 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 early 20th Century to 1950's. Interwar architecture. Small compact dwellings which reflect the continuing prosperity of the town well into the mid-20th century. Represents a period of housing and streetscaping largely Intact. 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. Small front setbacks. Reasonably consistent widths to street frontage. Unique no through road.
	Architectural styles, detailing and built form features	Dressed stone and red brick construction. Single storeyed, detached dwellings. Asymmetric frontages.
	Building height	External wall height varies from 3 to 4 metres.
	Materials	Dressed stone and red brick external walls. Brick quoins.

Statement#		Statement
		Some rendered walling. Corrugated profile roof sheeting. Tiled roofs. Painted timber window frames and doors. Some painted timber verandah posts with ornate decoration. Painted masonry columns and half columns. Brick or render chimneys.
	Fencing	Low masonry. Timber post and woven wire. No fencing.
	Setting, landscaping, streetscape and public realm features	Verges and footpath unmade. 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.

These attributes 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	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. 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.

These attributes 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	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. Smaller allotments on the lower slopes.
Architectural styles, detailing and built form features	Varied building styles from one street to another. Grand houses dominating the higher slopes. On the lower slopes, workman's cottages. 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. Timber workman's cottages.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. 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.

MtG3

Railway Historic Area Statement (MtG3)

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	Transport and associated commercial history of the railyards, industrial. Development from period of settlement up to and including the 1920s.
Allotments, subdivision and built form patterns	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.
Architectural styles, detailing and built form features	Commercial/industrial in nature. Several buildings have frontage to Margaret Street and the Railway Lands. Railway station with associated platforms still exists.
Building height	Varying heights - single up to 3 to 4 storey high buildings dependant on their historical use.
Materials	Buildings are predominantly constructed from corrugated iron, timber or stone.
Fencing	Open styles of fencing - for example, timber post and rail; post and wire.
Setting, landscaping, streetscape and public realm features	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. Railway track and other elements including ballast, railway iron fences, telegraph poles, platforms and structures. Use of old railway carriages. Temporary, demountable or movable structures and plantings.
Reprasentative Buildings	Identified - refer to SA planning database.

St Andrews Historic Area Statement (MtG4)

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.

Statement#	Statement
MtG4	These attributes 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:** Institutional and residential. Development from period of settlement up to and including the 1920s. **Allotments, subdivision and built form patterns:** Generally narrow roads with residential buildings exhibiting minimal street set-backs. Large allotments along Elizabeth Street and Penola Road. Allotment sizes ranging from large to small. **Architectural styles, detailing and built form features:** 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. **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. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building. **Setting, landscaping, streetscape and public realm features:** Significant Institutional buildings. Many residences are located at the top of the hill, taking advantage of fine views over the city to the south. **Representative Buildings:** Identified - refer to SA planning database.
MtG5	**Vansittart Park Historic Area Statement (MtG5)** 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:** 1880s-1920s. **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. 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.
MtG6	**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. These attributes 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- 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. Side setbacks are in some cases small. **Architectural styles, detailing and built form features:** Diverse dwelling styles. Larger residences predominantly along Wehl Street South. Smaller stone or timber-clad workman's cottages close to the railway line. 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. Construction and materials reflecting traditional period and style. **Fencing:** Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. 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. 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	
MuBr1	**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. These attributes 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. **Allotments, subdivision and built form patterns:** Linear road pattern. Buildings square to the street. Moderate to large allotment sizes. **Architectural styles, detailing and built form features:** Varied built form including stone and brick dwellings with verandahs, Victorian dwellings, larger stone and brick cottages with verandahs. **Building height:** Low scale, single storey built form.

Statement#	Statement	
	Materials	Random limestone rubble. Stone and brick. Local limestone. Iron roofs.
	Fencing	Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	Entrance to the centre of Murray Bridge. Frontages of developments adequately landscaped. Swimming pool complex.
	Representative Buildings	Identified - refer to SA planning database.
MuBr2	**Mannum Road Historic Area Statement (MuBr2)** 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.
	Allotments, subdivision and built form patterns	Linear road pattern. Buildings square to the street. Moderate to large allotment sizes.
	Architectural styles, detailing and built form features	Varied built form including stone and brick dwellings with verandahs, Victorian dwellings, larger stone and brick cottages with verandahs.
	Building height	Low scale, single storey built form.
	Materials	Random limestone rubble. Stone and brick. Local limestone. Iron roofs.
	Fencing	Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	Entrance to the centre of Murray Bridge.
	Representative Buildings	Identified - refer to SA planning database.
MuBr3	**Swanport Road Historic Area Statement (MuBr3)** 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	Includes land between Mary Terrace and Rachel Street where some of the first subdivisions in Murray Bridge occurred in 1873.
	Allotments, subdivision and built form patterns	Grid like pattern involving a number of narrow lanes and varying street widths. Consistent setback distances to both the front and side of dwellings.
	Architectural styles, detailing and built form features	Dwellings in this locality display a strong repetitive architectural style.
	Building height	Low scale, single storey built form.
	Materials	Random limestone rubble. Stone and brick. Local limestone. Iron roofs.
	Fencing	Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	Entrance to the centre of Murray Bridge. Larger, well established front gardens.
	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. These attributes 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 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. These attributes 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	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. 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. 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.

Statement#	Statement	
		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. 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; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings. 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, streetscape and public realm features	Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles. Open landscape character to front garden, which enhances dwelling and streetscape quality. Wide streets lined with mature trees.
	Representative Buildings	Identified - refer to SA planning database.
NPSP2	**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. These attributes 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	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. Timber picket, timber dowelling, simple masonry and cast iron palisade. 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.
NPSP3	**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. These attributes 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	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. 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. 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.
NPSP4	**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. These attributes 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	1900s-1930s. Detached dwellings. Joslin/Royston Park Historic Area is divided into two separate locations: 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.
	Allotments, subdivision and built form patterns	Regular pattern of large allotments.
	Architectural styles, detailing and built form features	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.
	Building height	Single-storey, two storeys in some locations.
	Materials	Stone dwelling walls and original joinery.
	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 (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. Timber picket, timber paling or woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings. Timber paling, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for Bungalow and Tudor house styles. Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.
	Setting, landscaping, streetscape and public realm features	Area characterised by regularity of the wide, tree lined avenues. Landscaped garden setting, particularly in front of dwelling; Streets lined with distinctive street trees.
	Representative Buildings	Identified - refer to SA planning database.
	Kensington 1 Historic Area Statement (NPSP5) 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	
NPSP5	Eras, themes and context	1838-1860; 1861-1880; 1881-1900; 1901-1915; 1916-1939. Residential urban village characterised by buildings, settings street patterns and natural features. Range of dwelling types.
	Allotments, subdivision and built form patterns	Original historic pattern.
	Architectural styles, detailing and built form features	Larger Victorian-style brick and stone buildings, Federation era brick and stone buildings and bungalow-styled buildings of the post-1918 period. Significant corner buildings contribute to the character.
	Building height	Up to two storeys.
	Materials	Pise, stone or brick.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	The unique diagonal street pattern of Kensington is an important part of its character.
	Representative Buildings	Identified - refer to SA planning database.

Kensington 2 Historic Area Statement (NPSP6)

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.

NPSP6		
	Eras, themes and context	Dominant and historic institutional buildings of the St Joseph's Convent. Range of dwelling types.
	Allotments, subdivision and built form patterns	Original historic pattern.
	Architectural styles, detailing and built form features	St Joseph's Convent buildings.
	Building height	Up to two storeys.
	Materials	Stone, brick, natural coloured bagged render and/or brick as the main external finish to walls.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	Car parking and service areas are at the rear of buildings.
	Representative Buildings	*[Not identified]*

Kent Town 1 Historic Area Statement (NPSP7)

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.

NPSP7		
	Eras, themes and context	Pre 1890 (Victorian) and 1890-1915 (turn-of-the-century), 1915-1940 (bungalows). Range of dwelling types.
	Allotments, subdivision and built form patterns	Original historic pattern with large scale villas. Smaller scale row houses and courtyard-style housing on Little Angas and Little Wakefield Street frontages.
	Architectural styles, detailing and built form features	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.
	Building height	Up to two storeys.
	Materials	Stone, brick, natural coloured bagged render and/or brick as the main external finish to walls.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	*[Not stated]*
	Representative Buildings	*[Not identified]*

Kent Town 2 Historic Area Statement (NPSP8)

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.

NPSP8		
	Eras, themes and context	Pre-1920s. Range of dwelling types.
	Allotments, subdivision and built form patterns	Original historic pattern. Smaller scale row houses and courtyard-style housing on Dew Street frontage.
	Architectural styles, detailing and built form features	Double and single-fronted cottages.
	Building height	Up to two storeys.
	Materials	Bluestone or sandstone.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	Consistency of front set-backs, in particular, the row of double-fronted houses in Grenfell Street.
	Representative Buildings	*[Not identified]*

Marden (Broad Street / Pollock Avenue) Historic Area Statement (NPSP9)

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	Small group of dwellings, dating from 1910s. Detached dwellings. Semi-detached dwellings on Broad Street.
	Allotments, subdivision and built form patterns	Original historic pattern. Detached dwellings of modest proportions, set relatively close to Pollock Avenue. Mix of detached and semi-detached dwellings on Broad Street.

Statement#	Statement	
NPSP9	Architectural styles, detailing and built form features	Detached dwellings of modest proportions. Features such as the typical bull-nose verandah and gable ends, which are elaborated with strapping or finials.
	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. Timber picket and paling, woven crimped wire, or corrugated iron or mini orb within timber framing. Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.
	Setting, landscaping, streetscape and public realm features	Narrow street width, street plantings and footpath treatments of Pollock Avenue.
	Representative Buildings	Identified - refer to SA planning database.

Maylands Historic Area Statement (NPSP10)

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.

NPSP10		
	Eras, themes and context	Late 1800s onwards. Detached and semi-detached dwellings.
	Allotments, subdivision and built form patterns	Similar to Stepney area but with greater percentage of larger allotments, with proportionately larger homes. Allotments of generous size. Original historic pattern.
	Architectural styles, detailing and built form features	Double-fronted detached villas and cottages of modest proportions with substantial established gardens. Single-fronted attached dwellings of sandstone and bluestone construction. Remaining corner shop structures. Verandahs along the primary frontage.
	Building height	Single-storey.
	Materials	Sandstone and bluestone.
	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) or 1.5m (other materials), allowing views to dwelling. Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing. Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.
	Setting, landscaping, streetscape and public realm features	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. Street trees are present in most of the streets and make a solid contribution to the overall character.
	Representative Buildings	Identified - refer to SA planning database.

Norwood 1 Historic Area Statement (NPSP11)

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.

NPSP11		
	Eras, themes and context	Late 19th Century (pre 1920s). Residential. Range of dwelling types.
	Allotments, subdivision and built form patterns	Original historic pattern. Consistent front setback patterns.
	Architectural styles, detailing and built form features	Single-fronted and double-fronted cottages.
	Building height	Up to two storeys.
	Materials	Bluestone, sandstone, pise or brick.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	*[Not stated]*
	Representative Buildings	*[Not identified]*

Norwood 2 Historic Area Statement (NPSP12)

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.

NPSP12		
	Eras, themes and context	Late 19th Century and turn-of-the-century. Residential. Range of dwelling types.
	Allotments, subdivision and built form patterns	Original historic pattern. Limited front and side setbacks.
	Architectural styles, detailing and built form features	Single-fronted, double-fronted, semi-detached and row cottages.
	Building height	Up to two storeys.
	Materials	Bluestone or sandstone with brick.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	*[Not stated]*
	Representative Buildings	*[Not identified]*

Norwood 3 Historic Area Statement (NPSP13)

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 turn-of-the-century (pre 1920). Range of dwelling types.
	Allotments, subdivision and built form patterns	Original historic pattern.

Statement#	Statement	
NPSP13	Architectural styles, detailing and built form features	Villas and double-fronted cottages. Prominent key heritage buildings e.g. St Bartholomew's Church.
	Building height	Up to two storeys.
	Materials	Sandstone or bluestone with brick.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	Set-back consistently with landscaped frontages.
	Representative Buildings	*[Not identified]*
NPSP14	**Norwood 4 Historic Area Statement (NPSP14)** 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, early 20th Century and some later period dwellings (pre 1940). Range of dwelling types.
	Allotments, subdivision and built form patterns	Original historic pattern. 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)** 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 to 1920. 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. Development of a more generous scale which fronts William Street. 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. 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]*
	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. State Bank bungalows in Kapunda Terrace. Local shop and attached dwelling at the junction of Harcourt Road and Kapunda Terrace. Original verandahs along the primary frontage. 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. Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for villas.

Statement#	Statement	
		Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings. Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows. 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. 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). Detached and semi-detached dwellings.
	Allotments, subdivision and built form patterns	Historic settlement sections of George Street and Henry Street, Payneham. Dwellings closely set on small, narrow fronted allotments and built close to the street with minimal setbacks and separation distances. 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. 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. Timber picket, timber dowelling, simple masonry and cast iron palisade, or corrugated iron or mini orb within timber framing. Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.
	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 In College Park and along Fifth and Sixth Avenue - small to medium sized allotments. 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. 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. Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber. 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. Rear vehicle access lanes. Landscaping around dwellings is an important design element. 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. Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation. 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. 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. Timber picket, timber dowelling, masonry and cast iron palisade.
	Setting, landscaping, streetscape and public realm features	Street trees feature to a varying degree due to the species selection and age of planting. Rear lanes used for vehicular access and garages
	Representative Buildings	Identified - refer to SA planning database.
	The Avenues Historic Area Statement (NPSP20)	

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>NPSP20</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.

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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>Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war.

Detached dwellings.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them.

Primary dwelling frontages to streets, not lanes.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.

Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.

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.

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.

Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.

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.

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.</td></tr>
<tr><td>Building height</td><td>Predominantly single-storey, up to two storeys in some locations.</td></tr>
<tr><td>Materials</td><td>Bluestone or sandstone dressed and coursed.</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, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.

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.

Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.

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.

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>Landscaping around a dwelling, particularly in the front garden, is an important design element.

In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>NPSP21</td><td>
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.

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<table>
<tr><td>Eras, themes and context</td><td>Late 19th Century and early 20th Century.

Buildings primarily originally constructed as dwellings but now used for a range of land uses, including office, consulting rooms, residential, tourist and other accommodation.</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>Grand scale late 19th Century and early 20th Century mansions set well back from the Dequetteville Terrace frontage.

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.

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)

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>Pre 1890s, Victorian and post 1918 period.

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.

Larger Victorian-styled brick and stone buildings.

Federation era brick and stone buildings.

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.

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>
</table>

Statement#	Statement

Payneham Road Historic Area Statement (NPSP23)

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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NPSP23

Eras, themes and context	1870s and 1880s, early 1900s, and post-World War II. 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.
Allotments, subdivision and built form patterns	Minimal set back from the Payneham Road frontage.
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. 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.

Portrush Road Historic Area Statement (NPSP24)

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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NPSP24

Eras, themes and context	1880s and 1890s. 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. Residential character. 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.

The Parade / Fullarton Road Historic Area Statement (NPSP25)

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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NPSP25

Eras, themes and context	Pre 1890s (Victorian). 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. 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, 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. Well established garden settings. High standard of landscaping incorporating large trees which reinforce the leafy avenue character of these roads.
Representative Buildings	*[Not identified]*

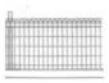
Heathpool Historic Area Statement (NPSP26)

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	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'. 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. 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. 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. 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

Statement#		Statement
NPSP26		landscaped open space. Allotments are generally between 1000m² and 1400m². Sites comprised of double allotments in the order of 1700m² to 2500m². 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. Front setbacks are generous and range from 9 metres to 21 metres. Spaciousness around dwellings with site coverage in the order of 30 to 45 per cent on original allotments. 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. 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. 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. Porches and verandahs in keeping with the scale and style of associated dwellings, either projecting or as a continuation of the main roof structure. 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. Where a second building level exists, it is setback from side boundaries and incorporated within the roof-pitch. 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. 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. 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. 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. Pitched roofs in galvanised iron sheet or terracotta tiles, including double steep gables. Original materials and finishes and unpainted masonry. Detailing around doors, windows, wall edges and gables. Timber framed sash or casement style window openings and use of projecting bay windows. 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. 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.  Woven wire mesh
	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. Tree lined streets creating a leafy public realm. Trees and tennis courts on larger sites, adding to the sense of buildings integrated into landscaped settings. 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

Clarendon Historic Area Statement (Onka1)

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.

Onka1	Eras, themes and context	1840s - 1890s. 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. Relatively large allotments, typical of a country township. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment. Substantial space between buildings. 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. Building frontages are parallel to streets becoming more random out from the centre of the township. 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. Agriculture and viticulture related structures such as winery buildings, farmhouses and barns. 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. War memorial. 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 short roof spans 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. 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 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 Roof - slate or corrugated iron Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts Consistent with the materials used in the 1840s-1890s buildings within the township. Unobtrusive, natural colours.
	Fencing	Picket fence. Woven wire. Timber post-and-rail or post-and-wire 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	Lineal township laid out along a narrow valley floor.

Statement#		Statement
	public realm features	Township located within a steeply-sided valley and a hillside, rural setting. Narrow streets. The reservoir and the Onkaparinga River. Mature landscape environment where well-established trees and vegetation reinforce the country township character and emphasise the space between buildings. Village or rural township character. 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)** 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 - early 1900s. 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. Relatively large allotments, typical of country township. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment. Substantial space between buildings. 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. 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. 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. 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. 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. Roof - corrugated iron, slate, stringy bark shingles. Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. 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. 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	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)** 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 - 1920s. 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. 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. 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. Quoins - rendered, brick. Roof - corrugated iron. 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. Attractive public open spaces formed around the Field River. Creek line running through the centre of the town.
	Representative Buildings	*[Not identified]*
	Old Noarlunga Historic Area Statement (Onka4) 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
Onka4	Eras, themes and context	1840s - 1930s. Bungalows and c1920s stage of development. 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. 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. 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. 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. 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 Quoins - rendered, brick Roof - corrugated iron, gables with timber strapping Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. Cream, dark green and muted-earth colours.
	Fencing	Randomly-laid stone. Post-and-rail. Timber picket. Woven wire 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	Sited in a bend of the Onkaparinga River. Enclosed by prominent steep river embankments. Township edges defined by open space and national park. Self-contained village with a strong 'main street' character. Town square (former Market Square). Horseshoe Park.
	Representative Buildings	*[Not identified]*
Onka5	**Port Willunga Historic Area Statement (Onka5)** 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 - 1930s. 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. Traditional grid pattern elsewhere. Based on gridiron pattern. 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. 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. 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. Quoins - rendered, brick. Roof - corrugated iron, slate, dark grey. 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]*
	Aldinga Historic Area Statement (Onka6) 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 - 1920s. 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. Large allotments perpendicular to the roads. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment. Substantial space between buildings. 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. Building frontages are parallel to streets becoming more random out from the centre of the township. Based on gridiron pattern.

Statement#		Statement
Onka6		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. 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. 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. Quoins - rendered, brick. Roof - corrugated iron, Willunga slate. 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.
	Representative Buildings	*[Not identified]*
Onka7	**Willunga Historic Area Statement (Onka7)** 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	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. Laid out around High Street, the main thoroughfare through the town, which cuts diagonally through the original subdivision. Allotments perpendicular to High Street in centre of township. Grid pattern with allotments perpendicular to streets in southern section of township. Original allotments of around half an acre. Subsequent land division has occurred, but allotments remain relatively large. Early buildings line High street and the road out of Willunga to Aldinga and McLaren Vale. Rectilinear. 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. 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. 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. 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. Quoins - stone, rendered, brick. Roof - corrugated iron, Willunga slate. Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. 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)

Ob1	**Blinman Historic Area Statement (Ob1)** 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	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.	
	Eras, themes and context	Small community and historic centre.

Statement#	Statement	
Ob2	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. Civic, commercial and retail. 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.
	Setting, landscaping, streetscape and public realm features	Along Main Street and within the town centre, consistent setbacks and a strong building line with little interruption. Buildings 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.

Yongala Township Historic Area Statement (Pet2)

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.

PET2		
	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

One Tree Hill Historic Area Statement (Play1)

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.

Play1		
	Eras, themes and context	1860s - Uniting Church & Cemetery, Cottages. 1900s - Institute & War Memorial.
	Allotments, subdivision and built form patterns	Orderly allotment configuration fronting Black Top Road. Varying front setbacks. Generous side setbacks.
	Architectural styles, detailing and built form features	Early symmetrical cottages of low scale and simple form. Institutional/community period buildings featuring simple gable form. Rectilinear plan forms. Moderate degree of modulation and articulation. 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. Single storey institutional/community buildings.
	Materials	Consistent with the materials used in the 1860s to 1900s period. Institutional/community buildings featuring local stone face, walls unpainted. Private buildings featuring rendered and painted 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. Low open style fencing.

Statement#	Statement	
		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. 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 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)

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 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.

Mainstreet Historic Area Statement (PAdE4)

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'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,	Commercial buildings featuring a fine grain fabric of small scale tenancies with narrow frontages. The extensive use of balconies and verandahs over footpaths.

Statement#	Statement	
PAdE4	detailing and built form features	
	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.
PAdE5	**Woolstores Historic Area Statement (PAdE5)** 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's - 1940's built development.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	Large purpose designed woolstores and warehouses featuring strong and robust built forms with parapet walls and saw tooth roofs. Simple, single storey workers cottages.
	Building height	Large masonry woolstores buildings ranging from single to four storeys. Single storey former workers cottages.
	Materials	Masonry and corrugated iron feature strongly and are key defining materials. Materials consistent with the style of building and era of its original construction.
	Fencing	*[Not stated]*
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	Identified - refer to SA planning database.
PAdE6	**Semaphore Road Historic Area Statement (PAdE6)** 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'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.
	Allotments, subdivision and built form patterns	Semaphore Road is a wide east west road that in this area runs from Causeway Road to the Esplanade. Allotments are orientated so that buildings address Semaphore Road. Allotment sizes vary to accommodate a range of retail and commercial uses. Retail and commercial buildings built to and addressing the Semaphore Road frontage.
	Architectural styles, detailing and built form features	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.
	Building height	Predominately single storey and two storey.
	Materials	Materials consistent with the style of building and era of its original construction.
	Fencing	None for retail and commercial buildings. 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.
	Setting, landscaping, streetscape and public realm features	A popular main street that links Semaphore and Port Adelaide and provides a pleasant environment for both seaside holiday makers and residents. 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. A generous public foreshore provides a popular recreation area and the backdrop and view to the western end of Semaphore Road. 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. Many well maintained commercial and residential buildings from the 1880s to the 1920s remain in the area. There are many Local Heritage listed 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)** 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's - 1920's built development. 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. 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. 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.

Statement#		Statement
		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

Port Pirie Historic Area Statement (PtPi1)

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.

PtPi1	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. 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)

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.

PtPi2	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

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.

Pr1	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. 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. 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. 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.

Pr2	Eras, themes and context	Late 1870s, late 19th speculative housing by local builder James Trevail for middle class home buyers.
	Allotments, subdivision and built form patterns	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. 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.
	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. 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.

Statement#	Statement	
	Building height	Single storey, moderate residential scale. Essentially single storey residences which take advantage of the sloping topography to the west.
	Materials	Stone walls and limited external colour palette with detailing around windows, doors and edges of walls.
	Fencing	Low open style to 1.2 metres high with mainly masonry and iron materials.
	Setting, landscaping, streetscape and public realm features	Homogenous streetscape of houses and associated buildings. Substantial well landscaped gardens with front yards that complement the style of the dwelling. Narrow verge with mature street trees. Garages and carports are designed and sited to be subordinate to the main dwelling.
	Representative Buildings	Identified - refer to SA planning database.
Pr3	**Little Adelaide Historic Area Statement (Pr3)** 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	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.
	Allotments, subdivision and built form patterns	Is centred on a triangle created by Main North Road, Carter Street, Highbury Street and Argyle Street. Narrow allotments of varying widths and narrow streets. Small setbacks from all boundaries with compact spaces between buildings.
	Architectural styles, detailing and built form features	Coherent pattern of small cottages with common features including pitched roofs, brick chimneys & front verandahs. 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.
	Building height	Single storey. Compact small single fronted and attached cottages.
	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	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.
	Representative Buildings	Identified - refer to SA planning database.
Pr4	**Whinham Street Historic Area Statement (Pr4)** 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 villas.
	Allotments, subdivision and built form patterns	Regular subdivision pattern. Consistent moderate street setbacks. Large and small asymmetrical side setbacks to dwellings.
	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. 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. Narrow verge with mature street trees. Relative lack of high, solid fencing enables the principal elevation of the homes to be visible from the public realm. Homogenous streetscape of villas. 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)** 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 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. Consistent setbacks. 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. 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	Substantial front gardens.

Statement#	Statement	
	public realm features	Very leafy streetscape. Civic and residential character. Strong visual axis between the Town Hall and the Memorial Gates to Prospect Oval. Garages and carports are designed and sited to be subordinate to the main dwelling.
	Representative Buildings	Identified - refer to SA planning database.
Pr6	**Martin Avenue Historic Area Statement (Pr6)** 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	Inter-War residential.
	Allotments, subdivision and built form patterns	Large allotments. Regular generous front setbacks. Large and small asymmetrical side setbacks to dwellings.
	Architectural styles, detailing and built form features	Mix of bungalows, 'gentleman's residence' and Tudor homes. Range of designs with homogeneity derived from decorative front facades, pitched roofs, brick chimneys & front verandahs. Additions to the side and rear of dwellings.
	Building height	Single to two storey and large residential scale. Two storey additions are within the roof space or to rear of buildings.
	Materials	Face stone and brick walls and terracotta tiled roofs, original finishes.
	Fencing	Low open style to 1.2 metres high. Fences comprising low masonry plinth with regularly spaced columns and iron above to a medium height.
	Setting, landscaping, streetscape and public realm features	Large, well landscaped front yards as an extension of a green and leafy streetscape with mature canopy over grassed verges. Street trees and wide grassed verges combine with the generous setbacks to contribute to the spacious appearance of the public realm. Garages and carports are designed and sited to be subordinate to the main dwelling.
	Representative Buildings	Identified - refer to SA planning database.
Pr7	**North Ovingham Historic Area Statement (Pr7)** 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 housing. 1877 - 1879.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	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.
	Building height	Single storey and small residential scale.
	Materials	Stone walls and steps facing stone and brick houses and attached cottages with verandahs, corrugated iron roofs.
	Fencing	Low open style to 1.2 metres high associated with the design of the dwelling and allows gardens to spill onto the street.
	Setting, landscaping, streetscape and public realm features	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. Where present, garages and carports are designed and sited to be subordinate to the main dwelling.
	Representative Buildings	*Identified - refer to SA planning database*
Pr8	**Prospect Lanes Historic Area Statement (Pr8)** 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	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.
	Allotments, subdivision and built form patterns	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.
	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. 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.
	Building height	Single storey.
	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	Consistent moderate street setbacks. Large and small asymmetrical side setbacks to dwellings. 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	*Identified - refer to SA planning database*
	Highbury Historic Area Statement (Pr9) 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	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,	Regular subdivision pattern with consistent large frontages and site areas.

Statement#	Statement	
Pr9	subdivision and built form patterns	Regular moderate front setbacks. 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. 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	*Identified - refer to SA planning database*

Ballville/Gloucester Historic Area Statement (Pr10)

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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Pr10	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. 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. 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. St Cuthbert's Anglican Church and its adjacent manse are prominent landmarks. Garages and carports are designed and sited to be subordinate to the main dwelling.
	Representative Buildings	*Identified - refer to SA planning database*

Medindie Gardens Historic Area Statement (Pr11)

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.

Pr11	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. 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. 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	*Identified - refer to SA planning database*

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.

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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.

RO1	Eras, themes and context	19th century and early decades of 20th century. 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. 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.

Statement#	Statement	
	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

Bordertown Historic Area Statement (Tat1)

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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TAT1	Eras, themes and context	1910-1930.
	Allotments, subdivision and built form patterns	Traditional grid. 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

Tea Tree Gully Township Historic Area Statement (TTG1)

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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TTG1	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.
	Setting, landscaping, streetscape and public realm features	Undulating and natural setting with minimal cut and fill, and extensive planting and landscaping. The Township provides for a visual transition between the rural landscape of the hills to the east and the suburban plains to the west. Angove's tower and cellar are recognised as landmark buildings and are important elements of the western gateway, including vistas of the tower. 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. 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. Strong landscape setting dominated by undulating topography. Significant stands of native trees and intensively landscaped watercourse of Tea Tree Creek 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

Centres Conservation - Goodwood, King William and Fullarton Roads Historic Area Statement (Un1)

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.

Un1	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. 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. 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. 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. 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. King William Road - early commercial centre from the late nineteenth century comprising some larger buildings and primarily small narrow fronted premises. Fullarton Road - residential buildings, some converted to community and commercial uses, and low-key, well landscaped gardens and State Heritage significant mansion 'Hughes Estate'.

Statement#	Statement	
	Representative Buildings	Identified - refer to SA planning database.
Un2	**Residential Compact Goodwood Estate Historic Area Statement (Un2)** 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 to 1900 built development.
	Allotments, subdivision and built form patterns	Simple grid layout pattern, 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 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.
	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. Corrugated Iron 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	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.
	Representative Buildings	Identified - refer to SA planning database.
Un3	**Residential Compact Parkside St Ann's Estate Historic Area Statement (Un3)** 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 to 1940 built development.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	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.
	Building height	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.
	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.
	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	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.
	Representative Buildings	Identified - refer to SA planning database.
Un4	**Residential Compact Forestville (North) Historic Area Statement (Un4)** 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. 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. Narrow verges. Modest street trees.
	Representative Buildings	*[Not identified]*
	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.	
	Eras, themes and	1880 to 1930 built development.

Statement#	Statement	
Un5	context	
	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. Narrow verges and Modest street trees.
	Representative Buildings	*[Not identified]*
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. 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. 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. Narrow verges. Modest street trees.
	Representative Buildings	*[Not identified]*
Un8	**Residential Compact Forrestville and Fullarton Historic Area Statement (Un8)** 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 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. 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.

Statement#	Statement	
	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)** 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 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.
	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)** 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 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]*
Un11	**Residential Spacious Millswood Page Estate Historic Area Statement (Un11)** 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	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. 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 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.

Statement#	Statement	
	Representative Buildings	*[Not identified]*
Un12	**Residential Spacious Millswood Wooldridge Estate Historic Area Statement (Un12)** 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	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. 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]*
Un13	**Residential Spacious Unley and Malvern Trimmer Estate Historic Area Statement (Un13)** 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 1920 built development.
	Allotments, subdivision and built form patterns	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.
	Architectural styles, detailing and built form features	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.
	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. 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 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.
	Representative Buildings	*[Not identified]*
Un14	**Residential Spacious Clarence Park Historic Area Statement (Un14)** 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 1940 built development.
	Allotments, subdivision and built form patterns	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.
	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. 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 Everard Park and Forestville (East) Historic Area Statement (Un15) 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	
Un15	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. 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)** 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 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 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)** 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 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)** 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 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.

Statement#		Statement
	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]*
Un19	**Residential Spacious Unley (Allen Grove) Historic Area Statement (Un19)** 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	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]*
Un20	**Residential Spacious Unley (North) Historic Area Statement (Un20)** 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 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.
	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)** 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 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. 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]*

Statement#	Statement

Un22

Residential Spacious Wayville Historic Area Statement (Un22)

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 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.
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]*

Un23

Residential Spacious Fullarton (West) Historic Area Statement (Un23)

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	1900 to 1940 built development.
Allotments, subdivision and built form patterns	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.
Architectural styles, detailing and built form features	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.
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]*

Un24

Residential Spacious Unley Park (West) Historic Area Statement (Un24)

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	1900 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	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 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 Malvern Highgate Fullarton and Myrtle Bank (South) Historic Area Statement (Un25)

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 1940 built development.
Allotments,	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.

Statement#	Statement	
Un25	subdivision and built form patterns	
	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. 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]*
Un26	**Residential Spacious Myrtle Bank (North) Historic Area Statement (Un26)** 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 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. 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)** 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 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 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]*
Un28	**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.	
	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. 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.

Statement#	Statement	
	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.

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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.

ViH1		
	Eras, themes and context	1870s to 1890s era, a period of early development in Victor Harbor. 1920s to 1930s when Victor Harbor experienced a boom period as a holiday destination.
	Allotments, subdivision and built form patterns	Mostly grid pattern. 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. Late 1800s era shops (some with Inter-war additions), dwellings, shop/dwellings, town hall, institute/library, hotels, former banks, railway buildings and associated infrastructure. Victorian stylistic influences. Inter-War commercial and public buildings, some with Art-Deco and some with Stripped Classical stylistic influences. Low scale and simple form. 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

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.

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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.

WAKR1		
	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]

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.

WAKR2		
	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.
	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]

Humphrey / Baker Streets, Balaklava Historic Area Statement (WakR3)

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	
WAKR3	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]

Fisher / Charles Streets, Balaklava Historic Area Statement (WakR4)

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.

WAKR4	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]

Ralli / John Streets, Balaklava Historic Area Statement (WakR5)

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.

WAKR5	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]

Burney Street, Blyth (WakR6)

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.

WAKR6	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]

Harley Street, Blyth Historic Area Statement (WakR7)

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.

Statement#	Statement	
WAKR7	Allotments, subdivision and built form patterns	[Not stated]
	Architectural styles, detailing and built form features	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.
	Building height	Single storey.
	Materials	Local stone, masonry, stucco, red brick quoins, corrugated iron, brick chimneys.
	Fences	Timber picket fences forward of dwellings attached to shops no more than 1m in height.
	Setting, landscaping, streetscape and public realm features	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.
	Representative Buildings	[Not identified]
WAKR8	**March Street, Bowmans Historic Area Statement (WakR8)** 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	1923. Railways.
	Allotments, subdivision and built form patterns	[Not stated]
	Architectural styles, detailing and built form features	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.
	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]
WAKR9	**Main Street Brinkworth Historic Area Statement (WakR9)** 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	1892-1920. Civic, commercial and retail.
	Allotments, subdivision and built form patterns	Wide allotments.
	Architectural styles, detailing and built form features	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.
	Building height	Single storey.
	Materials	Local stone, masonry, red brick quoins, weatherboard and corrugated iron. Brick chimneys. Timber verandah posts.
	Fences	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 square to the street with consistent front and side setbacks.
	Representative Buildings	[Not identified]
WAKR10	**Light Street, Hamley Bridge Historic Area Statement (WakR10)** 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	1868-1930. Civic, commercial and retail.
	Allotments, subdivision and built form patterns	[Not stated]
	Architectural styles, detailing and built form features	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. 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.
	Building height	Single storey.
	Materials	Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors, brick chimneys, timber verandah posts.
	Fences	Picket and woven wire fences not exceeding 1.2m to Light Street.
	Setting, landscaping, streetscape and public realm features	Buildings sited close and square to the street.
	Representative Buildings	[Not identified]
	Hill / Archer Streets, Hamley Bridge Historic Areas Statement (WakR11) 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.	

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>WAKR11</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>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>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>WAKR12</td><td>Stockport Road, Hamley Bridge Historic Areas Statement (WakR12)

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><td>Eras, themes and context</td><td>1884-1930.</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 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.</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>WAKR13</td><td>Main Street, Owen Historic Area Statement (WakR13)

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><td>Eras, themes and context</td><td>1880-1920.

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>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.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, corrugated iron, timber windows and doors, brick quoins and chimneys, timber verandah posts.</td></tr>
<tr><td>Fences</td><td>Timber and wire fences to Main Street not exceeding 1.2m and corrugated iron fencing to other boundaries.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Buildings sited centrally on sites. Buildings sited close and square to streets. Consistent front and side setbacks. Landscaping comprising trees.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>WAKR14</td><td>Edward Street, Port Wakefield Historic Area Statement (WakR14)

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><td>Eras, themes and context</td><td>1850-1920.

Civic, commercial and retail main street.

Railways.</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>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.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, red quoins, corrugated iron, timber-framed windows and doors (particularly on shopfronts) and brick chimneys,</td></tr>
<tr><td>Fences</td><td>Timber and wire fences to Main Street and corrugated iron fencing to other boundaries. Front fences no more than 1.2 metres.</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></td><td>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.</td></tr>
</table>

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>WAKR15</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.

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>1850-1920.</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>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.</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>Buildings 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>WAKR16</td><td>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.

<table>
<tr><td>Eras, themes and context</td><td>1880-1925.

Rural.</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 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.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, red brick quoining, timber-framed windows and doors and corrugated iron roofing.</td></tr>
<tr><td>Fencing</td><td>Timber and wire fences not exceeding 1.2m to front boundaries. 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>WAKR17</td><td>Railway Terrace (East) / Fourth Street, Snowtown Historic Area Statement (WakR17)

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><td>Eras, themes and context</td><td>1878-1945.

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 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.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, galvanised iron, timber-framed windows, doors and verandah posts and stucco decoration and parapets.</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Buildings sited close and square to the street. Development sited full width across allotments with consistent front and side setbacks.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>WAKR18</td><td>Railway Terrace (West), Snowtown Historic Area Statement (WakR18)

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><td>Eras, themes and context</td><td>1910-1920.</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>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.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, horizontal timber planking, 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 Main Street 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>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td colspan="2">Historic Areas affecting Town of Walkerville</td></tr>
<tr><td></td><td>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.</td></tr>
</table>

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Walk1</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.

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>Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to late 1920s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>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.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>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.</td></tr>
<tr><td>Building height</td><td>Generally single storey. Two storey additions to the rear of buildings or within the roof space and on larger sites with setbacks.</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>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.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>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.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table></td></tr>
<tr><td>Walk2</td><td>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.

<table>
<tr><td>Eras, themes and context</td><td>Very-low and low density residential. 19th Century and early 20th Century.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>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.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>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.</td></tr>
<tr><td>Building height</td><td>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.</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. Consistent early stone and brick dwellings on large sites with wide frontages to public roads.</td></tr>
<tr><td>Fencing</td><td>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.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>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.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table></td></tr>
<tr><td>Walk3</td><td>Walkerville Terrace Historic Area Statement (Walk3)

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><td>Eras, themes and context</td><td>Low-density residential development with predominantly detached dwellings. 19th Century and early 20th Century.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Closely sited pattern of development, small allotments with narrow-to-medium frontages and intact historic character throughout the majority of the streets.

Large frontages to Church Terrace (northern side) and Stephen Terrace, slightly smaller frontages elsewhere.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>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.</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 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.</td></tr>
<tr><td>Fencing</td><td>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.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>The locality exhibits regular spacing between residential buildings that is primarily achieved through consistent setbacks from each side boundary.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table></td></tr>
<tr><td>Walk4</td><td>Gilberton North Historic Area Statement (Walk4)

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><td>Eras, themes and context</td><td>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.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Predominantly low density detached dwellings on wide allotments of a range of sizes.</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. 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.</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>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.</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>
</table>

Statement#	Statement

Gilberton South Historic Area Statement (Walk5)

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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Walk5

Eras, themes and context	Turn of the century to early 1900s. Modest, single storey cottages.
Allotments, subdivision and built form patterns	Predominantly low density detached dwellings on wide allotments. Range of allotment sizes. Cottages on small allotments with narrow frontages adjacent the narrow residential streets.
Architectural styles, detailing and built form features	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.
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.
Fencing	Low fences allowing view to houses, except on Walkerville and Stephen Terraces where there are higher fences.
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. Large street trees and generous garden settings visible from the primary street frontage.
Representative Buildings	Identified - refer to SA planning database.

Historic Areas affecting Wattle Range

Penola - Riddoch Street, Penola (Town Centre) Historic Area Statement (WatR 1)

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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WATR1

Eras, themes and context	Civic, commercial and retail.
Allotments, subdivision and built form patterns	Traditional grid.
Architectural styles, detailing and built form features	[Not stated]
Building height	Single and two storey.
Materials	Local stone and masonry.
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. Stone paving. Wide streets in original layout. Consistent setbacks and strong building line with little interruption. Buildings square to the street.
Representative Buildings	[Not identified]

Riddoch Street, Penola (Residential) Historic Area Statement (WatR 2)

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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WATR2

Eras, themes and context	[Not stated]
Allotments, subdivision and built form patterns	Traditional grid.
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.

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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. Bay windows. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. Simple façade detailing. 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	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.

Statement#	Statement	
	public realm features	Vehicle access has been design and located to preserve existing street trees.
	Representative Buildings	Identified - refer to SA planning database.
WeTo2	**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.	
	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. Bay windows. Gable and Dutch gable roofs. Steeply pitched hip roofs. Integrated and complementary verandahs / porticos. 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.
	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)** 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	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. Half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos. 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)** 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	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. 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. 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.
WeTo5	**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.	
	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. Additions are generally located to the rear of the dwelling.

Statement#	Statement	
	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.
WeTo6	**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.	
	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. 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		
Ya1	**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.	
	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. 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. 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. 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. 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. 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]*
Ya2	**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.	
	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. 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 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	*[Not identified]*

Statement#	Statement
	Buildings

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Development is located and designed to avoid potential impacts on historic shipwrecks and historic relics.	DTS/DPF 1.1 Development involving impact to the surface or subsoil of land or sea/river floor is not located: (a) seaward of the mean high water mark or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where the development, in the opinion of the relevant authority, would not substantially impact the shipwreck (or associated relics) and would not warrant a referral when considering the purpose of the referral, any of the following classes of development: (a) 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.
Except where the development, in the opinion of the relevant authority, would not substantially impact the shipwreck (or associated relics) and would not warrant a referral when considering the purpose of the referral, any of the following classes of development: (a) 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 Overlay.	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 protected under the relevant Act.	Development of a class to which Schedule 9 clause 3 item 6 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Infrastructure Coordination Overlay

Assessment Provisions (AP)

Desired outcome (DO)

Desired Outcome	
DO 1	Development is consistent with and will not compromise efficient delivery of infrastructure provided for under an infrastructure delivery scheme.
DO 2	Coordination of infrastructure and the strategic use of land with necessary services and infrastructure.

Performance Outcomes (PO)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Infrastructure Delivery Scheme	
PO 1.1 Development is consistent with the location and form of infrastructure provided for under an infrastructure delivery scheme established under Part 13 of the *Planning, Development and Infrastructure Act 2016*.	DTS/DPF 1.1 Development satisfies one of the following: (a) does not comprise the division of land (b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use (c) does not result in more than 1 dwelling on an existing allotment (d) development which will occur in accordance with an agreement under section 123 of the *Planning, Development and Infrastructure Act 2016*.
PO 1.2 The delivery of infrastructure occurs in accordance with the relevant Concept Plan.	DTS/DPF 1.2 Infrastructure is delivered in accordance with the infrastructure type and location shown on any relevant Concept Plan. The following concept plans are relevant: **Description** Concept Plan 160 - Concordia Growth Area: Basic Infrastructure Concept Plan 164 - Sellicks Beach: Basic Infrastructure
PO 1.3 Development does not conflict with or compromise planned infrastructure.	DTS/DPF 1.3 Development satisfies one of the following:

	(a) does not comprise the division of land (b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use (c) does not result in more than 1 dwelling on an existing allotment (d) development is located wholly outside of land which has been identified for the provision of infrastructure shown on any relevant concept plans. The following concept plans are relevant: **Description** Concept Plan 160 - Concordia Growth Area: Basic Infrastructure Concept Plan 164 - Sellicks Beach: Basic Infrastructure
PO 1.4 Development is consistent with the capacity of existing or planned infrastructure and servicing networks, or can demonstrate that infrastructure and servicing requirements can be accommodated without compromising the delivery, timing, or cost of infrastructure identified in an infrastructure delivery scheme.	DTS/DPF 1.4 Development satisfies one of the following: (a) is located within an area where infrastructure capacity has been confirmed by the relevant Scheme Coordinator (b) is supported by a servicing report or infrastructure assessment demonstrating that: (i) infrastructure capacity is sufficient to accommodate the proposed development or (ii) infrastructure upgrades required to support the development are feasible, sequenced appropriately, and consistent with the relevant infrastructure delivery scheme.
Social Infrastructure	
PO 2.1 Social infrastructure, including health, education, community facilities, police, justice or emergency services facilities, is delivered in accordance with the relevant Concept Plan.	DTS/DPF 2.1 Social infrastructure is delivered in accordance with the size and location of social infrastructure shown and nominated on any relevant Concept Plan. The following concept plans are relevant: **Description** Concept Plan 161 - Concordia Growth Area: Land Use
PO 2.2 Development does not compromise or conflict with planned social infrastructure.	DTS/DPF 2.2 Development satisfies one of the following: (a) does not comprise the division of land (b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use (c) does not result in more than 1 dwelling on an existing allotment (d) is located wholly outside of land which has been identified for the provision of social infrastructure shown on any relevant concept plans. The following concept plans are relevant: **Description** Concept Plan 161 - Concordia Growth Area: Land Use

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
A class of development in an area where an infrastructure delivery scheme has been established under Part 13 of the *Planning, Development and Infrastructure Act 2016* and that does not satisfy Infrastructure Coordination Overlay DTS/DPF 1.1, except where: (a) 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 or (b) the development has been granted outline consent.	Scheme Coordinator established under section 165 of the *Planning, Development and Infrastructure Act 2016* in relation to an infrastructure delivery scheme in operation in the area affected by this overlay	To provide direction to the relevant authority in relation to: (a) whether development is consistent with the provision of infrastructure associated with the relevant infrastructure delivery scheme (b) whether development compromises or conflicts with the provision of infrastructure provided for under an infrastructure delivery scheme (c) infrastructure capacity and servicing associated with a development within the scheme area (d) whether contributions or other conditions are required in accordance with the relevant infrastructure delivery scheme.	Development of a class to which Schedule 9 clause 3 item 8A 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 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: (a) locating residential accommodation the greatest distance practicable from the source of the impacts (b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers (c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts (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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Key Outback and Rural Routes Overlay

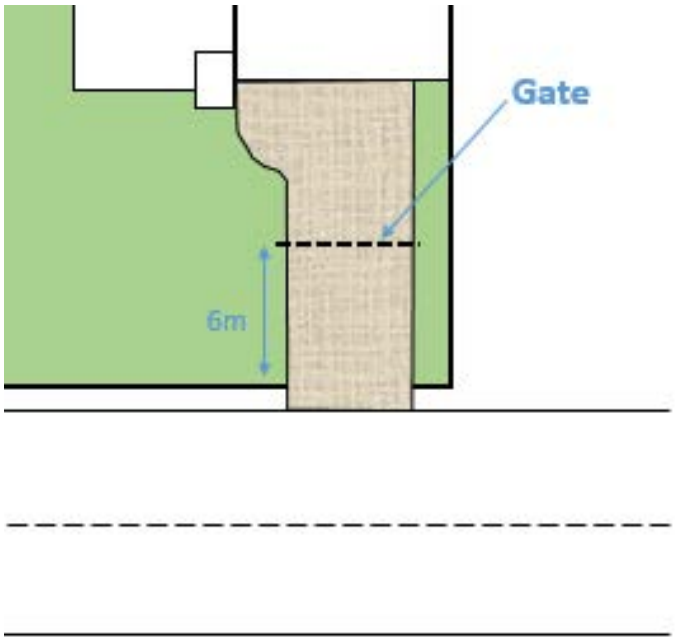
Assessment Provisions (AP)

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 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 An access point satisfies (a), (b) or (c): (a) where servicing a single dwelling / residential allotment all of the following are satisfied: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary). (b) where the development will result in 2 and up to 6 dwellings all of the following are satisfied: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (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). (c) where the development will result in 7 or more dwellings, or is a non-residential land use all of the following are satisfied: (i) it will not result in more than one access point servicing the development site (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 (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (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 (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 (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 (viii) it provides for simultaneous two-way vehicle movements at the access: 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 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 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 An access point satisfies (a), (b) or (c): (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 all of the following are satisfied: (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 all of the following are satisfied: (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 Existing access points designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 3.1 An existing access point satisfies (a), (b) or (c):

(a) it will not service, or is not intended to service, more than 6 dwellings
(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
(c) it is not located on a Controlled Access Road and development constitutes one or more of the following:
  (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 or office or consulting room or personal or domestic services establishment with <250m² gross leasable floor area.

Access - Location (Spacing) - New Access Points

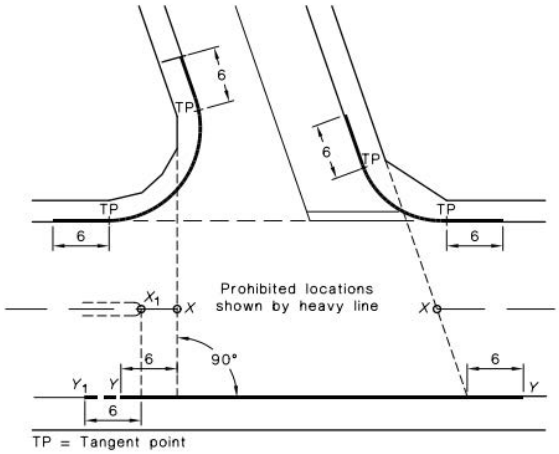
PO 4.1

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 satisfies all of the following:
  (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

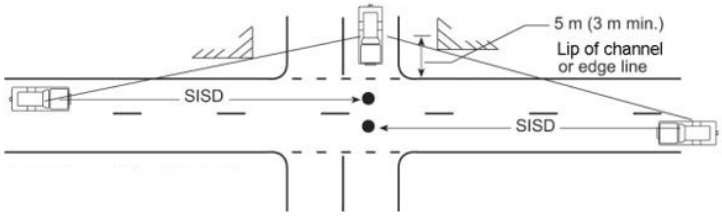
Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1

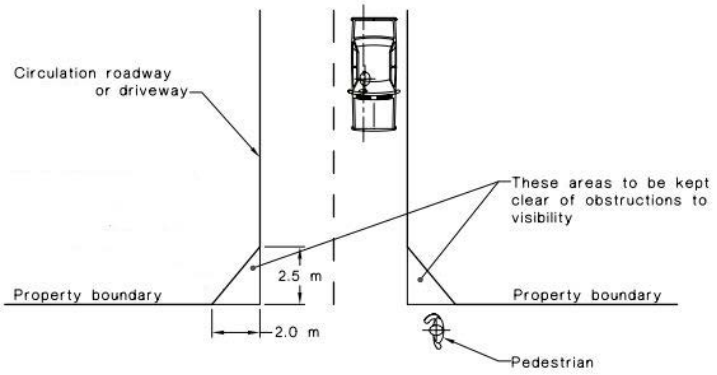
An access point satisfies (a) and (c) or (b) and (c):

(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



and
(c) pedestrian sightlines in accordance with the following diagram:

	
Access - Mud and Debris	
PO 6.1 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 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 Access points are designed to minimise negative impact on roadside drainage of water.	DTS/DPF 7.1 Development does not result in any of the following: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater to an existing drainage point system (c) result in access points becoming stormwater flow paths directly onto the road.
Building on Road Reserve	
PO 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.	DTS/DPF 8.1 No encroachment of buildings or structures onto, above or below the road reserve.
Public Road Junctions	
PO 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 opening conditions are maintained on the State Maintained Road.	DTS/DPF 9.1 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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, but not an excluded land division) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (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 Site access does not interfere or impact on the safe operation of a railway crossing.	DTS/DPF 1.1 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: (a) 110 km/h road - 190m (b) 100 km/h road - 165m (c) 90 km/h road - 140m (d) 80 km/h road - 110m (e) 70 km/h road - 90m (f) 60 km/h road - 70m (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Development does not result in the establishment of a dwelling.	DTS/DPF 1.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Land division does not result in the creation of an additional allotment.	DTS/DPF 1.1 No additional allotments are created.
PO 1.2 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 The form of new buildings and structures maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 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 None are applicable.
PO 1.7 Development of a Local Heritage Place retains features contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 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 None are applicable.
PO 2.2	DTS/DPF 2.2

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.	None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place.	DTS/DPF 3.1 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 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 None are applicable.
Land Division	
PO 4.1 Land division creates allotments that: (a) maintain the heritage values of the Local Heritage Place, including setting (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 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Demolition	
PO 6.1 Local Heritage Places are not demolished, destroyed or removed in total or in part unless: (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 or (b) the structural condition of the Local 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.	DTS/DPF 6.1 None are applicable.
PO 6.2 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 None are applicable.
Conservation Works	
PO 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.	DTS/DPF 7.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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
PO 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.	Access - Safe Entry and Exit (Traffic Flow)
DTS/DPF 1.1 An access point satisfies (a), (b) or (c): (a) where servicing a single (1) residential dwelling / residential allotment all of the following are satisfied: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) have a width of between 3m and 4m (measured at the site boundary). (b) where the development will result in 2 and up to 6 dwellings all of the following are satisfied: (i) it will not result in more than one access point servicing the development site (ii) entry and exit movements are left turn only (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees; (v) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (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). (c) where the development will result in over 7 dwellings, or is a non-residential land use all of the following are satisfied: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (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 (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 (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 (viii) provides for simultaneous two-way vehicle movements at the access;	

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

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

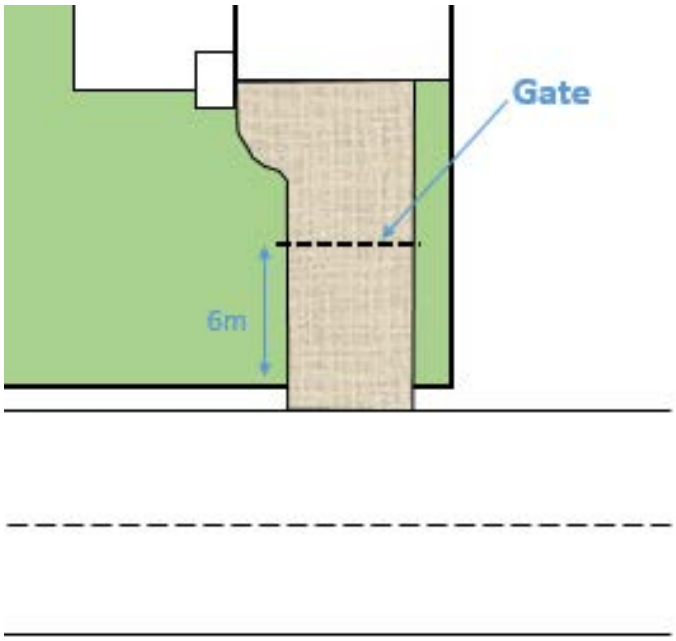
PO 2.1

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

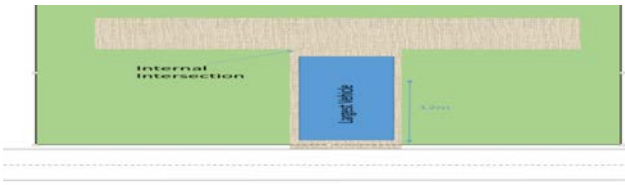
An access point satisfies (a), (b) or (c):

(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 all of the following are satisfied:
- (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 all of the following are satisfied:
- (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

Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point satisfies (a), (b) or (c):

(a) it will not service, or is not intended to service, more than 6 dwellings

(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

(c) it is not located on a Controlled Access Road and development constitutes one or more of the following:
- (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

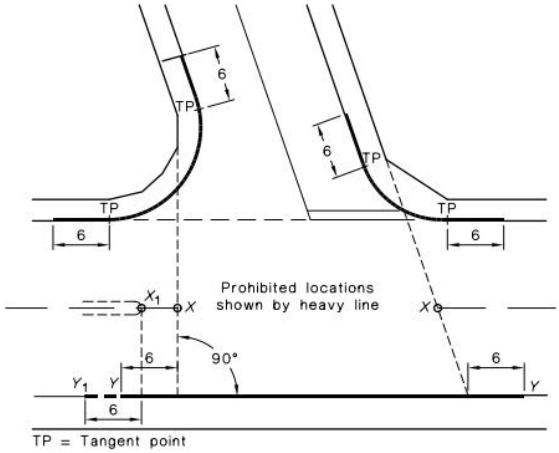
PO 4.1

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 satisfies all of the following:
- (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.

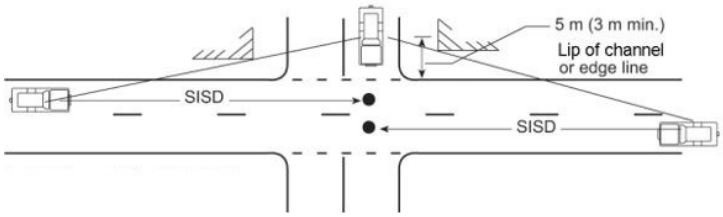
DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

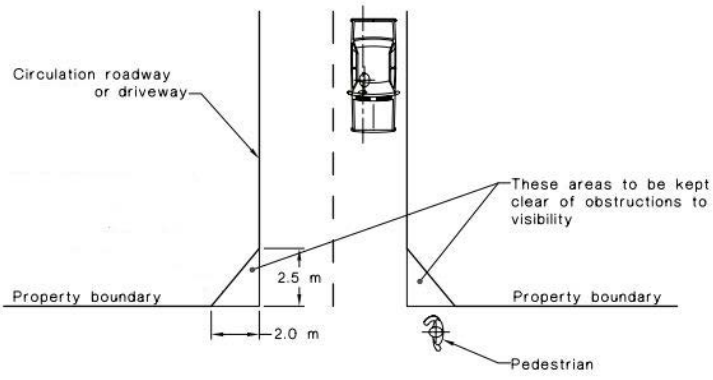
(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or

(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

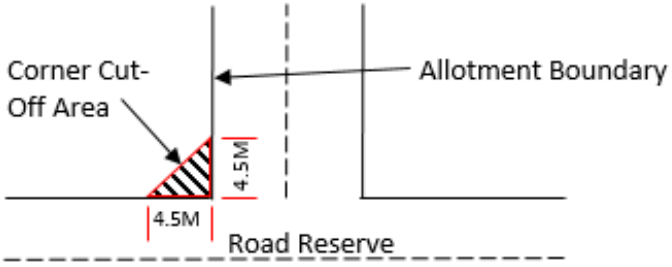
PO 6.1

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

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 Access points designed to minimise negative impact on roadside drainage of water.	DTS/DPF 7.1 Development does not result in any of the following: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater to an existing drainage point and system (c) results in access points becoming stormwater flow paths directly onto the road.
Building on Road Reserve	
PO 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.	DTS/DPF 8.1 No encroachment of buildings or structures onto, above or below the road reserve.
Public Road Junctions	
PO 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.	DTS/DPF 9.1 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.
Corner Cut-Offs	
PO 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.	DTS/DPF 10.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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, but not an excluded land division) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (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 Development avoids or minimises harm to marine habitats, biodiversity or the functioning of ecosystems.	DTS/DPF 1.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Development is limited to that required to support the ongoing operation of ports and harbours.	DTS/DPF 1.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 no adverse impact 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 The quality of water draining from the site of development has no adverse impact on the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.
PO 1.2 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 Development does not involve any one or combination of the following: (a) aquaculture involving husbandry or supplementary feeding in a water flow through system (b) dairy except if a replacement dairy (c) organic waste processing facility (d) fuel depot (e) horticulture involving only market gardening or commercial turf growing (f) intensive animal husbandry (g) landfill (h) retail fuel outlet (i) special industry (j) stock sales yard (k) stock slaughter works (l) timber preservation works (m) waste recycling, storage or treatment facility (n) wrecking yard.
Wastewater	
PO 2.1 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 Development that generates trade or industrial wastewater is connected to a: (a) sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow, or (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 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 Development, including alterations and additions, in combination with existing built form and activities within an allotment: (a) does not generate a combined total of more than 900 litres of wastewater per day, and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewerage or community wastewater management system.
PO 2.3 Wastewater management systems have no adverse impact on the quality of water draining from the site.	DTS/DPF 2.3 Development results in: (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 (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 Surface and groundwater protected from wastewater discharge pollution.	DTS/DPF 2.4 All components of an effluent disposal area are: (a) set back 50 metres or more from a watercourse (b) set back 100 metres or more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
Stormwater	
PO 3.1 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 None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DTS/DPF 3.2 None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DTS/DPF 3.3 None are applicable.
PO 3.4 Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.	DTS/DPF 3.4 Development includes: (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m^2.
PO 3.5 Stormwater from dwelling additions captured to protect water quality.	DTS/DPF 3.5 Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.

PO 3.6 Stormwater from shops and tourist accommodation is managed to protect water quality.	DTS/DPF 3.6 Shops and tourist accommodation satisfy all the following: (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) are located 100m or more from public water supply reservoirs and diversion weirs (c) are located on land with a slope not exceeding 20% (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L (e) includes swales that divert clean stormwater away from areas where it could be polluted.
PO 3.7 Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.	DTS/DPF 3.7 Horse keeping and low intensity animal husbandry satisfy all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located on land with a slope not exceeding 10% (c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L (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 Stormwater from horticulture is managed to protect water quality.	DTS/DPF 3.8 Horticulture satisfies all the following : (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) is located on land with a slope not exceeding 10% (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 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 None are applicable.
Land Division	
PO 5.1 Land division does not result in an increased risk of pollution to surface or underground water.	DTS/DPF 5.1 Land division does not create additional allotments and satisfies (a) and/or (b): (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 (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 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (a) function venue with more than 75 seats for customer dining purposes (b) restaurant with more than 40 seats for customer dining purposes (c) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (d) 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 (e) 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 (f) 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 (g) any other development that generates human wastewater from a peak loading capacity of more than 40 equivalent persons (or more than 6,000 litres/day).	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development would have an adverse 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.

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 no adverse impact 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 The quality of water draining from the site of development has no adverse impact on the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.
PO 1.2 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 Development does not involve any one or combination of the following: (a) landfill (b) special industry.
Wastewater	
PO 2.1	DTS/DPF 2.1

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.	Development including alterations and additions, in combination with existing built form and activities within an allotment: (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewer or community wastewater management system.
PO 2.2 Dairy development is of a scale and design that will avoid adverse water quality impacts.	DTS/DPF 2.2 Dairy development satisfies all of the following: (a) is located at least 100 metres from any watercourse, dam, bore or well (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 (c) treated wastewater irrigation areas: (i) have a slope of less than 1-in-5 (20 percent) (ii) are greater than 100 metres from any watercourse, dam, bore or well are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater.
PO 2.3 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 Development that generates trade or industrial wastewater is connected to: (a) a sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow or (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 Wastewater management systems have no adverse impact on the quality of water draining from the site.	DTS/DPF 2.4 Development results in: (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 (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 Surface and groundwater protected from wastewater discharge pollution.	DTS/DPF 2.5 All components of an effluent disposal area are: (a) setback 50 metres or more from a watercourse (b) setback 100 metres or more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
Stormwater	
PO 3.1 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 None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DTS/DPF 3.2 None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DTS/DPF 3.3 None are applicable.
PO 3.4 Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.	DTS/DPF 3.4 Development includes: (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m^2.
PO 3.5 Stormwater from dwelling additions captured to protect water quality.	DTS/DPF 3.5 Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
PO 3.6 Stormwater from shops and tourist accommodation is managed to protect water quality.	DTS/DPF 3.6 Shops and tourist accommodation satisfy all the following: (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) are located 100m or more from public water supply reservoirs and diversion weirs (c) are located on land with a slope not exceeding 20% (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L (e) includes swales that divert clean stormwater away from areas where it could be polluted.
PO 3.7 Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.	DTS/DPF 3.7 Horse keeping and low intensity animal husbandry satisfy all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located on land with a slope not exceeding 10% (c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L (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 Stormwater from horticulture is managed to protect water quality.	DTS/DPF 3.8 Horticulture satisfies all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) is located on land with a slope not exceeding 10% (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 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 None are applicable.
Land Division	
PO 5.1 Land division does not result in an increased risk of pollution to surface or underground water.	DTS/DPF 5.1 Land division does not create additional allotments and satisfies (a) and/or (b): (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 or (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	DTS/DPF 5.2

Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.	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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (a) function venue with more than 75 seats for customer dining purposes (b) restaurant with more than 40 seats for customer dining purposes (c) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (d) 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 (e) 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 (f) 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 (g) any other development that generates human wastewater from a peak loading capacity of more than 40 equivalent persons (or more than 6,000 litres/day)	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development would have an adverse 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.

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 All development, but in particular development involving: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry 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 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (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 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 An application is accompanied by: (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: (i) in connection with a relevant access point and / or driveway

	(ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (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 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 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.3 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: (a) in the case of commercial forestry, the spread of fires from a plantation (b) the spread of pest plants and phytophthora (c) the spread of non-indigenous plants species (d) excessive nutrient loading of the soil or loading arising from surface water runoff (e) soil compaction (f) chemical spray drift.	DTS/DPF 1.3 Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.
Land division	
PO 2.1 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 Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991* (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 (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' or (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 or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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: (a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers (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 (c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met (d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades).	DTS/DPF 1.1 Sensitive receivers satisfy all of the following: (a) do not adjoin a: (i) Designated Road: Type A (ii) Designated Road Corridor: Type B (iii) Designated Road: Type R (iv) Train Corridor (v) Tram Corridor (b) adjoining development incorporating music includes noise attenuation measures to achieve a noise level in any bedroom exposed to music noise (L10) less than: (i) 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and (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 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 Sensitive receivers do not adjoin any of the following: (a) Designated Road: Type A (b) Designated Road: Type B (c) Designated Road: Type R (d) Train Corridor (e) Tram Corridor.
PO 1.3 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 Open space associated with a sensitive receiver is not adjoining any of the following: (a) Designated Road: Type A (b) Designated Road: Type B (c) Designated Road: Type R (d) Train Corridor

	(e) Tram Corridor (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 The safety, efficiency and functional performance of non-stop corridors is maintained.	DTS/DPF 1.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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, but not an excluded land division) that involves any of the following to/on a Non-Stop Corridor Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (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: (a) is within 100m of an on or off ramp to a Non-Stop Corridor Road as shown in the Non-Stop Corridors Overlay and (b) will: (i) be internally illuminated or (ii) incorporate a moving or changing display or message or (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 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 None are applicable.
PO 1.2 All development, but in particular development involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.	DTS/DPF 1.2 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths	Development of a class to

	under that Act to grant or refuse a permit to undertake the subject development.	of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent.	which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Except where located within the Murray-Darling Basin Overlay, 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*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.	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.

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 All development, but in particular development involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (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 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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.
Except where located within the Murray-Darling Basin Overlay, 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*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.	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.

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 All development, but in particular development involving any of the following: (a) horticulture	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use

(b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.	or (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 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 1.2 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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.
Except where located within the Murray-Darling Basin Overlay, 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*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (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 All development, but in particular involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry 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 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where located within the Murray-Darling Basin Overlay, 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*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (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 Development provides for the restoration and/or sustainable management of wetlands habitat.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development does not lead to significant negative impacts on Ramsar wetland habitat and its carbon capture and storage potential.	DTS/DPF 1.2 None are applicable.
PO 1.3 Development adjacent to Ramsar wetlands maintains or establishes landform and vegetated corridor links between Ramsar areas where possible.	DTS/DPF 1.3 None are applicable.
PO 1.4 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: (a) a change in volume, timing, duration and frequency of ground and surface water flows to and within the wetland (b) a change in the level of salinity, pollutants, nutrients or water temperature.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development is designed to minimise the cumulative impacts on Ramsar wetlands from jetties, vegetation clearance and dredging.	DTS/DPF 1.5 None are applicable.
PO 1.6 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 None are applicable.
Land Division	
PO 2.1 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (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 (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (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 None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (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.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 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 None are applicable.
Land Division	
PO 3.1 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 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division

	or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Long-term availability of and ability to extract resources is maintained by ensuring development involving sensitive receivers is: (a) located away from areas which may be subject to unacceptable noise, dust or vibration emissions generated by current or future resource extraction activities or (b) able to adequately mitigate impacts of noise, dust or vibration emissions through design techniques such as: (i) locating residential accommodation the greatest distance practicable from the resource extraction activity (ii) placing buildings containing non-sensitive receivers between the resource extraction activity and sensitive receivers (iii) placing rooms more sensitive to air, noise and vibration impacts (e.g. bedrooms) further away from the resource extraction activity (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 Development does not incorporate: (a) a sensitive receiver or (b) alterations or additions to a sensitive receiver which increase the floor area of such buildings by 10% or more or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (a) where the development is deemed-to-satisfy or (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 or (c) any of the following classes of development (i) agricultural building (ii) land division for the purpose of a boundary realignment where no additional allotments are created (iii) farming (iv) fence (v) horse keeping (vi) horticulture (vii) mushroom production (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): (a) dwelling (b) residential flat building (c) tourist accommodation (d) boarding home (e) dormitory style accommodation (f) workers' accommodation (g) student accommodation (h) child care facility (i) educational facility (j) retirement facility (k) supported accommodation (l) residential park (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 All development, but in particular development involving any of the following: (a) activities requiring irrigation (b) aquaculture (c) commercial forestry (d) horse keeping	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.

(e) horticulture (f) industry (g) intensive animal husbandry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.	
Wastewater	
PO 2.1 Wastewater management systems have no adverse impact on the quality of water draining from the site.	DTS/DPF 2.1 Development results in: (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 (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 Development is designed and sited in a manner that limits the need for dredging.	DTS/DPF 3.1 None are applicable.
Land Division	
PO 4.1 Land division does not lead to intensification of development.	DTS/DPF 4.1 Land division is: (a) limited to the creation of a public road or a public reserve or (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 Boundary realignment for residential purposes preserves the integrity of public waterfront reserves.	DTS/DPF 4.2 Boundary realignment for residential purposes: (a) locates any new roads on the landward side of an existing dwelling (rather than between an existing dwelling and the public waterfront reserve) and (b) provides a reserve 50m or more in width above pool level along the water frontage.
Built Form and Character	
PO 5.1 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 Buildings satisfy all of the following: (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) (b) in accordance with Figure 5: (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) and (ii) have an overall roof height that does not exceed 5m above the elevated floor level described in DTS 5.1(b)(i) (c) are not closer than 50m to the waterfront (d) have associated electricity and telecommunications lines installed underground (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 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 Outbuildings and agricultural buildings: (a) clad in sheet metal are pre-colour treated or painted in a non-reflective colour (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 Development setback from the River Murray and canals to establish a consistent character along a river front.	DTS/DPF 5.3 None are applicable.
PO 5.4 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 A retaining wall for one or more of the following purposes: (a) for the repair or replacement of a lawful retaining wall (b) to provide safe public access to the waterfront on public land (c) to protect structures and buildings of historic significance (d) to protect waterfront vegetation (e) is ancillary to a dwelling and will provide safe access to the waterfront from that dwelling (f) to protect a dwelling from material risk presented by erosion.
Flood Resilience	
PO 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.	DTS/DPF 6.1 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

Finished Ground and Floor Levels
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
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

	Finished Ground and Floor Levels 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 Fencing does not impede floodwaters and fluctuating pool levels.	DTS/DPF 6.5 Fencing is of an open design such as post and wire strand construction.
Environmental Protection	
PO 7.1 Adverse impacts on the natural features and stability of the waterfront are minimised.	DTS/DPF 7.1 None are applicable.
PO 7.2 Development incorporates buffer areas to protect the river and associated natural features such as wetlands and native vegetation.	DTS/DPF 7.2 None are applicable.
PO 7.3 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 None are applicable.
PO 7.4 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 Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, are located: (a) outside the 1956 River Murray Flood Plain and (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 Facilities for the collection of effluent from moored vessels are sited and designed to prevent environmental harm.	DTS/DPF 7.5 None are applicable.
Access	
PO 8.1 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 None are applicable.
PO 8.2 Public access routes to waterfront reserves are provided and maintained.	DTS/DPF 8.2 None are applicable.
PO 8.3 Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	DTS/DPF 8.3 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 River structures are located where they do not cause a hazard to safe navigation.	DTS/DPF 9.1 River structures are located to satisfy all of the following: (a) wholly outside navigation channels as defined by navigational signs (b) 100m or more from either side of a ferry crossing (c) 150m or more from a lock.
PO 9.2 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 River structures are located wholly outside designated recreation areas for water skiing and swimming.
PO 9.3 Proliferation of water pumps is avoided to limit impact on the riverine environment.	DTS/DPF 9.3 None are applicable.
PO 9.4 Water pumping infrastructure is designed and constructed to limit impact on the riverine environment.	DTS/DPF 9.4 Water pumping infrastructure is designed and constructed in accordance with Figure 1.
PO 9.5 Proliferation of jetties and floating pontoons is avoided to minimise impact on the riverine environment.	DTS/DPF 9.5 Jetties and floating pontoons are: (a) ancillary to a dwelling (b) limited to one jetty or floating pontoon per dwelling (c) located on the same allotment as the associated dwelling or (d) are separated from the allotment (or lease site) accommodating the associated dwelling by a public reserve or a public road (but not both) or (e) are for the repair, maintenance or replacement of an existing licensed river structure.
PO 9.6	DTS/DPF 9.6

Jetties and floating pontoons are designed and constructed to limit impact on the riverine environment.	Jetties and floating pontoons satisfy all of the following: (a) extend not more than 8m into the river measured from the riverbank at normal pool level (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) (c) in the case of floating pontoons, do not exceed the dimensions 3m by 6m (d) maintain a minimum of 3m between river structures including other jetties and pontoons.
PO 9.7 A proliferation of boat ramps is avoided to minimise impact on the riverine environment.	DTS/DPF 9.7 The repair, maintenance or replacement of an existing licensed boat ramp.
PO 9.8 On-river mooring facilities are developed only where: (a) the mooring facility will not result in a mooring capacity exceeding one vessel per allotment (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 (c) the width of the river is greater than 100m at normal pool level.	DTS/DPF 9.8 None are applicable.
PO 9.9 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 Moorings for vessels not located within: (a) 100m of either side of a ferry crossing (b) 150m of a lock (c) 400m of a major pumping station.
PO 9.10 Development of structures designed for the mooring of more than one vessel are located off-channel in a marina.	DTS/DPF 9.10 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (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 (b) development that is within the ambit of clause 7 of Schedule 3 of the *Planning, Development and Infrastructure (General) Regulations 2017* (c) 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: (i) is the construction of a fence not exceeding 2m in height or (ii) is the construction of a carport, verandah, balcony, porch or other similar structure or (iii) is the construction of an enclosed shed, garage or similar outbuilding: A. that is ancillary to an existing building; and B. where the enclosed shed, garage or similar outbuilding will not have a total floor area of more than 150m²; and 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 D. that will not be located closer to the River Murray than the building to which it is ancillary, or is not closer than 100m to the River Murray or (iv) is the construction of an agricultural building: 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 B. that is not closer than 200m to the River Murray; and C. that will not have a total floor area of more than: (A) 350m² within the Productive Rural Landscape Zone (B) 500m² within the Rural Zone or Rural Intensive Enterprise Zone (C) 250m² within any other zone or (v) is the construction of: A. an aboveground or inflatable swimming pool, or a spa pool or B. an in-ground swimming pool located outside the 1956 River Murray Flood Plain or (vi) comprises: A. 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 or B. 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 or (vii) is the construction of an elevated dwelling (including any incidental excavation or filling or any retaining wall which retains a difference in ground levels not exceeding 1m) that is located within the Rural Shack Settlement Zone and has an open undercroft area or an undercroft area: 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 B. that is not a habitable room 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) or (viii) is the construction of a transportable dwelling or cabin, or a removable annexe, within an existing caravan and tourist park (d) land division classified as restricted by the Planning and Design Code (e) land division that results in: (i) 4 or more additional allotments (ii) 4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment) or (iii) a mix of 4 or more additional allotments and separate grants of occupancy (f) 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 (g) alteration of the boundaries of an allotment so as to result in: (i) the allotment having a frontage to a part of the River Murray system or (ii) the allotment having an increase in its frontage to a part of the River Murray system.	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.

Development that generates human wastewater from a peak loading capacity of more than 40 equivalent 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.			

Figures and Diagrams

Infrastructure

Figure 1 - Water extraction infrastructure (irrigation or water supply pump)

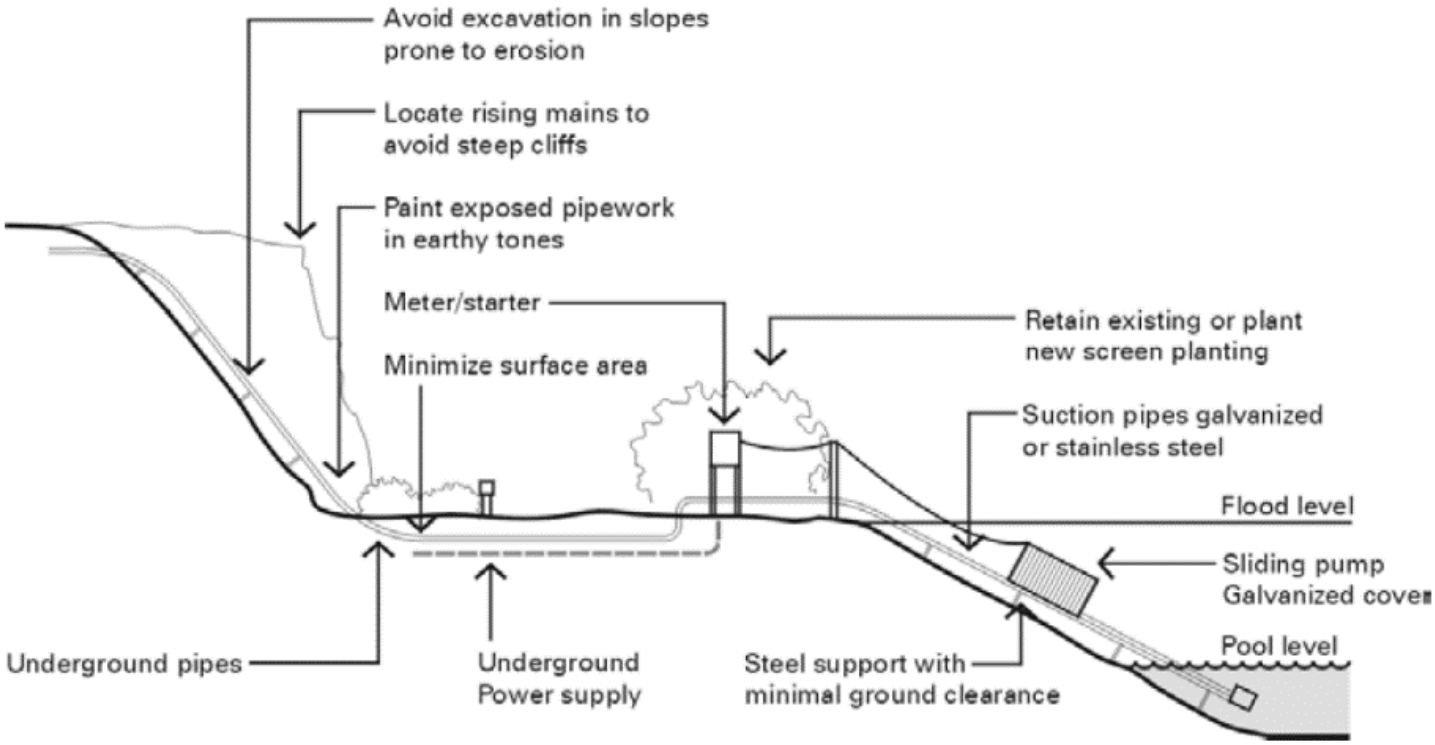


Figure 2 - Floating pontoon

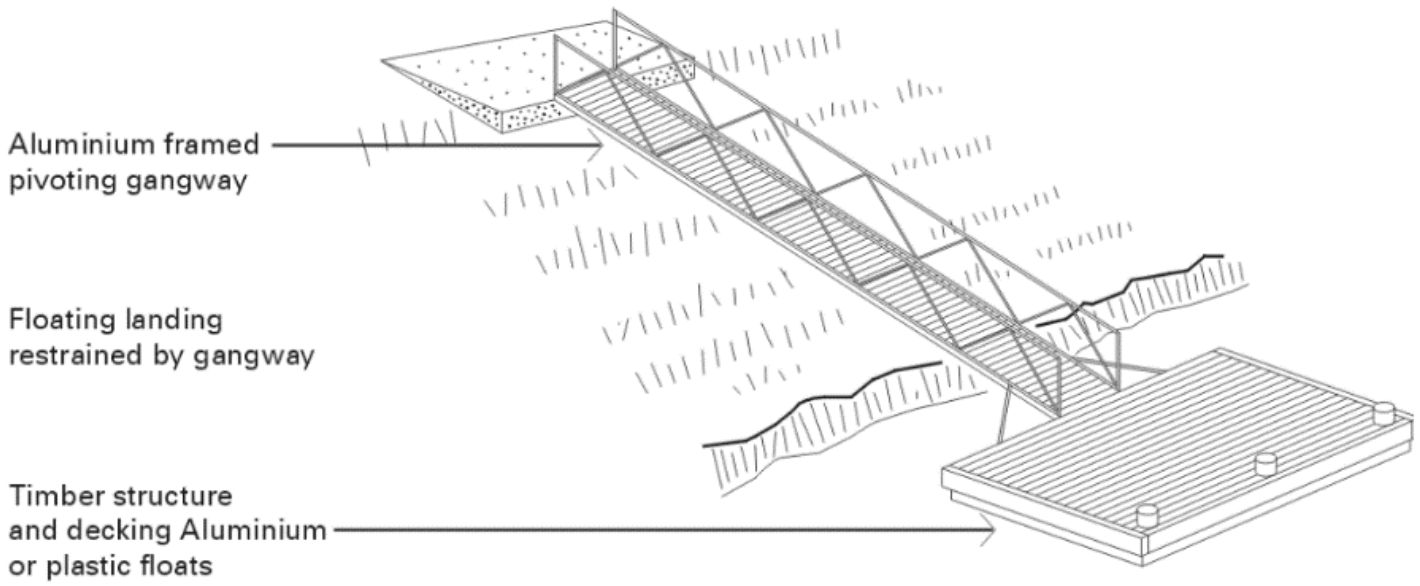


Figure 3 - Floating pontoon (cross-section)

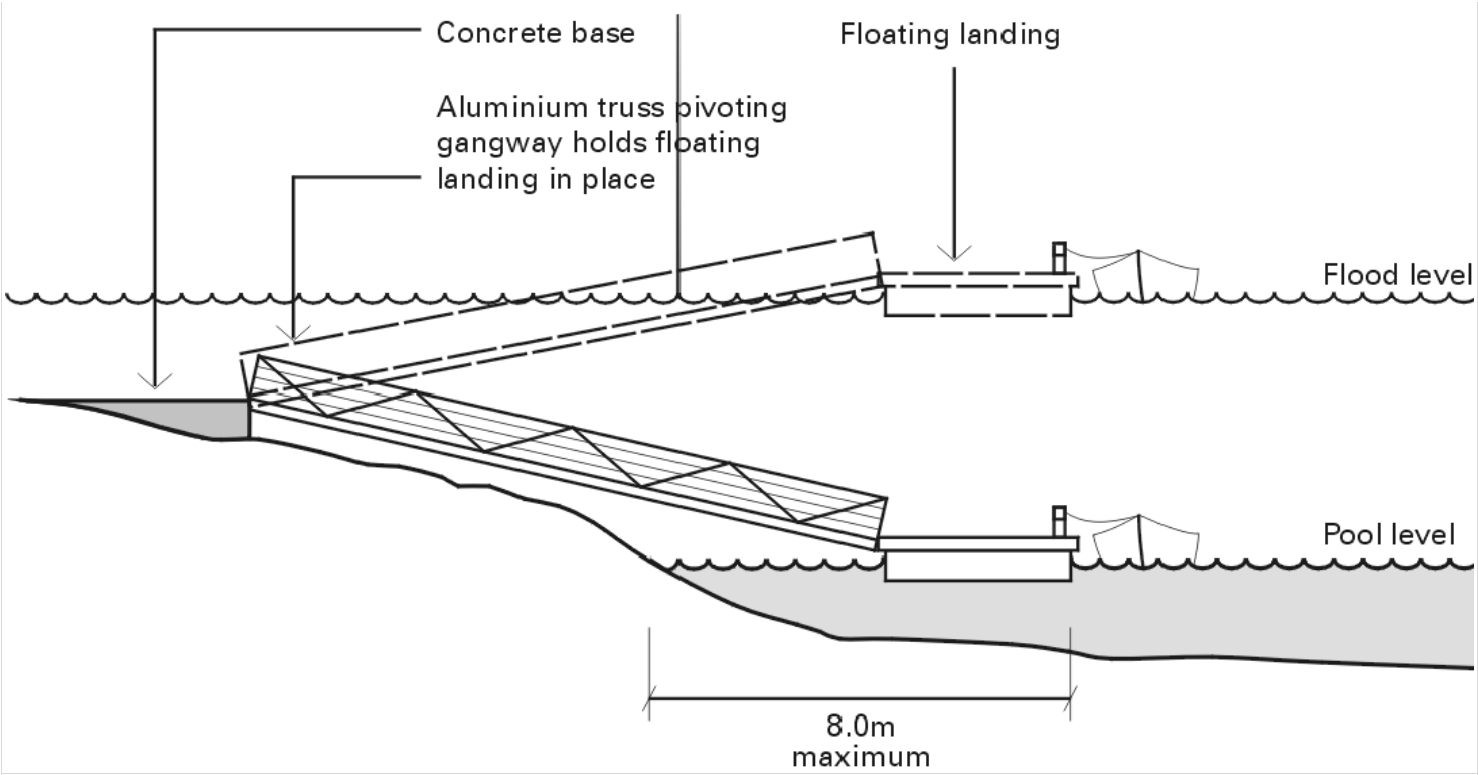
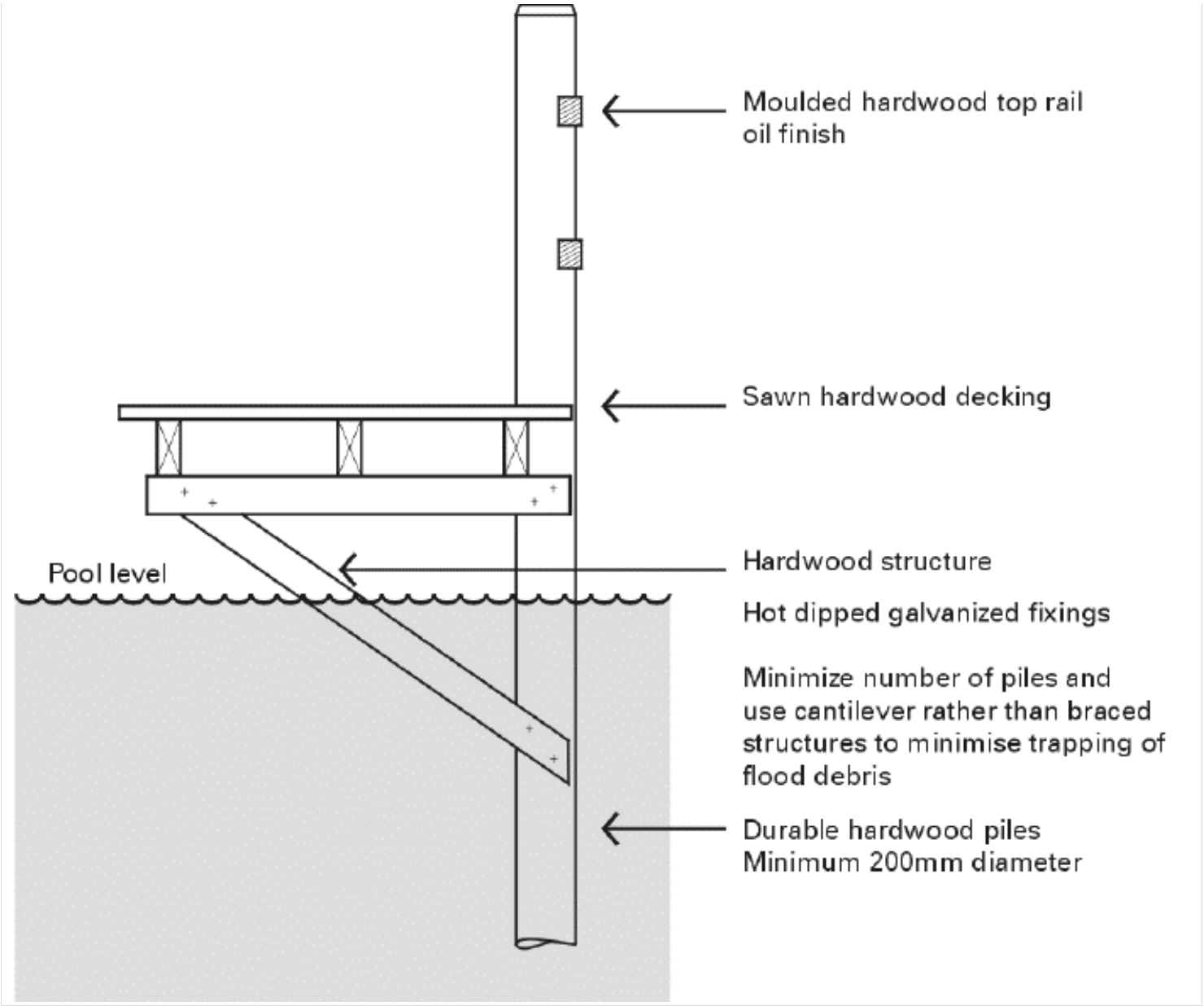


Figure 4 - Jetty



Siting and Design

Figure 5 – Building Height and Undercroft Design

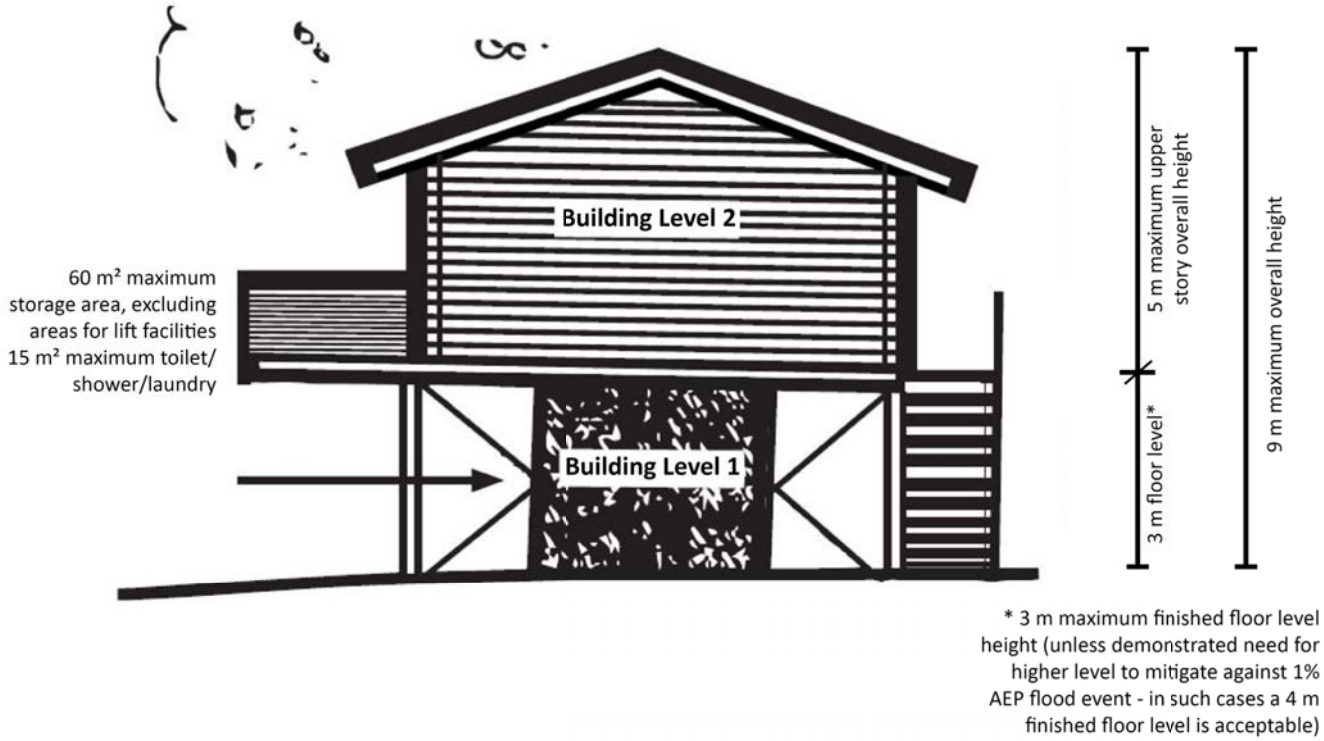
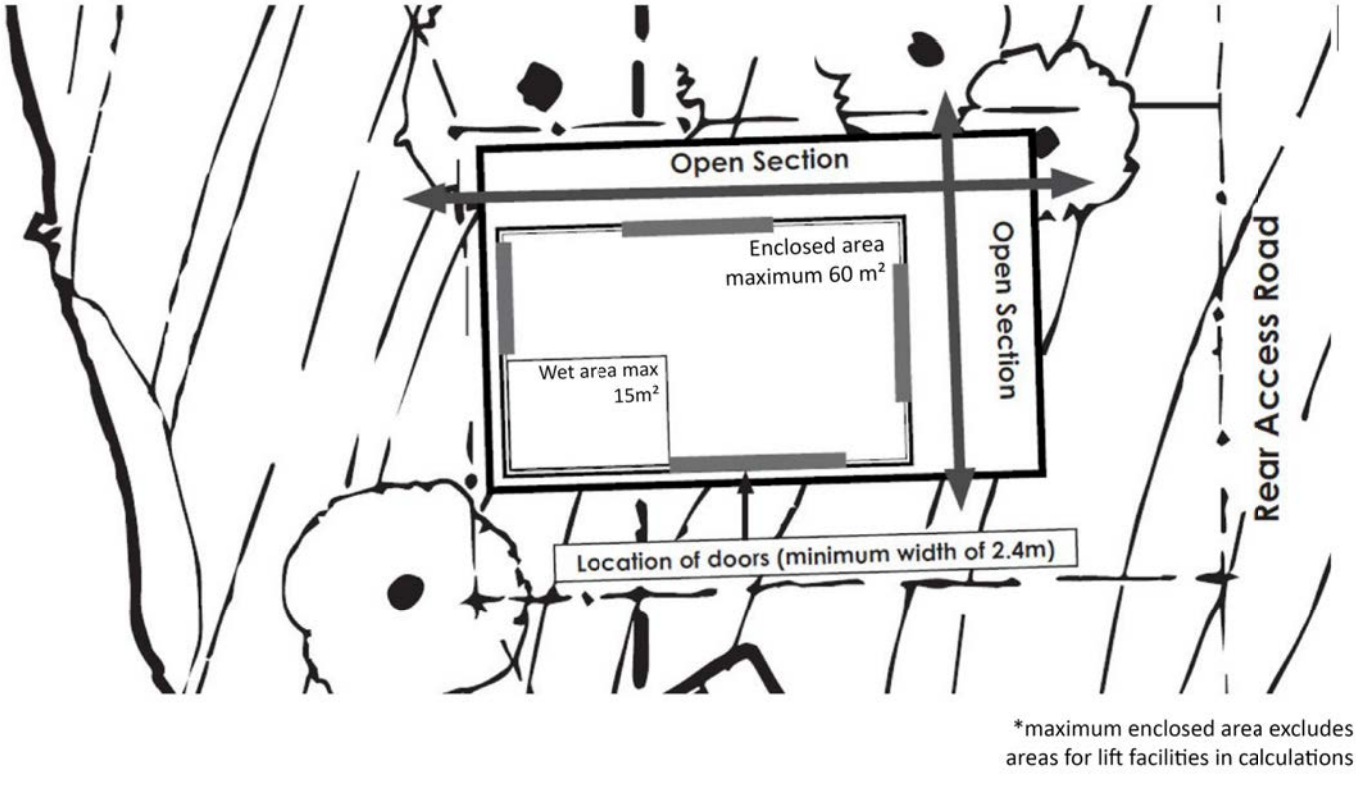


Figure 6 – Undercroft Design (Examples)



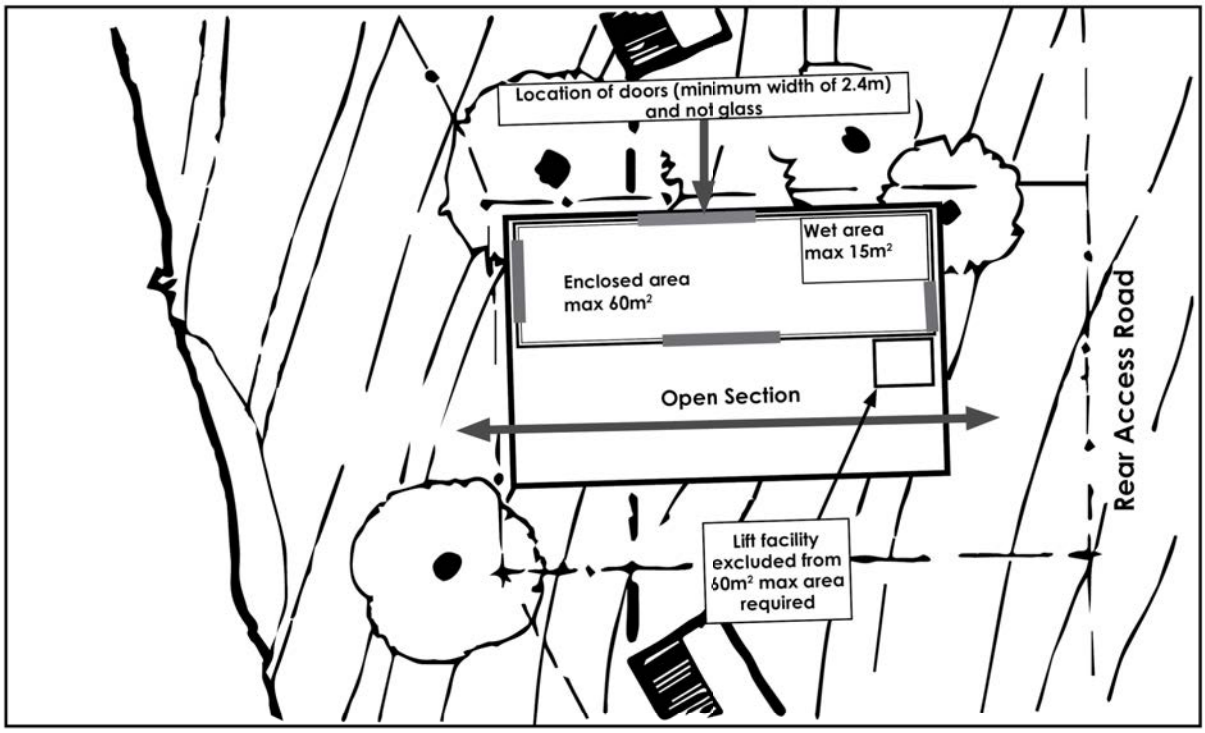
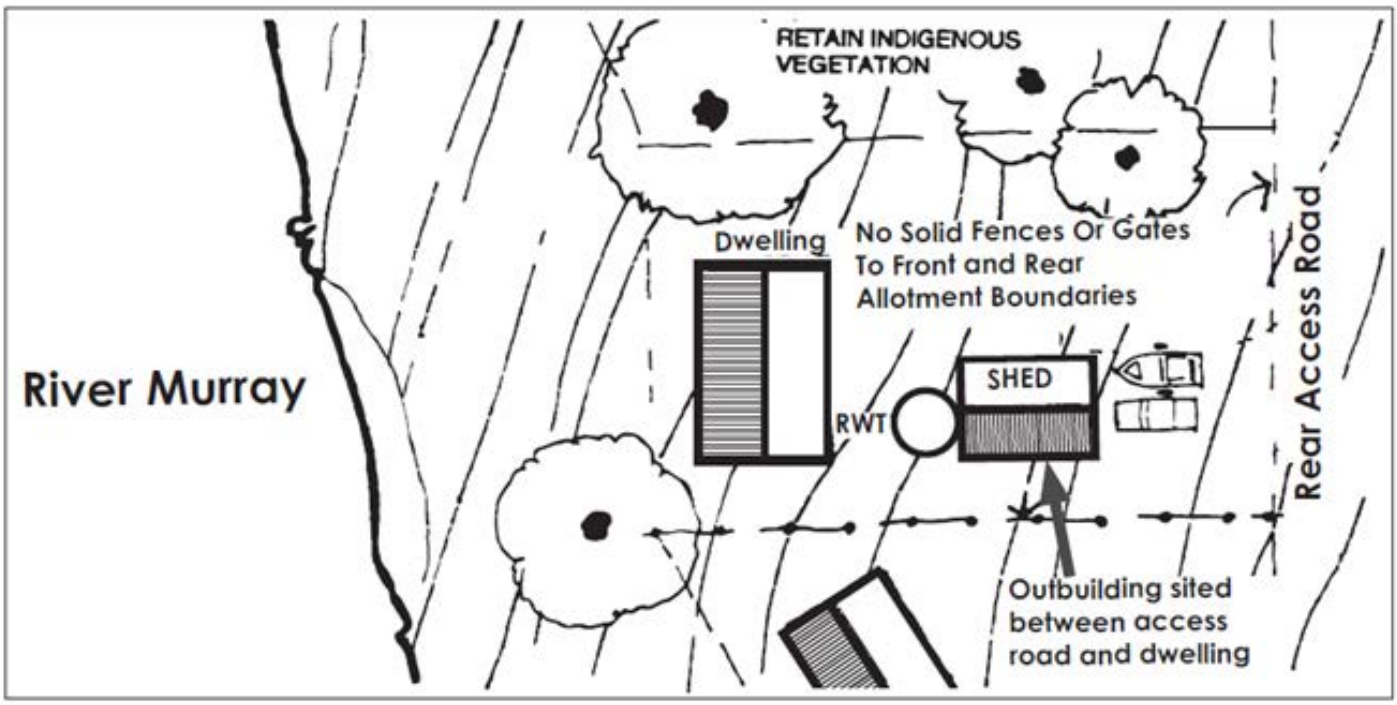


Figure 7 – Siting of outbuildings on waterfront sites



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 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 Development involving the construction of a retaining wall that will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
PO 1.2 All development, but in particular development involving any of the following: (a) activities requiring irrigation (b) aquaculture (c) commercial forestry (d) horticulture (e) industry (f) intensive animal husbandry 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 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (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 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 None are applicable.
PO 2.2 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 Land division does not result in any of the following: (a) an increase in allotments having a frontage to a part of the River Murray system (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (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 (b) land division classified as *restricted* by the Planning and Design Code (c) land division that results in: (i) 4 or more additional allotments or (ii) 4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment) or (iii) a mix of 4 or more additional allotments and separate grants of occupancy (d) 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 (e) alteration of the boundaries of an existing allotment so as to result in: (i) the allotment having a frontage to a part of the River Murray system or (ii) the allotment having an increase in its frontage to a part of the River Murray system.	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.

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 Land uses that complement and enhance the natural and rural character.	DTS/DPF 1.1 None are applicable.
Built Form and Character	
PO 2.1 Development is carefully sited and designed to: (a) complement rural or natural character (b) minimise disruption to natural landform (c) integrate existing natural environmental features (d) minimise impacts on scenic features (e) be low-scale (f) be visually unobtrusive and blend in with the surrounding area	DTS/DPF 2.1 None are applicable.
Landscaping	
PO 3.1 Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration.	DTS/DPF 3.1 Landscaping plantings exclusively constitute locally indigenous plant species.
Earthworks	
PO 4.1 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 Excavation and/or filling is associated with a building or water storage facility and satisfies all of the following: (a) does not involve excavation exceeding a vertical height of 750mm (b) does not involve filling exceeding a vertical height of 750mm (c) does not involve a total combined excavation and filling vertical height of 1.5m (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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: (a) each source of adverse hazard or emission has ceased operation or (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 Development does not comprise a sensitive use, sensitive receiver and / or land division for a sensitive use or sensitive receiver purpose unless: (a) it is a replacement dwelling where the total floor area is no greater than the existing or previous dwelling or (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 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 Alterations and additions where: (a) associated with a dwelling, do not increase the total floor area by more than 10% taking into account any previous alteration or addition or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Land use intensity is restrained to conserve and enhance natural and rural character.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development inconsistent with conserving significant natural and rural landscapes is not undertaken.	DTS/DPF 1.2 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) (b) large-scale industry, storage, distribution, warehousing (c) intensive animal husbandry.
Built Form and Character	
PO 2.1 Development is carefully sited and designed to: (a) complement rural or natural character (b) minimise disruption to natural landform (c) integrate existing natural environmental features, including native vegetation (d) minimise impacts on wildlife habitat (e) be low-scale (f) be visually unobtrusive and blend in with the surrounding area (g) be located below ridge lines.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings and structures are limited to those that: (a) are ancillary, adjacent to, and of the same or lesser scale as existing buildings (b) support desired outcomes of the relevant zone or subzone (c) are used for the ancillary sale of produce associated with a pastoral or rural activity (d) are in the form of high-quality, nature-based tourist accommodation (e) are for rainwater storage (f) are for research or education purposes (g) support conservation or the interpretation of the environment or cultural features.	DTS/DPF 2.2 None are applicable.
Landscaping	
PO 3.1 Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration.	DTS/DPF 3.1 Landscaping plantings exclusively constitute locally indigenous plant species.
Earthworks	
PO 4.1 Excavation and filling of land is limited to that associated with: (a) minimising the visual impact of buildings (b) construction of water storage facilities.	DTS/DPF 4.1 Excavation and/or filling satisfies all of the following: (a) it is in connection with a building or water storage facility (b) does not involve excavation exceeding a vertical height of 0.75m

	(c) does not involve filling exceeding a vertical height of 0.75m (d) does not involve a total combined excavation and filling vertical height of 1.5m (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

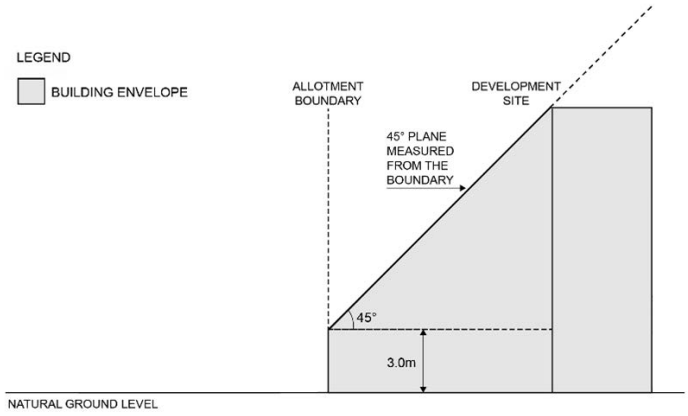
Significant Retirement Facility and Supported Accommodation Sites Overlay

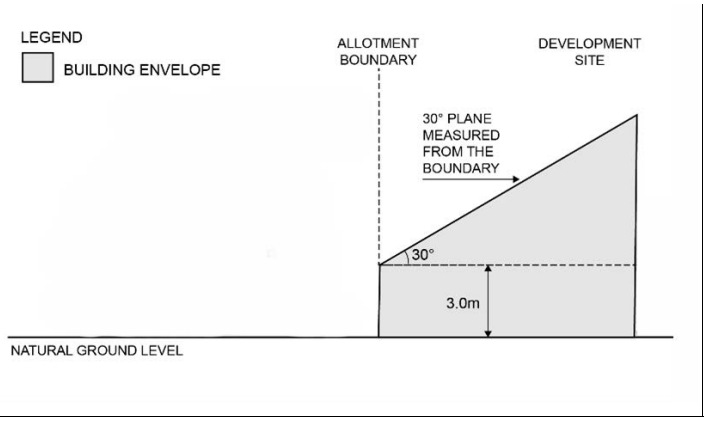
Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

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 Non-residential activities are subordinate to, and in association with, retirement facilities and/or supported accommodation to support occupant care and wellbeing and the local community.	DTS/DPF 1.1 None are applicable.
PO 1.2 Shops, offices and consulting rooms are subordinate to, and associated with a retirement facility and/or supported accommodation on a significant retirement facility and supported accommodation site, and: (a) support the facility's residents, workers, visitors and the local community and (b) are of a scale to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office associated with supported accommodation and/or a retirement facility located on a significant retirement facility and supported accommodation site does not exceed: (a) either of the following: (i) 450m2 gross leasable floor area per tenancy or (ii) the relevant zone's maximum gross leasable floor area whichever is greater and (b) when combined with any other existing or proposed shop office or consulting room, 10% of the total gross leasable floor area of all buildings on the site.
Built form and Character	
PO 2.1 Buildings for, or associated with, supported accommodation and/or retirement facilities on a significant retirement facility and supported accommodation site are consistent with the form expressed in DTS/DPF 2.1 or positively responds to the local context, provided that off-site impacts can be managed.	DTS/DPF 2.1 Buildings for, or associated with, supported accommodation and/or a retirement facility on a significant retirement facility and supported accommodation site do not exceed: (a) 4 levels and 15m in height on sites between 6,500m2 up to 10,000m2 in area or (b) 6 levels and 22m in height on sites over 10,000m2 in area. In instances where the zone's maximum building height exceeds the height specified in part DTS/DPF 2.1 (a) or (b) (whichever is relevant), then the zone's maximum building height will apply.
PO 2.2 Development on a significant retirement facility and/or supported accommodation site designed to minimise impacts on local streetscapes and adjacent residential uses with regard to overshadowing, massing and building proportions.	DTS/DPF 2.2 Parts of a building associated with, a retirement facility and/or supported accommodation on a significant retirement facility and supported accommodation site that exceed the zone's maximum building height are constructed within a building envelope provided by a: (a) 45 degree plane measured from a height of 3m above natural ground level at the site boundary as shown in the following diagram (except where this boundary is a southern boundary or a State maintained road):  (b) 30 degree plane measured from a height of 3m above natural ground level at the southern site boundary as shown in the following diagram (except where this boundary is a State maintained road):



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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 None are applicable.
PO 1.2 Development is consistent with the prevailing building and ceiling heights in the State Heritage Area.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing of street facing buildings is consistent with the prevailing characteristics expressed in the State Heritage Area.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with the prevailing front and side boundary setback pattern in the State Heritage Area.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials are consistent with or complement those within the State Heritage Area.	DTS/DPF 1.5 None are applicable.
Alterations and Additions	
PO 2.1 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 None are applicable.
PO 2.2 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 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complements the heritage values of the State Heritage Area.	DTS/DPF 3.1 None are applicable.
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).	DTS/DPF 3.2 None are applicable.
PO 3.3 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 None are applicable
PO 3.4 Fencing and gates are consistent with the heritage values of the State Heritage Area.	DTS/DPF 3.4 None are applicable.
Land Division	
PO 4.1 Land division creates allotments that: (a) are compatible with the surrounding pattern of subdivision of the State Heritage Area (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 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Street trees, kerbing, footpaths and other features that contribute to the historic value of the State Heritage Area are maintained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Demolition	
PO 6.1 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:	DTS/DPF 6.1 None are applicable.

(a) the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area or (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.	
Conservation Works	
PO 7.1 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 Conservation works involving: (a) replacement of roof materials, guttering or downpipes with the same or substantially the same materials and detailing or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where: (a) the development is to be undertaken in accordance with a Heritage Agreement under the Heritage Places Act 1993 or (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 any of the following classes of development: (a) demolition of external building fabric and other features of identified heritage value within the State Heritage Area (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare within the State Heritage Area (c) alterations or additions to buildings and other features of identified heritage value that: (i) are visible from a public street, road or thoroughfare within the State Heritage Area or (ii) are visually dominant within the State Heritage Area or (iii) involve substantive physical impact to the fabric of significant buildings (d) new buildings that: (i) are visible from a public street, road or thoroughfare within the State Heritage Area or (ii) are visually dominant within the State Heritage Area (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare within the State Heritage Area (g) land division (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare within the State Heritage Area (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 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the State Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 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 None are applicable.
PO 1.7 Development of a State Heritage Place retains elements contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 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 None are applicable.
PO 2.2 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 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.	DTS/DPF 3.1 None are applicable.
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place.	DTS/DPF 3.2 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4	DTS/DPF 3.4

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.	None are applicable.
Land Division	
PO 4.1 Land division creates allotments that: (a) maintain the heritage values of the State Heritage Place, including setting (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 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Demolition	
PO 6.1 State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply: (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 or (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.	DTS/DPF 6.1 None are applicable.
Conservation Works	
PO 7.1 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where: (a) the development is to be undertaken in accordance with a Heritage Agreement under the *Heritage Places Act 1993* or (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 any of the following classes of development: (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place (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 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 An application is accompanied by either (a) or (b): (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: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (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 (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 Land division that contributes to the conservation, protection and enhancement of native vegetation.	DTS/DPF 2.1 Land division satisfies one of the following: (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' (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

The following classes of development: (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' (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 Residential development is designed to capture and re-use stormwater to: (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.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings, co-located housing or dwellings within a residential flat building satisfies all of the following: (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 or laundry cold water outlets for sites less than 200m^2 (iii) connected to one toilet and the laundry cold water outlets 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 Site perviousness ≥30%: N/A >401 / 4000 / Site perviousness <35%: 1000 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments

	(c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.
PO 1.3 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 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more (d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.	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 Development does not unsatisfactorily increase loading on underground tunnel corridors or infrastructure.	DTS/DPF 1.1 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: (i) ancillary accommodation (ii) carport (iii) child care facility (iv) community facility (v) consulting room (vi) dwelling (vii) educational facility (viii) hotel (ix) office (x) outbuilding (xi) retirement facility (xii) shop (other than a bulky goods outlet) (xiii) student accommodation (xiv) supported accommodation (xv) tourist accommodation (xvi) verandah (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. (b) does not include any of the following: (i) filling of land more than 1m above the regulated surface level (ii) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (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 Development does not unsatisfactorily interact with or reduce the loading on an underground tunnel corridors or infrastructure.	DTS/DPF 2.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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.

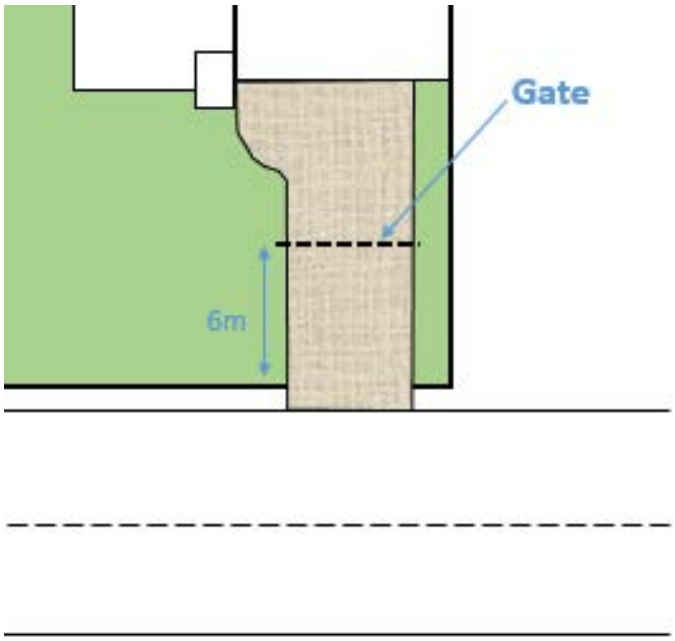
Urban Transport Routes Overlay

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 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 An access point satisfies (a), (b) or (c): (a) where servicing a single (1) dwelling / residential allotment all of the following are satisfied: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) (b) where the development will result in 2 and up to 6 dwellings all of the following are satisfied: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (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) (c) where the development will result in 7 or more dwellings, or is a non-residential land use all of the following are satisfied: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (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 (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 (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 (viii) provides for simultaneous two-way vehicle movements at the access: 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 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 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.	DTS/DPF 2.1 An access point satisfies (a), (b) or (c): (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 all of the following are satisfied: (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 all of the following are satisfied: (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 longest 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 Point

PO 3.1

Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point satisfies (a), (b) or (c):

(a) it will not service, or is not intended to service, more than 6 dwellings

(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

(c) is not located on a Controlled Access Road and development constitutes one or more of the following:

(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 <500m² gross leasable floor area

(vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m^2 gross leasable floor area.

Access – Location (Spacing) – New Access Points

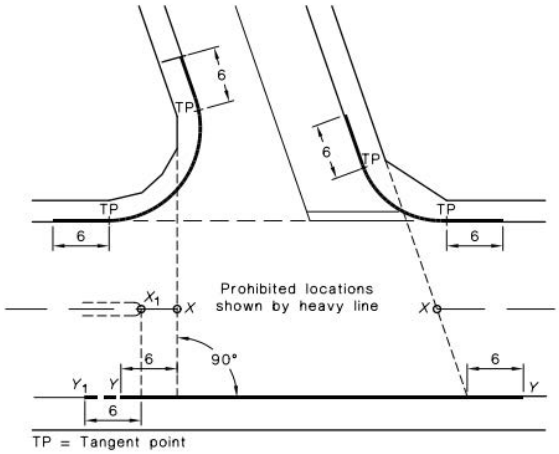
PO 4.1

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 satisfies all of the following:

(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.

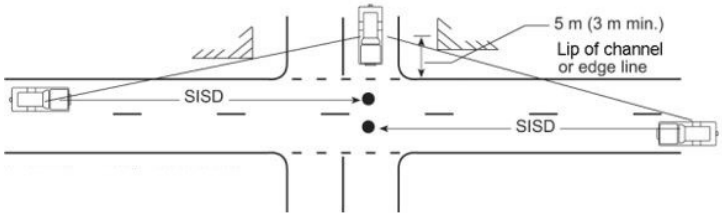
DTS/DPF 5.1

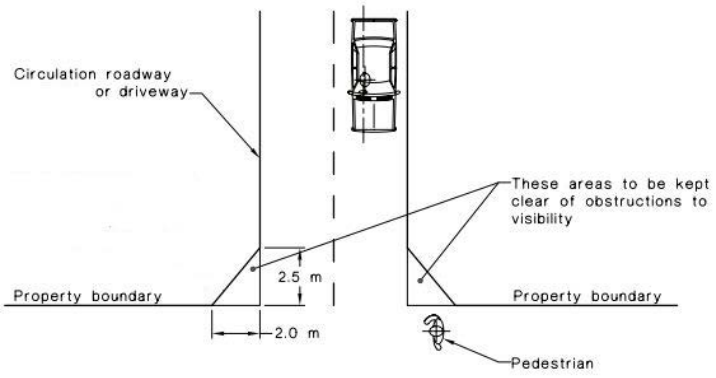
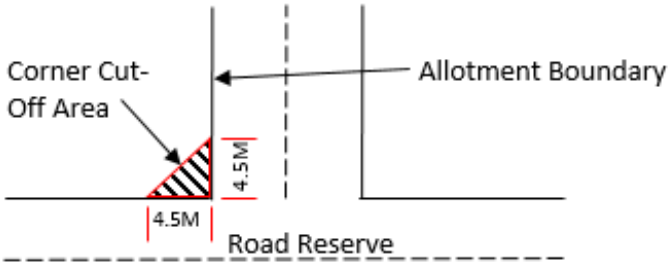
An access point satisfies (a) and (c) or (b) and (c):

(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 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 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 Access points are designed to minimise negative impact on roadside drainage of water.	DTS/DPF 7.1 Development does not result in any of the following: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road.
Building on Road Reserve	
PO 8.1 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 Buildings or structures are not located on, above or below the road reserve.
Public Road Junctions	
PO 9.1 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 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.
Corner Cut-Offs	
PO 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.	DTS/DPF 10.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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, but not an excluded land division) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (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	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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 Development does not involve any one or combination of the following: (a) fuel depot (b) intensive animal husbandry (c) special industry (d) stock slaughter works (e) timber preservation works.
Groundwater	
PO 2.1 Groundwater resources are protected from pollution by ensuring development does not: (a) generate or dispose of waste in a manner that would pollute water resources (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 None are applicable.
PO 2.2 Groundwater catchment and recharge characteristics are safeguarded by ensuring development: (a) retains and protects areas of native vegetation (b) does not inhibit the potential of an aquifer to recharge.	DTS/DPF 2.2 None are applicable.
Farming and Horticulture	
PO 3.1 Farming or horticulture operations occur only where: (a) the activity will not result in any increase in the salinity levels of groundwater (b) the land and soil structure is capable of supporting the proposed activity and the likelihood of soil erosion is minimised (c) the depth to the water table is greater than 2 metres from the ground.	DTS/DPF 3.1 None are applicable.
Irrigation	

PO 4.1 Irrigated areas are sited to ensure they: (a) avoid any land prone to waterlogging or subject to flooding through irrigation (b) avoid the risk of the water table falling or rising significantly as a result of irrigation practices (c) do not increase the salinity levels of groundwater (d) minimise the risk of polluting surface and groundwater resources where wastewater is used to irrigate the land.	DTS/DPF 4.1 None are applicable.
Wastewater	
PO 5.1 Wastewater-generating development utilises existing communal wastewater management infrastructure to avoid on-site disposal.	DTS/DPF 5.1 Development (including land division) that generates wastewater is connected to sewerage or community wastewater management systems with sufficient hydraulic capacity to accept the inflow.
PO 5.2 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 On-site wastewater treatment systems comply with: (a) the 'On-site Wastewater Systems Code' or (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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

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 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 None are applicable.
PO 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.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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 None are applicable.
PO 1.5 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: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 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 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: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 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 None are applicable.
PO 1.9 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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Part 4 - General Development Policies

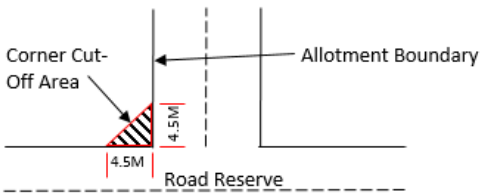
Advertisements

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 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height or B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building all of the following are satisfied: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy all of the following are satisfied: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (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 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 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (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 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (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 (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 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 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 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 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 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 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (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 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 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 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 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 Where the advertisement or advertising hoarding is: (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 (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 (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: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 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 Advertising satisfies all of the following: (a) is not illuminated (b) does not incorporate a moving or changing display or message (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 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 None are applicable.
PO 1.2 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 None are applicable.
Horse Keeping	
PO 2.1 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 None are applicable.
PO 2.2 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 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 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 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 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 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 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 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 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 None are applicable.
PO 4.2 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 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 Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership

	(b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.2 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 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.5 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 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 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 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 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 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 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 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 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 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (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 (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 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 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 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 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 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 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 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 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 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 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 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 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 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 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 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 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 None are applicable.
PO 2.4 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 None are applicable.
Wastewater Irrigation	
PO 3.1 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 None are applicable.
PO 3.2 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 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

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 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 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (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 (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 (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 (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more 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 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 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 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 Roadways and vehicle parking areas are sealed with an all-weather surface.

Slipways, Wharves and Pontoons	
PO 4.1 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 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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (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* (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: (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 (b) durable - fit for purpose, adaptable and long lasting (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 (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.

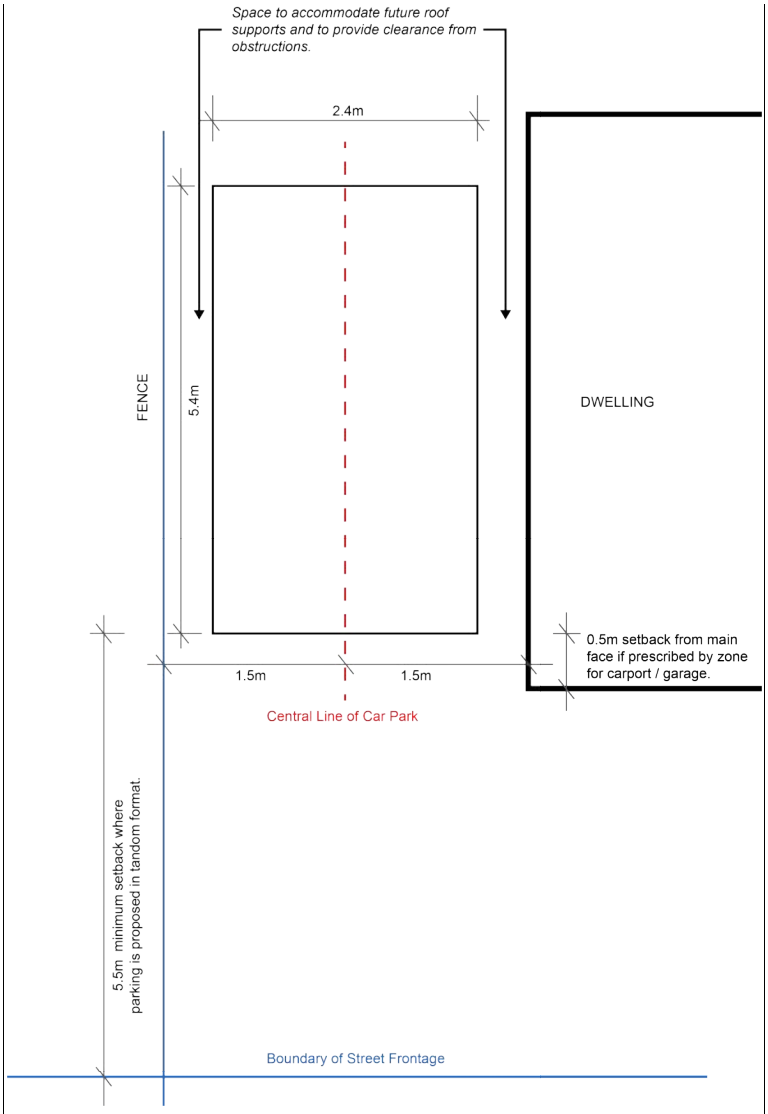
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (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 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas 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.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 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 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 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 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 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 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and	DTS/DPF 4.1 None are applicable.

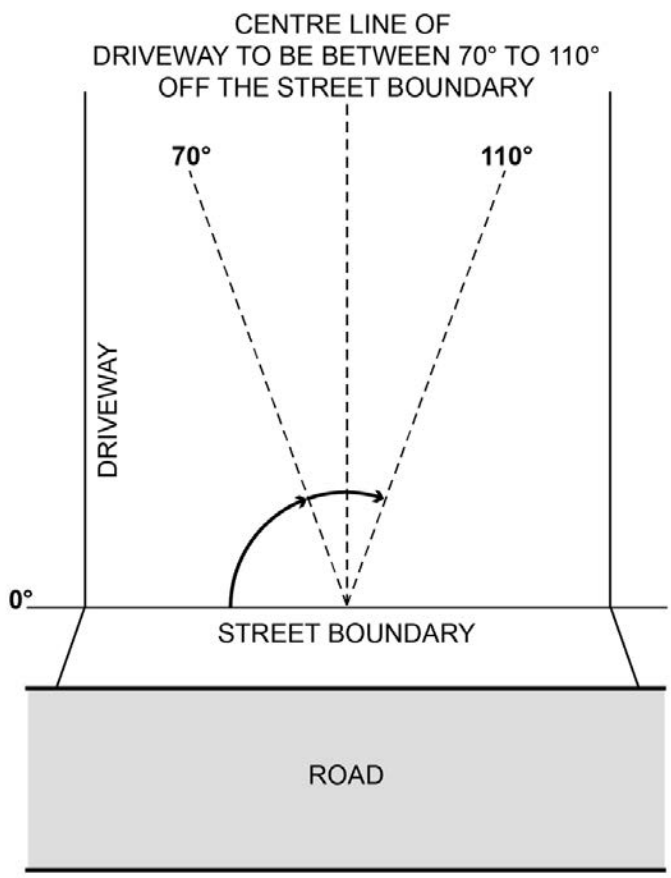
open spaces.	
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features 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 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 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 Effluent disposal drainage areas do not result in any of the following: (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 (b) use an area also used as a driveway (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 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: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 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 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 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 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 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 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 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 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 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 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 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.	DTS/DPF 9.1 None are applicable.
PO 9.2 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 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 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (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 (b) have sill heights greater than or equal to 1.5m above finished floor level (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 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (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: (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 or

	(ii) 1.7m above finished floor level in all other cases
All residential development and non-residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings and co-living incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m and (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling or co-living residence incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 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 None are applicable.
Ancillary Development	
PO 13.1 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 13.1 Ancillary buildings (excluding ancillary accommodation) satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (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 13.2 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 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 13.3 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 13.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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 (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.
PO 13.4 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 13.4 Ancillary accommodation satisfies (a) to (m), inclusive: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is 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) 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: (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 (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 (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 (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level

	(i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) 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. (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 (l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (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 Garaging is designed to not detract from the streetscape or appearance of a dwelling or co-living.	DTS/DPF 14.1 Garages and carports facing a street satisfy all of the following: (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 or co-living (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (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 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 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 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street and (b) do not result in any of the following: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (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 (vi) upper level windows facing side or rear boundaries unless: 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 B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) balconies or terraces on upper building levels unless they are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: 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 B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space or communal open space is provided in accordance with Design Table 1 - Private Open Space or Design Table 2 - Communal Open Space.
Water Sensitive Design	
PO 18.1 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 Residential development creating a common driveway / access that services 5 or more dwellings achieves all of the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 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 Development creating a common driveway / access that services 5 or more dwellings: (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 or 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 (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 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered car parking spaces have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 19.2 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and (ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided: (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 19.2(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 19.2(e)(i) is setback at least 5.5m from the boundary of the street frontage Example diagram:



PO 19.3 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 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 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 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (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 (b) where newly proposed, satisfies all of the following: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (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 (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:



(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 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (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 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (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, co-living and battle-axe development	
Amenity	
PO 22.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 22.1 None are applicable.
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 22.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity, and accommodate household furniture and fixing needs.	DTS/DPF 22.5 Habitable rooms have minimum dimensions (excluding any fixed storage, cupboards or kitchen facilities) in accordance with the following table:

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

PO 22.6 Co-living 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 occupant life and promote social interaction.	DTS/DPF 22.6 None are applicable.
PO 22.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 22.7 None are applicable.
PO 22.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.	DTS/DPF 22.8 None are applicable.

PO 22.9 Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 22.9 None are applicable.
PO 22.10 Co-living provides a shared kitchen (or kitchens) and associated dining space, a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living occupants who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 22.10 None are applicable.
Communal Open Space	
PO 23.1 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 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
PO 23.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 23.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 23.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 23.7 None are applicable.
PO 23.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 23.8 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 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: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (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 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 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street and (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 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 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 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 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 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 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 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 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 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 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 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings, co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and	DTS/DPF 26.5 None are applicable.

convenient access, egress and movement of waste collection vehicles.	
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 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 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (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 (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 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 None are applicable.
PO 29.2 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 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 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 None are applicable.
PO 30.2 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 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 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 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 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 None are applicable.
PO 31.2 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 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 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: (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) 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.	DTS/DPF 32.1 None are applicable.
Decks	
Design and Siting	
PO 33.1 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 33.1 Decks satisfy (a) and (c), or (b) and (c): (a) where ancillary to a dwelling, satisfy all of the following: (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	Minimum percentage of site

	area) (m^2) | <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, satisfy all of the following: (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 33.2 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 33.2 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 33.3 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 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 / Accommodation Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. 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 One bedroom: 8m^2 with a minimum dimension 2.1m Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m 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.
Co-living	2.5m^2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwellings above ground level	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (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 (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 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (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 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas 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.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 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 None are applicable.

PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 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 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 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 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 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 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 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 Effluent disposal drainage areas do not result in any of the following: (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 (b) use an area also used as a driveway (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 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: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 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 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 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 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 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries and (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 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 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 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 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.

Fences and walls	
PO 9.1 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 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 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 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 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone satisfy at least one of the following: (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 (b) have sill heights greater than or equal to 1.5m above finished floor level (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 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 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (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: (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 or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 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 None are applicable.
PO 11.2 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 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 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 None are applicable.
PO 11.5 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 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 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 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings satisfy all of the following: (a) are oriented towards the street (b) are clearly visible and easily identifiable from the street and vehicle parking areas (c) are designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) are designed to provide shelter, a sense of personal address and transitional space around the entry (e) are located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) are designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 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 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 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 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 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 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 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 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 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 None are applicable.
PO 14.3 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: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages and (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 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (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 (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 (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development and non-residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings and co-living incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m and (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 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 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 None are applicable.
Ancillary Development	
PO 19.1 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 19.1 Ancillary buildings (excluding ancillary accommodation) satisfy (a) to (k), inclusive: (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 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	DTS/DPF 19.2 Ancillary buildings and structures do not result in:

over-development of the site.	(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 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 19.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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: ≤500m^2 — Floor area: 60m^2 Allotment size: >500m^2 — Floor area: 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 (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.
PO 19.4 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 19.4 Ancillary accommodation satisfies (a) to (m), inclusive: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is 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) 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: (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 (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 (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 (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (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: (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.
(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
(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary
(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 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street satisfy all of the following: (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 (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (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 Dwelling and co-living elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling or co-living residence 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: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (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 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable

Private Open Space

PO 21.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space or communal open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.

Landscaping

PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table:

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
<150	10%
150-200	15%

>200-450	20%
>450	25%

(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

Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.1

Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):

(a) single width car parking spaces:
  (i) a minimum length of 5.4m per space
  (ii) a minimum width of 3.0m
  (iii) a minimum garage door width of 2.4m
(b) double width car parking spaces (side by side):
  (i) a minimum length of 5.4m
  (ii) a minimum width of 5.4m
  (iii) minimum garage door width of 2.4m per space.

PO 23.2

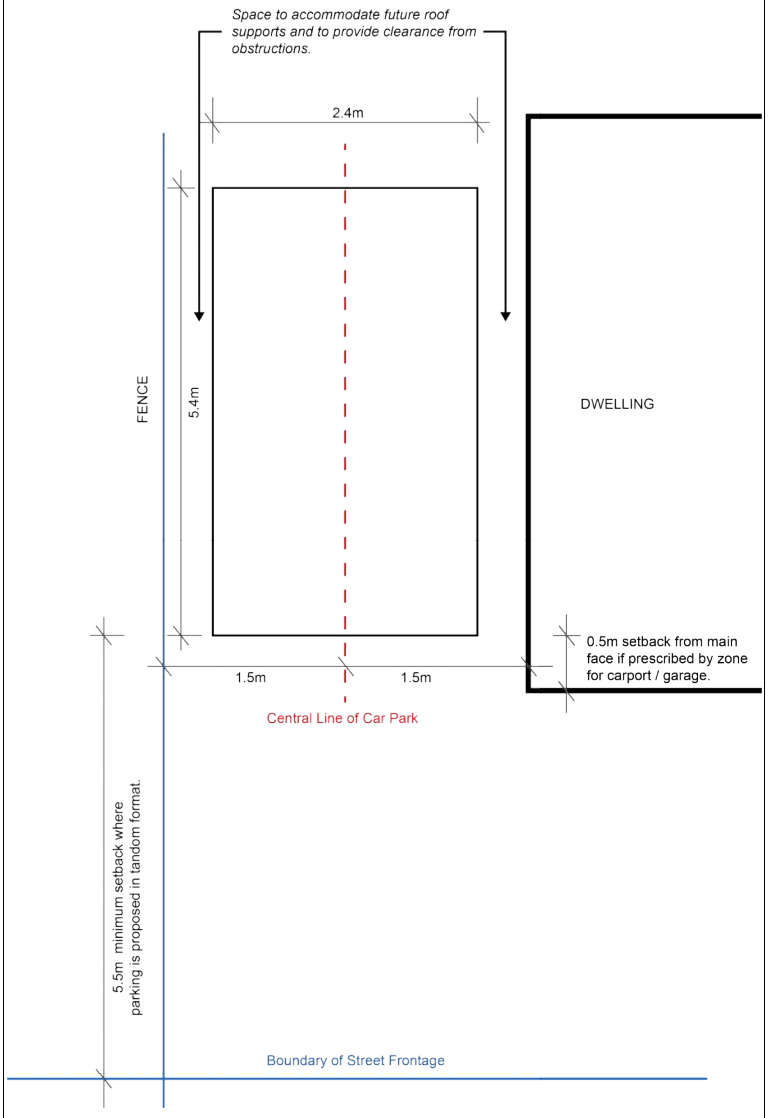
Uncovered car parking space have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.

DTS/DPF 23.2

Uncovered car parking spaces satisfy all of the following:

(a) are a minimum of 5.4m in length
(b) are a minimum of 2.4m in width
(c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction
(d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided:
  (i) no part of the uncovered car parking space is located in front of the main face of the dwelling
  and
  (ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling
(e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided
  (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 23.2(d)
  and
  (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 23.2(e)(i) is setback at least 5.5m from the boundary of the street frontage.

Example diagram:



PO 23.3

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 23.3

Driveways and access points satisfy (a) or (b):

(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
(b) sites with a frontage to a public road greater than 10m:
  (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site
  and
  (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.

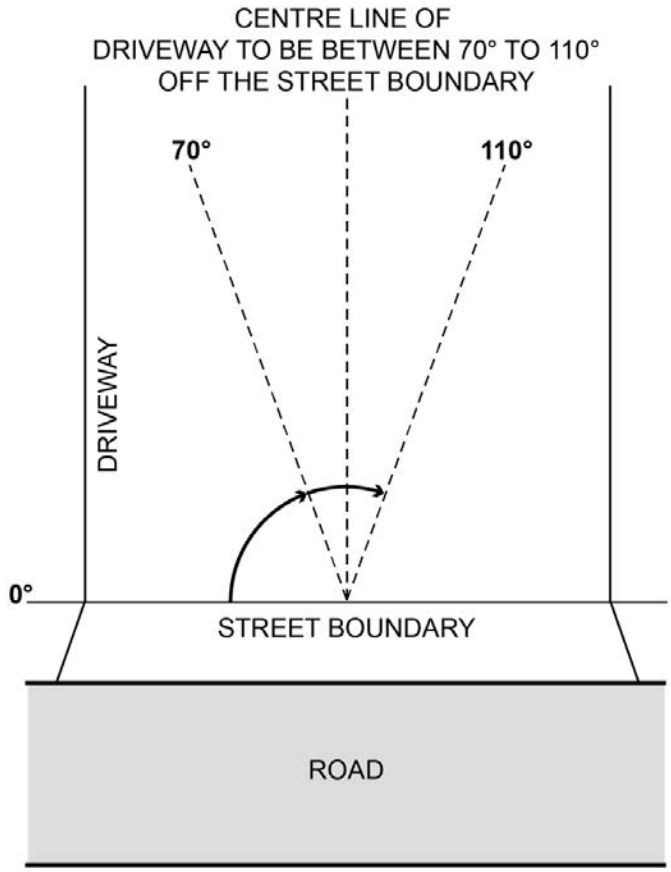
PO 23.4

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

Vehicle access to designated car parking spaces satisfy (a) or (b):

(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 (b) where newly proposed, is set back in accordance with all of the following: (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 (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited to satisfy all of the following: (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 (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:  (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 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (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 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings or co-living abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (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 (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 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (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 Ground level dwellings and co-living residences have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street and (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 The visual privacy of ground level dwellings and co-living residences within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings or co-living residences in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space or communal open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 27.2 Where possible, dwellings and co-living residences are designed to provide outlook from main living areas to private open space or communal open space.	DTS/DPF 27.2 None are applicable.
Residential amenity in multi-level buildings	

PO 28.1 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 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 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (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 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings and co-living residences are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings or co-living residences (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: (a) co-living residence: 4.3m^3 per bedroom (b) studio: not less than 6m^3 (c) 1 bedroom dwelling / apartment: not less than 8m^3 (d) 2 bedroom dwelling / apartment: not less than 10m^3 (e) 3+ bedroom dwelling / apartment: not less than 12m^3.
PO 28.5 Dwellings and co-living residences 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 Light wells satisfy all of the following: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings and co-living residences are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings and co-living 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 None are applicable.
Dwelling Configuration	
PO 29.1 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 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling (c) 2 bedroom dwelling (d) 3+ bedroom dwelling.
PO 29.2 Dwellings and co-living 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 None are applicable.
Common Areas	
PO 30.1 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 Common corridor or circulation areas satisfy all of the following: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (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, Co-living and Battle axe Development	
Amenity	
PO 31.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 31.1 None are applicable.
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 31.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity and accommodate household furniture and fixing needs.	DTS/DPF 31.5 Habitable rooms have minimum dimensions (excluding any kitchen/dining space, fixed storage, or cupboards) in accordance with the following table: **Accommodation type** / **Habitable room type** / **Minimum internal dimension** Dwelling / Main Bedroom / 3m Dwelling / Secondary bedroom / 3m x 2.5m Dwelling / Living room - studio and 1 bedroom dwelling / 3.3m Dwelling / Living room - 2+ bedroom dwelling / 3.6m Co-living / Living area / studio format / 3m Co-living / Separate bedroom / 2.5m
PO 31.6 Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for occupants, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident life and promote social interaction.	DTS/DPF 31.6 None are applicable.
PO 31.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 31.7 None are applicable.
PO 31.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances occupant amenity.	DTS/DPF 31.8 None are applicable.
PO 31.9 Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 31.9 None are applicable.
PO 31.10 Co-living provides a shared kitchen (or kitchens) and associated dining space (or spaces), a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 31.10 None are applicable.

Communal Open Space	
PO 32.1 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 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
PO 32.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 32.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 32.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 32.7 None are applicable.
PO 32.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 32.8 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 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: (a) minimum 0.33 on-street car parks per proposed dwelling or co-living residence (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (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 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 Access to group dwellings or dwellings within a residential flat building, or co-living is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling or co-living are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or co-living, or a dwelling or co-living on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (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 Residential driveways that service more than one dwelling or co-living, or a dwelling or co-living 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 Driveways providing access to more than one dwelling or co-living, or a dwelling or co-living 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 Dwellings and co-living are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling and co-living 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 Soft landscaping is provided between dwellings and co-living and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 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 co-living and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (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	
PO 35.1 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 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 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 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 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 None are applicable.
PO 36.2 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 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1	DTS/DPF 37.1

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.	None are applicable.
PO 37.2 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 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (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 (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 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 None are applicable.
PO 39.2 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 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 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 None are applicable.
PO 40.2 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 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 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 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 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 Student accommodation provides all of the following: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including all of the following: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (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 (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 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 None are applicable.
PO 41.3 Student accommodation provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for student residents and visitors (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 41.3 None are applicable.
PO 41.4 Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which: (a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 41.4 None are applicable.
PO 41.5 Student accommodation provided with suitable sized areas of usable shared space to meet the needs of occupants, having regard to factors that may support a reduced on site rate such as the availability of nearby public accessible open space, university grounds or the like.	DTS/DPF 41.5 Student accommodation provides shared space at a rate of 2m2 per residence, minus the floor area of any communal indoor recreation spaces or shared kitchen facilities provided.
All non-residential development	
Water Sensitive Design	
PO 42.1 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 None are applicable.
PO 42.2 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 None are applicable.
PO 42.3	DTS/DPF 42.3

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.	None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 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: (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.	DTS/DPF 43.1 None are applicable.
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 satisfy (a) and (c), or (b) and (c): (a) where ancillary to a dwelling, satisfy all of the following: (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, satisfy all of the following:
(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 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 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 /Accommodation Type	Dwelling / Accommodation Type / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. 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
Co-living		2.5m^2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling in a residential flat building, or mixed use building which incorporate above ground level dwellings	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

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 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 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 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 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 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (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) (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 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (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. 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 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (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 (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 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)

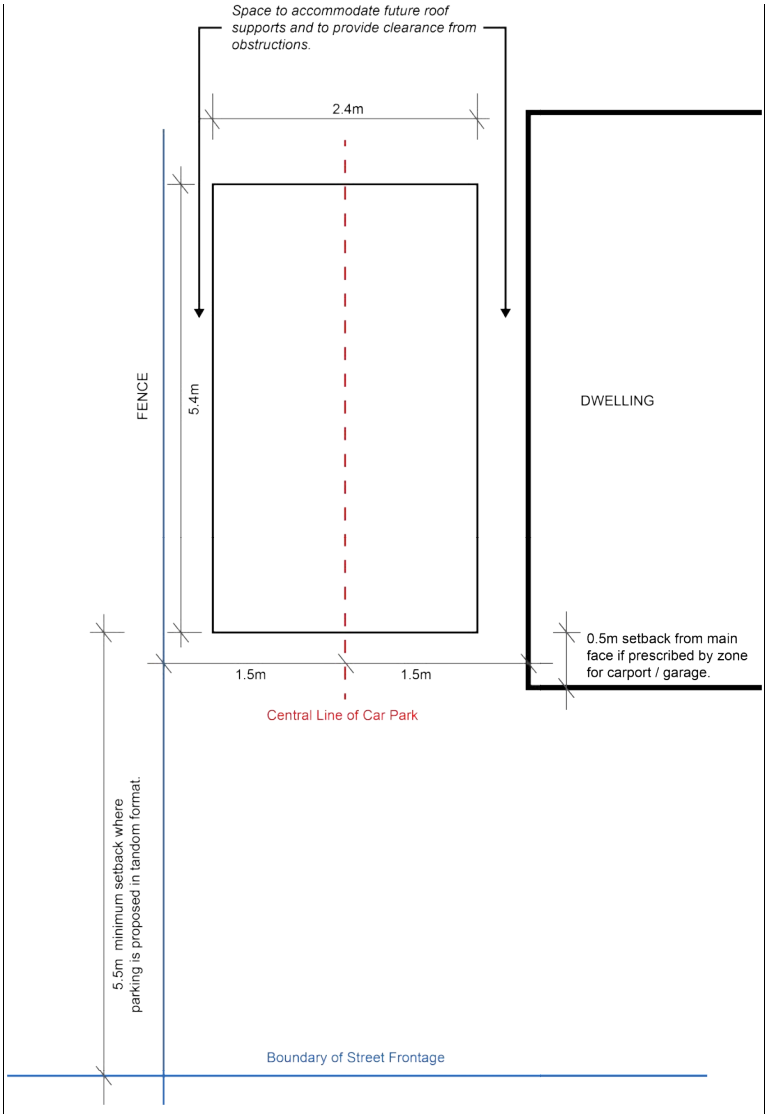
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2	DTS/DPF 1.2

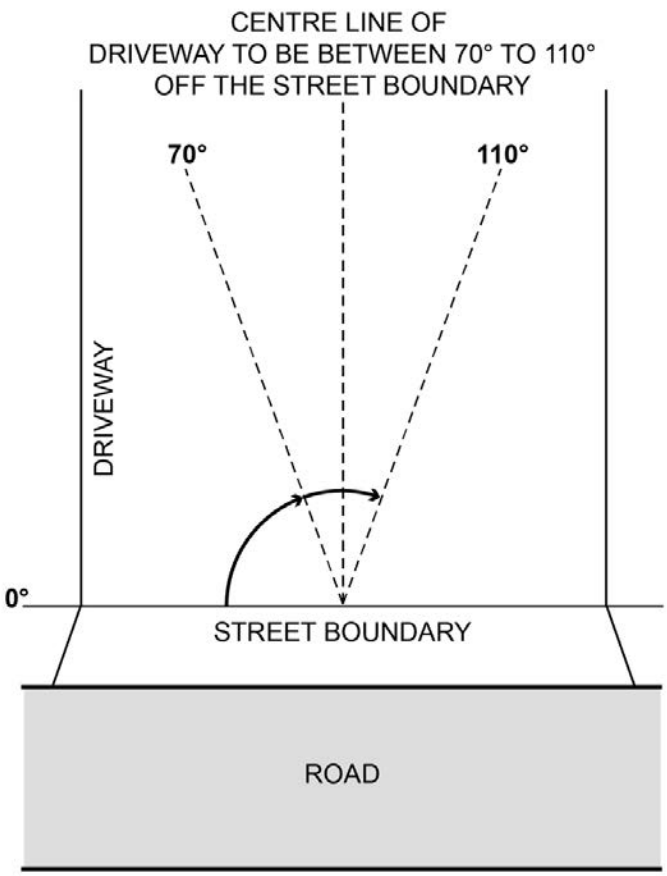
Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 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 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 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 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 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 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 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): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 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 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (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 (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 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 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: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (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 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 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 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 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 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

		Two bedroom dwelling	11m^2 / minimum dimension 2.4m
		Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (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 (b) have sill heights greater than or equal to 1.5m above finished floor level (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 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 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (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: (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 or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (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% <200 — 15% 200-450 — 20% >450 — 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.
Car Parking	
PO 14.1 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 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 14.3 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and (ii) if the applicable zone assessment provisions prescribed a setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided: (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 14.3(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 14.3(e)(i) is setback at least 5.5m from the boundary of the street frontage. Example diagram:

	
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 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 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 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 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (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 (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 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (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 None are applicable.
Vehicle Access	
PO 17.1 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 None are applicable.
PO 17.2 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 Vehicle access to designated car parking spaces satisfy (a) or (b): (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 (b) where newly proposed, is set back: (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 (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (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 (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:

	 (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 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (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 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (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 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 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 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 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 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (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 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use

	(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) (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: (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 A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or 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) and (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 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 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: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (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 None are applicable.
PO 2.2 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 None are applicable.
PO 2.3 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 None are applicable.
Rehabilitation	
PO 3.1 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 None are applicable.
Hazard Management	
PO 4.1 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 None are applicable.
PO 4.2 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 None are applicable.
PO 4.3 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 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 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 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 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 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (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 (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1	DTS/DPF 7.1

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.	None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine) and (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 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 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 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 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (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 None are applicable.
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria: **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]** 50MW> / 80ha+ / 30m / 500m / 2km 10MW<50MW / 16ha-<80ha / 25m / 500m / 1.5km 5MW<10MW / 8ha to <16ha / 20m / 500m / 1km 1MW<5MW / 1.6ha to <8ha / 15m / 500m / 500m 100kW<1MW / 0.5ha<1.6ha / 10m / 500m / 100m <100kW / <0.5ha / 5m / 500m / 25m Notes: 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 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 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 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 None are applicable.
PO 10.3 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 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 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 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 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: (a) exclusively for domestic use and (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 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: (a) it is wholly located and contained within the allotment of the development it will service (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 (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 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: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 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 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	DTS/DPF 13.1

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.	A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 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 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 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 None are applicable.
PO 1.2 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 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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 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 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 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 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 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 None are applicable.
PO 1.2 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 None are applicable.
Hours of Operation	
PO 2.1 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: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (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 Development operating within the following hours: **Class of Development** / **Hours of operation** Consulting room: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Office: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday and Sunday
Overshadowing	

PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 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 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 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: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 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 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 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 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 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: (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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 Pumps and/or filtration systems associated with a swimming pool or spa that is ancillary to a dwelling erected on the same site are: (a) enclosed in a solid acoustic structure 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 4.4 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 Adjacent land is used for residential purposes.
PO 4.5 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 None are applicable.
PO 4.6 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 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** 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 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.	DTS/DPF 5.1 None are applicable.
PO 5.2 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: (a) incorporating appropriate treatment technology before exhaust emissions are released (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 None are applicable.
Light Spill	
PO 6.1 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 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 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 None are applicable.
Electrical Interference	
PO 8.1 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 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (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 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 None are applicable.
PO 9.2 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 None are applicable.
PO 9.3 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 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 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 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 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 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: (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 (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 (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 (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 (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 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 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 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: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (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 (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (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 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (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 (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 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 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 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 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
PO 2.9 Land division under the *Community Titles Act 1996* or the *Strata Titles Act 1988* is appropriate having regard to the nature and extent of the common property established by the relevant scheme, including but not limited to: (a) common driveway design, function and status (i.e., whether or not intended to serve as a private road), having regard to the type and nature of vehicles expected to use the driveway (b) provision and location of utilities, letterboxes, bin storage and waste collection services (c) landscaping provision (d) maintenance of any of the above.	DTS/DPF 2.9 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4	DTS/DPF 3.4

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.	None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 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 Each allotment can be connected to: (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 or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 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 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 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 None are applicable.
PO 4.5 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 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 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 None are applicable.
PO 7.2 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 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 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 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 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (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 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 None are applicable.
PO 9.2 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 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 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 None are applicable.
PO 10.2 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 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 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 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 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 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 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 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 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 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	

PO 6.1 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 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 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 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 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 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 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 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (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 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 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 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 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 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 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 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (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) (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: (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- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or 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) and (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 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 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 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 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 None are applicable.
PO 3.2 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 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (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 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 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 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 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 None are applicable.
PO 1.4 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 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 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 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (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 or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 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 None are applicable.
PO 3.3 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 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 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 Vehicle access to designated car parking spaces satisfy (a) or (b): (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 (b) where newly proposed, is set back in accordance with all of the following: (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 (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 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 Driveways and access points: (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 (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 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: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 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 None are applicable.
PO 3.9 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 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 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: (a) availability of on-street car parking (b) shared use of other parking areas (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 (d) the adaptive reuse of a State or Local Heritage Place (e) proximity to high frequency public transport Note: In circumstances where a land use is not defined in Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas or Table 1 - General Off-Street Car Parking Requirements (as applicable), an appropriate car parking rate may be defined by reference to similar development in comparable locations.	DTS/DPF 5.1 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: (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 (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (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 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 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 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 None are applicable.
PO 6.3 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 None are applicable.

PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 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 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 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 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 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 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 None are applicable.
PO 9.3 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 facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 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: 
Heavy Vehicle Parking	
PO 11.1 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 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (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 (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 (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (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 (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 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 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 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 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) 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. 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. Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor 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. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 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. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.

	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. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
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. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 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. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 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.
Co-living	Co-living residence: 0.5 spaces per bedroom.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. 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 For an office subordinate to, and associated with, a retirement facility or supported accommodation located on a significant retirement facility and supported accommodation site, 0 spaces. 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 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. 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. 0 spaces where located on a significant retirement facility and supported accommodation site, and is subordinate to, and associated with, a retirement facility or supported accommodation.
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. 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. 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. For a hall/meeting hall, 0.2 spaces per seat. For a community facility located on a significant retirement facility and supported accommodation site, and is subordinate to and associated with a retirement facility or supported accommodation, 0 spaces. 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. 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. 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 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. 0 spaces per consulting room where subordinate to and associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site.
Hospital	4.5 spaces per bed for a public hospital. 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 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 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 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	Designated Areas

	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.		
	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: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) 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 Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone 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 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 Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 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 Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-storey building (except for co-living)	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham 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 Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone 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 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone 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)
Co-living	0.25 per residence	None specified	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Urban Activity Centre Zone when the site is also in a high frequency public transit area

			Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
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.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.
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. 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 (except for co-living)	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** (The bicycle parking rate applies to a designated area located in a relevant part of the State described below.) All zones — City of Adelaide Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone 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 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 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.

PO 2.4 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 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 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 None are applicable.
Access	
PO 4.1 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 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 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 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 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 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 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 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 None are applicable.
PO 8.2 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 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 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 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 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 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

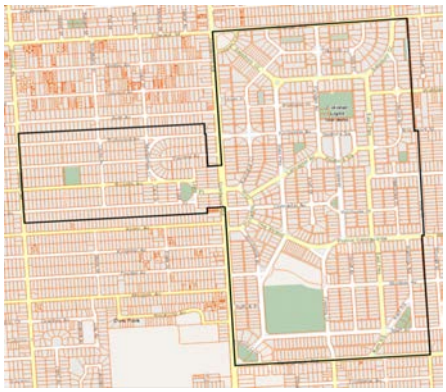
Introduction (Column A)	Specified matters / identified areas (Column B)
Interpretation	
Areas identified as 'designated airport building heights area' for the purposes of clause 3(1) of the Regulations - Interpretation	Airport Building Heights (Aircraft Landing Areas) Overlay Airport Building Heights (Regulated) Overlay 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 Hazards (Flooding) Overlay 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 Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Outback) Overlay Hazards (Bushfire - Regional) Overlay 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 Hills Neighbourhood Zone Significant Landscape Protection Overlay 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: 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 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: Hills Face Zone 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: 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: Hills Face Zone 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: Coastal Areas Overlay Hills Face Zone 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: Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 13(1) of Schedule 4 under the Regulations - Aerials, towers	Hills Face Zone 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	Either of the following: (a) Those parts of the Design Overlay within the following areas: (i) City of Burnside (ii) The Corporation of the City of Norwood Payneham and St Peters (iii) City of Prospect (iv) The Corporation of the City of Unley (v) City of West Torrens (vi) City of Holdfast Bay (b) A significant retirement facility and supported accommodation site in the Significant Retirement Facility and Supported Accommodation Sites Overlay.
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 (Column A)	Specified matters / identified areas (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— (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 (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— (i) selected by the council as a class of development for the purposes of this clause; and (ii) specified by the Chief Executive by a notice published on the SA planning portal for the purposes of this clause. 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 
	Figure Ga/2 
City of Mitcham - Colonel Light Gardens	Figure Mit/1 
City of Unley	Figure Un/1



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 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
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 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 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
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 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 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
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 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
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 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 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 (Metres)
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
Maximum building height is 50m
Maximum building height is 35m

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

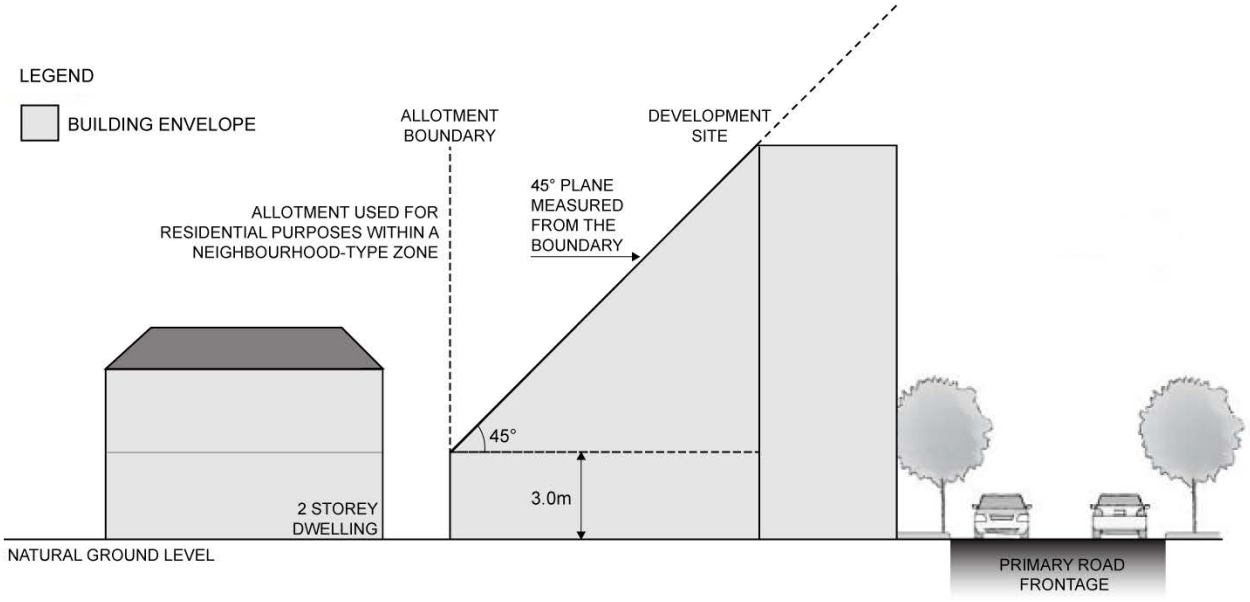
Part 6.5 Flooding Site and Floor Level

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

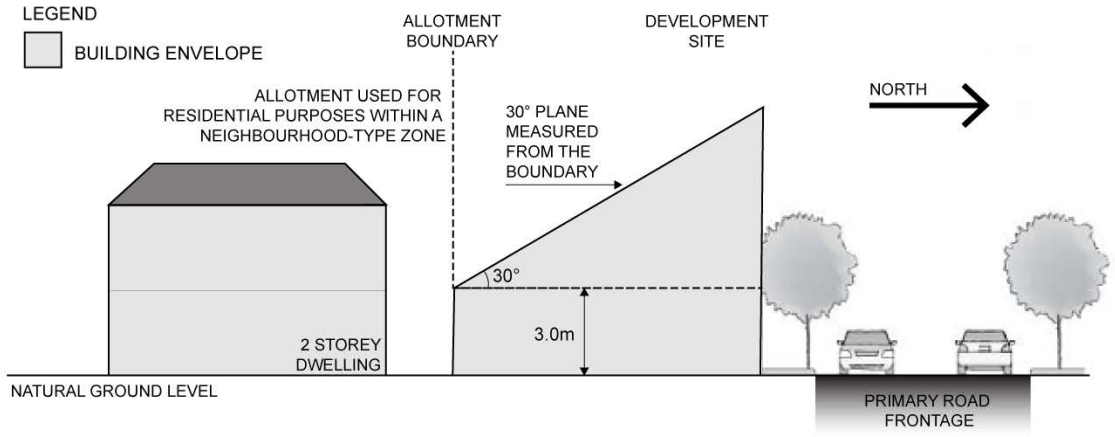
Finished Ground and Floor Levels
Minimum finished ground level is 3.3m AHD; Minimum finished floor level is 3.55m AHD
Minimum finished ground level is 3.35m AHD; Minimum finished floor level is 3.6m AHD
Minimum finished ground level is 3.4m AHD; Minimum finished floor level is 3.65m AHD
Minimum finished 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
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

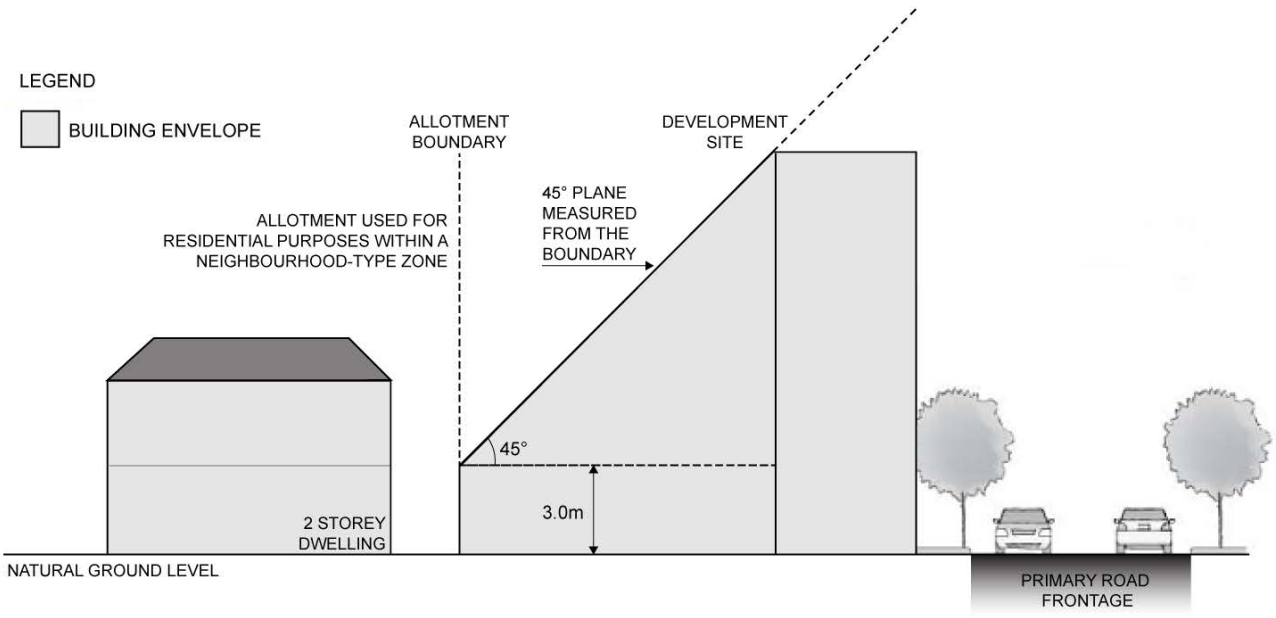
Part 6.6 Interface Heights

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):

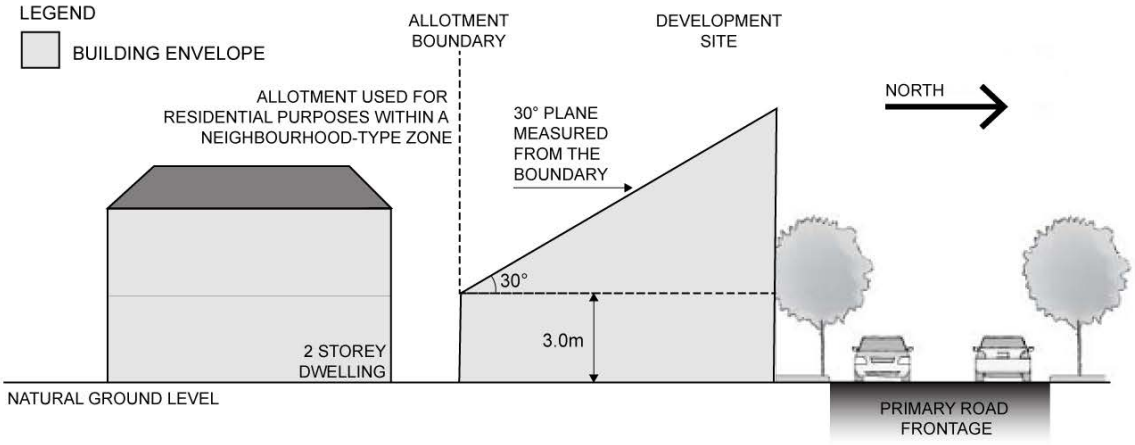
Interface Height



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):



Interface Height
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):



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

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

Gradient Minimum Frontage (Residential Flat)
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
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		Personal or domestic services establishment; Shop.

	domestic services establishment		
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: (a) publications classified as restricted or prohibited under the *Classification (Publications, Films and Computer Games) Act 1995*; and/or (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 (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.* It does not include premises used for prostitution.		Personal or domestic services establishment; 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: (a) the processing or packaging of commodities (b) the housing of animals for the purposes of intensive animal husbandry (c) the purposes of a dairy.	Farm shed; Farm silo; Horticultural shed; Hay shed; Implement shed; Pump shed	Dairy; Dwelling; Industry; Intensive animal husbandry; Office; Outbuilding; Shop
Ancillary accommodation	Means accommodation that: (a) is located on the same site as an existing dwelling and is ancillary to that dwelling; and (b) can be (but need not be) self-contained; and (c) contains no more than 2 bedrooms or rooms or areas capable of being used as a bedroom.		Dwelling; 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 Catteries	Aquaculture; Farming; Horse keeping; Intensive animal husbandry; 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; (b) furniture; (c) floor coverings; (d) window coverings; (e) appliances or electronic equipment; (f) home entertainment goods; (g) lighting and electric light fittings; (h) curtains and fabric; (i) bedding and manchester; (j) party supplies; (k) animal and pet supplies; (l) camping and outdoor recreation supplies; (m) hardware; (n) garden plants (primarily in an indoor setting); (o) office equipment and stationery supplies; (p) baby equipment and accessories; (q) sporting, fitness and recreational equipment and accessories; (r) homewares; (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; Early learning centre; Kindergarten; Nursery; Pre-school.	
Co-living	Means a building used for residential accommodation that: (a) contains 6 or more residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use; and (b) includes common facilities for shared use including at a minimum: (i) shared cooking facilities where a full kitchen is not provided in residences; (ii) shared bathroom facilities where a full bathroom is not provided in residences; (iii) common rooms and/or recreation areas.		Ancillary accommodation; Co-located housing; Dwelling Student accommodation Supported accommodation
Co-located Housing	Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay that: (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 (b) comprises and retains (with or without alteration/modification) all established dwellings on the site of the proposed development; and (c) incorporates communal open space that is accessible to all dwellings within the site of the proposed development; and (d) may also comprise other common areas and / or facilities for shared use by all occupants including (but not limited to): (i) a common building that includes facilities such as a shared kitchen, dining and / or living facilities (ii) shared laundry facilities (iii) shared car parking.		Ancillary accommodation; Co-living; Group dwelling; Residential flat building
Commercial forestry	Means the practice of planting and managing plantation forests that are to be harvested for wood products or used for other commercial purposes, including through the commercial exploitation of the carbon absorption capacity of the forest.		Horticulture; Cropping; 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; Community hall.	Educational facility; Place of worship; Child care facility; 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; Horticulture; 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.		Trade training facility
Electricity substation	Means: (a) works for the conversion, transformation or control of electricity by 1 or more transformers, or by any switchgear or other equipment; or (b) any equipment, building, structure or other works ancillary to or associated with works referred to in paragraph (a), other than any such works: (i) that are mounted on a pole; or (ii) that are wholly enclosed in a weather-proof enclosure not exceeding 8.5m^3; or		

	(iii) that are incidental to any lawful use of the land which the works are situated.		
Emergency services facility	Means premises used for the provision of essential emergency or disaster management services. The use may include administrative, operational or storage facilities associated with the provision of emergency or disaster management services.	Ambulance station; Emergency management support facility; Evacuation centre; Fire station; Police station; State emergency services facility.	Hospital; Residential care; Supported accommodation.
Farming	Means cropping, grazing or low intensity animal husbandry.	Cropping; Grazing; Low intensity animal husbandry.	Animal keeping; Commercial forestry; Horse keeping; Horticulture; Intensive animal husbandry; 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; 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; Squash courts; Fitness centre; Gymnasium; Pilates studio; Yoga studio; Dance studio; Indoor swimming centre; Indoor trampoline centre; Indoor rock climbing centre; Indoor children's play centre; 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: (a) the making of any article, ship or vessel, or of part of any article, ship or vessel; or (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 (c) the getting, dressing or treating of materials. The use may include: (d) selling by wholesale of goods manufactured on site (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; Light industry; 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; Feedlot; Poultry hatchery; Piggery; Poultry battery.	Animal keeping; Apiculture; Aquaculture; Horse keeping; Low intensity animal husbandry; 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: (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; or (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; Aquaculture; Horse keeping; 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 personal or domestic services catering to the needs of customers, which are related to the care and/or appearance of the individual, the cleaning and/or grooming of pets, or the cleaning and/or repair of personal effects: Examples- The following are examples of services that may be available at a personal or domestic services establishment: (a) clothing repair and alterations; (b) cutting, trimming, waxing, shaving, colouring, dyeing and styling hair; (c) piercing and tattooing; (d) domestic pet grooming; (e) manicures and pedicures; (f) non-surgical cosmetic procedures; (g) personal care procedures; (h) self-service clothes laundering; (i) shoe repair; (j) watch repair. For the purposes of this definition, 'personal effects' does not include vehicles, boats, caravans, trailers or similar articles.		Adult entertainment premises; Adult products and services premises; Car wash; Consulting room; Office; Financial institute.
Place of worship	Means premises used by an organised group for worship and religious activities. The use may include facilities for social, educational and charitable activities associated with the congregation.	Chapel; Church; Mosque; Synagogue; Temple.	Funeral parlour.
Protective tree netting structure	Means netting and any associated structure that: (a) is designed to protect trees or plants grown for the purpose of commercial horticulture; and (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; 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: (a) any associated facility for the storage and/or transmission of the generated electricity; (b) any building or structure used in connection with the generation of electricity.	Battery storage facility; Hydropower or pumped hydropower facility; Solar power facility; Wave power generator; 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; Group dwelling; Row dwelling; 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:		Fuel depot;

	(a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum gas, automotive distillate and any other fuels; and (b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and 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. The use may also include one or more of the following secondary activities: (c) the washing and cleaning of motor vehicles (d) the washing of other equipment or things including dogs and other pets (e) the provision (on a paid or free basis) of facilities for charging electric vehicles (f) the hiring of trailers (g) selling of motor vehicle accessories and/or parts (h) the installation of motor vehicle accessories and/or parts.		Motor repair station.
Retirement facility	Means a facility operating under the regulatory framework of the *Retirement Villages Act 2016*.		
Row dwelling	Means a dwelling: (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 (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: (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 (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: (a) basic plant, equipment or machinery used in agriculture or industry; or (b) boats; or (c) caravans and recreational vehicles (RVs); or (d) domestic garages; or (e) sheds; or (f) outbuildings; or (g) motor vehicles; or (h) marquees; or (i) trailers; or (j) swimming pools, equipment and accessories; or (k) building materials in bulk supply; or (l) landscaping materials; or (m) garden plants (primarily in an outdoor setting); or (n) agricultural supplies such as agricultural chemicals, fertilisers, seed and animal feed; or (o) rainwater tanks and irrigation supplies; or similar articles or merchandise. 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; Used car yard.	Bulky goods outlet.
Shop	Means: (a) premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or (b) a personal or domestic services establishment.	Bulky goods outlet; Personal or domestic services establishment; Restaurant	Adult entertainment premises; Adult products and services premises; Hotel; Motor repair station; Retail fuel outlet; Service trade premises; 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: (a) cause or create dust, fumes, vapours, smells or gases; or (b) discharge foul liquid or blood or other substance or impurities liable to become foul, and thereby: (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 (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, This use may also include: (a) the keeping of animals prior to slaughter on site (b) processing of animal products for human or animal consumption.		Retail butcher.
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; Outbuilding; 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: (a) shared cooking facilities and/or the provision of meals; (b) common rooms and recreation areas; (c) shared laundry facilities or a laundry service; or (d) shared bathroom facilities.		Co-living; Dwelling; 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; Residential care	Hospital; 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: (a) the building or structure is to be used as accommodation by the owner of the land and (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) and (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 and (d) the building or structure is to be used as accommodation: (i) for a period not exceeding 2 years or (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, whichever occurs first.		
Tourist accommodation	Means premises in which temporary or short-term accommodation is provided to travellers on a commercial basis. This use may also include: (a) onsite services and facilities primarily for the use by guests; (b) facilities for the management of the accommodation.	Caravan and tourist park	Campground; Residential Park
Trade training facility	Means land used for the provision of education and training in trade, construction, earthmoving or similar related activities and includes one or more of the following activities: (a) operation of heavy machinery, trench shoring equipment and/or earthmoving equipment (b) operation of moving and/or lifting equipment or processes (c) the process of cutting and/or finishing of materials.		Educational facility
Warehouse	Means a building or enclosed land used for the storage of goods and the carrying out of commercial transactions involving		Store

	the sale of such goods, but does not include any land or building used for sale by retail.		
Wind farm	Means land used to generate electricity from wind force with wind turbine generators. This use may also include: (a) any associated facility for the storage and/or transmission of the generated electricity; (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. 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: (a) on the same site as the workers' accommodation; or (b) in mining or petroleum extraction; or (c) in seasonally intensive rural activities including fruit picking, pruning, animal shearing, meat processing, bulk handling or freight handling; or (d) in the construction of essential infrastructure; or (e) in seasonally intensive hospitality, tourist development or tourist accommodation activities.	Mining camp; Road workers camp; Shearing quarters; 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.

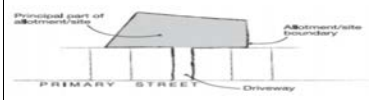
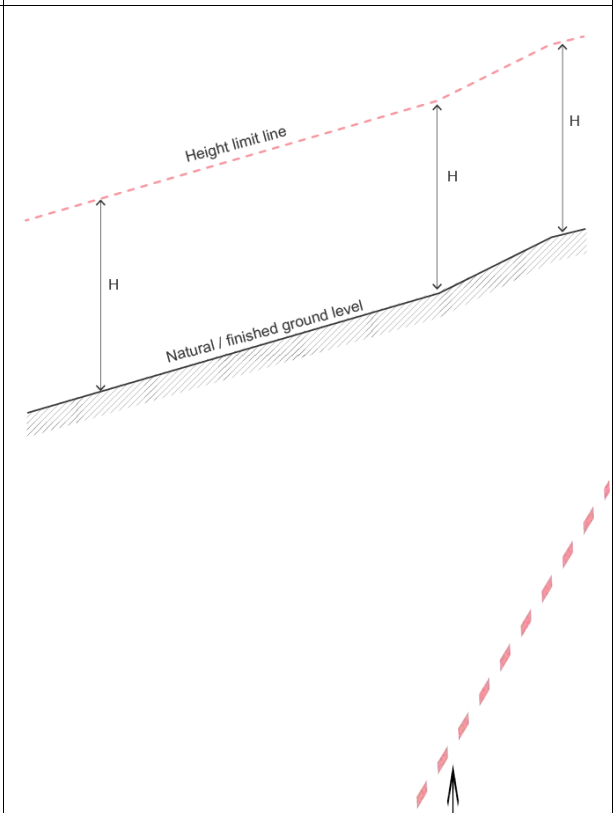
Meaning of Terms

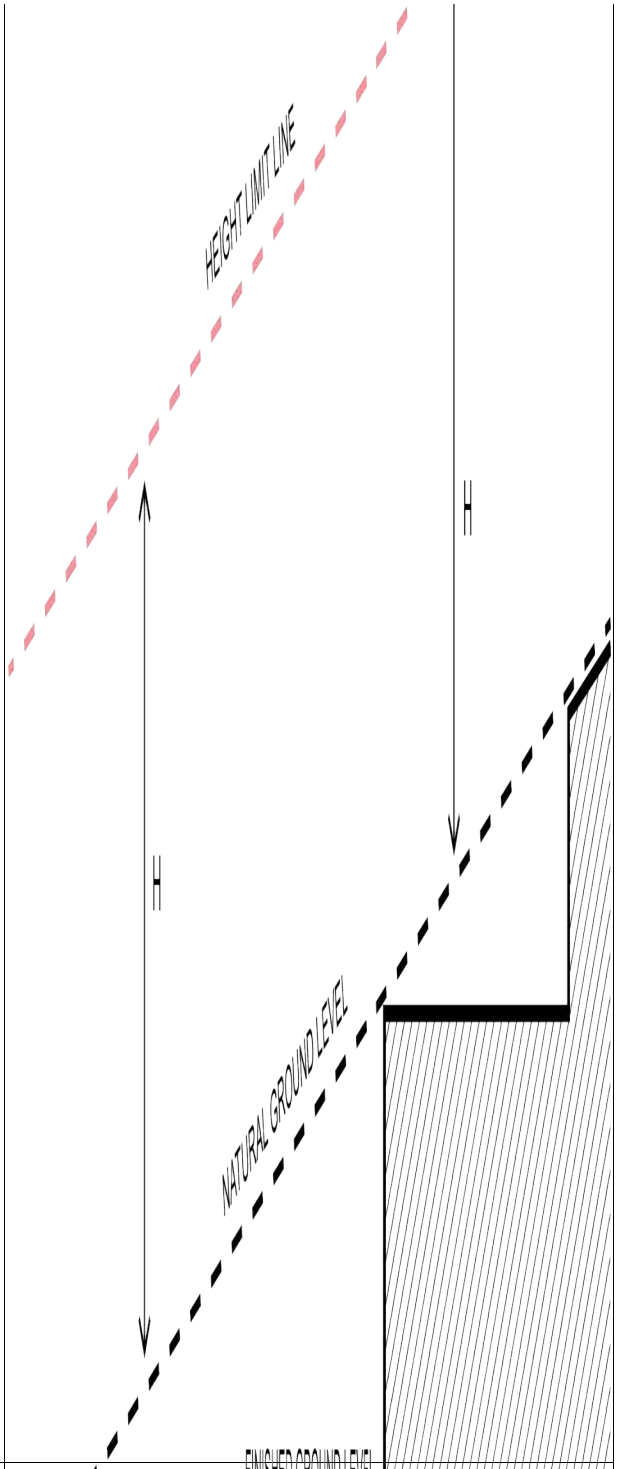
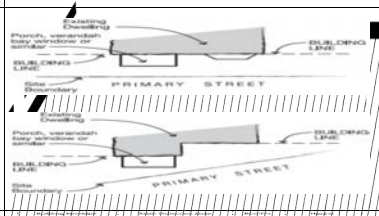
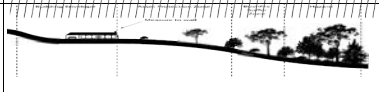
A term listed in Column A has the meaning set out beside that term in Column B. Column C contains, where applicable, illustrations to assist with the interpretation of the meaning provided in Column B.

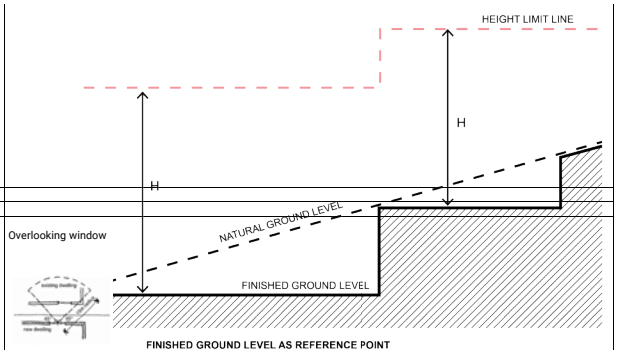
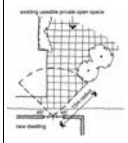
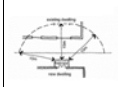
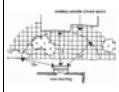
No Definition

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)
Accessible car parking place	Means a parking place designed in accordance with AS/NZS 2890.6-2009 Parking facilities Off-street parking for people with disabilities.	
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 or Emerging Main Street Subzone in the Master Planned Neighbourhood Zone or the Emerging Township Activity Centre Subzone in the Master Planned Township Zone, either: (a) land identified for the purposes of an activity centre on a building envelope plan (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. Asset protection zones may incorporate features such as driveways, vegetable gardens or landscaped gardens incorporating deciduous trees and fire-retardant plant species. 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: (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 (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.	 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 reference point at any point of any part of a building and the finished roof height at its highest point immediately above the reference point, ignoring any antenna, aerial, chimney, flagpole or the like or any lift overruns or stairwell protrusions that are used for maintenance purposes only. For the purposes of this definition, building does not include any of the following: (a) flues connected to a sewerage system (b) telecommunications facility tower or monopole (c) electricity pole or tower (d) or any similar structure. NOTE: for the purposes of this definition, reference point means 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)	

		
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.	
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. 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*	

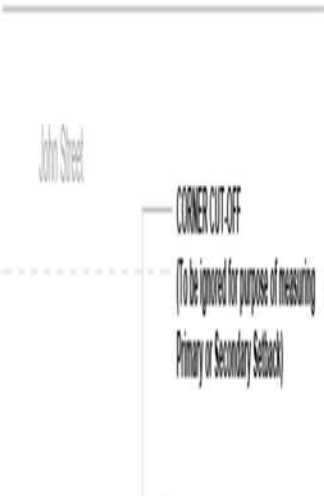
Communal open space	Means open space shared by more than one dwelling, but is not publicly accessible. It excludes any of the following: (a) private open space (b) public rights of way (c) private streets (d) parking areas and driveways; (e) service and storage areas (f) land with a minimum dimension 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. 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.	 FINISHED GROUND LEVEL AS REFERENCE POINT Overlooking window  Overlooking deck, balcony or terrace  
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.	
Excluded building	Means, for the purposes of Table 5 - Procedural Matters (PM) - Notification, a building, structure or landscape feature (or part thereof) that is: (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 (b) in a Historic Area Overlay and the building (or part thereof): (i) is an ancillary building; or (ii) in the opinion of the relevant authority, does not demonstrate the historic characteristics as expressed in the Historic Area Statement; or (c) on the same site as a State or Local Heritage Place but is not an element of the relevant listing in Part 11 of the Code and/or the South Australian Heritage Register. Notes: 1. For the purposes of this definition, building, structure or landscape feature does not include a building, structure or landscape feature 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. 2. The application of Part (c) is subject to the heritage listing being specifically clear that the element does not form part of the heritage place.	
Excluded land division	Means land division that reflects the site boundaries, common property and easement requirements 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: (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) (b) is within 400 metres of a bus interchange (1) (c) is within 400 metres of an O-Bahn interchange (1) (d) is within 400 metres of a passenger rail station (1) (e) is within 400 metres of a passenger tram station (1) (f) is within 400 metres of the Adelaide Parklands. [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.	
Main street	Means, for the purposes of the Emerging Main Street Subzone in the Master Planned Neighbourhood Zone, land that is identified for the purposes of a 'main street' on an authorised plan of division or building envelope plan.	
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: (a) already exists on the allotment or (b) has a valid development authorisation for construction on the allotment or (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: Business Neighbourhood Zone City Living Zone Established Neighbourhood Zone	

	General Neighbourhood Zone Golf Course Estate Zone Hills Neighbourhood Zone Housing Diversity Neighbourhood Zone Master Planned Neighbourhood Zone Master Planned Renewal Zone Master Planned Township Zone Neighbourhood Zone Residential Park Zone Rural Living Zone Rural Neighbourhood Zone Rural Settlement Zone Rural Shack Settlement Zone Suburban Neighbourhood Zone Township Zone Township Neighbourhood Zone Urban Renewal Neighbourhood Zone 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: (a) the on-site storage or disposal of domestic waste (b) a regulated beverage container activity (c) a regulated drop-off station for e-waste (d) the temporary on-site storage of waste (other than tyre waste) while awaiting transport to another place (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 (f) the storage or disposal of tyre waste in a manner approved by the Environment protection Authority (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: (a) in the case of a site that has a frontage to only 1 road - that road (b) if the site abuts two or more roads - the road to which the existing building or proposed building principally faces. Notes: 1. In determining the principal face of the building for the purposes of (b), regard will be given to the following: (a) building form and design elements and how they present to the streetscape, including window type and orientation (b) front door and porch entry orientation (c) street setbacks, front yard location and fencing arrangements. 2. Corner cut-off boundary alignments will be ignored for the purposes of measuring primary or secondary street setbacks, other than where the street setback would result in the building being located inside the corner cut-off area.	Example of (a): Single Street Frontage Only  Examples of (b): Primary & Secondary Street Frontage  Irregular Shaped Allotment 



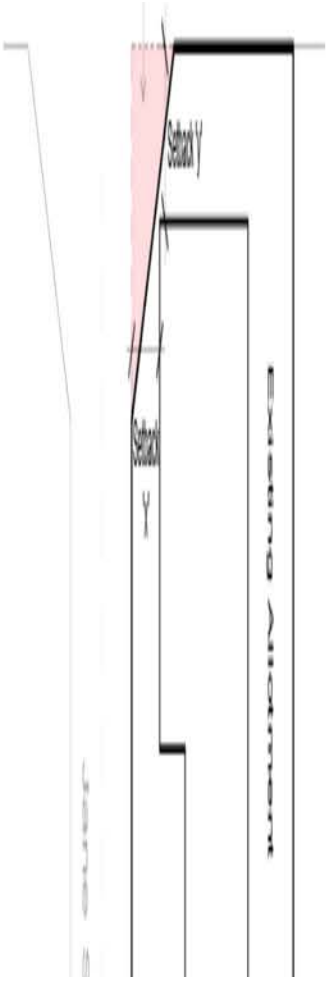
Example of Note (2.):



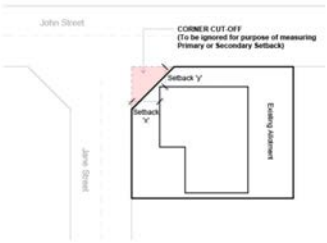


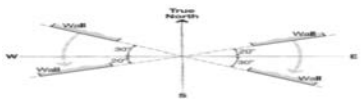
Private open space	Means a private outdoor area associated with a dwelling or co-living residence that: (a) is for the exclusive use of the occupants of that dwelling or co-living residence (b) has a minimum dimension of: (i) 2.0m for ground level areas and 1.8m for balconies for a dwelling (ii) 1.5m for a co-living residence (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%. 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: (a) a historic shipwreck or historic relic within the meaning of the *Historic Shipwrecks Act 1981*; or (b) a historic shipwreck or historic relic within the meaning of the *Commonwealth Underwater Cultural Heritage Act 2018*.
Pumps and/or filtration systems	In relation swimming pools or spas, does not include a heat pump.
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: (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 and (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 an existing or proposed building on a site is any road that is not a primary street. Notes: 1. Corner cut-off boundary alignments will be ignored for the purposes of measuring primary or secondary street setbacks, other than where the street setback would result in the building being located inside the corner cut-off area.
Sensitive receiver	Means: (a) any use for residential purposes or land zoned primarily for residential purposes; (b) child care facility; (c) educational facility; (d) hospital; (e) supported accommodation; (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*
Significant retirement facility and supported accommodation site	Means contiguous land located within the Significant Retirement Facility and Supported Accommodation Sites Overlay used for a retirement facility or supported accommodation (or both), with an area of 6,500m2 or greater. For the purposes of this definition, contiguous land means – land that is not separated by a road, reserve, or any other public or private land that is under different ownership to the retirement facility or supported accommodation, and may include one or more allotments.
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.
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.
Standard sea flood risk level	Means the 1% AEP sea flood level (tide, stormwater and associated wave effects combined) plus an allowance to

Example of Note (1.):

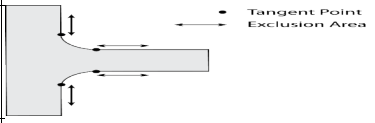


Corner Cut-off





Example of south facing walls.

	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: (a) human wastewater (b) sewage (c) water containing food or beverage waste (d) wash down water or cooling water (e) irrigation runoff or contaminated stormwater (f) water containing any other trade waste or industrial waste (g) any other water that has been used in any form of human activity (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
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 to generate electricity that is then supplied to another person for use at another place.	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 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.	Activity of environmental significance to 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. In this class of development / activity: ***anaerobic digestion*** involves a series of processes in which microorganisms break down biodegradable material to biogas in the absence of oxygen ***direct combustion*** involves burning in excess oxygen (from air) to produce heat or release energy contained in the fuel ***pyrolysis*** involves the thermo-chemical decomposition of organic or inorganic material- for example synthetic tyres - at elevated temperatures in the absence of oxygen ***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. In this class of development / activity: ***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 ***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: (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: (i) manufacture (through chemical reaction) of any inorganic chemical, including sulphuric acid, inorganic fertilisers, soap, sodium silicate, lime or other calcium compound (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 or (b) works with a total processing capacity exceeding 5,000 tonnes per year involving operations for salt production. (EPA Licence) or (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: (a) for the storage of hydrocarbon or hydrocarbon products in tanks that, in			

		aggregate, have a storage capacity exceeding 100m^3 (EPA Licence required at more than 2000m^3) or (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) In this class of development / activity: ***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 5m^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) In this class of development / activity: ***argillaceous*** means having to do with or resembling clay ***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 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: (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 or (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: (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) or (b) works for hot dip galvanising (EPA Licence) or (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 recovery, waste disposal and related activities	Waste recovery *(excluding a prescribed approved activity)*	
	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: (a) more than 100 tonnes of solid waste or matter or (b) more than 100 kilolitres of liquid waste or matter 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) In this class of development / activity: ***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: (a) in the case of works located wholly or partly within a water protection area - more than 200 tonnes of organic waste or matter or (b) in the case of works located wholly outside of a water protection area - more than 1,000 tonnes of organic waste or matter 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) In this class of development / activity: ***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 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: (a) more than 100 tonnes of solid waste or matter or (b) more than 100 kilolitres of liquid waste or matter 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: (a) facilities with a processing capacity not exceeding 100 kilograms per hour and more than 500m from residential premises not associated with the facility or (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: (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) or (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 produced as waste or becomes waste, but excluding any of the following: (a) a domestic activity (b) retail pharmacy (c) medical practice (other than the practice of pathology) (d) nursing practice (e) dental practice (f) veterinary practice (g) the conduct of a nursing home or other residential aged care facility (h) the conduct of an immunisation clinic (i) the conduct of a hospital with capacity of fewer than 40 beds (j) a *prescribed industrial activity* (k) an activity in which the waste produced is lawfully disposed of to a sewer (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. (EPA Licence) In this class of development / activity: ***prescribed industrial activity*** - means any of the following: (a) building work (b) carpentry or joinery (c) film processing (d) plumbing or gas fitting (e) dry cleaning (f) primary or secondary school education (g) agriculture or horticulture (h) french polishing (i) manufacturing jewellery

		(j) painting or decorating (k) panel beating and associated spray painting (l) an activity that results in the production of less than 50 000 litres of waste oil per year (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 (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: (a) the temporary on-site storage of such waste while awaiting transport to another place (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 (c) the reception or storage by a council or hospital of medical waste produced in the course of a *prescribed medical activity* (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. (EPA Licence) In this class of development / activity: ***personal sharps waste*** means medical sharps that have been used in a domestic situation for medical purposes ***pharmaceutical waste*** means waste comprised of medicines or other pharmaceutical products ***prescribed medical activity*** - means any of the following: (a) a medical practice other than: (i) medical practice at a hospital or (ii) the practice of pathology (b) nursing practice other than at a hospital (c) dental practice other than at a hospital (d) operating a nursing home (e) veterinary practice (f) operating a hospital with a capacity of less than 40 beds (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: (a) land or premises on which a business is carried on in the council area of the City of Mount Gambier or (b) a stormwater drainage system in the council area of the City of Mount Gambier or (c) a stormwater drainage system in Metropolitan Adelaide. (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: (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 or (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 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 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: (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) or (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) In this class of development / activity: ***standard pig units*** is a unit of measurement of pigs determined: (a) by reference to clause 4.3 of the *National Environmental Guidelines for Piggeries 2010* (second edition (revised)) prepared by Australian Pork Limited or (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. In this class of development / activity: ***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: (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) or (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: (a) works with a processing output of less than 100 tonnes per year where wastewater is disposed of to a sewer or CWMS or (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 or (c) processing of *fish* only in the course of a business of selling *fish* by retail. In this class of development / activity: ***fish*** has the same meaning as in the *Fisheries Management Act 2007* ***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: (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) or (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: (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 or (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: (a) the processing of skins or hides by primary producers in the course of primary production activities outside township areas or (b) the processing of skins or hides in the course of taxidermy. (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 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: (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 or (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*: (a) the construction or operation of *rail infrastructure* (b) the operation of *rolling stock* on a *railway* (c) other activities conducted on *railway land* (EPA Licence required for the above activities but not the following exclusions) but excluding: (d) any activities associated with any of the following: (i) a *railway* with a track gauge that is less than 600mm (ii) a *railway* in a mine which is underground or predominantly underground and used in connection with the performance of mining operations (iii) a slipway (iv) a crane-type runway (v) a *railway* used solely for the purposes of horse-drawn trams (vi) a *railway* used solely for the purposes of static displays (vii) a *railway* at an amusement park used solely for the purposes of an amusement structure (viii) the transfer of freight into or onto, and unloading of freight from, *rolling stock* (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. In this class of development / activity: ***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 ***railway*** means a guided system designed for the 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 ***railway land*** means any of the following: (a) land within a rail corridor or rail reserve, including any associated sidings (b) railway yards (c) other land over which a railway track passes ***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 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: (a) chemicals or rubber at a rate: (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 or (ii) in excess of 100 tonnes per year (EPA Licence) (b) agricultural crop products at a rate: (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 or (ii) in excess of 500 tonnes per year (EPA Licence) but excluding non-commercial processing for on farm use (c) rock, ores or minerals at a rate: (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 or (ii) in excess of 1,000 tonnes per year (EPA Licence) 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: (a) *maintenance dredging* (b) works associated with the establishment of a visual aid (c) any lawful fishing or recreational activity In this class of development / activity: ***marine waters*** has the same meaning as in Section 3 of *Environment Protection Act 1993*. ***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.
	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: (a) more than 200 flight movements per year, excluding facilities more than 3km from residential premises not associated with the facilities or (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: (a) a rate of heat release exceeding 5MW (EPA Licence) or (b) at a rate of heat release exceeding 500KW and the products of combustion are used: (i) to stove enamel (EPA Licence) or (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: (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) or (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: (a) 50 or more powered vessels at any 1 time (EPA Licence) or (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 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: (a) an *underground desalination plant* (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) but does not include: (c) a plant that disposes of all of its wastewater to a wastewater management system that is the subject of a licence or (d) a plant that produces 2 megalitres or less of wastewater per year. In this class of development / activity: ***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 ***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: (a) the discharges: (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 or (ii) contain antibiotic or chemical water treatments and (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) In this class of development / activity: ***human or animal remains*** does not include any of the following: (a) medical waste (b) cytotoxic wastes (c) quarantine waste ***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: (a) class 1 activity (including where a class 1 activity exists or previously existed on adjacent land) (b) class 2 activity and the proposed use is a sensitive use or Change in the use of land to a more sensitive use on land where one or more of the following applies: (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; (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; (c) located within a Groundwater Prohibition Area as shown on the South Australian Property and Planning Atlas No referral is required where, in relation to the subject land: (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: (i) site contamination does not exist (or no longer exists) at the land (ii) the land is suitable for the proposed use or range of uses (without the need for any further remediation) (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) (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, Development and Infrastructure (General) Regulations 2017, development involving the division of land if— (a) Schedule 8 clause 2A(1)(b) applies to the application in respect of the development; and (b) site contamination exists or may exist at the land because of 1 or more of the following circumstances: (i) a class 1 activity has been conducted on the land or on adjacent land; (ii) a class 2 activity has been conducted on the land; (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; (iv) the land is within a groundwater prohibition area that appears on the South Australian Property and Planning Atlas; (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.	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 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: (a) over land or (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: (a) an internal alteration of a building or (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: • potential impacts of development on electricity infrastructure • 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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
24 Barker Rd	PROSPECT	CT5223/620	-34.882, 138.596	Schinus molle var. areria - Pepper Tree	i, vi
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
11 Myponga Tce	BROADVIEW	CT5008/720	-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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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
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

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
* 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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

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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
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

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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
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

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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
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
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

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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
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
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

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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
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
158-160 MacKinnon Parade (159) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	822

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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

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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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

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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
5 Colonial 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
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

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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
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

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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
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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 bidwillii (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
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
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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	Romalo House Complex; 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 and as described in more detail below. Elements of heritage significance include (but are not necessarily limited to): • Plan footprint (c.1850s-c.1922) of the dwelling and outbuildings. • External form and fabric of the bluestone masonry and brick dwelling (c.1850s-c.1922), including but not limited to, all rendered details, hipped and gabled roofscape and rendered masonry chimneys, cast iron finials, timber-framed verandahs and cast iron decoration, slate and marble verandah floors, slate entrance steps including side walls and urns, original timber-framed doors, windows and shutters. • External form and fabric of the two (2) bluestone masonry outbuildings, including stone walling and brick dressings, timber framed doors and windows, timber-framed gabled roof form and trim. • Victorian-era fountain and surrounds. • Remnant site planning and landscape layout, where extant. • Mature trees. Elements that are excluded from the extent of listing: • Non-original fencing to boundaries. • Modern services. • Twentieth century (post-1922) additions and alterations to dwelling, including double-storey wing to southeast corner of main dwelling and carport.	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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

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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
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

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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
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

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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
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

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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
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
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
Gaelic Cemetery Road STANLEY FLAT	Stanley Flat Cemetery		14510
Main North Road STANLEY FLAT	Former Hotel (House that Jack Built)		14509

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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 II 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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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

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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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
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

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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
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

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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
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

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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
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
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	a c d f	18343

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
	with timber posts		
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
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
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

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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
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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
21 Druids Avenue 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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
537 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
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
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
323 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
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
6 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
Lot 42 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
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
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
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

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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
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
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
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

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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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
27 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7843
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 and external walling, that contribute to the building's identity as a California Bungalow with elements of stylistic diversity from Inter-war revivalist styles. Includes Inter-war Georgian Revival classical detailing; the original external form and materials relating to the 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 contributes to the streetscape appearance and setting. 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
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
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

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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
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
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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

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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
66 Little Road ALDINGA	Cottage	a e	24484
72 Little Road ALDINGA	Cottage (former Hampshire Hotel)	a c d e	5565
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
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
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 Tress	a f	5545
191 Port Road ALDINGA	Former cottage dwelling; The extent of listing includes the form and materials of all surviving masonry elements to the former cottage, including all walls, window and door openings, brick chimney and slate paving. The original roof form, the use of corrugated steel cladding, the south elevation verandah form, the form and materials of the early masonry well and the early fig tree are of significance and included in the listing.	a b g	28476
186 - 196 Port Road ALDINGA	War Memorial & Podium	a c e f	5573
199 - 203 Port Road ALDINGA	Norfolk Pine Tree	f g	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

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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
24 Chalk Hill Road CLARENDON	Dwelling; The extent of listing includes the form and materials of early masonry fabric, including c.1850 walls, window and door openings and existing early chimney structures. All early window and door fittings are also included in the listing. The roof profile and early structure are of significance and are included in the listing as are early masonry steps and retaining walls.	a b e f	28583
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
13 St Ninians Road CLARENDON	Dwelling; The extent of listing includes the form and materials of the early c.1850s dwelling, including all masonry walls, window and door openings and remaining brick chimneys. Early surviving timber door and window fittings are included in the listing.	a b e	28584
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 Crane Avenue COROMANDEL VALLEY	Dwelling; The extent of listing includes the form and materials of all surviving masonry fabric to the c.1910 residence, including all walls, plinth, brick chimneys, window and door openings, quoins, surrounds and dressings. The original roof form, the use of corrugated steel cladding, timber gable ventilators and the form and materials of early windows and doors are considered of significance and included in the listing.	a b e	28478
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
395 Main Road COROMANDEL VALLEY	Former butcher's premises and associated dwelling; The extent of listing includes the form and materials of all surviving external masonry fabric to the c.1905 residence, including all walls, brick chimneys, window and door openings, quoins, surrounds and dressings. The form and materials of early windows and doors, the original roof and verandah form, the use of timber-framing, corrugated iron cladding and use of timber gable ventilators are considered of significance and are included in the listing.	a b	28482
404a Main Road COROMANDEL VALLEY	Former dwelling and post office; The extent of listing includes the form and materials of all surviving masonry fabric to the original c.1902 residence including all walls, chimneys, window and door openings, quoins, surrounds and dressings. The original roof form and corrugated steel cladding and surviving original window and door timberwork dating from the c.1902 construction are considered of significance and are included in the listing.	a b c	28483
413b Main Road COROMANDEL VALLEY	Dwelling ('Colmer Cottage'); The extent of listing includes the form and materials of all surviving masonry fabric to the late 19th century residence, including all walls, brick chimneys, window and door openings, quoins, slate verandah paving surrounds and dressings. Early lean-to additions to the west elevation are included in the listing. The original roof form and the use of corrugated steel cladding and the form and materials of early windows and doors are considered of significance and are included in the listing.	a b e	28484
419 Main Road COROMANDEL VALLEY	Dwelling ('Willow Glen'); The extent of listing includes the form and materials of all surviving masonry fabric to the original four-roomed residence including all external walls, quoins, surrounds and dressings, chimneys and window and door openings. The form of the hipped and gabled roof, use of corrugated steel as the roof cladding material and surviving early timber window and door elements are considered of significance and included in the listing.	a b e	28485
422 Main Road COROMANDEL VALLEY	Dwelling; The extent of listing includes the form and materials of all surviving masonry fabric to the original four-roomed residence including all external walls, quoins, surrounds and dressings, chimneys and window and door openings. The form of the hipped and gabled roof and use of corrugated steel as the roof cladding material, early timber posts and brackets to the east verandah, early timber fabric relating to the apex ventilators and surviving early timber window and door elements are considered of significance and included in the listing.	a b	28486
Coromandel Valley War Memorial, 442B Main Road COROMANDEL VALLEY	War Memorial; The extent of listing includes the form and materials of the c.1921 monument, form and materials of all memorial plaques (excluding attached plinths), form and materials of the c.2000 freestone rock plinth (excluding memorial plaque) north-north west of the 1921 monument and semi-circular radial layout of paving and garden beds surrounding the 1921 monument.	a b c e f	28479
Original War Memorial site, Lot 1416 Main Road COROMANDEL VALLEY	War Memorial; The extent of listing includes the form and materials of the nine 1921 commemorative marble plaques (excluding their current concrete settings), the 2015 plaque on the former site of the 1921 obelisk, circular arrangement of the nine 1921 commemorative plaques and the six remaining pine trees on the site.	a b c e g	28480
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	Former shop (dwelling)	a d	5101
2 Nicolle Drive COROMANDEL VALLEY	Dwelling ('Olive Bank'); The extent of listing includes the form and materials of all surviving masonry fabric to the original four-roomed residence including all walls, plinth, chimneys, window and door openings, quoins, surrounds and dressings. The form of early casement windows, original roof form and corrugated steel cladding is considered of significance and is included in the listing.	a b e	28487
17 Rowlands Hill Road COROMANDEL VALLEY	Dwelling; The extent of listing includes the form and materials of all early masonry fabric to the c.mid-19th century residence and late 19th century additions, including external walls, quoins, surrounds and dressings, chimneys and window and door openings. The form of the hipped and gabled roof, use of corrugated steel as the roof cladding material and surviving early timber window and door elements are considered of significance and included in the listing.	a b e	28488
19 Rowlands Hill Road COROMANDEL VALLEY	Dwelling and former bakehouse; The extent of listing includes the form and materials of all early masonry fabric to the c.mid-19th century residence and late 19th century additions, including external walls, quoins, surrounds and dressings, chimneys and window and door openings, surviving early timber window and door elements, the form of the hipped and gabled roof and the use of corrugated steel as the roof cladding material. The form and materials of all masonry fabric relating to the c.1915 former bakehouse including all external walls, quoins, surrounds and dressings and window and door openings, the form of the gabled and skillion roofs and the use of corrugated steel cladding are included in the listing. All historic fabric associated with the brick underground water tank and pump are included in the listing.	a b e	28489
25 Shannon Crescent COROMANDEL VALLEY	Dwelling ('Branden'); The extent of listing includes the form and materials of all surviving masonry fabric to the c.1923 residence, including all walls, plinth, brick chimneys and terracotta cowls, window and door openings, quoins, surrounds and dressings. The original roof form, the use of corrugated iron cladding, timber gable ventilators, decorative 'Arts and Crafts' timber verandah posts and brackets and the form and materials of early windows and doors are considered of significance and are included in the listing.	a b e	28490
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
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
1992 Kangarilla Road KANGARILLA	Kangarilla Grandstand; The extent of listing includes the form and materials of all physical fabric relating to the 1924 construction of the Kangarilla Grandstand, including all early masonry fabric. The form of the timber-framed roof construction and corrugated steel cladding is considered of significance and is included in the listing.	a c	28494
1 McLaren Flat Road KANGARILLA	Chapel with outbuilding; Chapel, outbuilding, timber hitching posts and 19th century gravestones	a c f	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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
49 Abbott Avenue MCLAREN VALE	Dwelling ('Sylvan Park'); The extent of listing includes the form and materials of all masonry elements relating to the c.1858 residence and c.1901 'Federation Queen Anne' additions, including all walls, chimneys and window and door openings, French doors to the east elevation, roof form and use of corrugated steel cladding, form of the timber-framed verandah, early decorative cast iron elements, including verandah columns, brackets and friezes, are included in the listing. Significant surviving internal elements, including pressed tin ceilings and original timber fireplaces, are included in the listing.	a b e	28495
2 Aldersey Street MCLAREN VALE	Former McLaren Vale Public School	a c	5224
5-9 Aldersey Street MCLAREN VALE	Former stables (War Memorial Hospital (formerly 'Tsong Gyiaou' stables)); Former stabling complex	a b e	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
Long Gully Road 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 dwelling	a e	5196
281 Main Road MCLAREN VALE	Dwelling ('Ingleburne'); Dwelling, former dairy, former stables, and stone outbuilding	a b d e f	5435
382 McMurtrie Road MCLAREN VALE	Pug House Ruin	a b d	5410
5 McMurtrie Road MCLAREN VALE	Former Salopian Hotel	a c f	5208
187 McMurtrie Road MCLAREN VALE	Well	a d e	5414
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
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	Former storage cellar	a b e	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; Dwelling, stables, timber shed, slate slab, Moreton Bay Fig tree and early timber fencing posts	a b d e g	5413
219 Strout Road MCLAREN VALE	Bethany Church, Cemetery & Bridge	a c d	5417
255 Strout Road MCLAREN VALE	Dwelling (Wigley's)	a d e	5408
255 Strout Road MCLAREN VALE	Wirra Wirra Winery	a b d e	5407
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
Gemmel Tassie Reserve, Lot 6 Valley View Drive MCLAREN VALE	Olive Grove; The extent of listing includes the form of all olive trees currently sited and contributing to the double avenue of olive trees at Lot 6 Valley View Road, McLaren Vale; formerly comprising the 'Sylvan Park' estate driveway. The surviving original steel gate is of significance and is included in the listing, though the associated timber posts are not included in the listing.	a e f	28496
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
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
1527 - 1531 Main South Road O'HALLORAN HILL	Dwelling and Outbuilding; The extent of listing includes the form and materials of all masonry elements to the mid-19th century cottage, door and window openings, brick chimneys, the roof form and use of slate cladding. The later timber verandah with corrugated steel cladding is considered of significance and is included in the listing. Surviving original internal fittings including slab stone flooring, original chimneys and matchboard ceilings are considered of significance and are included in the listing. The form and materials of all masonry elements to the mid-19th century outbuilding, including all walls and openings and roof form are included in the listing.	a b d e	28497
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
14 Malpas Street OLD NOARLUNGA	Dwelling; The extent of listing includes the form and materials of all masonry elements relating to the c.1900 dwelling building, including walls, window and door openings and chimneys. The roof form and use of corrugated steel roof cladding, the form of the timber-framed verandah and form and materials of early timber window and door openings are considered of significance and are included in the listing.	a b e	28498
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
44 Patapinda Road OLD NOARLUNGA	Dwelling; The extent of listing includes the form and materials of all early masonry elements relating to the c.1905-1915 dwelling building, including walls, chimneys, window and door openings and masonry verandah elements including balustrade. The form of the roof, gables with timber gable detailing and use of corrugated steel roof cladding, the form of the timber framed verandah with timber brackets and the form and materials of early timber window and door fittings are considered of significance and are	a b e	28499

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
	included in the listing.		
60 Patapinda Road OLD NOARLUNGA	Former dwelling and commercial premises; The extent of listing includes the form and materials of all masonry elements relating to the c.1890 building, including walls, window and door openings and chimneys. The roof form and use of corrugated steel roof cladding, the form of the timber framed verandah and awning, form and materials of early timber window and door elements and timber picket fence balustrading to the verandah are considered of significance and are included in the listing.	a b e	28500
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
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 Victor Harbor Road OLD NOARLUNGA	Former farm outbuilding and well	a b e	5338
66 - 68 Victor Harbor Road OLD NOARLUNGA	Former farmhouse and outbuilding	a b e	28585
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
3 Olive Street OLD REYNELLA	Cottage; Whole of exterior	a	5374
4 Oval Road OLD REYNELLA	Dwelling; The extent of listing includes the form and materials of all surviving masonry fabric to the c.1915 residence and c.1920s additions including all external walls, quoins, surrounds and dressings, chimneys and window and door openings. Surviving early timber window and door elements, the form of the hipped and gabled roof and use of corrugated steel roof cladding, early timber fabric relating to the apex ventilators and early timber posts to the verandah are considered of significance and included in the listing.	a b e	28501
38-44 Panalatinga Road 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
22 Reynell Road OLD REYNELLA	Dwelling; Whole of exterior	a e	20884
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
Lot 28 Main South Road ONKAPARINGA HEIGHTS	Former Farmhouse; Whole of exterior and associated outbuilding	a b e f	5298
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	Captain Collett Barker Cairn; Cairn including plaque and weather vane	a e f	5344
Esplanade PORT NOARLUNGA	Port Noarlunga Jetty; Whole of jetty structure	a b c f	5346
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 Café	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
Port Willunga Jetty Pylons PORT WILLUNGA	Former jetty (Port Willunga Jetty Pylons); The extent of listing includes the form and materials of all surviving petrified timbers and stone foundations of the c.1868 embankment and post-1915 'boardwalk'.	a b c f	28504
Lot 10 The Esplanade PORT WILLUNGA	Excavated caves ('Fishermen's Caves'); The extent of listing includes the form and materials of all fabric associated with the seven Fishermen's Caves, including current excavated stone, surviving masonry and timber infrastructural fabric and all other early elements that remain to the site.	a b c e f	28502
Lot 22 Water Street PORT WILLUNGA	Former dwelling (Old Harbour Master's Cottage Ruins); The extent of listing includes the form and materials of all surviving freestone masonry, including all walls, slate floors, fireplace surrounds, retaining walls, steps and verandah plinth.	a b e f	28503
191 Button Road SELLICKS BEACH	Farmhouse (Norman's)	a b d	5463
122 Country Road SELLICKS BEACH	Farm Complex ('Justs'); Farmhouse and outbuildings, including former shearing shed and former shed	a b e f	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
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
Old Sellicks Hill Road SELLICKS HILL	Former arterial road (closed road); The extent of listing includes the delineation, form and materials of all surviving identified heritage elements to the closed portion of Old Sellicks Road (stretching for approximately three kilometres south from the Victory Hotel to the fire gate near Mount Terrible Road). Identified heritage elements include masonry fabric associated with Pedler's Creek Bridge and the nearby slate weir, a large masonry slate culvert located approximately 1.5 kilometres south of the Victory Hotel, excavated rockfaces with constructed retaining wall elements, former quarries and various areas of mid-19th century timber fencing. All surviving mid-19th century timber fabric is included in the listing, though it is acknowledged that a majority of this timberwork is demonstrating substantial deterioration. All early timberwork should be retained and conserved where possible.	a b c f	28507
292 Plains Road SELLICKS HILL	Farmhouse (Eatts)	a b d e	5292
371 Plains Road SELLICKS HILL	Dwelling and former chaff mill; The extent of listing includes the form and materials of all surviving and intact masonry fabric to the original residence, including all early external walls, quoins, surrounds and dressings, chimneys and window and door openings. The form of the hipped and gabled roof and use of corrugated steel roof cladding, the form and materials of early timber elements to the verandah and surviving intact early timber window and door elements are considered of significance and included in the listing. Extensive c.2014 reconstruction works have occurred to the former chaff mill, including the reconstruction of most early timber structural elements and numerous new openings to masonry fabric. While an attractive and well-executed design, late 19th century fabric is now extensively modified. As such surviving historic fabric relating to the former chaff mill is not included in the listing.	a b e	28505
402 Plains Road SELLICKS HILL	Dwelling; The extent of listing includes the form and materials of all surviving and intact masonry fabric to the original residence including all external walls, quoins, surrounds and dressings, chimneys and window and door openings. The form of the hipped and gabled roof and use of corrugated steel roof cladding, and surviving intact early timber window and door elements are considered of significance and are included in the listing.	a b e	28506

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418 Plains Road SELLICKS HILL	Former farmhouse and limestone and brick lean-to outbuilding	a b	5532
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 ('Stewarton Farm'); House ruins, slate channel and well	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
76 Flour Mill Road WHITES VALLEY	Mulberry Tree Cottage	a b e	5554
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	Bridge abutments	a d	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
133 Little Road WHITES VALLEY	Former Butter Factory; The extent of listing includes the form and materials of all surviving early masonry fabric to the former butter factory including all walls, chimneys and window and door openings. The form of the hipped and gabled roof, use of corrugated steel roof cladding and surviving early timber gable ventilators are considered of significance and are included in the listing.	a b	28508
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
4 - 8 Aldinga Road WILLUNGA	War Memorial; The extent of listing includes the form and materials of the c.1926 monument, including all masonry elements and memorial plaques. The current Australian Military Forces paving located to the immediate west of the monument is also included in the listing.	a b c f	28512
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	Farmhouse with outbuildings; Dwelling (excluding 1930s front addition),cellar and former outbuilding	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	Slate Bridge	a d	5432
Gaffney Road WILLUNGA	Former dwelling with outbuildings ('Grange Farm'); Former farmhouse, kitchen and washhouse, dairy and partially ruinous outbuildings	a b d e	5431
Giles Road, Section 256, Hundred of WILLUNGA	Former almond grove; The extent of listing includes the form and materials of all surviving 'Brown Brandis' almond tree examples on Giles Road, Willunga, located between the corner of Aldinga Road and the southern boundary of 16 Giles Road, Willunga.	a b e g	28509
Five-way intersection, High Street WILLUNGA	Drainage culvert; The extent of listing includes the form and materials of all early masonry fabric, including stone walls, slate capping and slab flooring to all excavated elements of the 'wishbone'-shaped intersection of the High Street and St Andrews Terrace slate culvert. All later modifications and additions are not included in the listing. It is recommended that further explorative research should be undertaken to understand the extent of original fabric that may remain to hidden portions of the culvert beneath Aldinga Road, High Street and St Andrews Terrace. Any additional fabric deemed to be of heritage significance should be included in any future heritage listing for the culvert.	a b d	28510
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
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
Corner of Main and Malpas Roads WILLUNGA	Drain and Culvert; The extent of listing includes the form and materials of all slate elements constructed in the 'bookleaf' manner, including both walls, steps and other masonry elements associated with the structure. All slate construction associated with both the south-east and south-west portions of the drain and culvert are included in the listing. It is recommended that excavation should occur to the south-east culvert portion to determine the current size and depth of construction to this portion of the structure.	a b d	28513
Main Road WILLUNGA	Show Hall & Community Centre	a c f	5493
128 Main Road WILLUNGA	Former farmhouse and associated Moreton Bay fig trees	a b e g	5430
Lot 2 Main Street WILLUNGA	Memorial tree ('Bassett Memorial Tree'); The extent of listing includes the 1917 Cypressus macrocarpa (Monterey Pine). All other site plantings and elements are not included in the listing. It is recommended that a commemorative plaque (a plaque was formerly located on the site, now removed) should be reinstated at the site to provide public biographical information relating to the history and significance of Bassett Memorial Tree.	a e f g	28511
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
137 Main Road WILLUNGA	Former farmhouse ('Rowlands') and outbuildings	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
48 Old Willunga Hill Road WILLUNGA	Dwelling; The extent of listing includes the form and materials of all early surviving fabric to the c.1850s residence including all external walls (including internal wall finishes where evident), slate sills, timber lintels and wall plates. The form of the hipped and lean-to roof and use of corrugated steel roof cladding, and surviving early timber window and door elements are considered of significance and included in the listing. Early internal fittings include early masonry kitchen stove, brick quoined chimney to living room, early rough-hewn timber lintels, internal wall stone finishes and matchboard ceilings to primary rooms, are considered of significance and are included in the listing.	a b	28514
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
33 St Andrews Terrace WILLUNGA	Willunga Uniting Church; Former Willunga Wesleyan Church schoolhouse and cemetery	a b c d	5512
8 St Andrews Terrace WILLUNGA	Dwelling	a d	5499

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
9 St Andrews Terrace WILLUNGA	Dwelling	a d	5500
10 St Andrews Terrace WILLUNGA	St Stephen's Anglican Church	a c d	5501
27 St Andrews Terrace WILLUNGA	Dwelling	a d	5504
Lot 2 (21-25) St Georges Street WILLUNGA	Slate Culvert; The extent of listing includes the form and materials of all masonry fabric, including dry stone slate walls, slate capping and slab flooring.	a b d e	28515
18 St Georges Street WILLUNGA	Cottage	a d e	5506
20 - 22 St Georges Street WILLUNGA	Dwelling, outbuilding and English Oak tree	a b d e g	5507
27 St James Street WILLUNGA	Slate Culvert; The extent of listing includes the form and materials of all masonry elements relating to the slate culvert.	a b d	28516
6 St James Street WILLUNGA	Cottage	a d	5476
21 St James Street WILLUNGA	Cottage	a d e	5509
St Judes Street WILLUNGA	Culvert; The extent of listing includes the form and materials of all early masonry fabric, including dry stone slate walls, slate capping and slab flooring to southern end, all intact masonry fabric comprising the culvert beneath St Judes Street and all masonry fabric comprising the northern end of the culvert. Early timber fencing surviving to both sides of the culvert are considered of significance and are included in the listing.	a b d	28517
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
7 St Lukes Street WILLUNGA	Former stable complex (slate stables); The extent of listing includes the form and materials of all slate elements to the stables. Early timber structural elements supporting all slate elements are considered of significance and are included in the listing.	a b e	28518
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, fence and outbuilding; Cottage, slate shed and slate fence	a b 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 and slate culvert	a b d e	5458
St Peters Terrace, Section 248, Hundred of WILLUNGA	Avenue of White Cedars; The extent of listing includes the form and materials of all surviving 'Melia azedarach var. australasica' White Cedar trees to St Peters Terrace, Willunga, located to the north side of the street between Main Road and Kell Street.	a b g	28519
St Peters Terrace WILLUNGA	Former Willunga District Council Chambers	a c d	5459
St Peters Terrace WILLUNGA	Former Farmhouse & Dairy 'Waverley Park'	a b d e	5460
24 St Peters Terrace WILLUNGA	Dwelling; The extent of listing includes the form and materials of all masonry fabric associated with the c.1920s slate additions, including all externally-mounted slate slabs, fittings and fixings. The underlying timber framework is of significance but is understood to have been recently repaired and/or replaced. The slate windowsill to the west elevation with various early inscriptions and names of former residents dating back to its initial c.1850s construction is considered of significance and is included in the listing.	a b d e	28520
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
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, slate retaining wall and culvert	a b d 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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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
49 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
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
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
	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		

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24 Bower Crescent PORT ADELAIDE	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
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
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

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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

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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
	Woolshed Inn; External form and materials, including hipped galvanised iron roofs, chimneys and parapets, all stone walling, verandahs, timber framed windows and doors,		

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
Crocker Street BORDERTOWN	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
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
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
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

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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
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
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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
	Battye Farm Homestead building and long-barn outbuilding previously used as a milking shed and horse stables; Battye Farm Homestead Building and adjacent long		

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
1-3 Battye Road ENCOUNTER BAY	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
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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

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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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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. 1910s 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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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
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
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

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
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

Yankalilla

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
80 Bullaparinga Crescent DELAMERE	Cottage ('Spring Grove'); External form and fabric of the original c.1853 stone masonry cottage. All other elements, including additions and alterations to the cottage as well as the additional outbuildings, are excluded from the listing.	a e	28529
4 Cole Road DELAMERE	Former Glenburn School, later Delamere School, and Teacher's Residence; External form and fabric of the original 1867 stone masonry schoolroom, iron-clad porch, lean-to annexe and 1886 teacher's residence. All other elements, including additions and alterations to the schoolhouse, roller door to annexe and residence as well as the portable classroom and later commercial development, are excluded from the listing.	a c	28530
352 Forest Road DELAMERE	Blacksmith's Shop (Second Valley Forest Headquarters); External and internal c. 1912-14 form and fabric of the former Blacksmith's Shop and associated timber post and rail fencing and iron gates.	a	28531
8176 Main South Road DELAMERE	Farmhouse 'Darham Springs', formerly 'Clio', and outbuildings; The original 1880's exterior form and fabric of the 'Clio' farmhouse and stone outbuildings, excluding all later alterations and additions.	a	28532
8374 Main South Road Lot 365 DELAMERE	Farmhouse Complex, 'Claremont'; Original exterior form and fabric of the 'Claremont' cottage and northern wing dating from c.1850s to c.1880s. Original form and fabric of any remnant nineteenth century outbuildings but excluding all later alterations and additions and modern farm infrastructure and sheds.	a d e	28533
8478 Main South Road DELAMERE	House, Original Delamere Store and later Post Office (No.3); External form and fabric of the c.1867 residence and c.1886 store and post office, including nineteenth century additions, but excluding all later alterations and additions and modern farm infrastructure.	a b c	28534
8569 Main South Road DELAMERE	Farmhouse Complex, 'Glenburn'; External form and fabric of the 1850s-1900 'Glenburn' homestead complex including the stone masonry homestead and stone masonry, brick, iron and timber outbuildings, but excluding twentieth century alterations and addition.	a d e	28535
8673 Main South Road DELAMERE	Farmhouse Complex, 'Sunnybank'; Exterior form and fabric of the c.1880 stone farmhouse residence and the stone and lightweight outbuildings, including all nineteenth century alterations and additions, but excluding twentieth century sunroom, back entrance lobby, carport, pool and modern sheds.	a b d e	28536
3 Old Council Chambers Road DELAMERE	Former Bullaparinga Council Chambers; Exterior form and fabric of the original 1877-8 Council Chamber and former stable (c.1881), excluding the later front verandah, additions to north side and all other twentieth century alterations and addition.	a c e	28537
23 Old Council Chambers Road DELAMERE	Bullaparinga Public Cemetery; To the extent of the full 1858 burial ground area including planned layout, all burials, headstones and memorials, but excluding modern boundary fencing, park furniture and signage. Area bounded by post and wire fence.	a c d e	28538
8 Stockyard Hill Road DELAMERE	Cottage; Original external form and fabric of c.1860s cottage, excluding any later alterations and addition.	a	28539
38 Yoho Road DELAMERE	Delamere Uniting Church, formerly Glenburn Wesleyan Chapel, Stable and Hall; Original external form and fabric of the 1858 chapel, the remnants of the 1866 stable and the 1928 hall but excluding modern additions including 1983 porch and lightweight addition to north-west corner of hall building.	a c d	28540
73 Yoho Road DELAMERE	House, 'Salt Cliffs' (formerly Dr Braddock's House); External form and fabric of the original c.1868 residence, 'Salt Cliffs', but excluding all post-1900 alterations and additions to the property.	a d e	28541
8 Cheeseman Street NORMANVILLE	Cottage; External original form and fabric of the c.1857 brick cottage, but excluding later alterations and additions such as verandah, lightweight infill to verandah, rear additions, carport and fence.	a d e	28542
Lot 10 in DP 50324 The Esplanade NORMANVILLE	Normanville Jetty; Original external form and fabric of the 1868 Normanville Jetty, excluding all later alterations and additions including decking, concrete pier blocks, handrails, signage and lighting.	a b c f	28543
4 Herbert Street NORMANVILLE	Cottage, former Mail Stop and Coaching Station; External original form and fabric of the c.1857 to 1861 stone cottage but excluding later alterations and additions such as rear additions, carport and fence.	a d e	28544
23 Jetty Road NORMANVILLE	Cottage, 'Peppertree Cottage'; External form and fabric of original c.1857 brick cottage, but excluding all later alterations and additions including outbuildings, landscaping and fences.	a d e	28545
1 & 2 /48 Main Road NORMANVILLE	Former Normanville Store; External form and fabric of the original c.1856 store/post office and stone outbuilding but excluding all non-original alterations and additions.	a c	28546
Main South Road NORMANVILLE (Road Reserve) - adjacent to Lot 110 Williss Drive NORMANVILLE (CT 5828/391)	Bungala River Bridge (formerly 'Normanville Bridge'); Original external form and fabric of the 1869 sandstone bridge abutments, approaches, pier, iron girders and any remnant decking but excluding all later alterations and additions.	a c	28547
18 Main South Road NORMANVILLE	Yankalilla RSL Hall (former Wesleyan Chapel); Original external form and fabric of the 1854 stone chapel but excluding modern alterations and additions including rear and side additions to the building and modern fence and gate.	a c e	28548
42 Main South Road NORMANVILLE	Cottage, Dunstall's; Original external form and fabric of c.1871-1890 stone cottage, excluding any later alterations and additions.	a	28549
Main South Road NORMANVILLE (Reserve) - adjacent to 6825 Main South Road NORMANVILLE (CT 6294/84)	Former Road Bridge; Form and fabric of c. 1860 stone abutments and 1919 concrete bridge structure including concrete deck, concrete girders and struts, abutments and handrails, but excluding later alterations such as asphalt road surface, steel safety guards and signage.	a c d	28550
Old Gorge off 6751 Main South Road NORMANVILLE (Road Reserve) and Lot 20 Main South Road NORMANVILLE (CT 6318/866)	Old Big Gorge Road site and ruin of former Inn; Extant trail and road reserve through Great (formerly Big) Gorge from the old Yankalilla Bridge in the Garnet Kelly Reserve for a distance of 1.6km and stone ruins of former inn, but excluding all modern infrastructure such as culverts, signage, fencing and gates.	a e	28551
6754 Main South Road NORMANVILLE	'Gorge Farm', formerly 'Gorge View'; Original exterior form and fabric of the c.1864 stone farmhouse and stone garden wall but excluding all later alterations and additions.	a d	28552
Main South Road NORMANVILLE (Road Reserve) – adjacent to 7181 Main South Road NORMANVILLE (CT 5144/951)	Road Bridge; Original form and fabric of c.1860 stone road bridge including abutments, flank walls, arch and any remnant stone decking material.	a c d	28553
51 Norman Avenue NORMANVILLE	Former Private Chapel of Robert Norman; Original external form and fabric of c.1860 stone former chapel building, excluding verandah and later alterations and additions.	a e	28554
Lot 509 Robert Norman Street NORMANVILLE	Robert Norman's Grave; To the extent of the reserve, graves, memorial and hard landscaped elements.	e	28555
Lot 10 Hay Flat Road YANKALILLA	Cottage; Original exterior form and fabric of the 1850s stone cottage and lean-to but excluding lightweight additions to the lean to and other modern alterations and additions.	a e	28556
179 Hay Flat Road YANKALILLA	House, 'Appakaldree'; Original exterior form and fabric of the c.1876 double-storey stone residence but excluding later alterations and additions and ruins.	a d e	28557
Lot 50 Jervois Road YANKALILLA	Yankalilla Agricultural Showgrounds Hall, Supper Room and Memorial Gate; Exterior form and fabric of original 1887 stone Agricultural Hall and 1954 frontage, 1905 Supper Room and 1954 Memorial Gate, but excluding all later alterations and additions.	a b c f	28558
34 Main Street YANKALILLA	House, 'Bungala House'; Exterior form and fabric of "Bungala House" complex dating from the 1850s to 1911, including all masonry wings and outbuildings but excluding later alterations and additions.	a d e	28559
48 Main Street YANKALILLA	Former Convent and School; Exterior form and fabric of the original 1860s stone cottage, later convent and school, well and stone outbuilding but excluding all later alterations and additions.	a b e	28560
50-54 Main Street YANKALILLA	Cottage; Exterior form and fabric of the original 1860s stone cottage but excluding the timber-framed addition to the southeast side elevation, the shedding at the rear of the allotment and all other alterations and additions.	a	28561
56 Main Street YANKALILLA	Cottage; Exterior form and fabric of the original 1860s stone cottage and timber-framed addition to the southeast rear elevation but excluding the timber-framed garage at the rear of the allotment and all other alterations and additions.	a	28562
66 Main Street YANKALILLA	Cottage; Exterior form and fabric of the original 1857 stone cottage and outbuilding, excluding the timber-framed carport, flat building, steel shed and all other alterations and additions.	a	28563
68 Main Street YANKALILLA	Cottage; Exterior form and fabric of the original 1857 stone cottage and nineteenth century verandah but excluding all other alterations and additions.	a	28564
72 Main Street YANKALILLA	Store and Residence; Exterior form and fabric of the 1857 cottage and shop but excluding all later alterations and additions.	a b c	28565
109 Main South Road YANKALILLA	Cottage; Exterior form and fabric of the original 1894 stone cottage but excluding carport, modern shed, fence and all other alterations and additions.	a e	28566
112 Main South Road YANKALILLA	Cottage; Exterior form and fabric of the 1860s stone cottage but excluding side and rear additions and all other alterations and additions.	a	28567
114 Main South Road YANKALILLA	Cottage; Exterior form and fabric of the 1860 stone cottage but excluding all later alterations and additions.	a	28568
115-117 Main South Road YANKALILLA	Former Shop and Yankalilla Institute; Exterior form and fabric of the 1868 stone and timber shop premises including timber front and window frames, and all nineteenth century additions but excluding all later twentieth century rear additions and verandah.	a c d	28569
118 Main South Road YANKALILLA	Cottage; Exterior form and fabric of the c.1882 stone cottage but excluding all later alterations and additions such as front verandah, carport, rear additions, outbuildings and front fence.	a	28570
119 Main South Road YANKALILLA	Cottage; The exterior form and fabric of the 1860s cottage and brick well but excluding all twentieth century alterations and additions.	a	28571
121 Main South Road YANKALILLA	Uniting Church, (former Bible Christian Methodist Church) and Church Hall; Original external form and fabric of the 1878 chapel, 1949 porch, 1932 church hall, but excluding modern additions including rear addition to chapel, front addition to hall and modern sheds and fences.	a c d	28572
121 Main South Road YANKALILLA	House; Former Bible Christian Church Manse; Original external form and fabric of the 1857-62 cottage, but excluding modern additions and alterations including rear additions, modern sheds and fences.	a	28573
146 Main South Road YANKALILLA	House, (formerly 'Trenoweth'); Original external form and fabric of the c.1856 cottage, but excluding modern additions and alterations including rear additions, verandah infill, modern sheds and fences.	a	28574
149 Main South Road YANKALILLA	House; Original external form and fabric of the c.1896 residence, but excluding modern additions and alterations including rear additions, modern sheds and fences.	a	28575
206 Main South Road YANKALILLA	Former Wissanger School; Exterior form and fabric of the original stone schoolhouse, and early twentieth century additions in brick and corrugated galvanised iron but excluding all later alterations and additions.	a c	28576
Lot 303 Main South Road YANKALILLA	House 'Manna Farm'; Original external form and fabric of the c. 1841-1900 stone residence but excluding house roof and front verandah (roof, balustrading and columns), modern additions and alterations and any modern outbuildings.	a d e	28577
2-4 Michael Street YANKALILLA	Cottage; Original external form and fabric of the c.1861 stone cottage and any nineteenth century rear wings, but excluding modern additions, alterations and any modern outbuildings.	a	28578
16 Thomas Street YANKALILLA	Cottage; Original external form and fabric of the c.1857 stone cottage and any nineteenth century rear wings, but excluding modern additions, alterations and any modern outbuildings and fences.	a e	28579

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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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	P.J 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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
Kaurna Country, 112–118 Rundle Mall ADELAIDE	Former G. J. Coles & Company Adelaide Store	A B E	29261
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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
412 Light Pass Road LIGHT PASS VIA NURIOOTPA	Strait Gate Lutheran Church		26621
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
9 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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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

Southern Limestone Coast

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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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

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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
61 Braemar Road TORRENS PARK	Neighbour House		29262
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
Lot 1055 Old Beltana Road BELTANA	Beltana Lime Kilns		29329

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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
101 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

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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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

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
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

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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
Lot 30 Jewell Street MUNDULLA	Former Wirrega District Council Chambers		14189
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
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

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
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
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

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
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
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

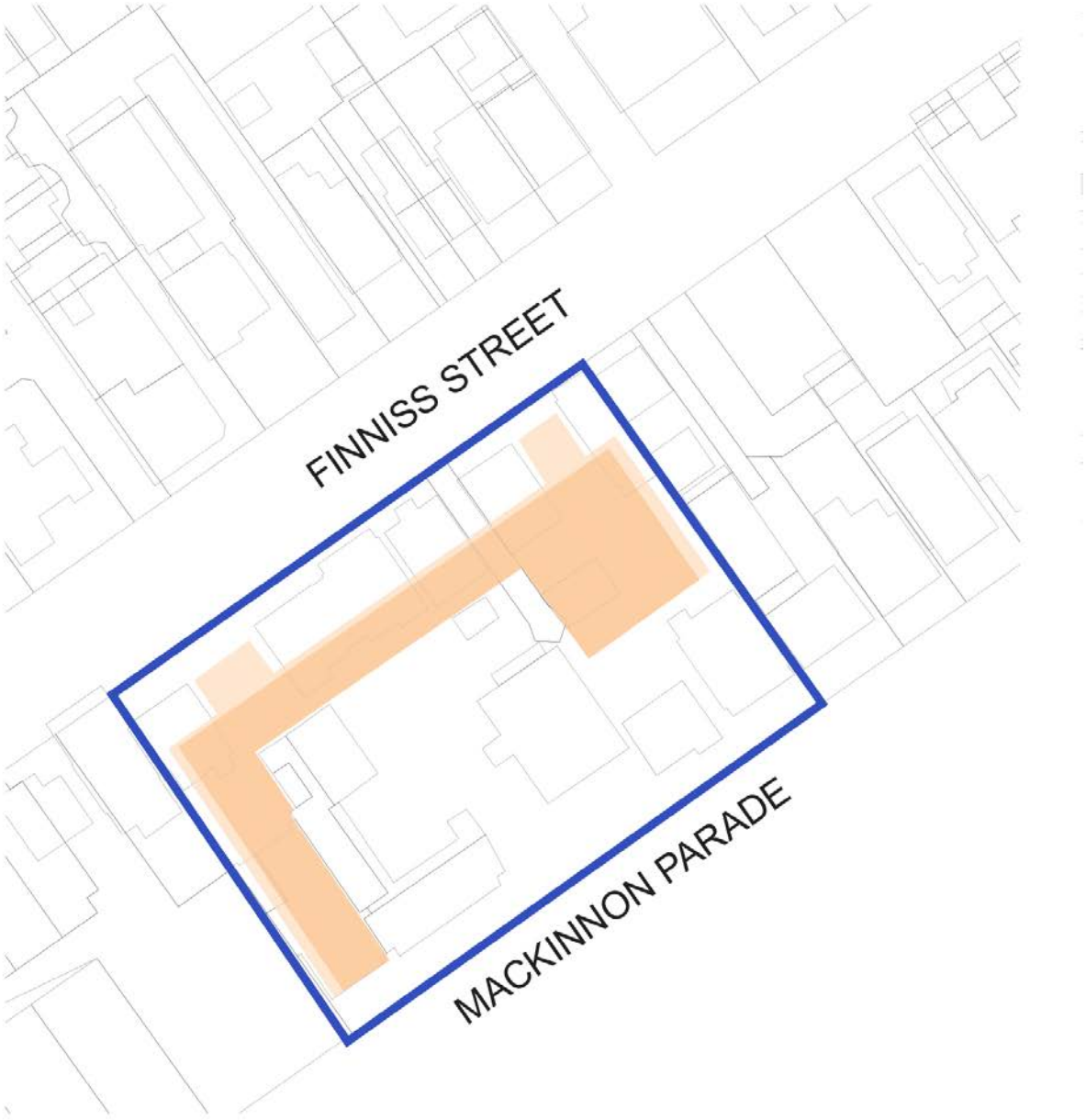
Yorke Peninsula

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
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

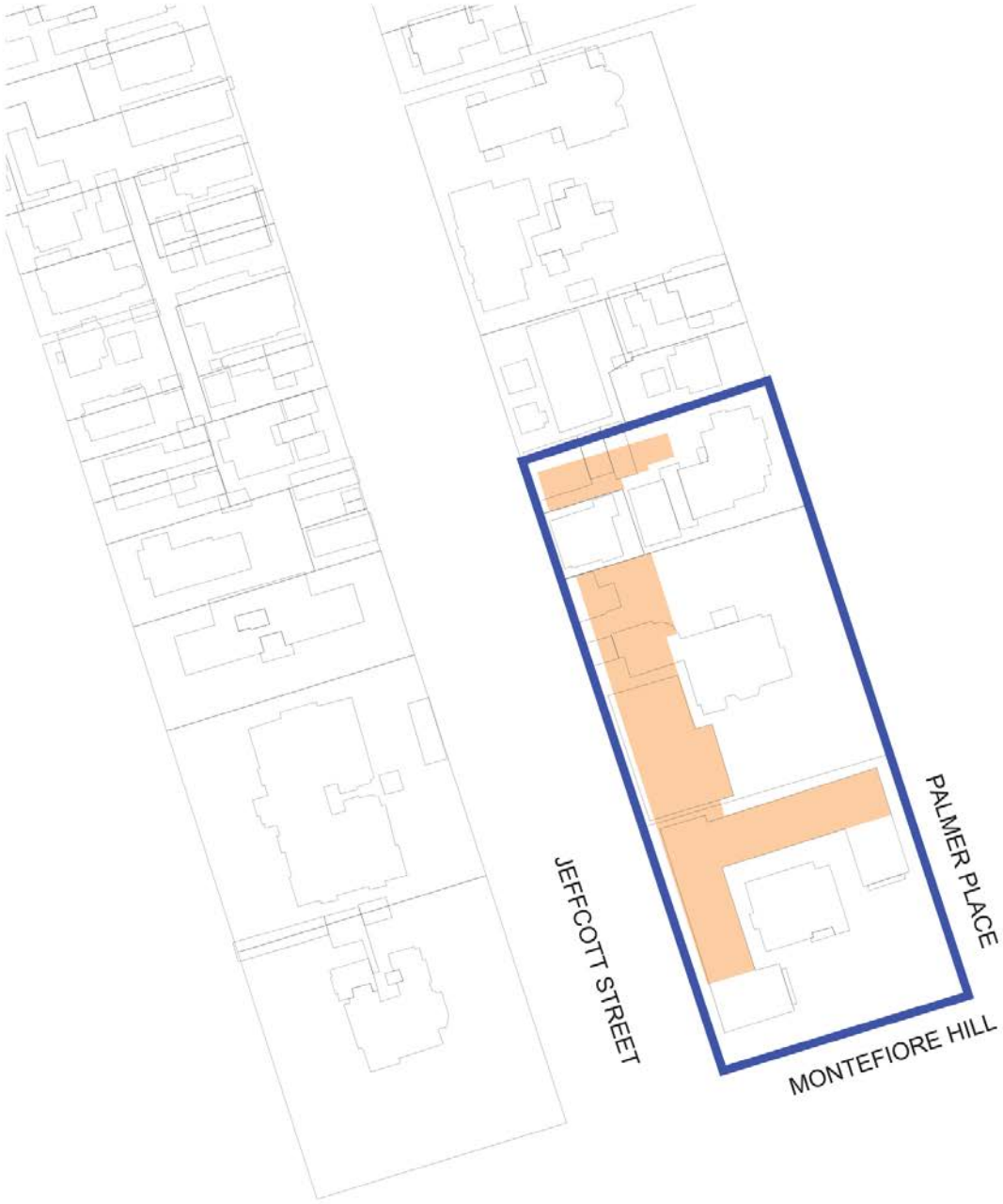
Low Scale Built Form up to 3 building levels

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



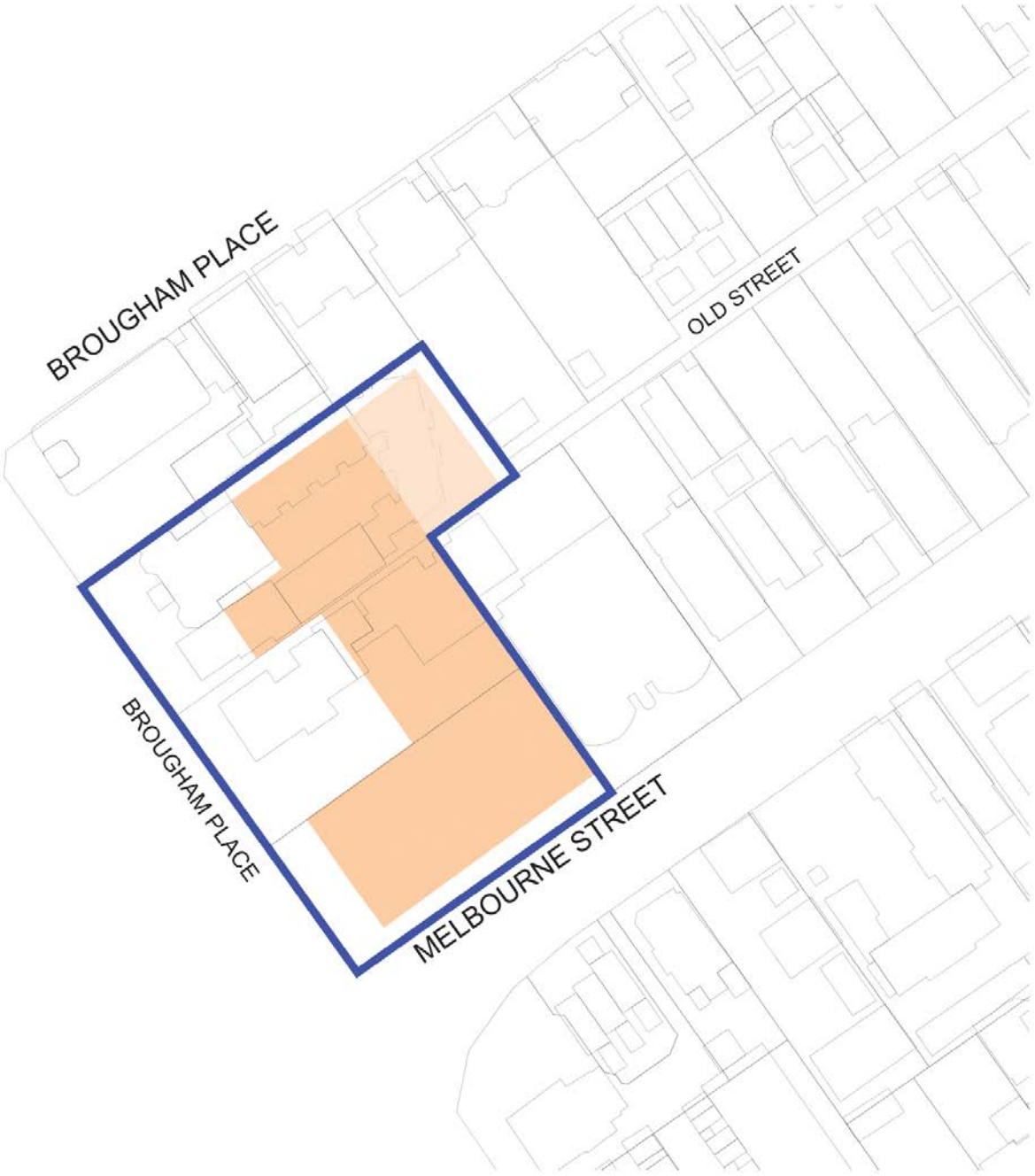
Concept Plan Boundary

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

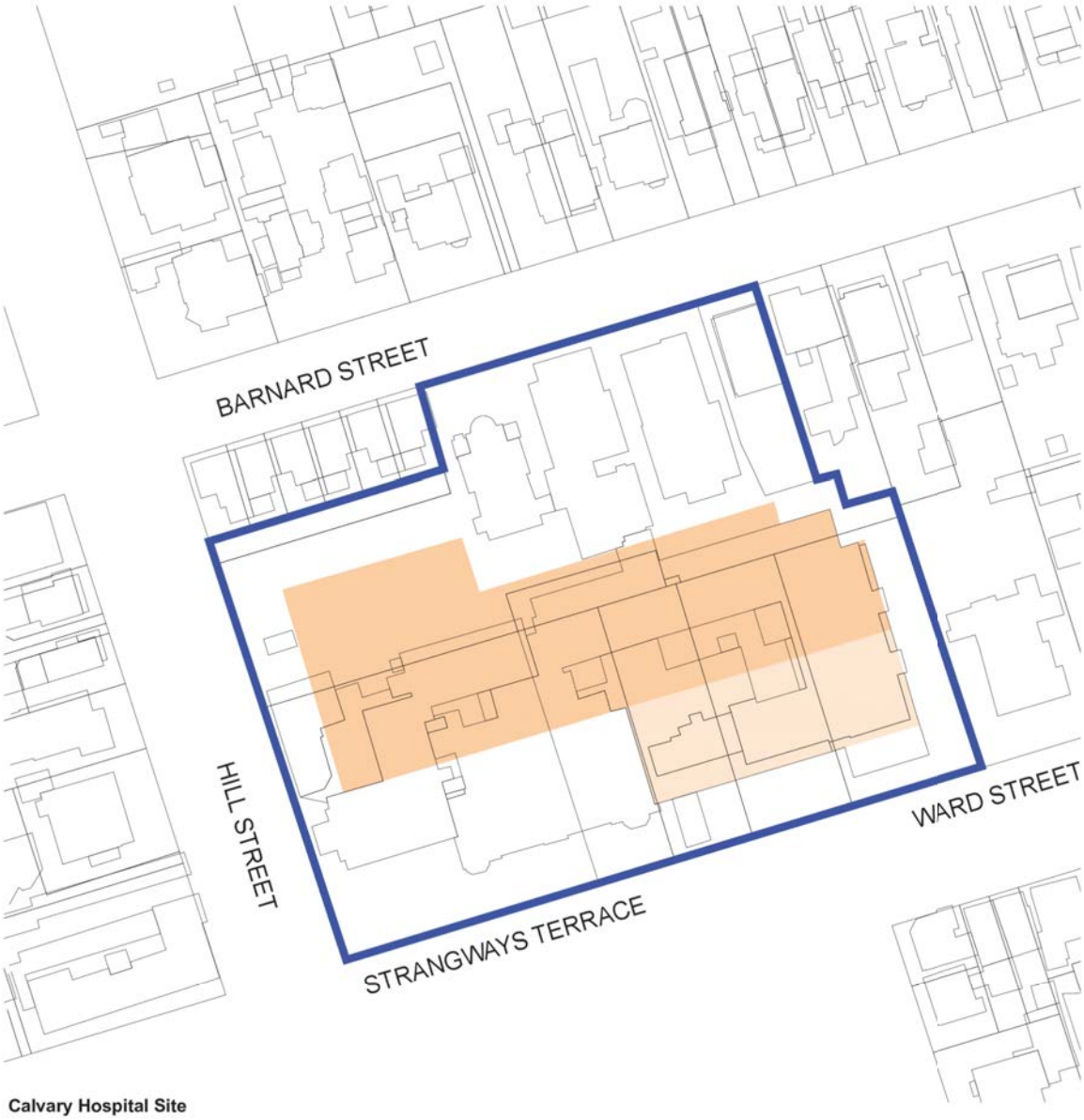
Low Scale Built Form up to 3 building levels

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

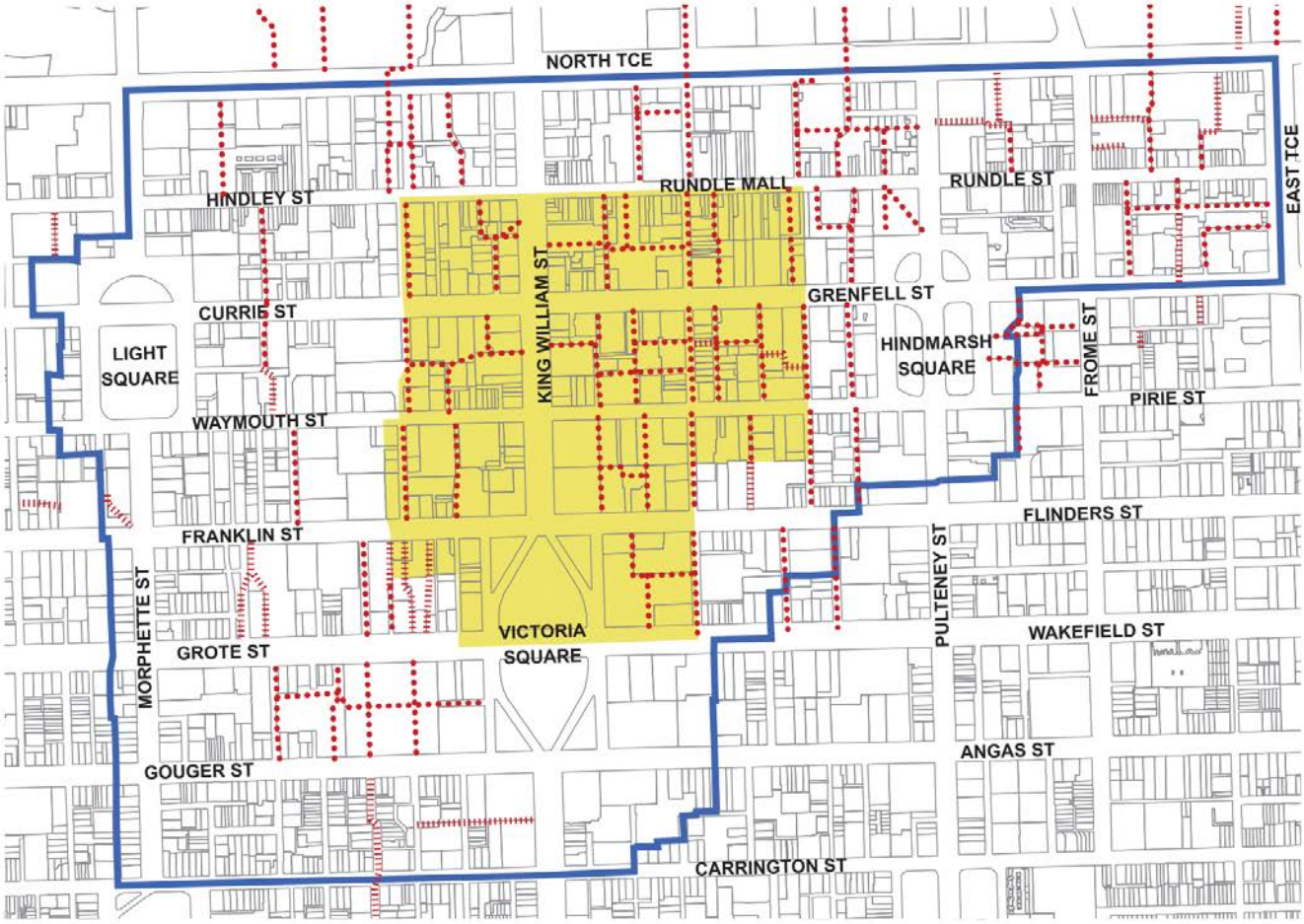
Low Scale Built Form up to 2 building levels

Taller Built Form up to 4 building levels

N

Concept Plan 33
HELPING HAND AGED CARE

Concept Plan 79 Primary Pedestrian Area

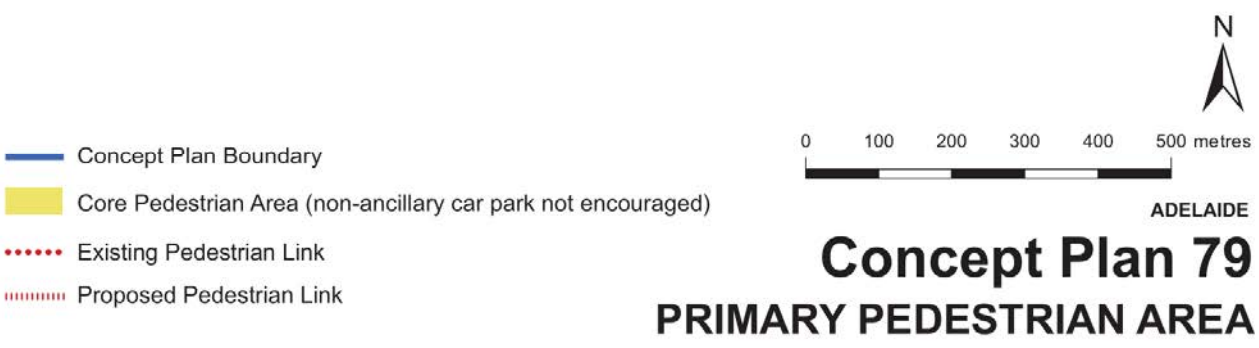


Primary Pedestrian Area

- 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 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

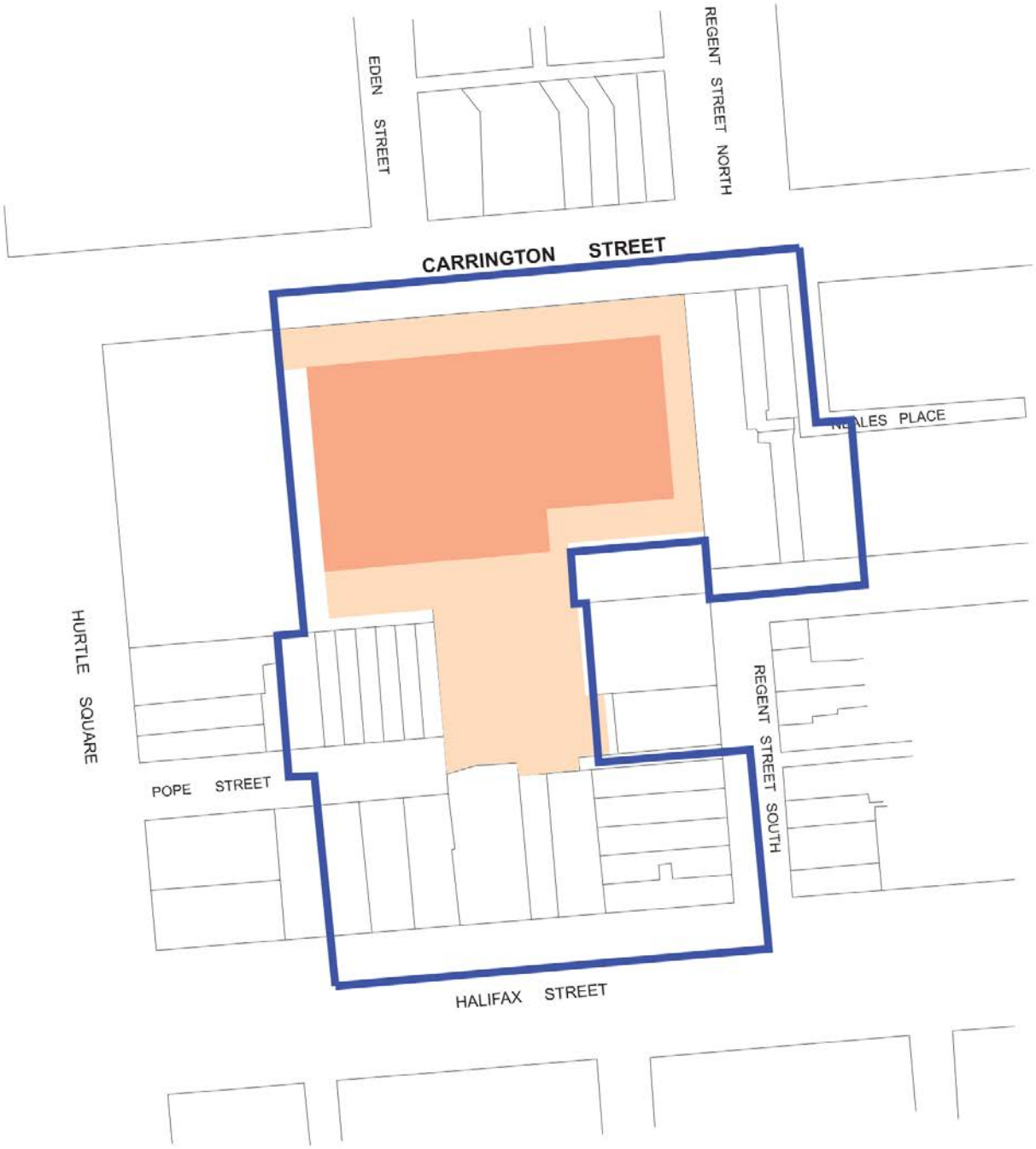
N

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

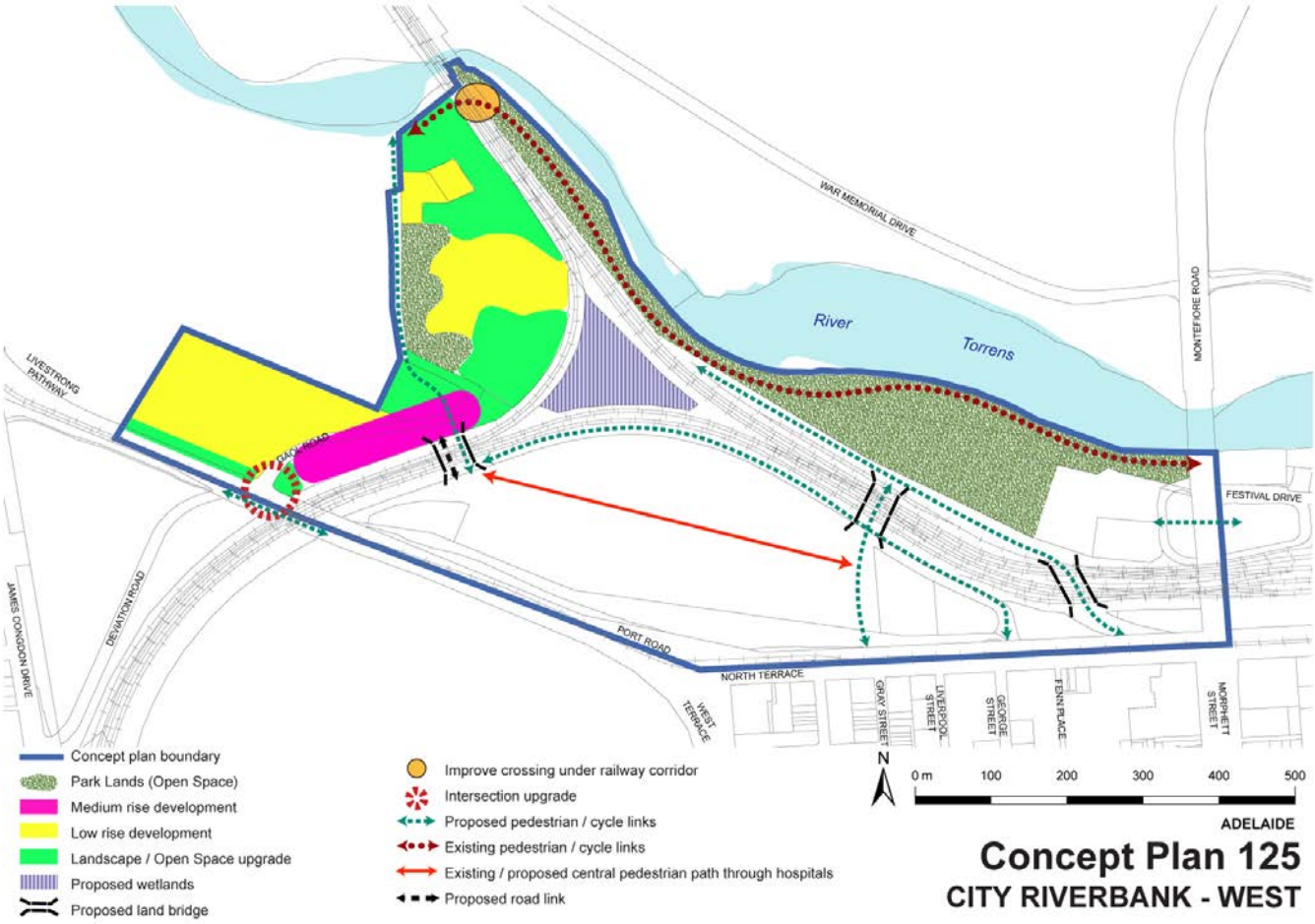
Concept Plan 84

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



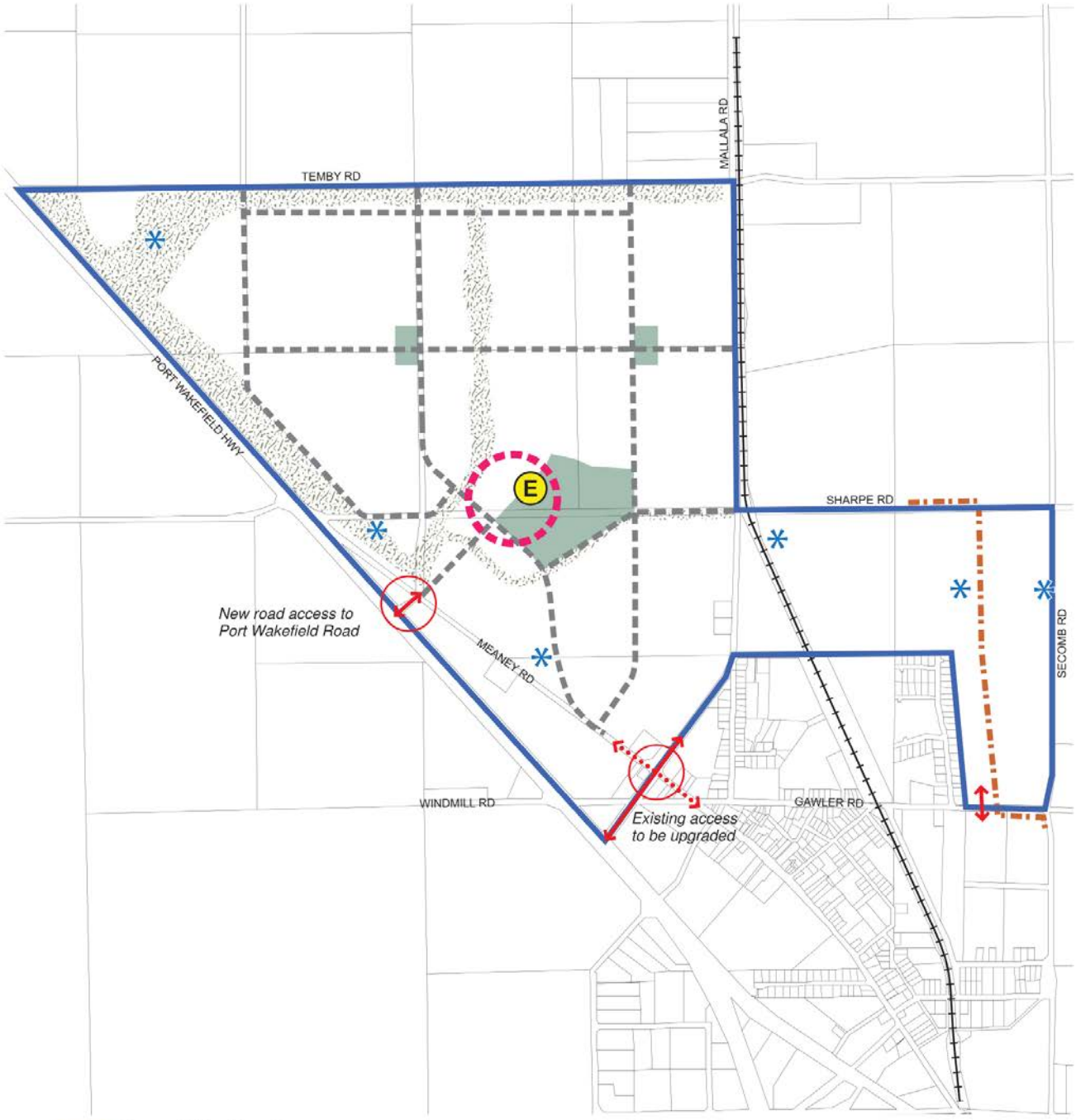
Concept Plan Boundary
Public Reserve (Indicative)
Stormwater Retention / Detention (Indicative)
Preferred Location for New Access Roads
Native Bushland Area
Proposed New Bypass Road
XXX Proposed Road Closure
Active Control Railway Crossing
Railway Track

N

0 150 300 450 600 750 metres

Concept Plan 98
MALLALA

Concept Plan 99 Two Wells

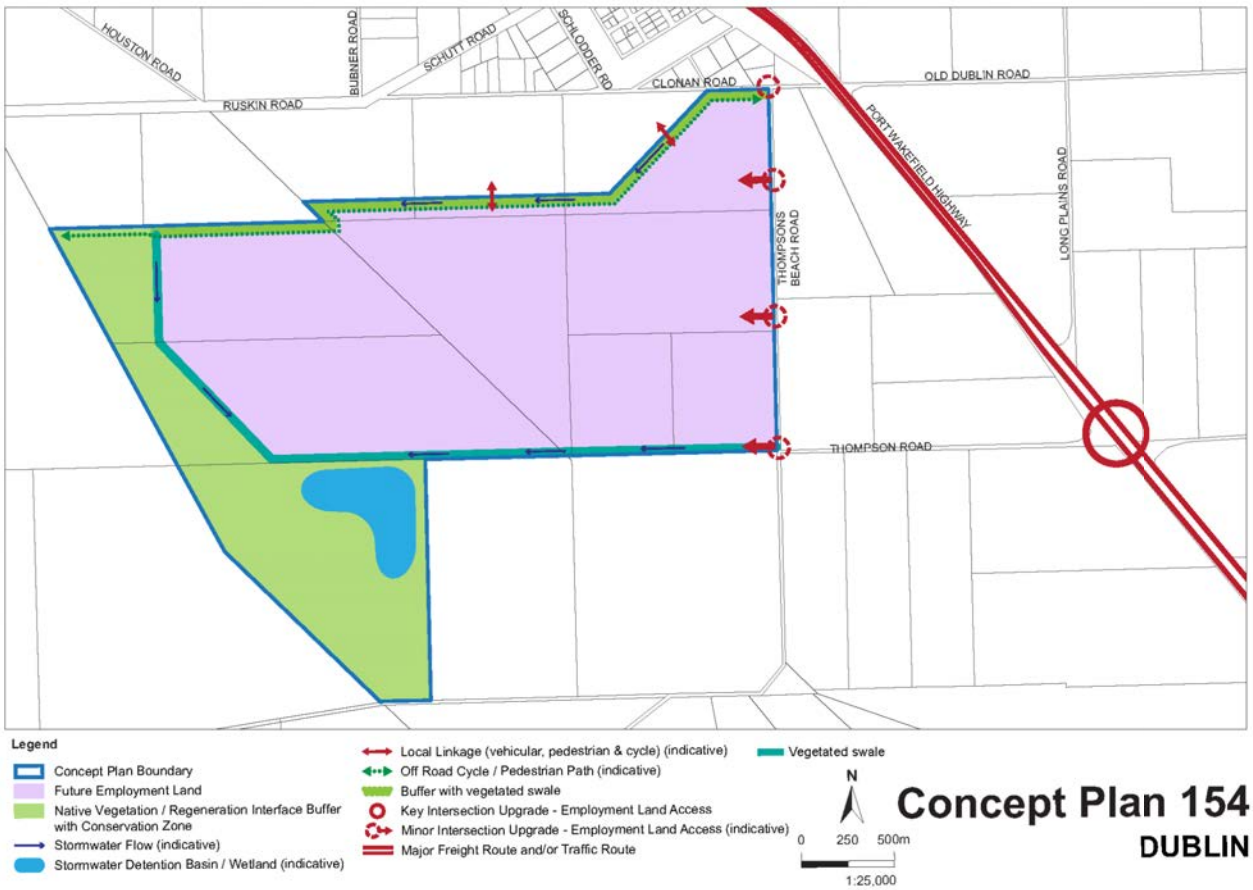


- Concept Plan Boundary
- Railway
- Site Access
- Linkage (pedestrian & vehicular)
- Traffic Management Point
- Neighbourhood Activity Node / Activity Centre
- Education
- Multi-functional linear open space
- Neighbourhood Open Space
- Wetlands
- Flood Protection Levee
- Indicative Road Network

0 1km

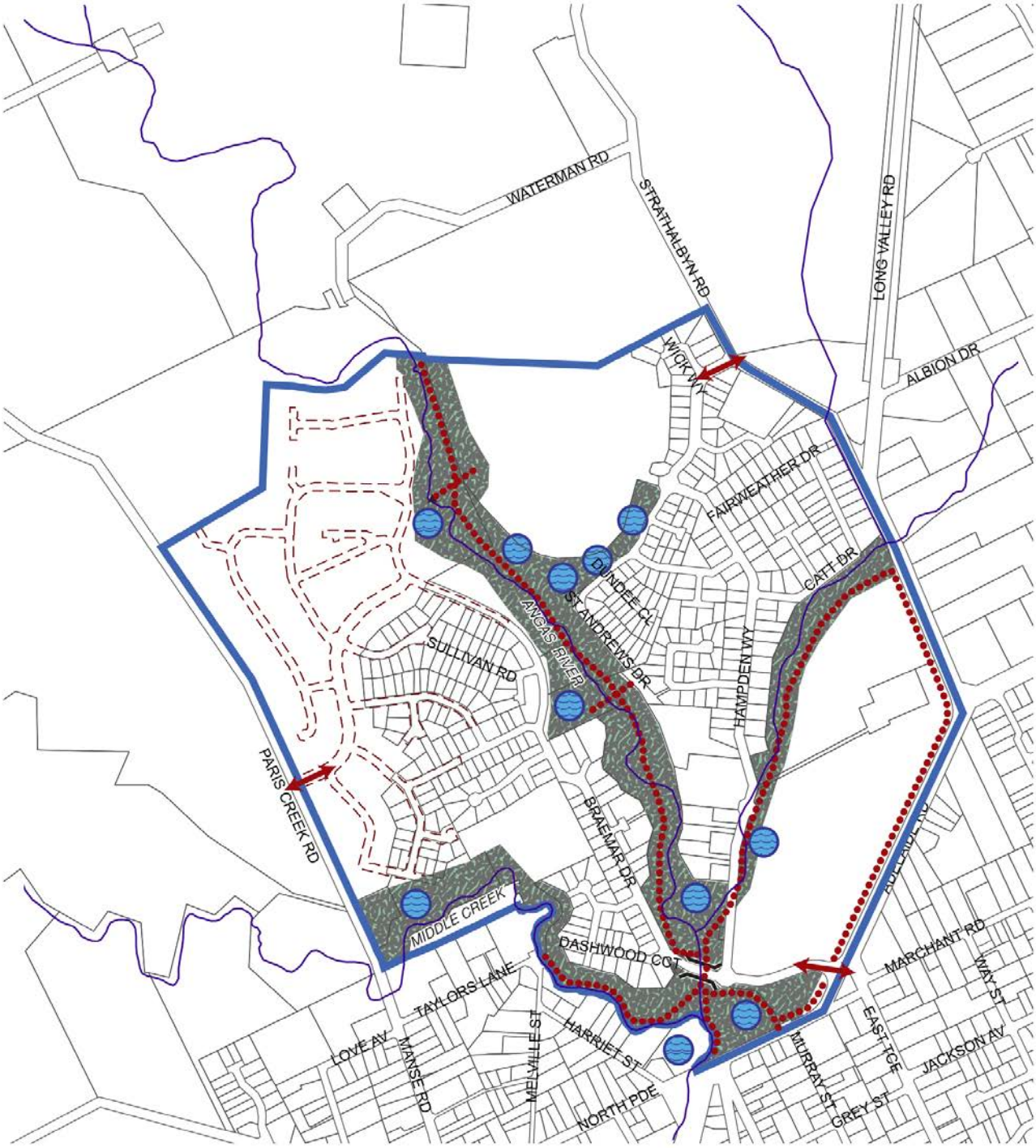
Concept Plan 99
TWO WELLS

Concept Plan 154 Dublin



Alexandrina

Concept Plan 113 Strathalbyn North



Concept Plan 113
STRATHALBYN NORTH

Concept Plan 122 Mount Compass Golf Course Estate



Concept Plan Boundary

Open Space (18 hole golf course)

N

0 50 100 150 200 250 metres

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



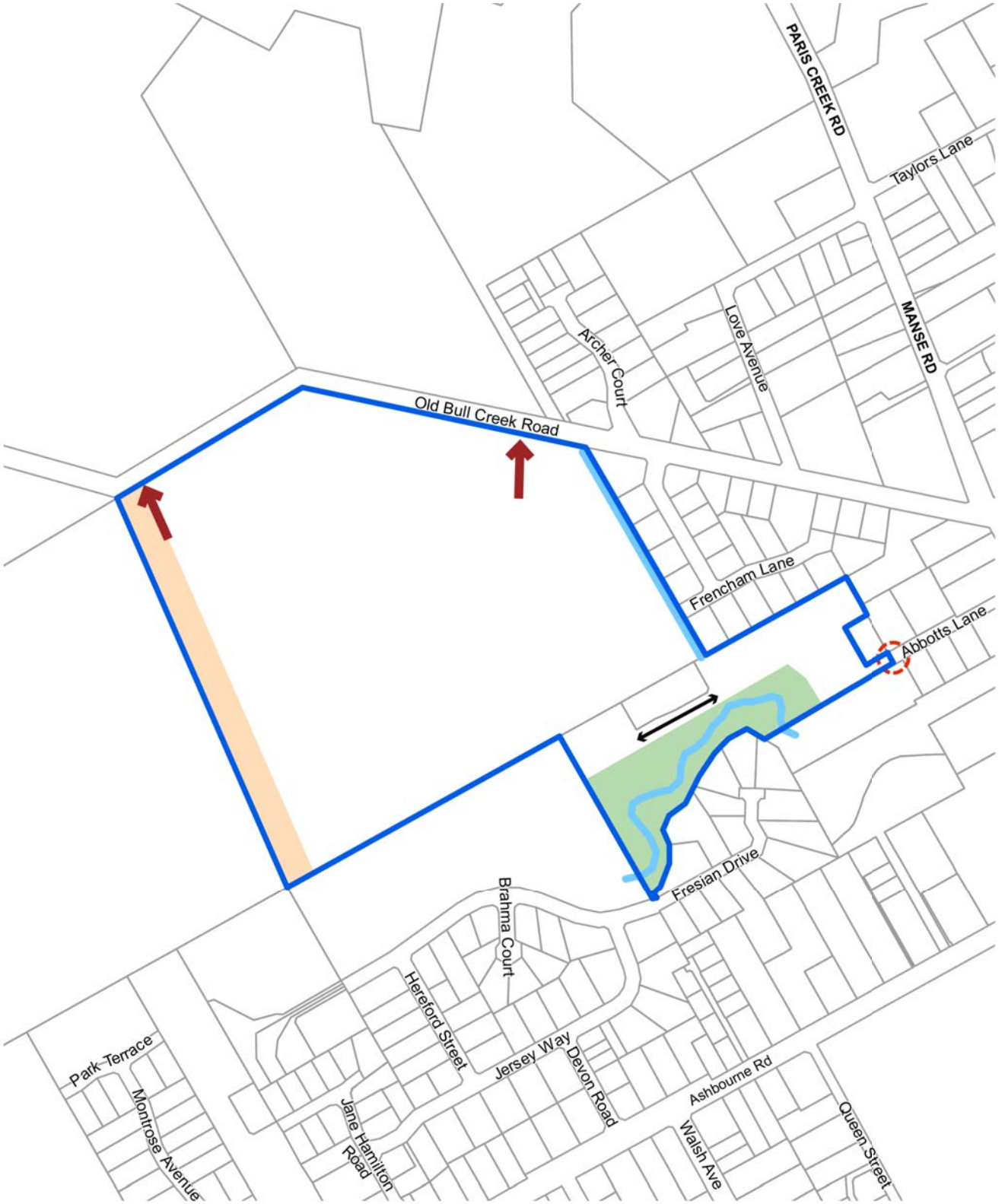
Concept Plan Boundary
Activity Centre
Open Space / Stormwater Management
Existing Traffic Management Device
Primary Vehicle Access Point
Secondary Vehicle Access Point
Land Division Proposal

N
1:3,000
0 30 60 90 120 150 metres

Concept Plan 133

STRATHALBYN NORTH ACTIVITY CENTRE

Concept Plan 147 Strathalbyn



Concept Plan 147
STRATHALBYN

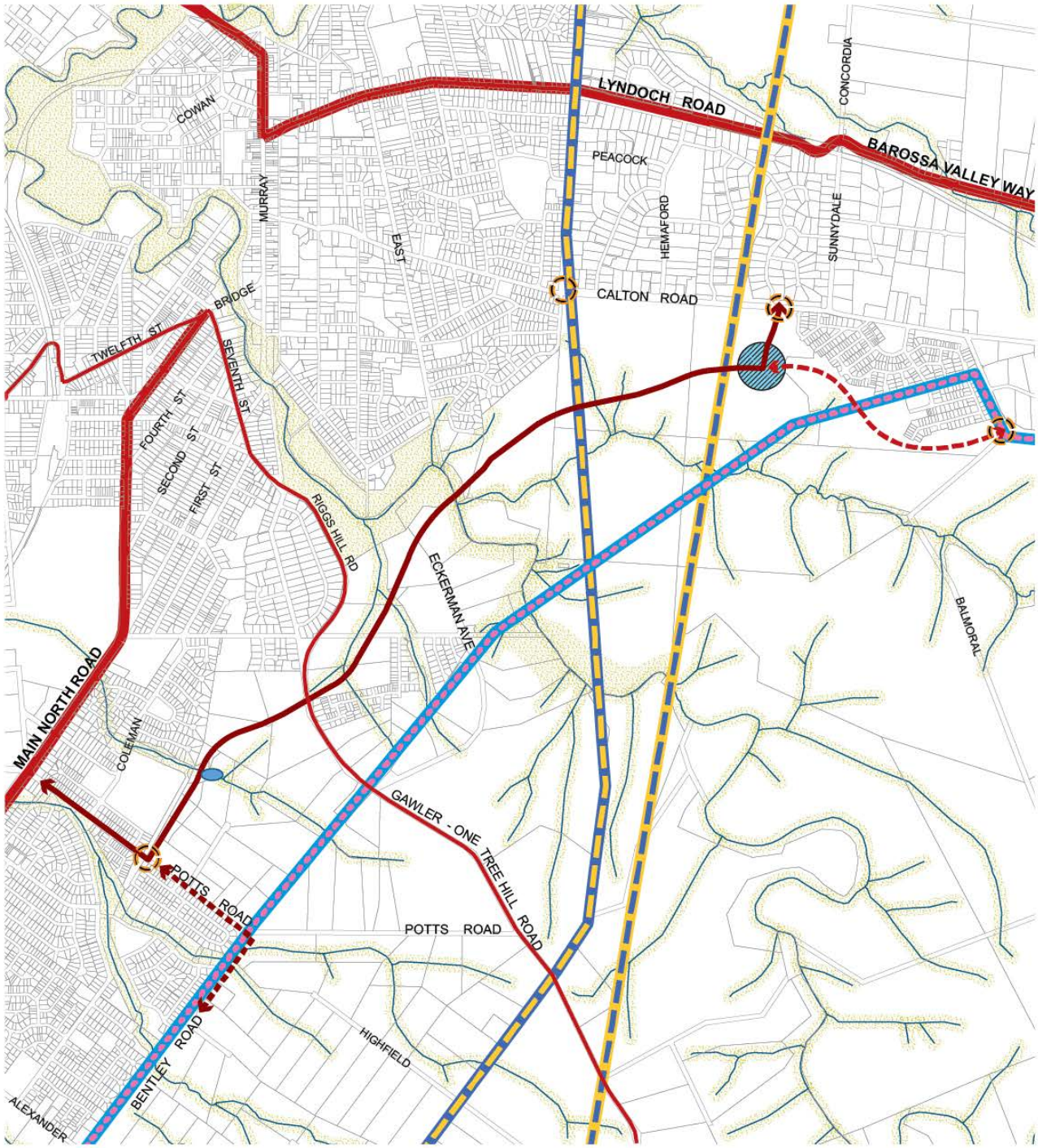
Barossa

Concept Plan 103 Cockatoo Valley



Concept Plan 103
COCKATOO VALLEY

Concept Plan 100 Gawler East



Creek Alignment incorporating stormwater detention basin

Open Space

Major Transmission Infrastructure (132kV) Corridor (30 Metres)

Major Transmission Infrastructure (275kV) Corridor (50 Metres)

Gas Pipeline

Traffic Management

Activity Centre

Primary Arterial Road

Secondary Arterial Road

Gawler East Link Road

Gawler East Link Road Extension

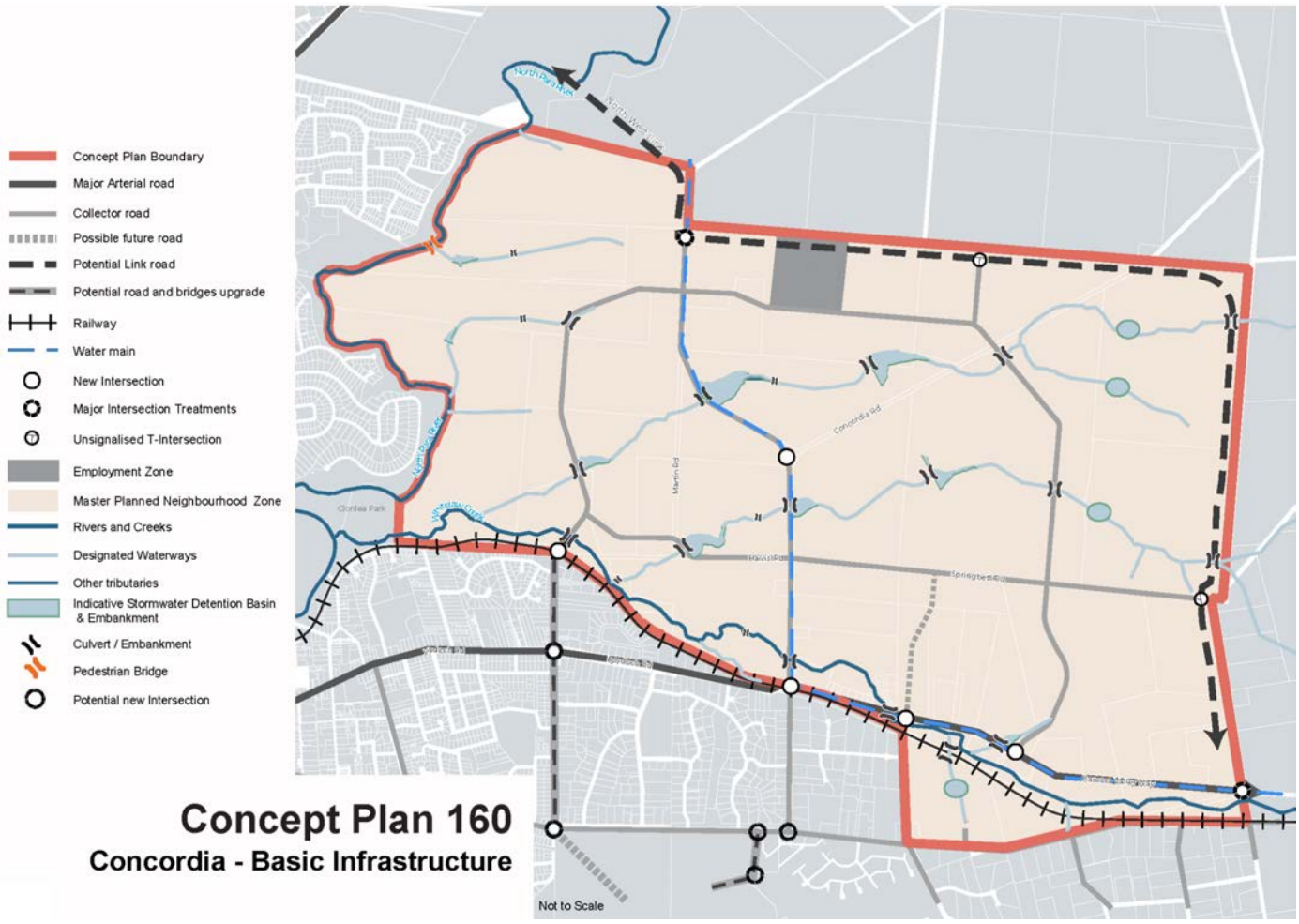
Proposed Link Road

N

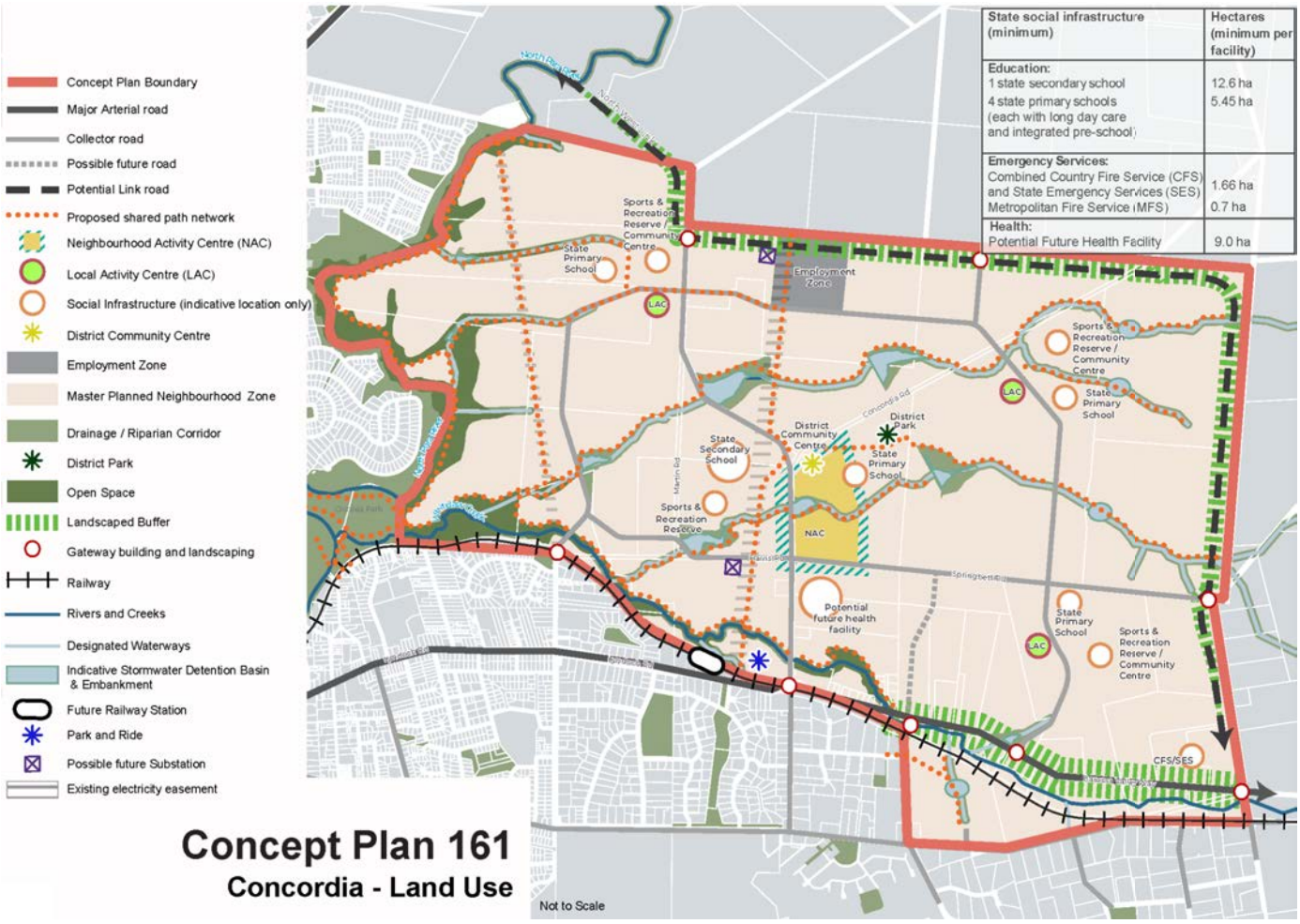
0 200 400 600 800 1000 metres

Concept Plan 100
GAWLER EAST

Concept Plan 160 Concordia - Basic Infrastructure

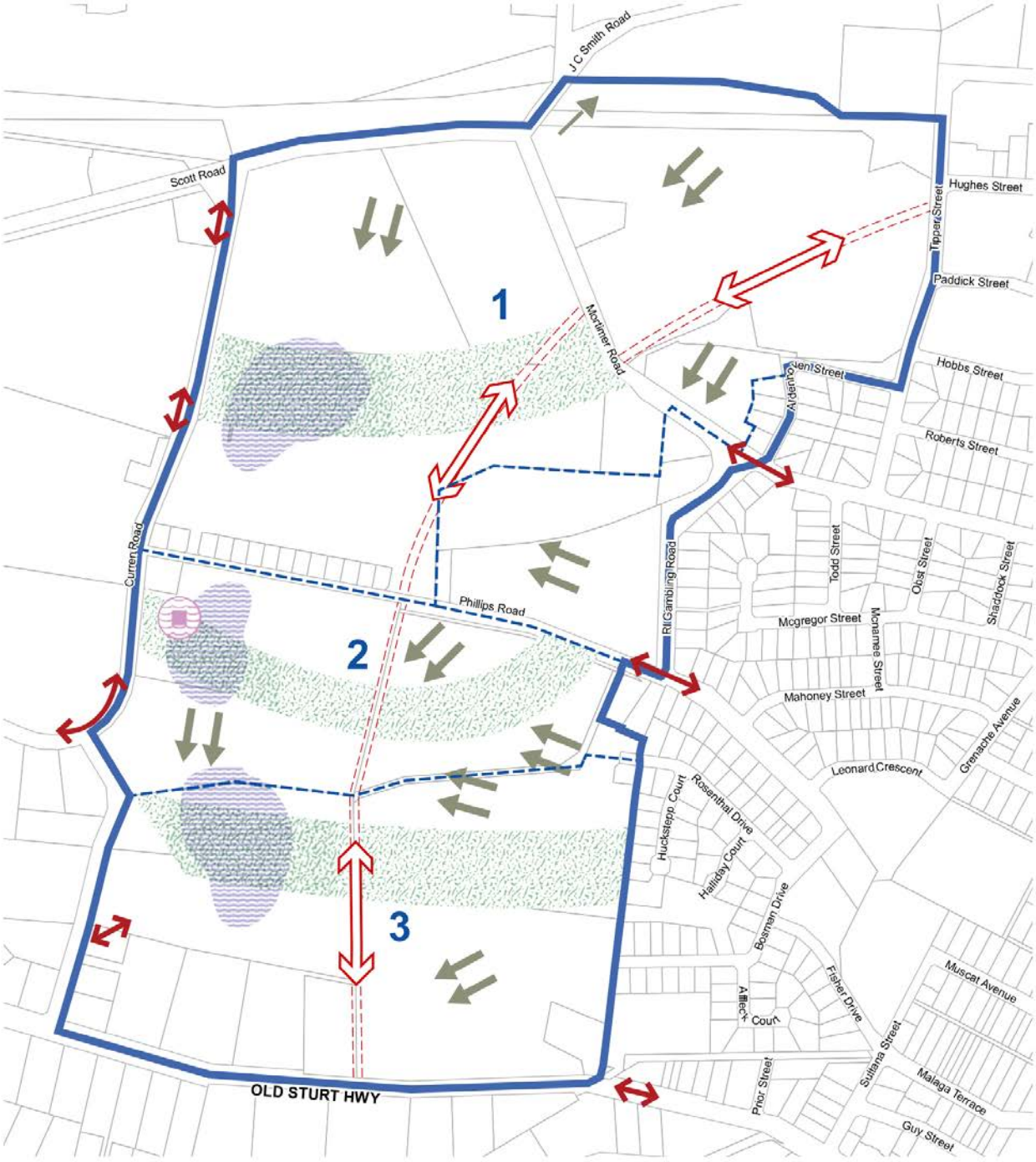


Concept Plan 161 Concordia - Land Use



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

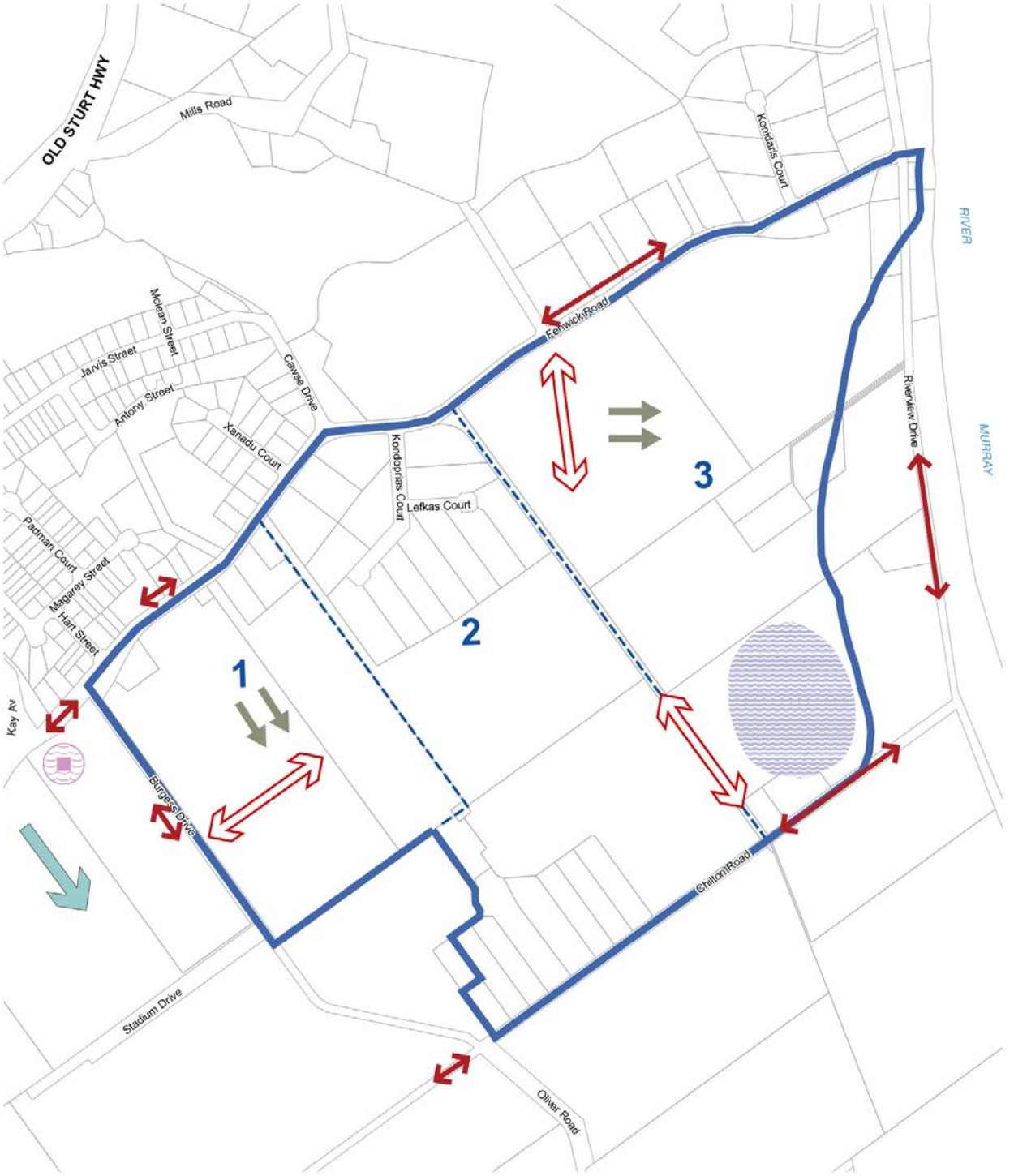
0 metres 110 220 330

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

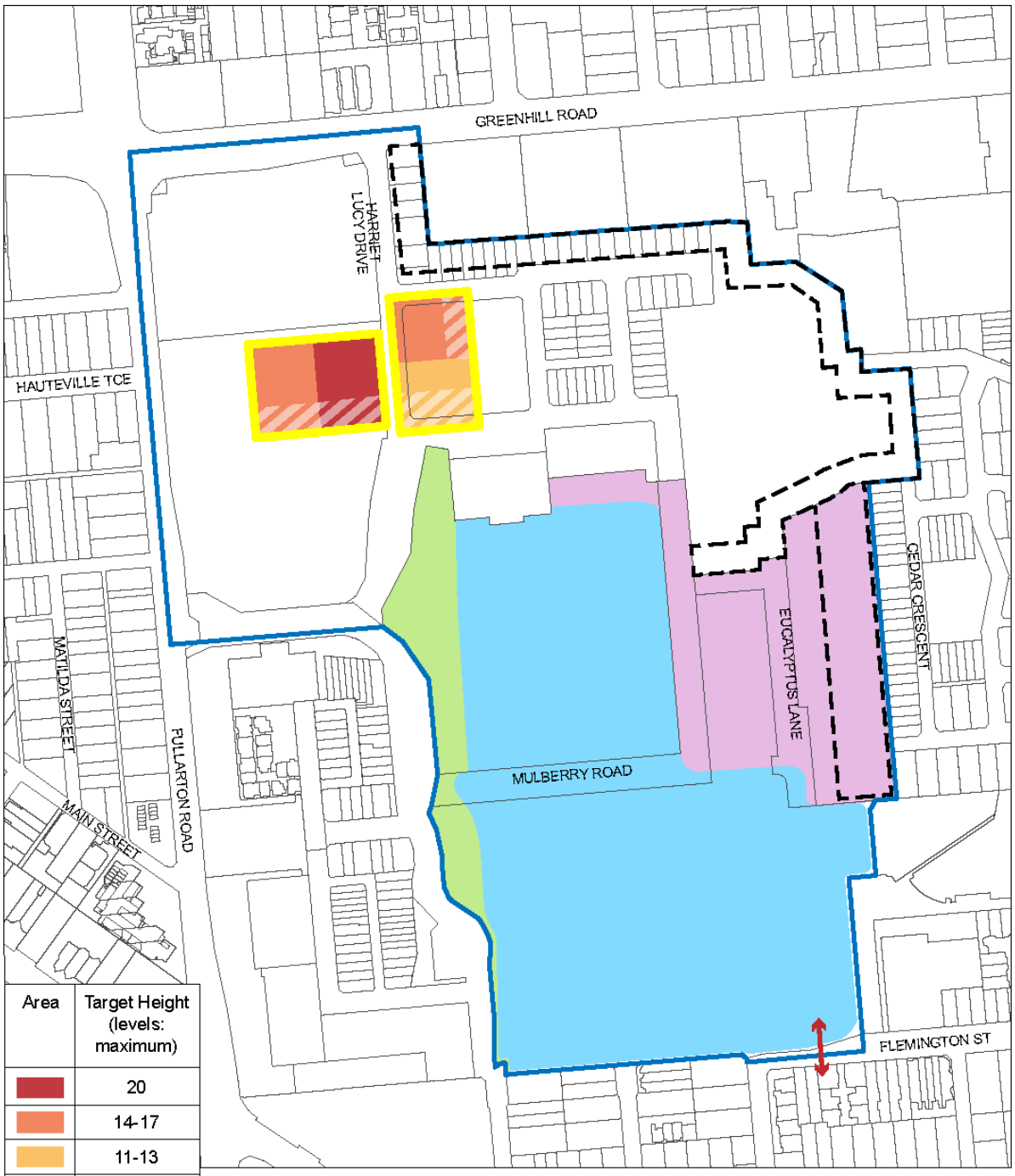
0 metres 110 220 330

BERRI EAST

Concept Plan 77
INFRASTRUCTURE AND STAGING

Burnside

Concept Plan 24 Glenside



Area	Target Height (levels: maximum)
	20
	14-17
	11-13
	6
	5

Concept Plan Boundary
Open Space / Stormwater Management
Building Height Transition Interface Area
Maximum 2 level building height
Secondary Access Point
Buildings will include a podium height of less than 3 levels with distinct towers above

N

1:4,000

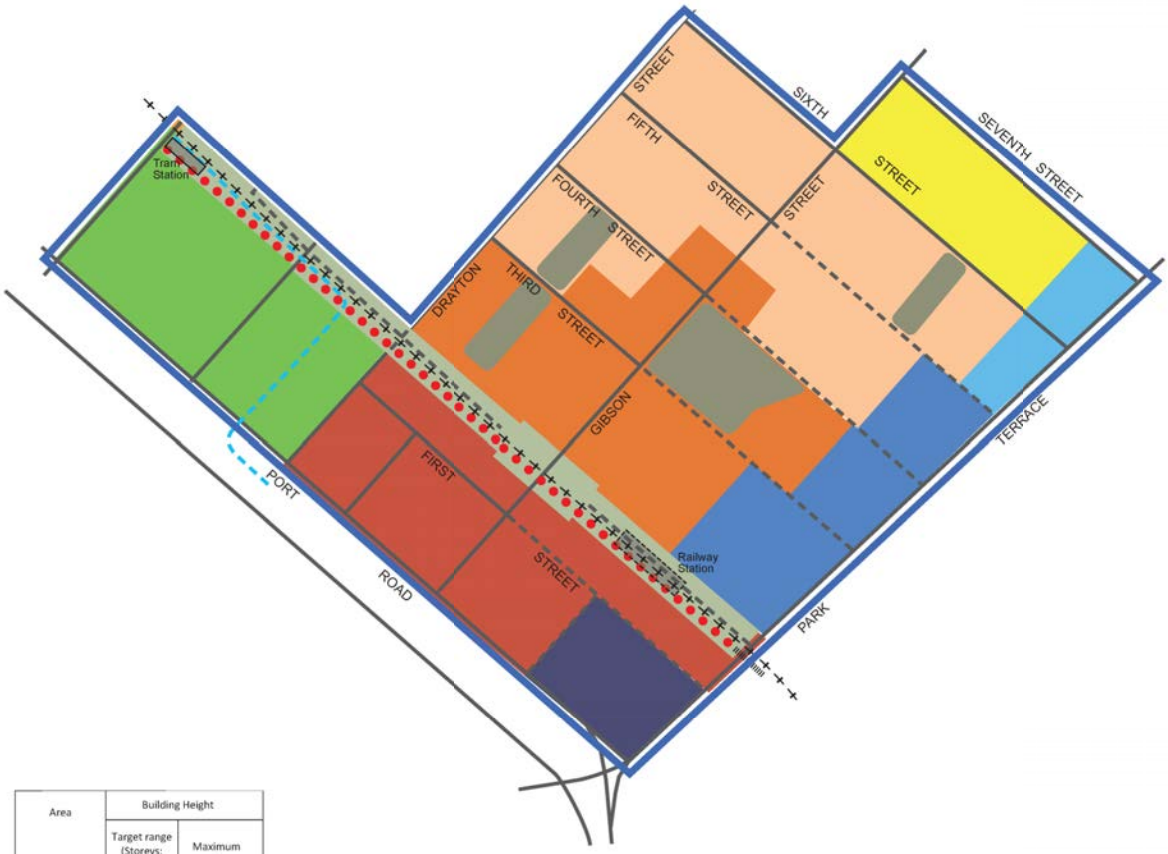
0 40 80 120 160 200 metres

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

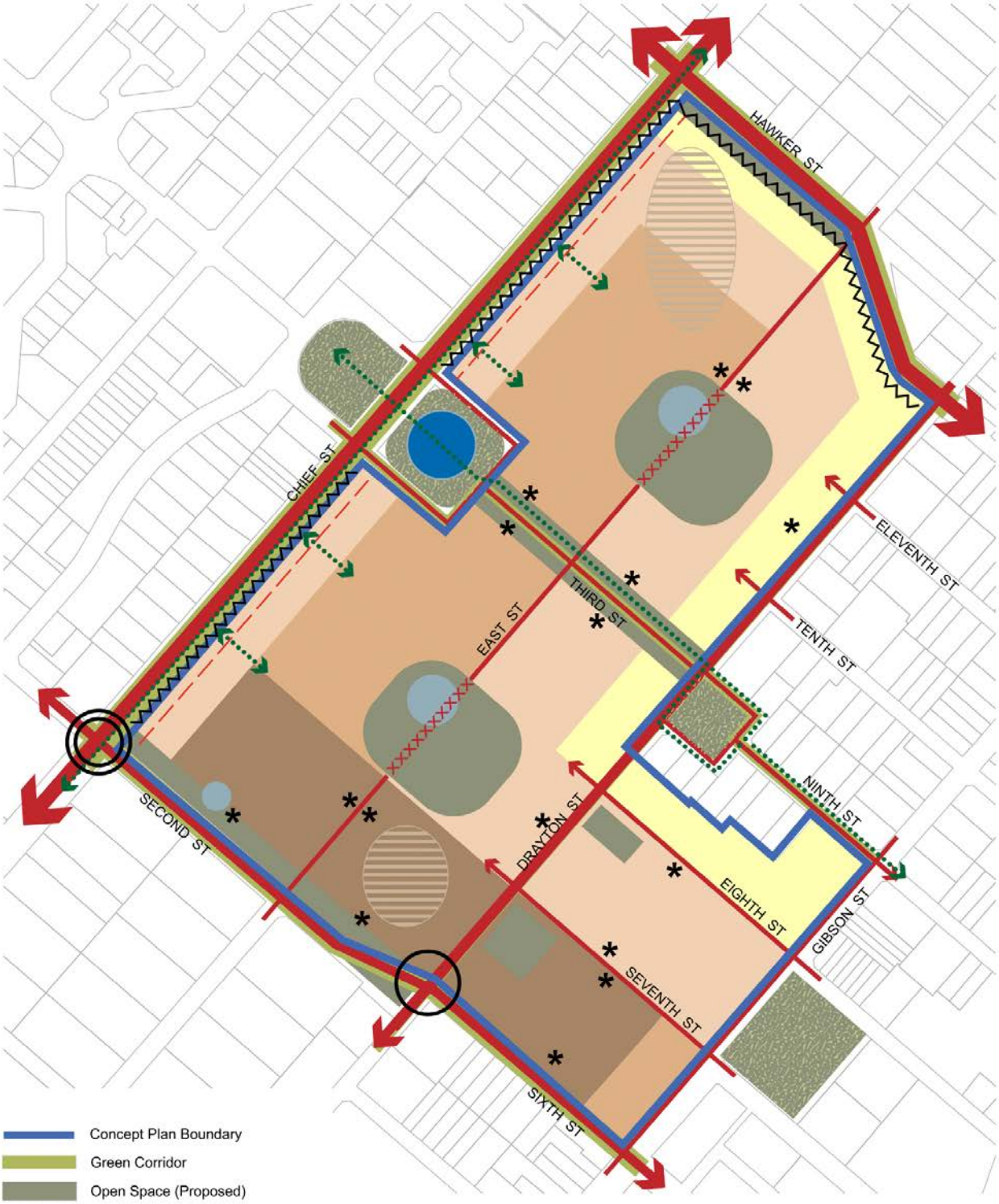
- Concept Plan Boundary
- Greenway and bike/pedestrian path
- Proposed Pedestrian/Bicycle Overpass
- Open Space
- Potential extension of Tram Way
- Future Tram Station
- Railway Station
- Rail Line
- Road
- Proposed new street

N

0 100 200 300 400 500 m

Concept Plan 5
BOWDEN URBAN VILLAGE

Concept Plan 34 Bowden-Brompton



Concept Plan 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

N

0 30 60 90 120 150 metres

Concept Plan 109

Subject to Road Widening Requirements

Railway

Concept Plan 109
SEATON

Concept Plan 111 St Clair



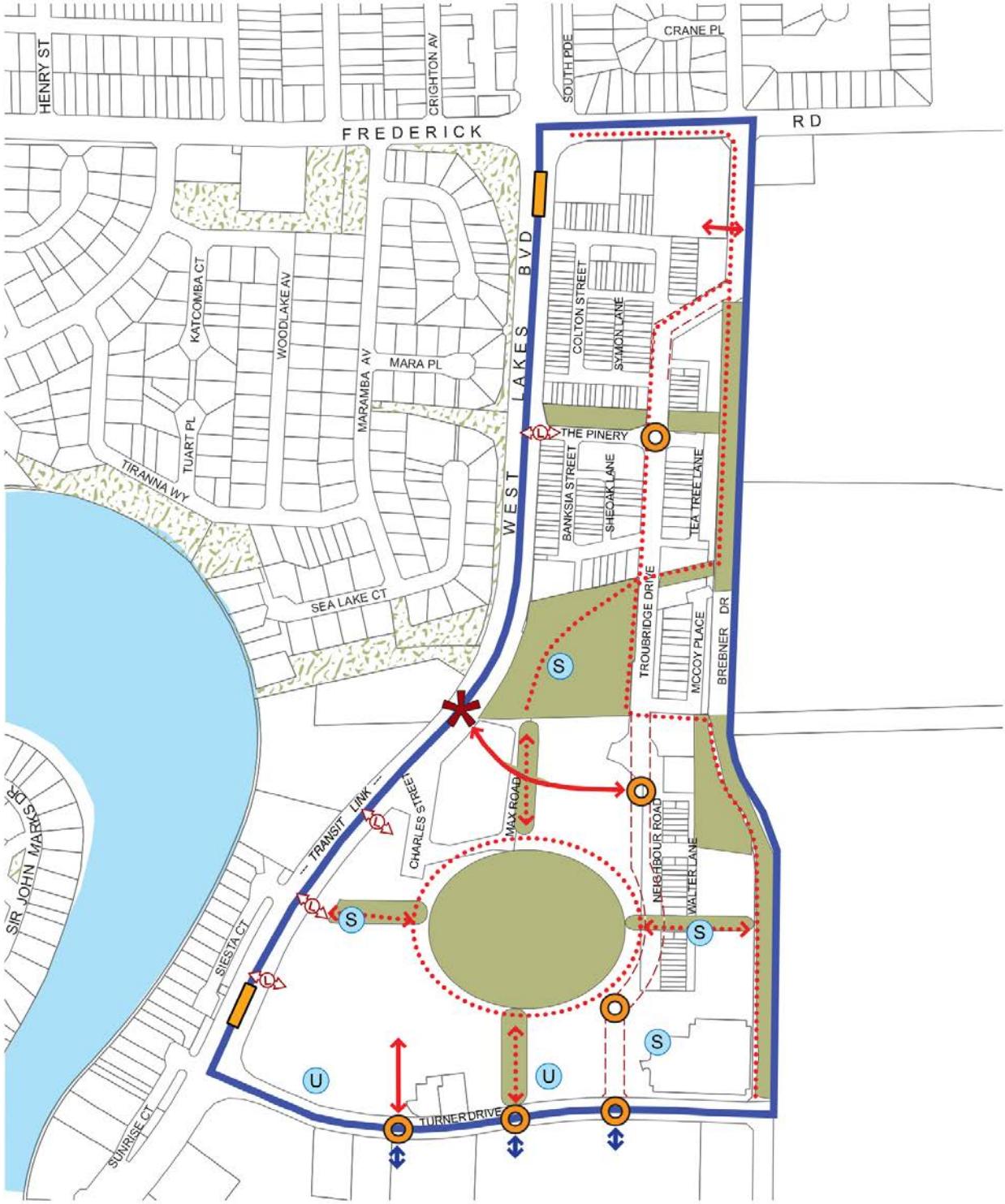
Concept Plan Boundary
Existing Open Space
Open Space - 22%
Railway Station
Railways
XX Closed Road
Shared-use Recreational Linkages

N

0 40 80 120 160 200metres

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

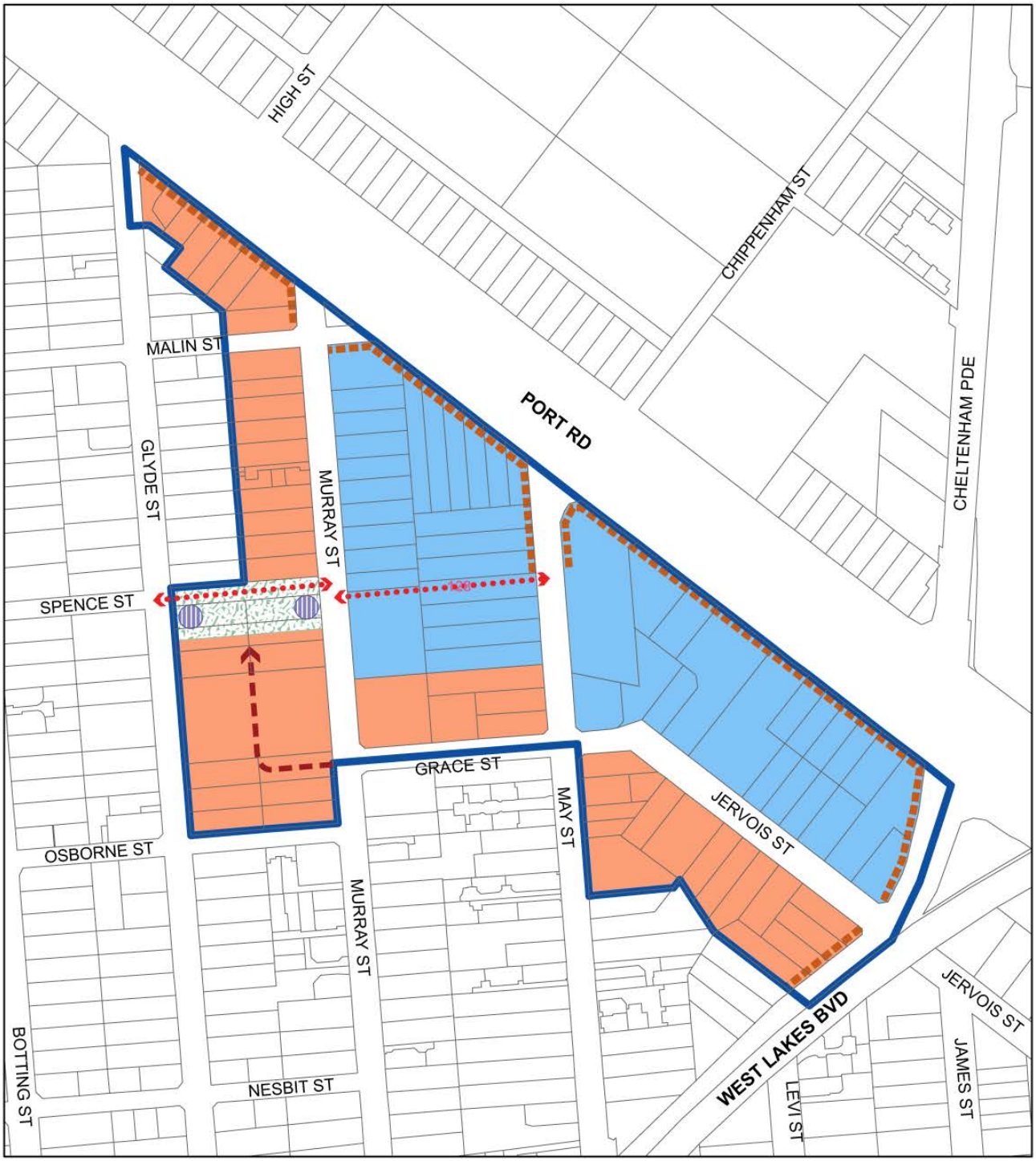
0 25 50 75 100 125 metres

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

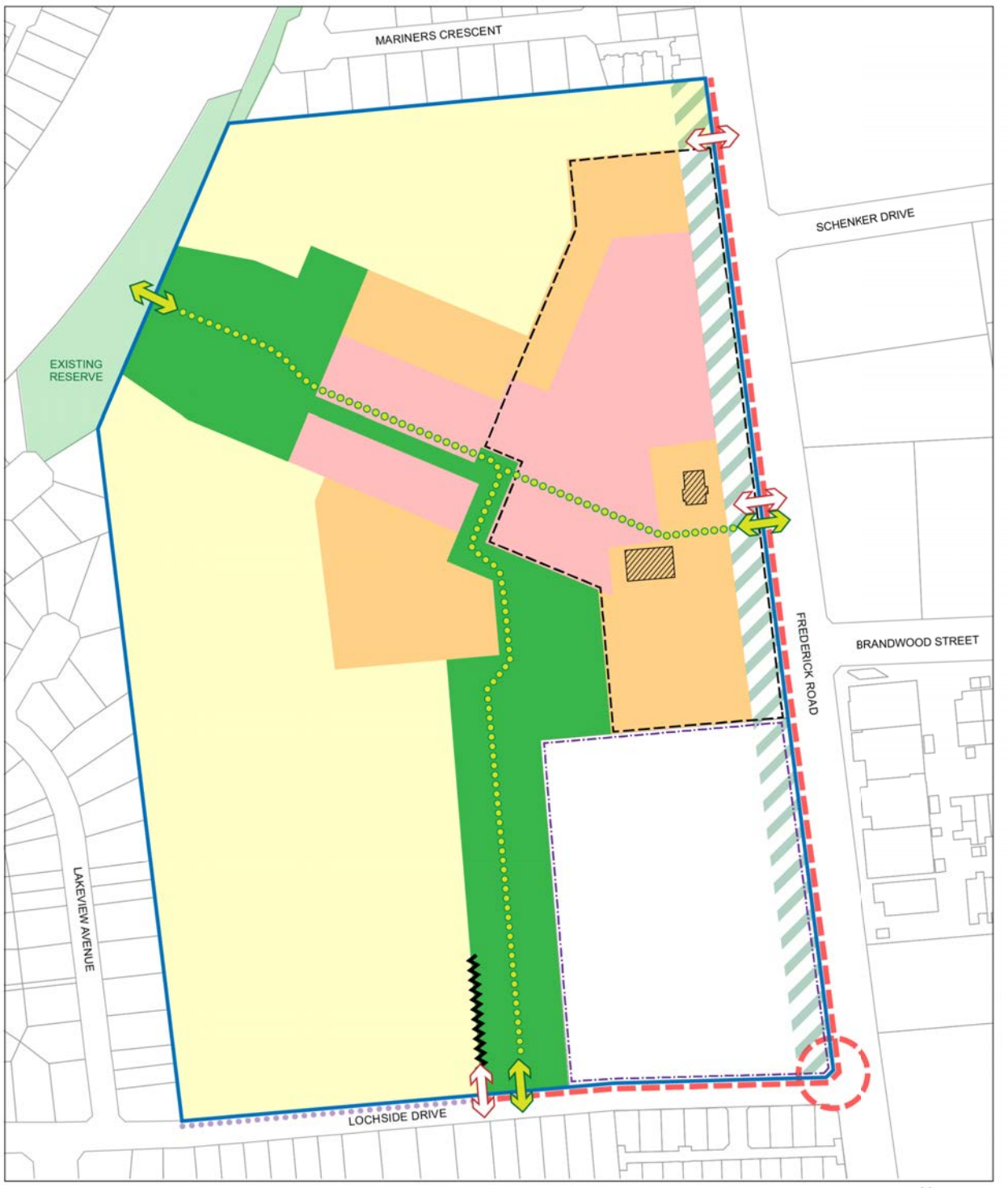
0 50 100 150 200 250 metres

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 Boundary
Mixed Use Transition Subzone
Infrastructure Zone
Indicative Pedestrian/Cycle Access
Indicative Pedestrian/Cycle Network
Indicative Vehicle Access
Traffic calming measures
Local Heritage Place
20m wide Easement

Maximum 2 Storeys (8.5m)
Maximum 3 Storeys (12.5m)
Maximum 4 Storeys (16.5m)
Indicative Public Open Space (20%)
Future verge widening for footpath and streetscape
Future verge widening for indent parking, footpath, and streetscape
Future road widening for left hand slip lane

N

1:3,000

0 30 60 90 120 metres

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

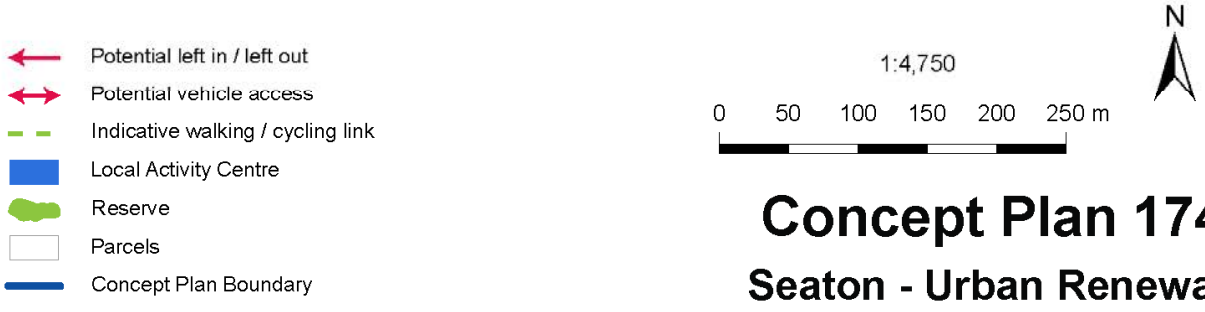
N 1:2,000

0 20 40 60 80 100 metres

Concept Plan 152
BROMPTON GASWORKS

Concept Plan 174 Seaton Urban Renewal



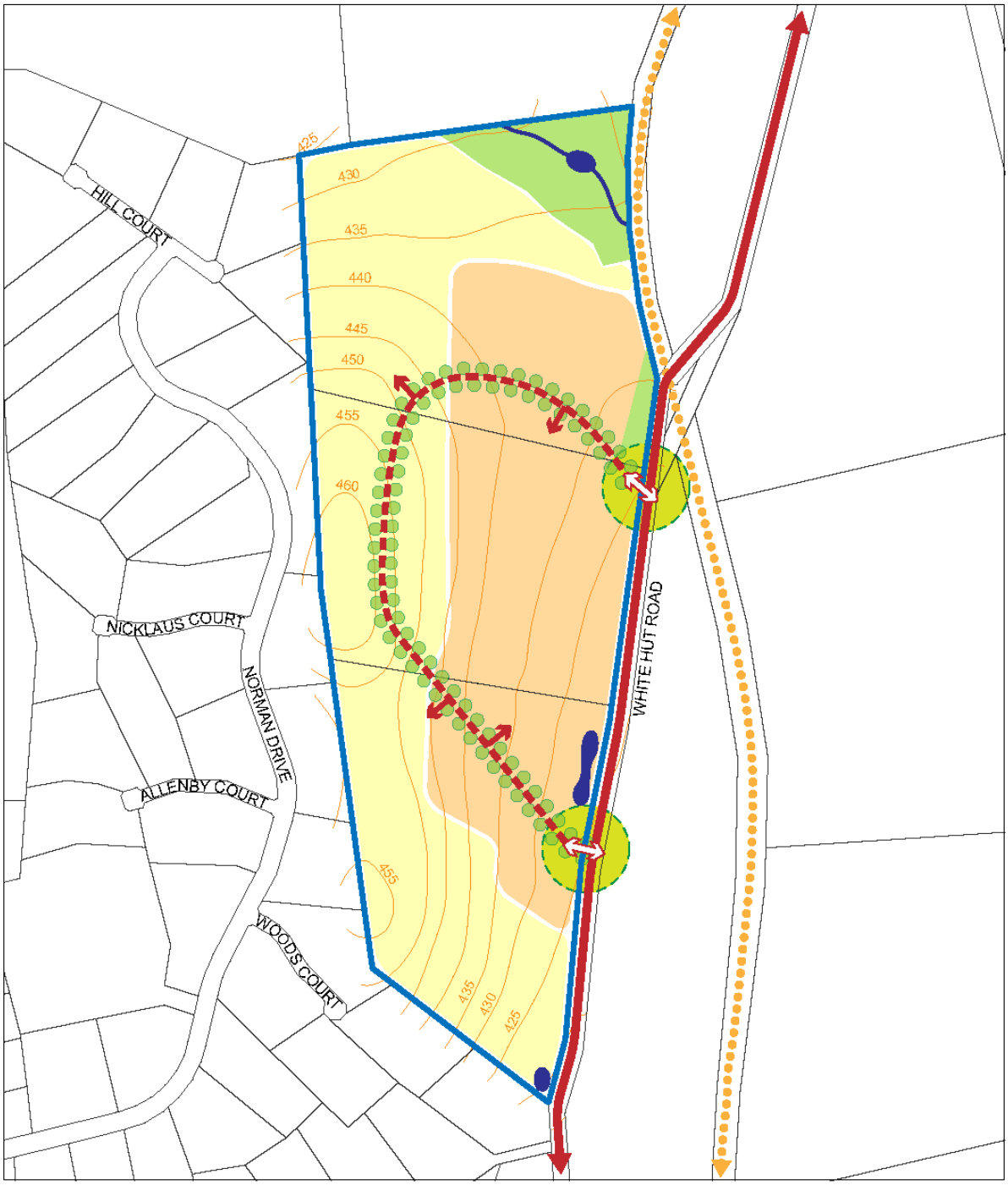


Concept Plan 174

Seaton - Urban Renewal

Clare and Gilbert Valleys

Concept Plan 143 Stanley Flat



Concept Plan Boundary
Site Access Limited to Two Points (Indicative)
Existing Public Road – No Driveway Access
Location for New Access Road (Indicative)
Stormwater Retention/Detention (Indicative)
Landscaped Entry Treatment
Avenue Tree Planting
Riesling Trail
Open Space / Bushland Area
5m Contours

Minimum 3,000m² allotments
Minimum 8,000m² allotments

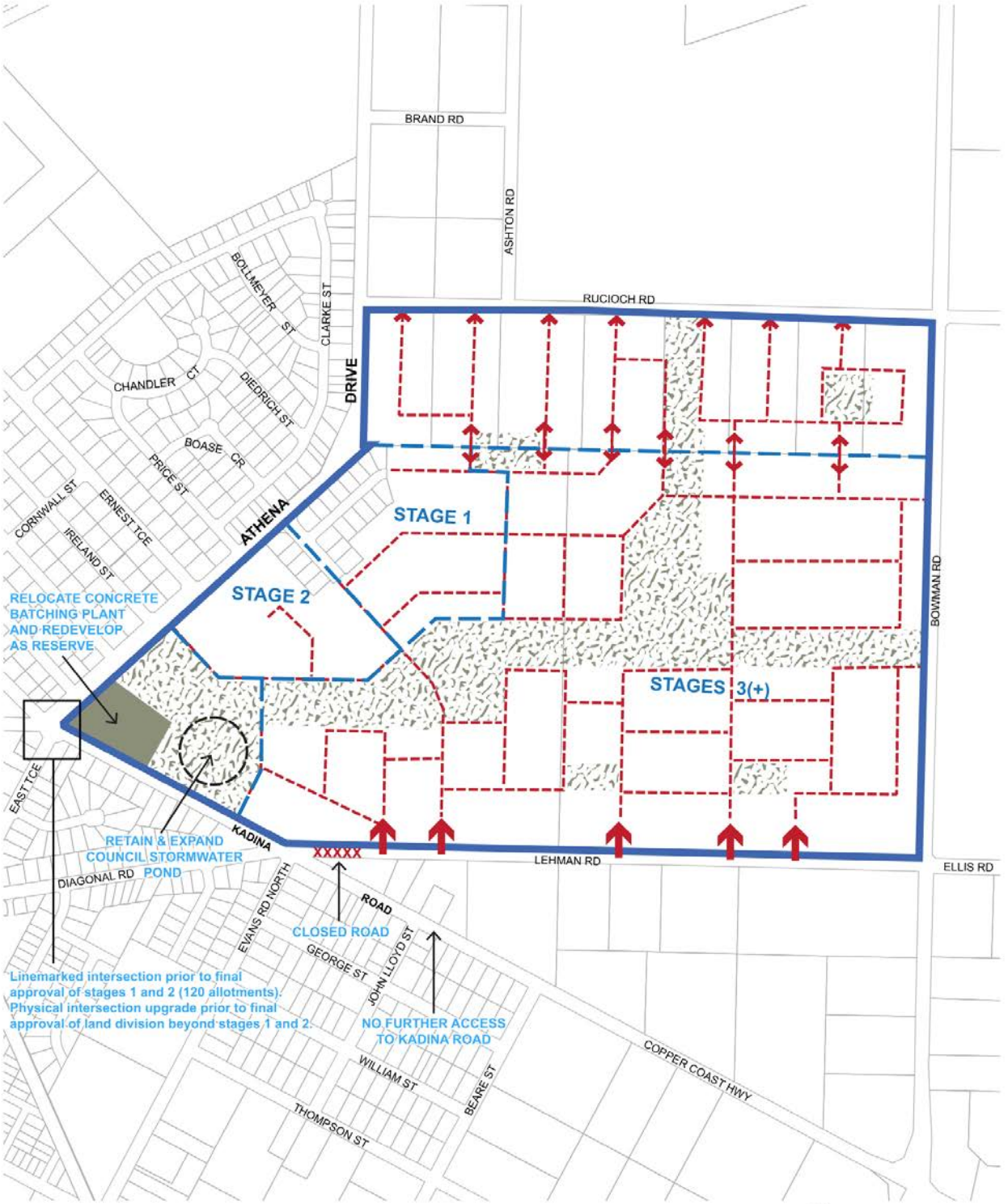
N

0 50 100 150 200 250 metres

Concept Plan 143
STANLEY FLAT

Copper Coast

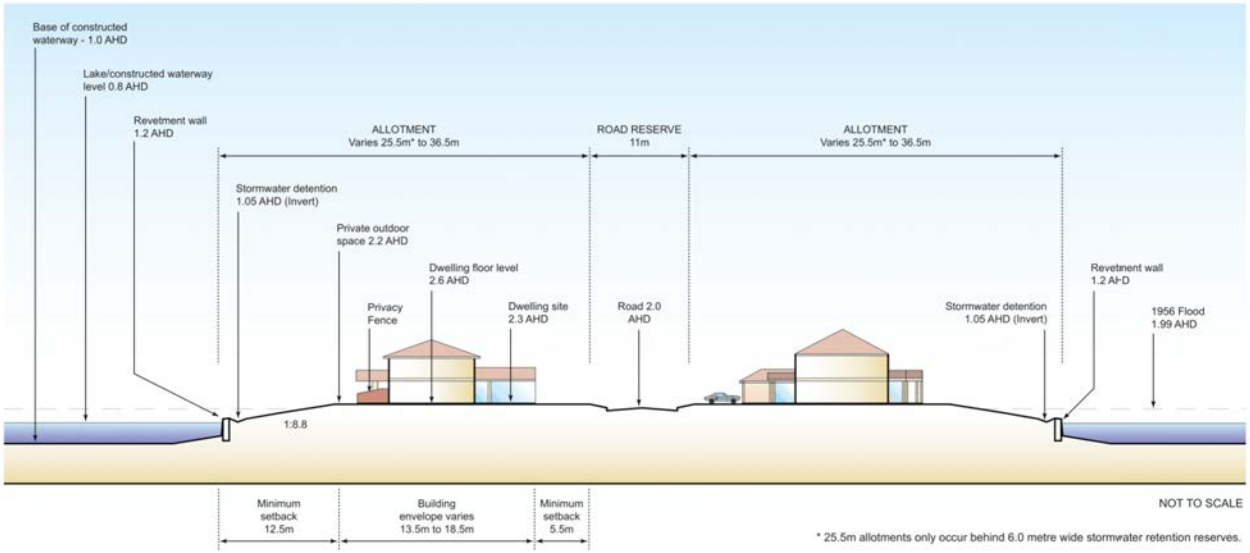
Concept Plan 72 Wallaroo, Athena Drive



Concept Plan 72
WALLAROO, ATHENA DRIVE

Coorong

Concept Plan 75 Warrengie Development Area - Land Form / Building Module Cross Section



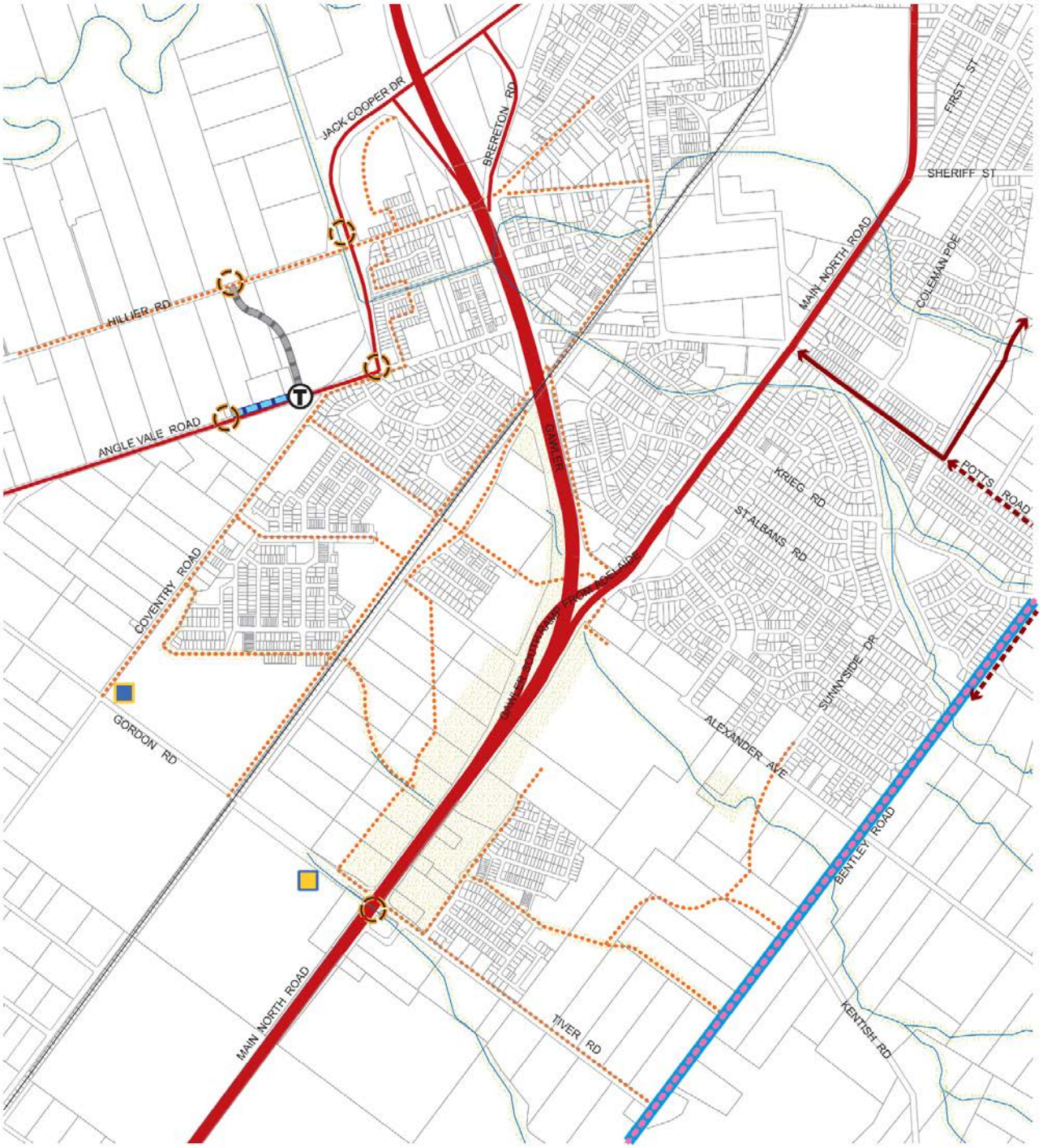
WARRENGIE

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

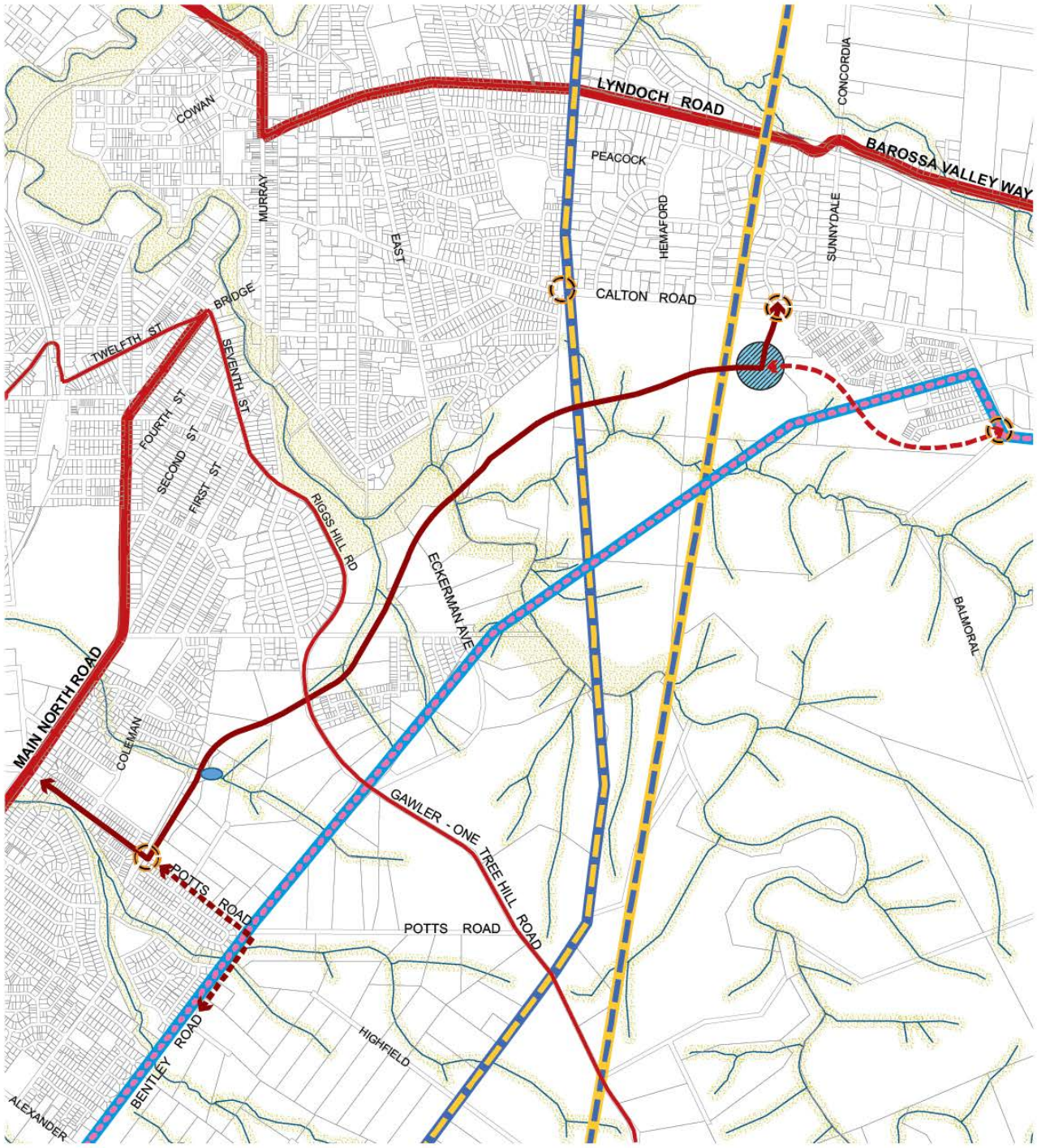
- Primary Arterial Road
- Secondary Arterial Road
- Gawler East Link Road
- Gawler East Link Road Extension

N

0 200 400 600 800 1000 metres

Concept Plan 101
EVANSTON GARDENS, EVANSTON SOUTH, HILLIER

Concept Plan 100 Gawler East



Creek Alignment incorporating stormwater detention basin

Open Space

Major Transmission Infrastructure (132kV) Corridor (30 Metres)

Major Transmission Infrastructure (275kV) Corridor (50 Metres)

Gas Pipeline

Traffic Management

Activity Centre

Primary Arterial Road

Secondary Arterial Road

Gawler East Link Road

Gawler East Link Road Extension

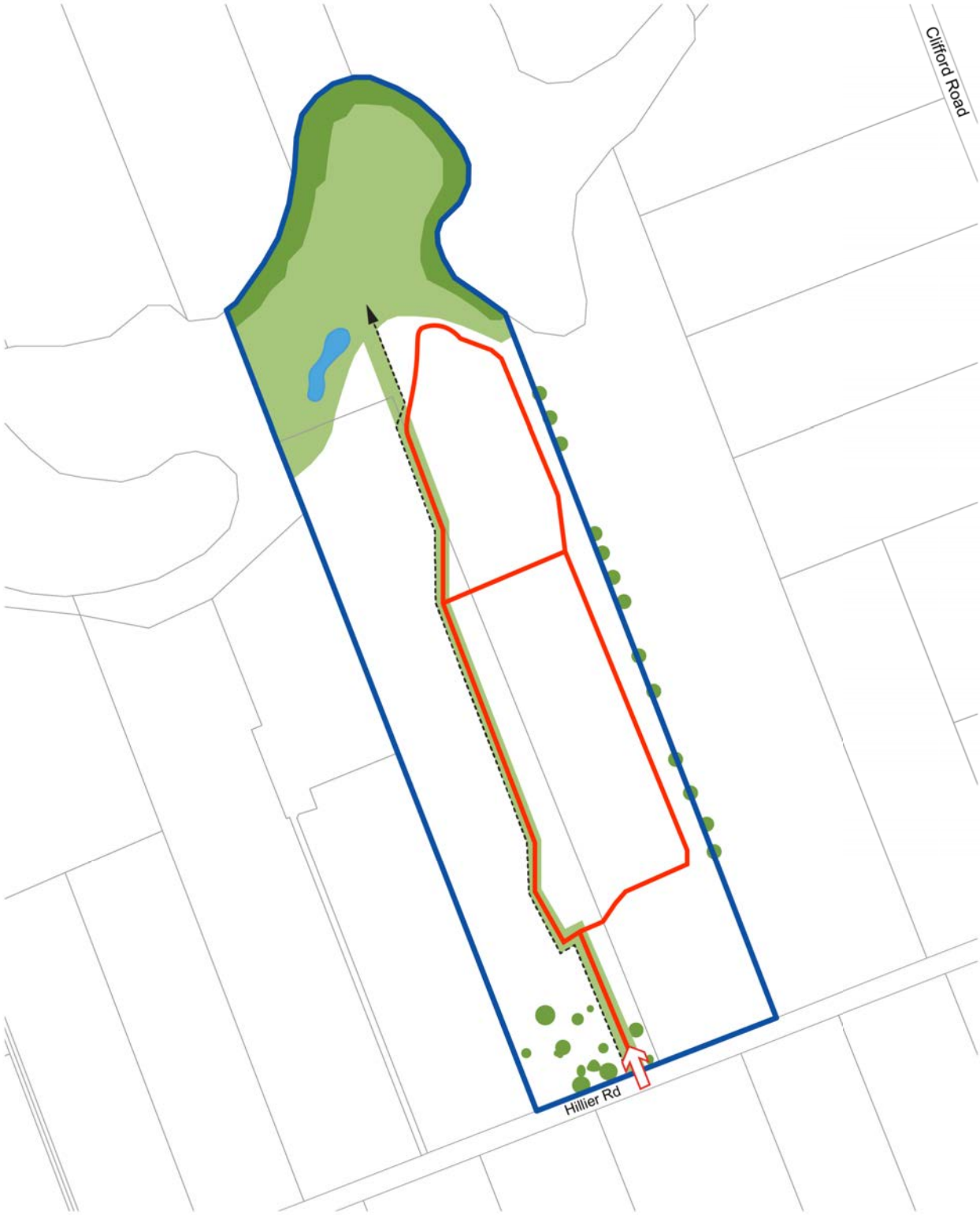
Proposed Link Road

N

0 200 400 600 800 1000 metres

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

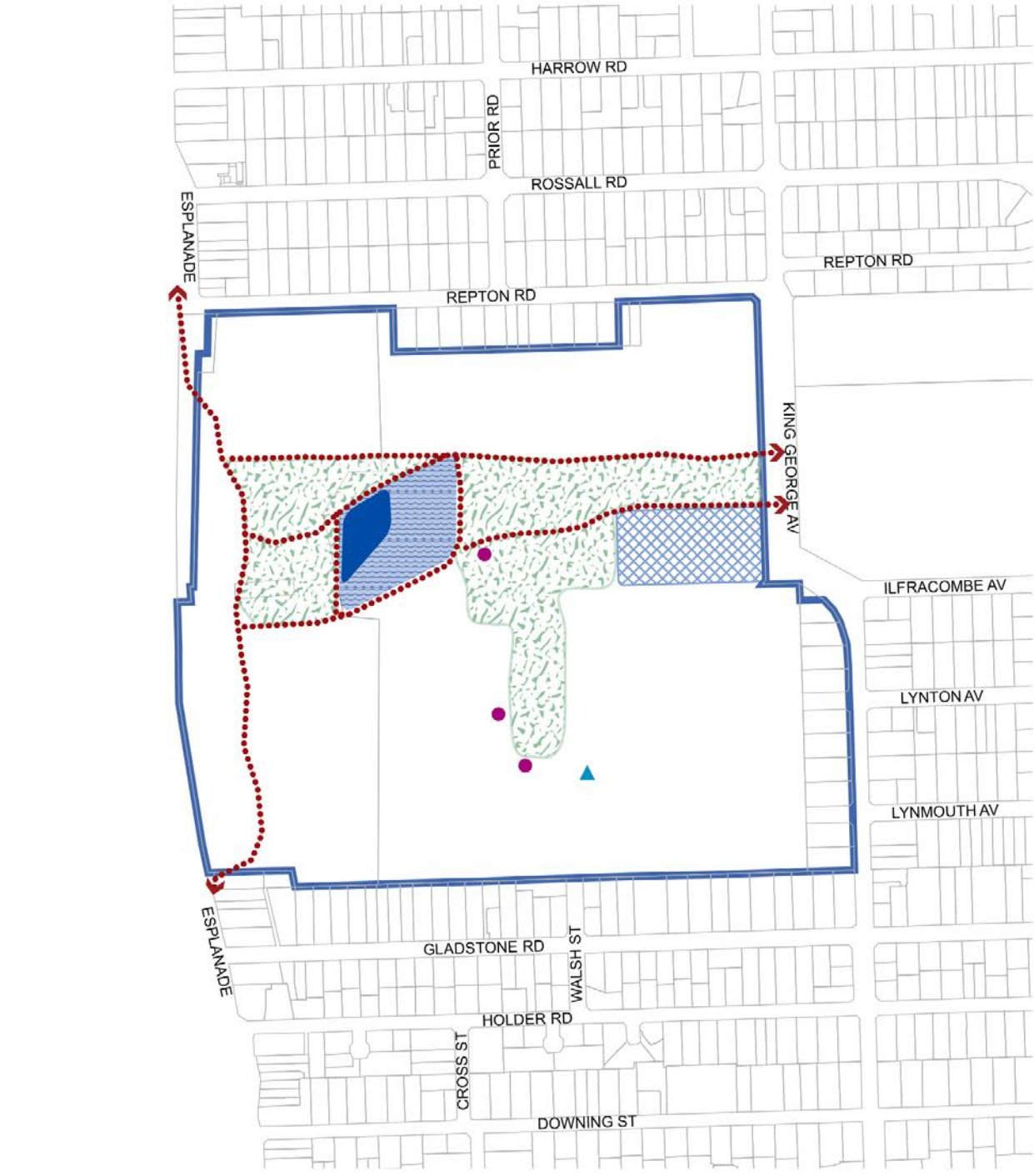
1:5,000

0 40 80 120 160 200 m

Concept Plan 142
HILLIER

Holdfast Bay

Concept Plan 4 Minda Incorporated Brighton Campus



NORTH BRIGHTON

Concept Plan 4

MINDA INCORPORATED BRIGHTON CAMPUS



Concept Plan Boundary
Activity Centre
Existing Reserves
Detention Basin / WSUD
Open Space / Buffers for noise, air quality and visual amenity
Signalised Intersection
New Traffic Management Device
Existing Roundabouts
Possible Access Point (two-way)
Possible Access Point (one-way)
Pedestrian / Cyclist Links
Proposed Public Road

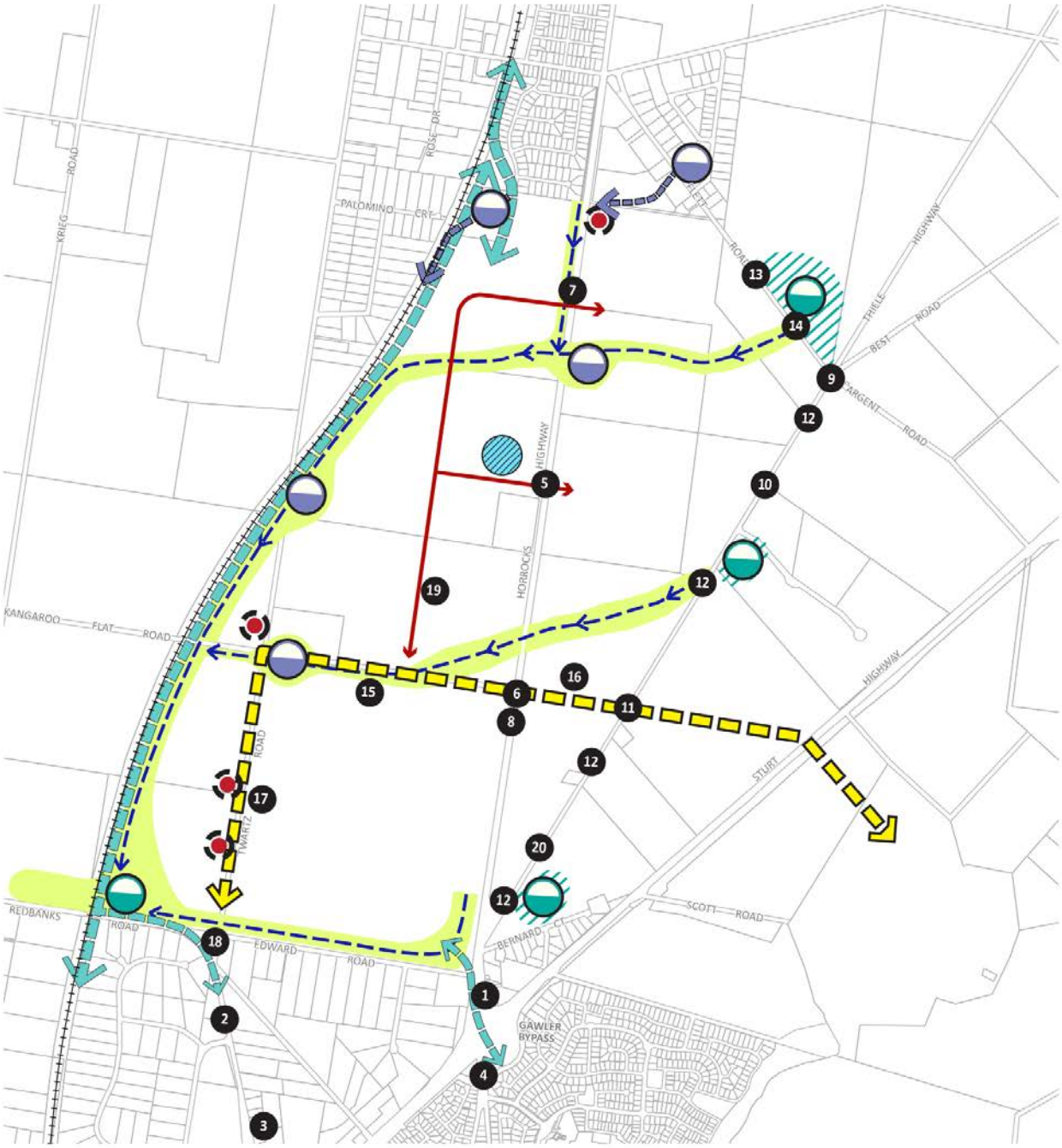
N

0 250 m

Concept Plan 119
SEACLIFF PARK AND MARINO

Light Regional

Concept Plan 50 Roseworthy Town Expansion



- Drainage Reserves/ Open Space
- Activity Centre
- Detention Basins
- Retention Basins
- Drainage Paths
- Items of land contamination interest
- Future East West freight link
- Pedestrian Cycle way
- Arterial Road
- Collector Road

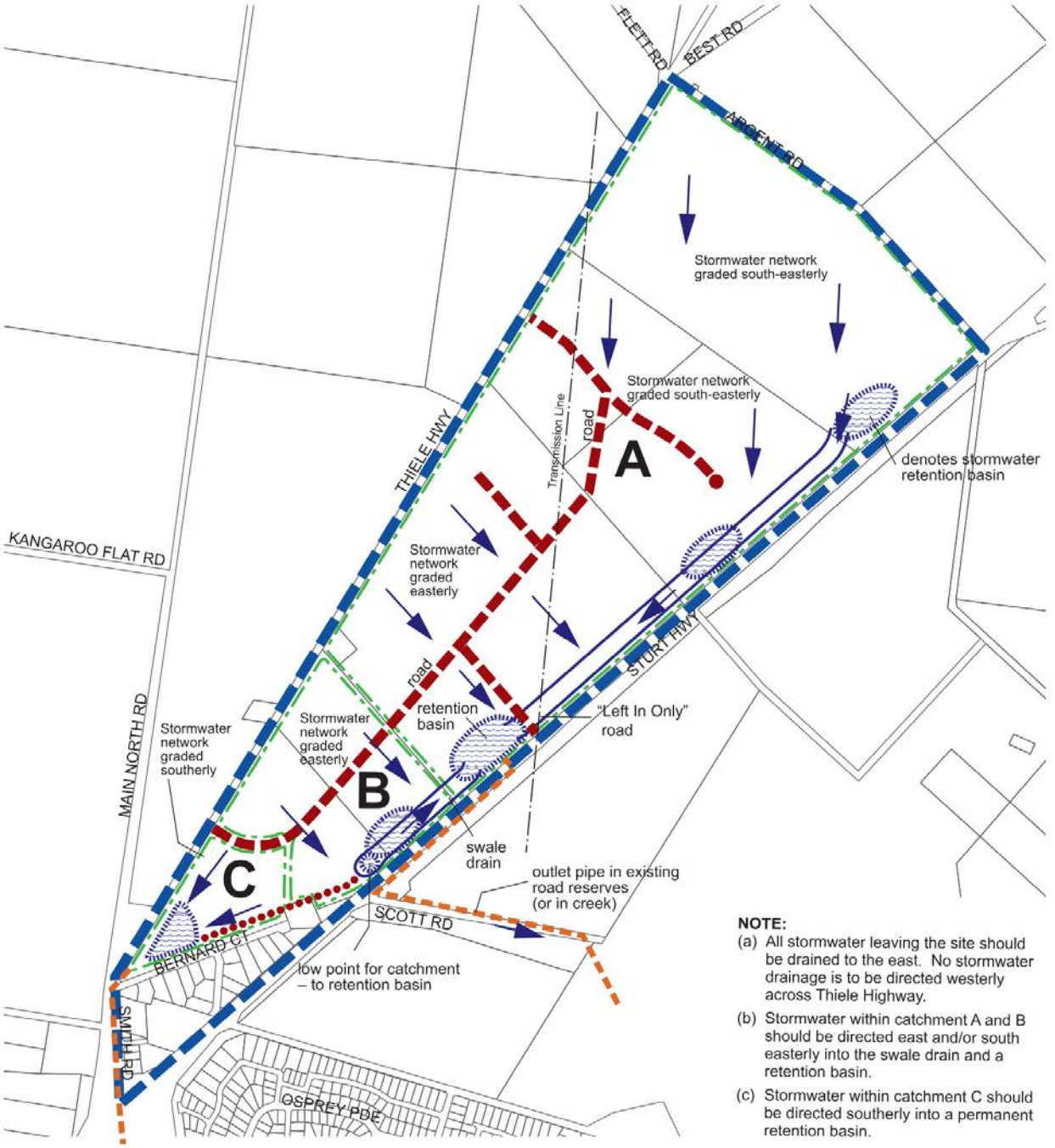
- 1 3 4 Upgrade and signalise existing intersection
- 2 Road upgrade and widen
- 5 Channelised junction - Seagull (100km/hr) to General Neighbourhood plus left turn into Employment
- 6 Channelised junction - Seagull (100km/hr) to General Neighbourhood
- 7 Channelised junction - Seagull (100km/hr) to Employment plus left turn into General Neighbourhood
- 8 Ensure sufficient land retained for future flyover
- 9 11 Channelised intersection - all movements allowed (80km/hr)
- 10 20 Channelised T- Junction - all movements allowed (80km/hr)
- 12 Road and shoulder widening
- 13 15 17 Upgrade to sealed road
- 14 Channelised T- Junction - all movements allowed (50km/hr)
- 16 Retain land for new road link
- 18 Roundabout - single lane
- 19 Collector road

N

0 metres 390 780 1170

Concept Plan 50
ROSEWORTHY TOWN EXPANSION

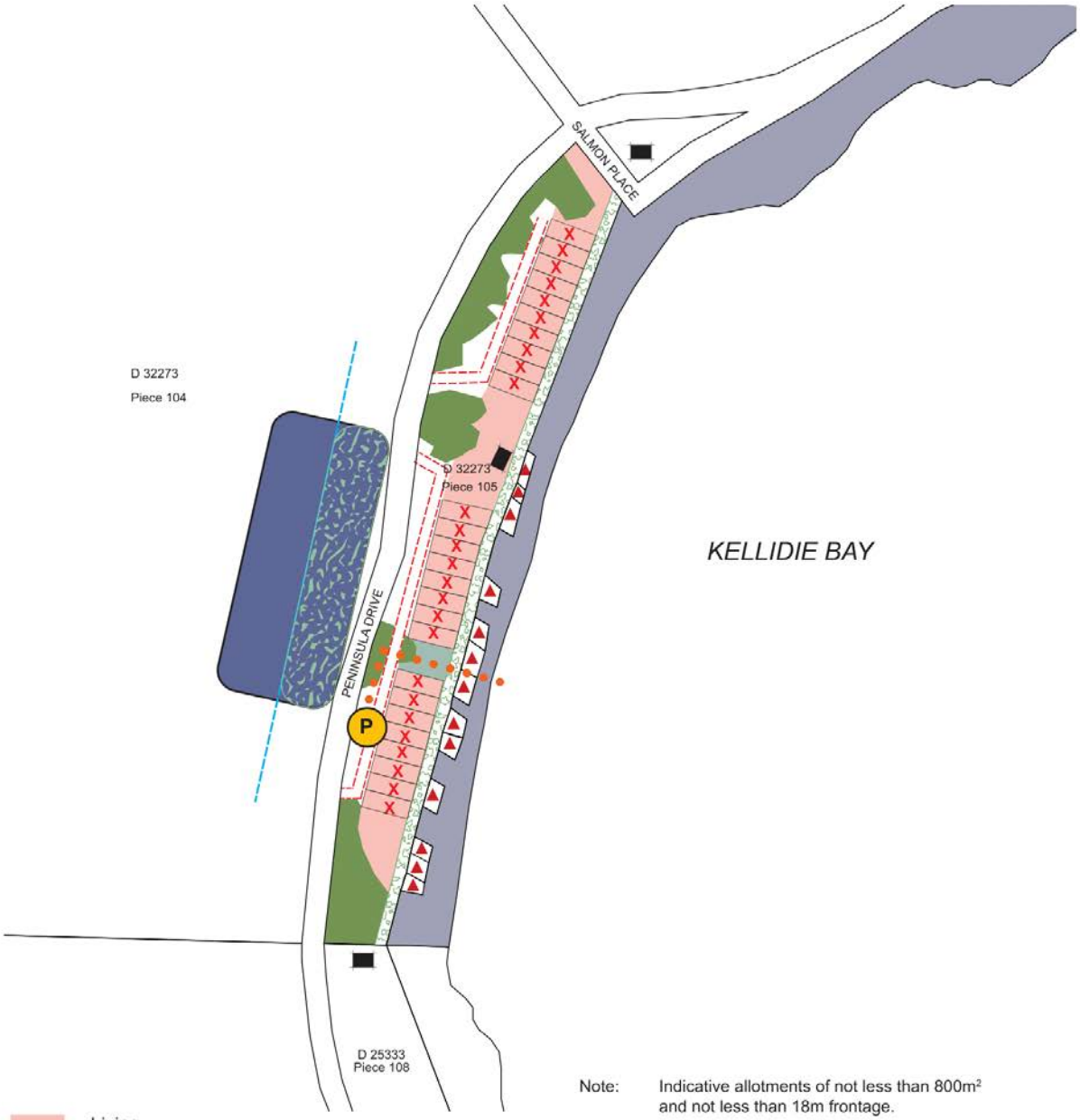
Concept Plan 95 Kingsford Regional Estate



Concept Plan 95
KINGSFORD REGIONAL ESTATE

Lower Eyre

Concept Plan 74 Shelley Beach



Note: Indicative allotments of not less than 800m² and not less than 18m frontage.

- Living
- Existing Dwelling
- Shack under Crown Lease to be removed (donor site)
- X Receiver Site (13 of 26)
- Indicative Allotments
- Crown Land
- 10m Coastal Reserve
- Native Vegetation / Conservation
- Community Waste water Management System
- CWMS Vegetation Buffer
- Public Reserve
- Indicative Public/Private Road
- P Public Car Park
- Public Beach Access
- 100m separation from CWMS

N

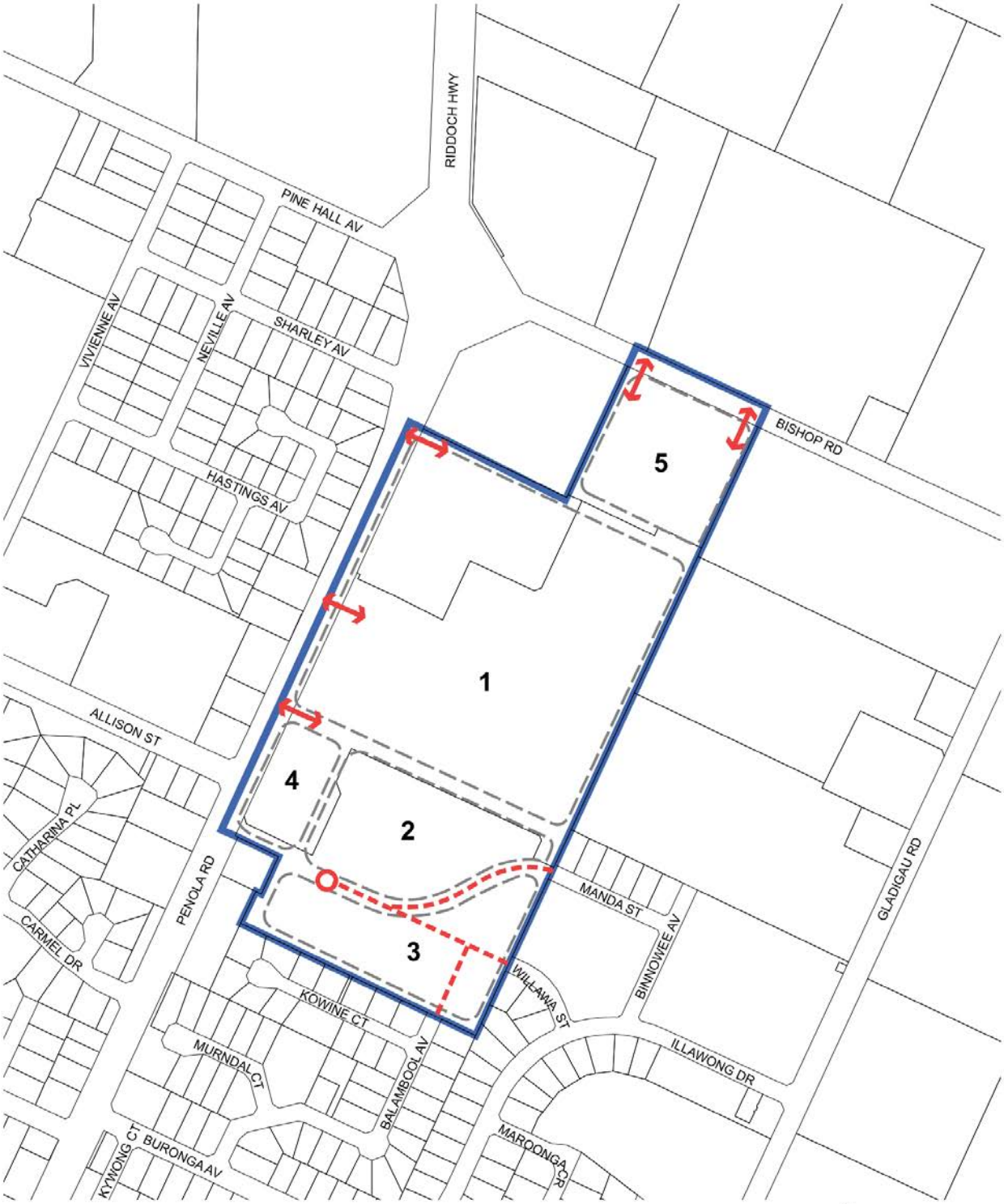
0 50 100 200 300 Metres

KELLIDIE BAY

Concept Plan 74
SHELLEY BEACH

Mount Gambier

Concept Plan 70 Mount Gambier Northern Gateway



Concept Plan Boundary
Vehicle Access
Local Road Extension

Infrastructure Precincts

1 Retail Core
2 Interface
3 Residential
4 Highway Services
5 Commercial

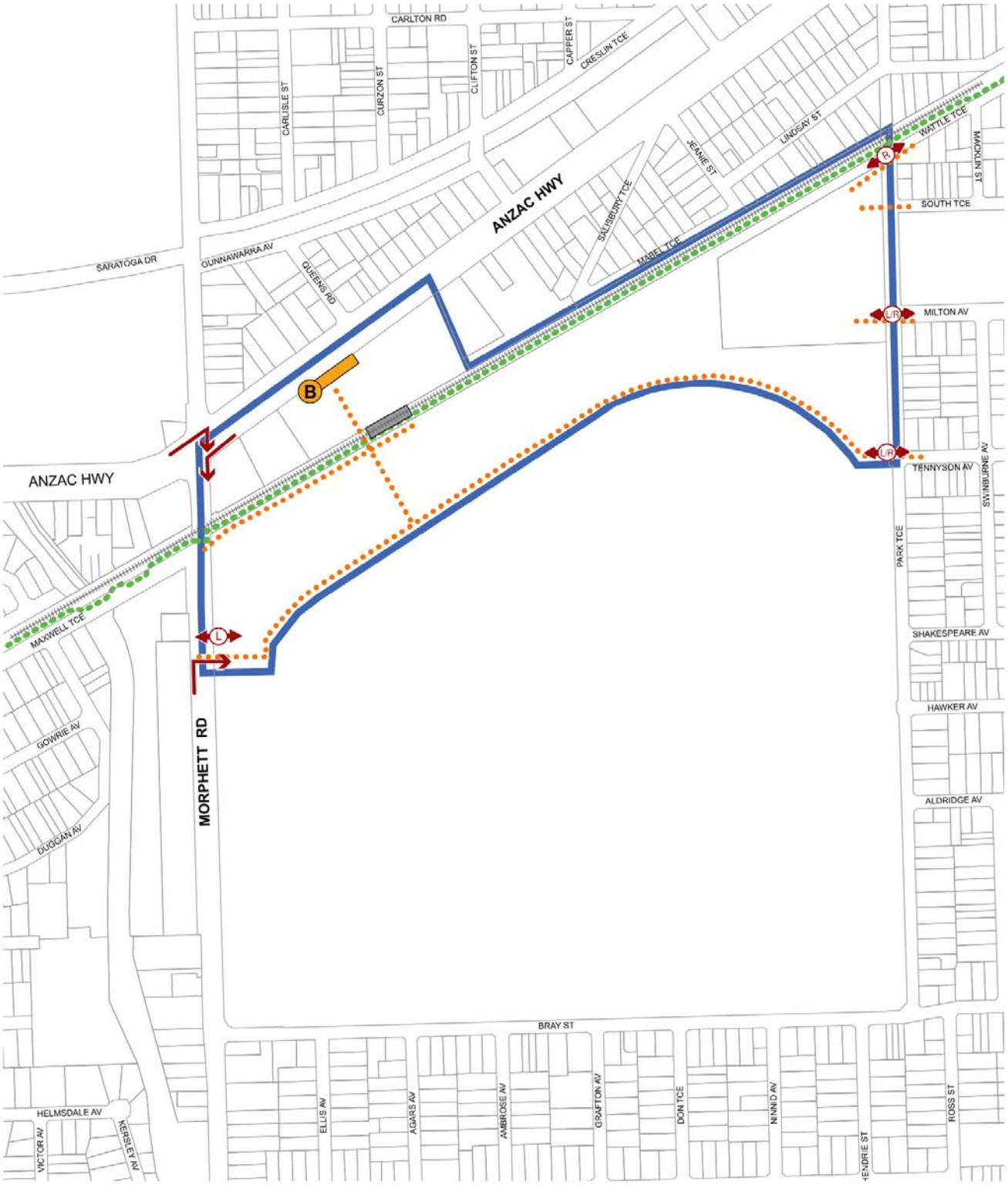
N

0 metres 80 160 240

Concept Plan 70
MOUNT GAMBIER
NORTHERN GATEWAY

Marion

Concept Plan 115 Morphettville



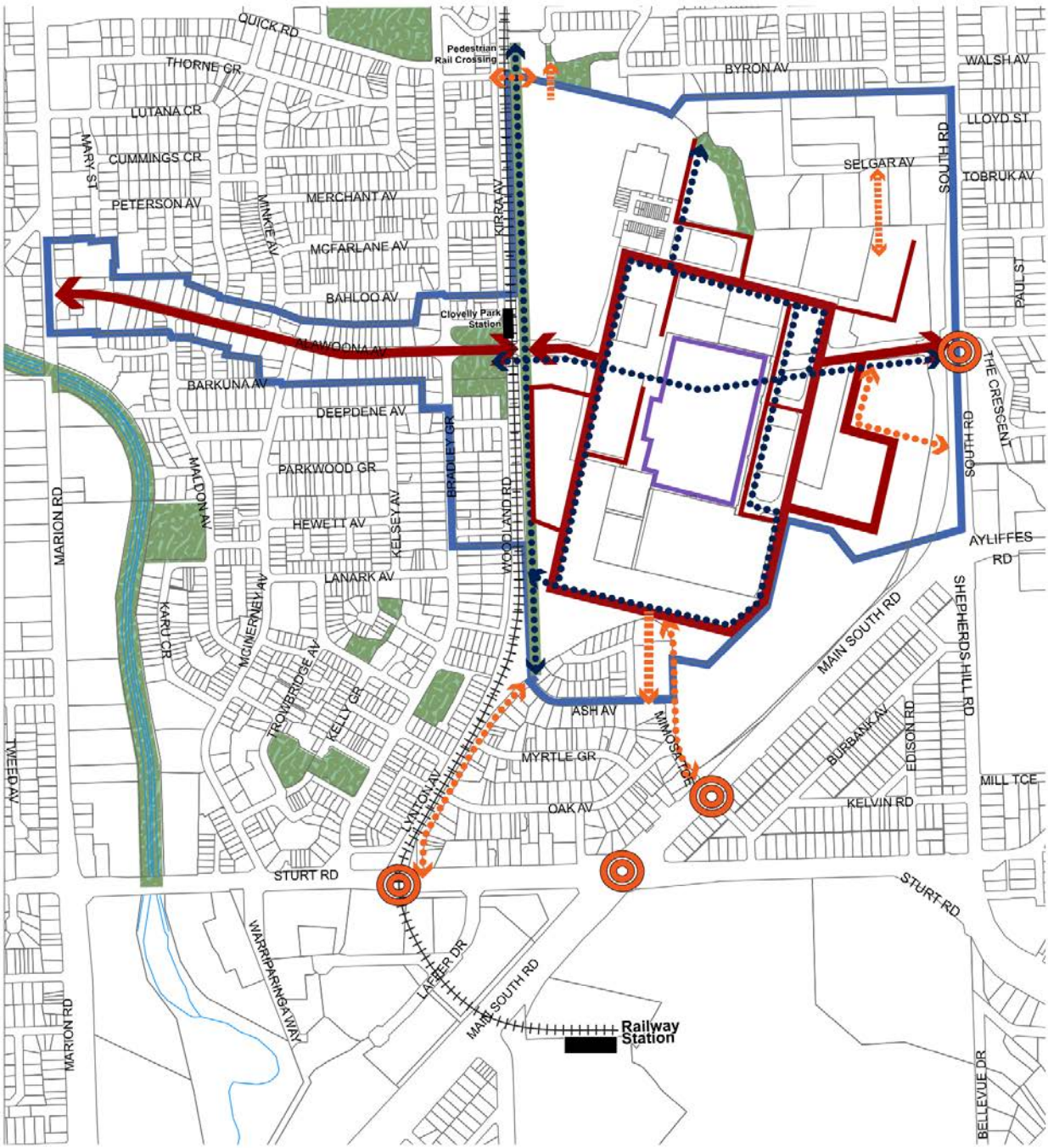
Concept Plan Boundary
Mike Turtur Bikeway
Potential Pedestrian/Cycle Access
Tram Line
Potential Future Tram Stop
Right-in Only
Right-In / Right-Out
Left-In / Left-Out
Bus Stop (indented off-road)

N

0 m 50 100 150 200 250

Concept Plan 115
MORPHETTVILLE

Concept Plan 89 Tonsley

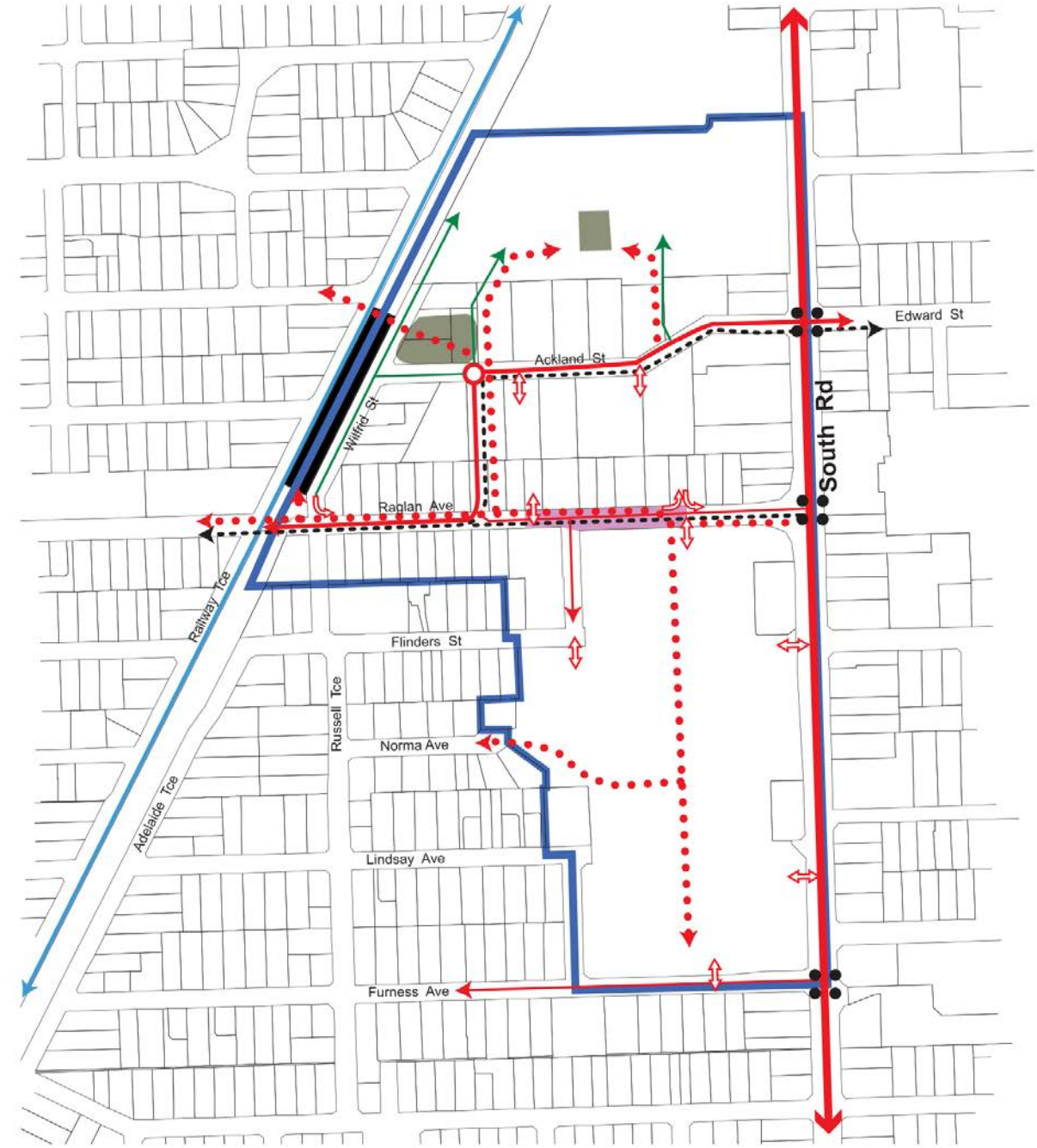


Concept Plan Boundary
Open Space
Main Assembly Building (MAB)
Greenway and bike/pedestrian path
Pedestrian / Cycle Link
Potential Pedestrian / Cycle Link
Potential Future Connections
Primary Vehicular Route
Secondary Vehicular Route
Flinders Rail Line
Train Station
Proposed Intersection Upgrade
Waterways

N
0 100 200 300 400 500 m

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



Concept Plan Boundary
Activity Centre
Existing Reserves
Detention Basin / WSUD
Open Space / Buffers for noise, air quality and visual amenity
Signalised Intersection
New Traffic Management Device
Existing Roundabouts
Possible Access Point (two-way)
Possible Access Point (one-way)
Pedestrian / Cyclist Links
Proposed Public Road

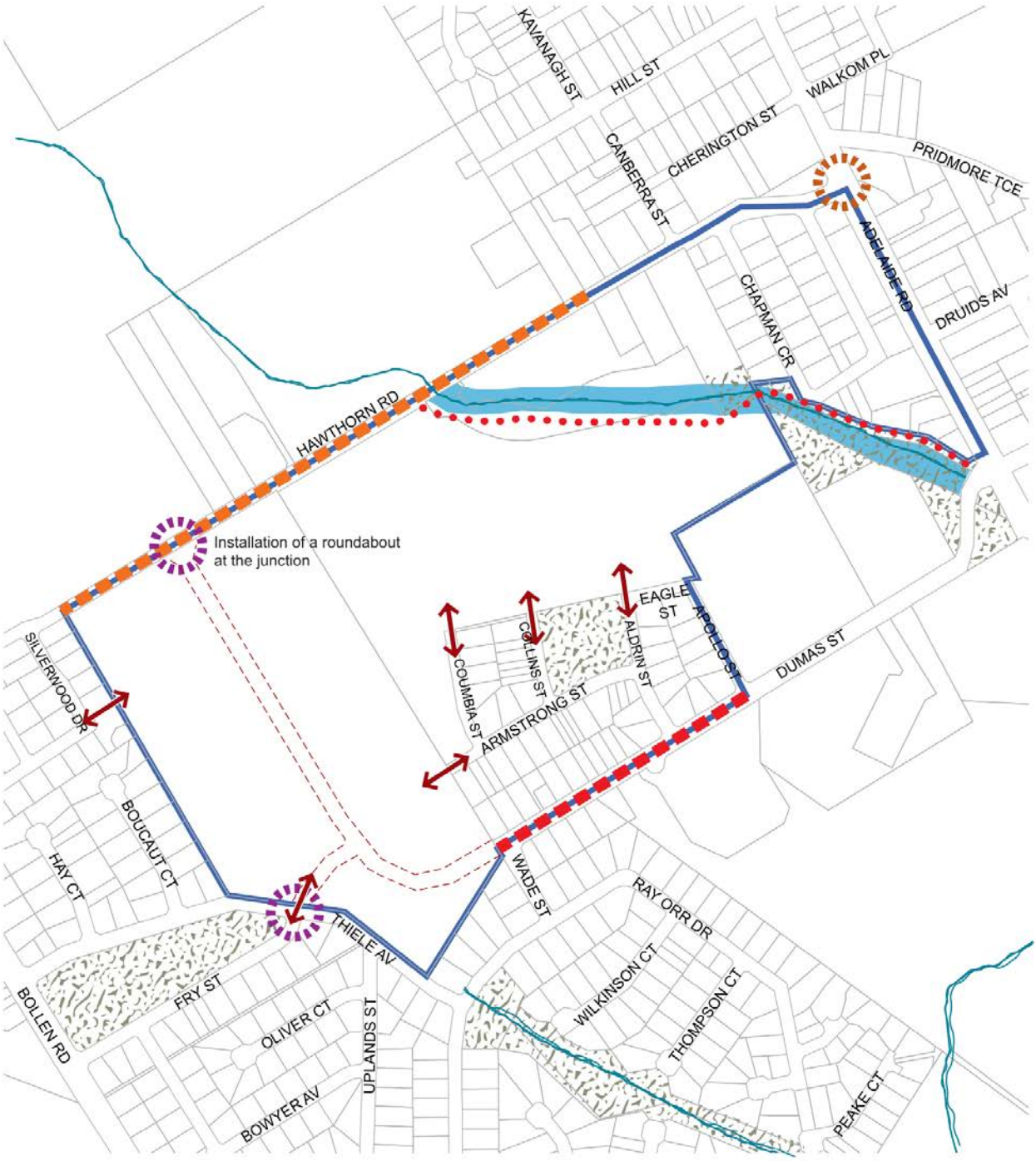
N

0 250 m

Concept Plan 119
SEACLIFF PARK AND MARINO

Mount Barker

Concept Plan 1 Hawthorn Road South



Concept Plan 1
HAWTHORN ROAD SOUTH

Concept Plan 2 Hurling Drive, Mount Barker



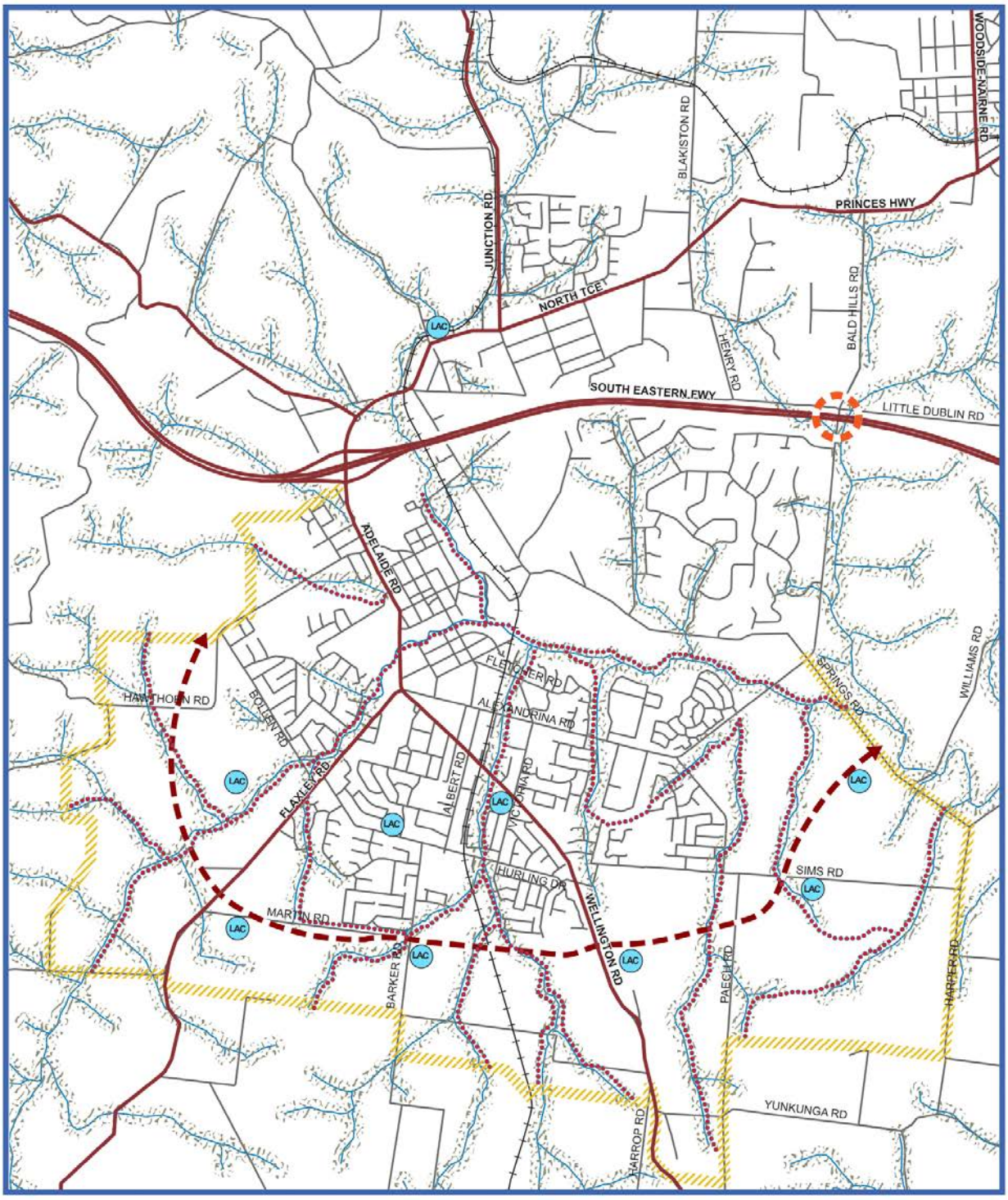
- Concept Plan Boundary
- Stormwater Control
- Open Space Linkage
- Open Space Areas and Drainage Reserve
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle 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



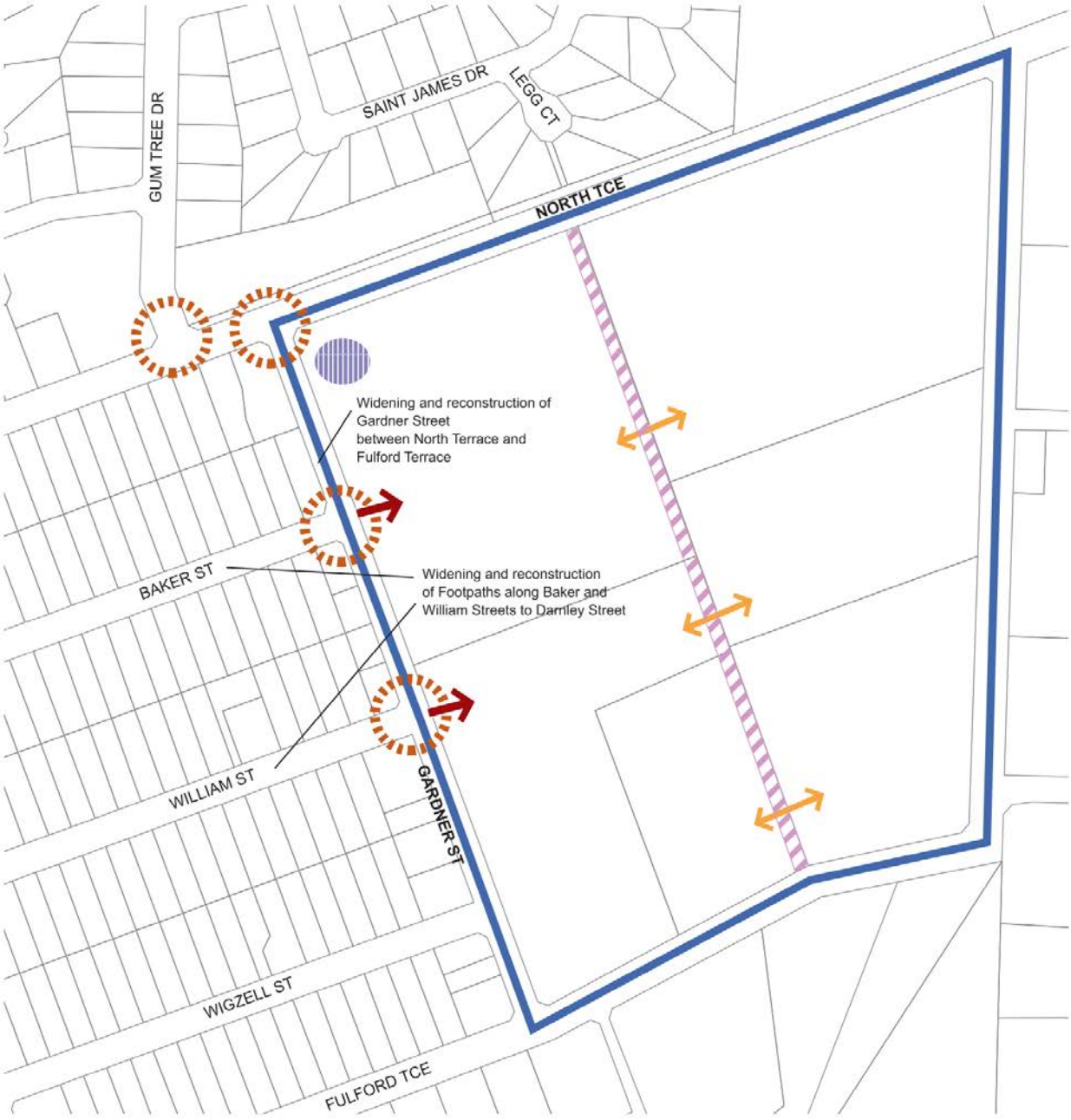
Concept Plan Boundary
Open Space / Stormwater Management
Proposed Freeway Interchange
Rural/Urban Interface Treatment
Local Activity Centres
Proposed Major Local Road
Key Pedestrian/Bicycle Network
Primary Roads
Secondary Roads
Other Roads
WaterCourses
Railways

N

0 metres 650 1300 1950

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

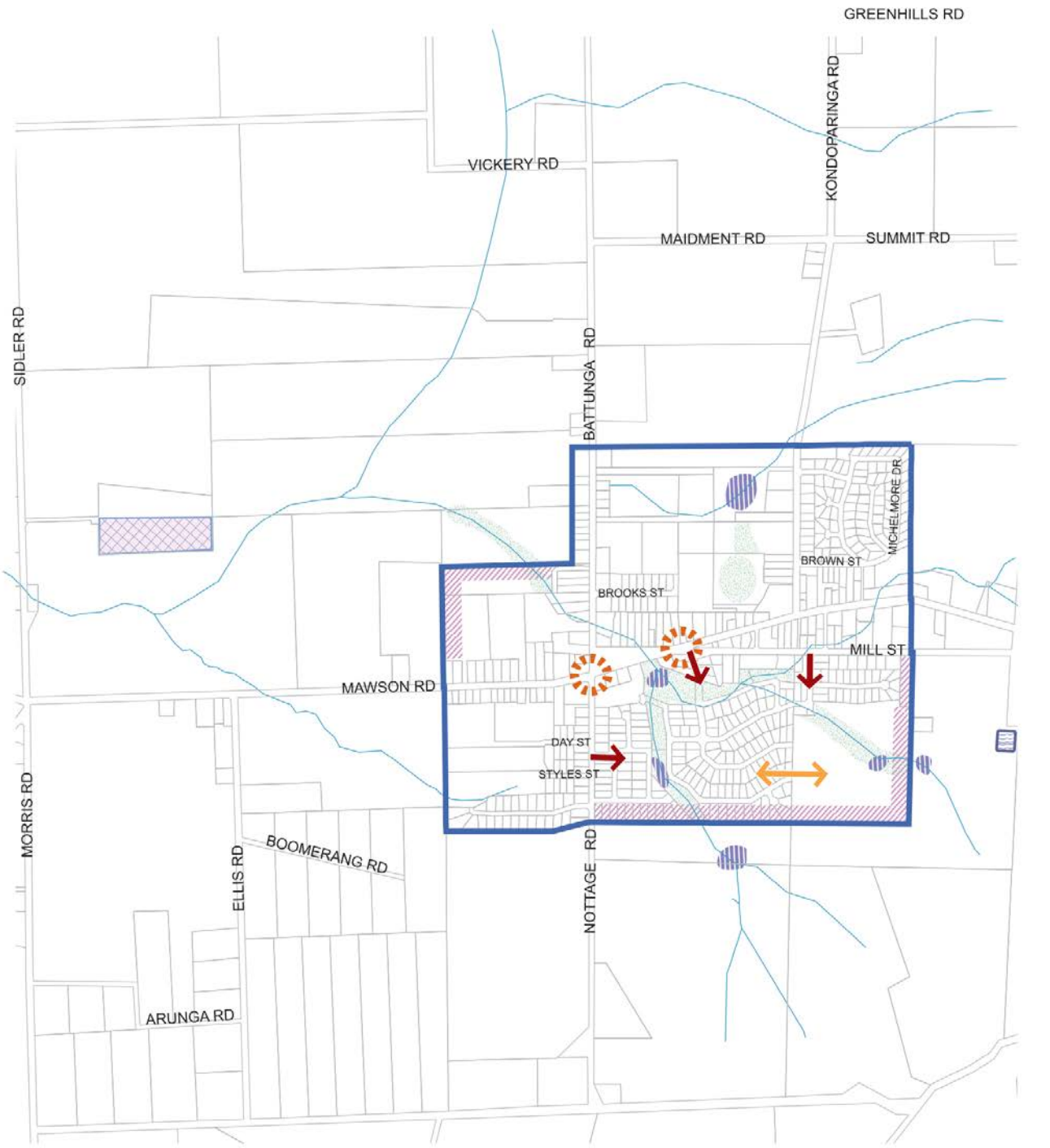
Pedestrian Crossing Point
Pedestrian / Cycle Link
Railway

N

0 50 100 150 200 250 metres

Concept Plan 91
NAIRNE WEST

Concept Plan 92 Meadows



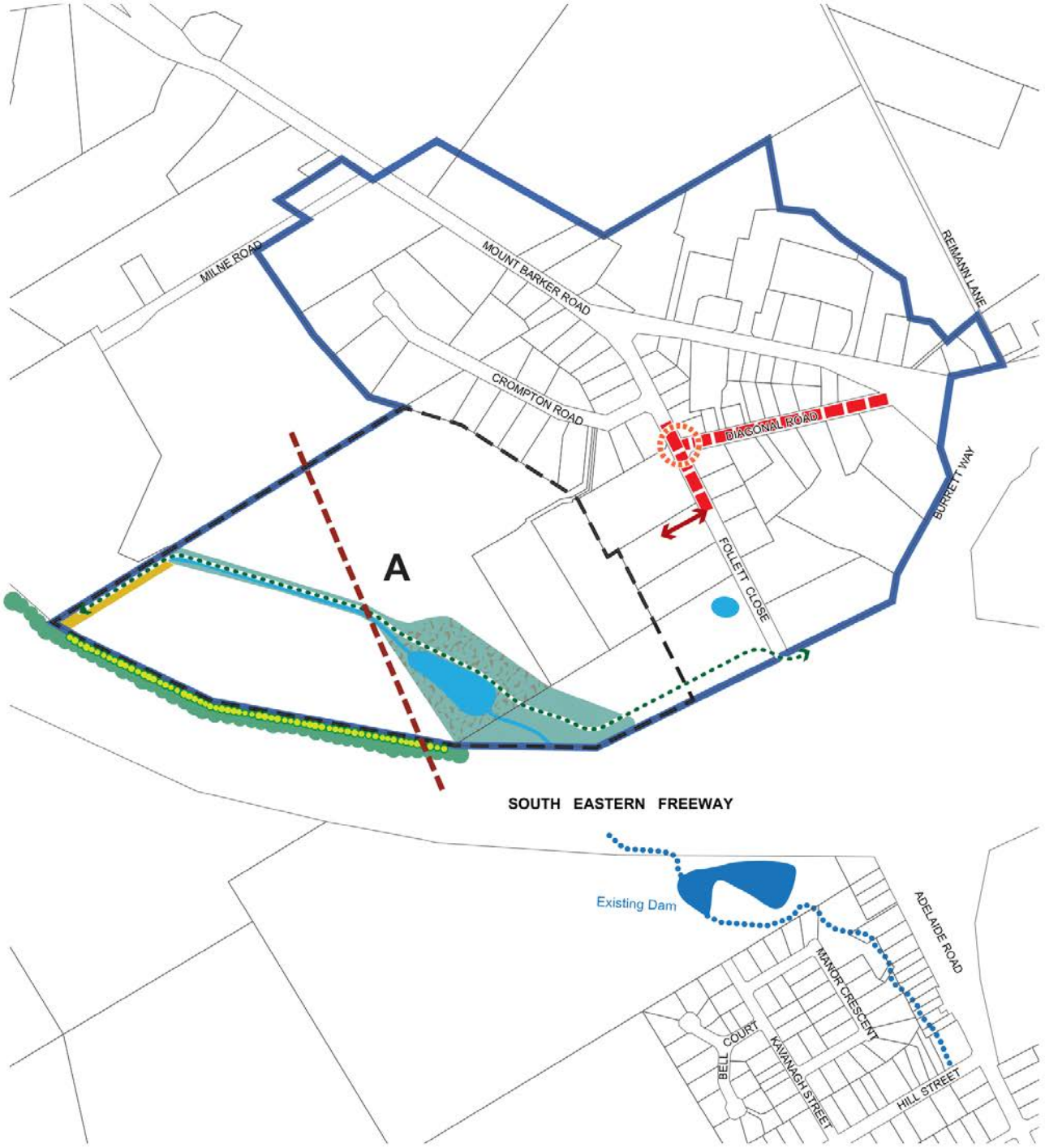
Concept Plan Boundary
Open Space Areas
Detention Basin / Wetland
Creek
Proposed Treated Wastewater Storage Site
Primary Pedestrian, Bicycle and Vehicle Access Route
Interface Allotments (Large)
Development of Meadows Township is reliant on the upgrade of Council's CWMS.
Appropriate Intersection Treatment 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.

N

0metres 250 500 750 1000 1250

Concept Plan 92
MEADOWS

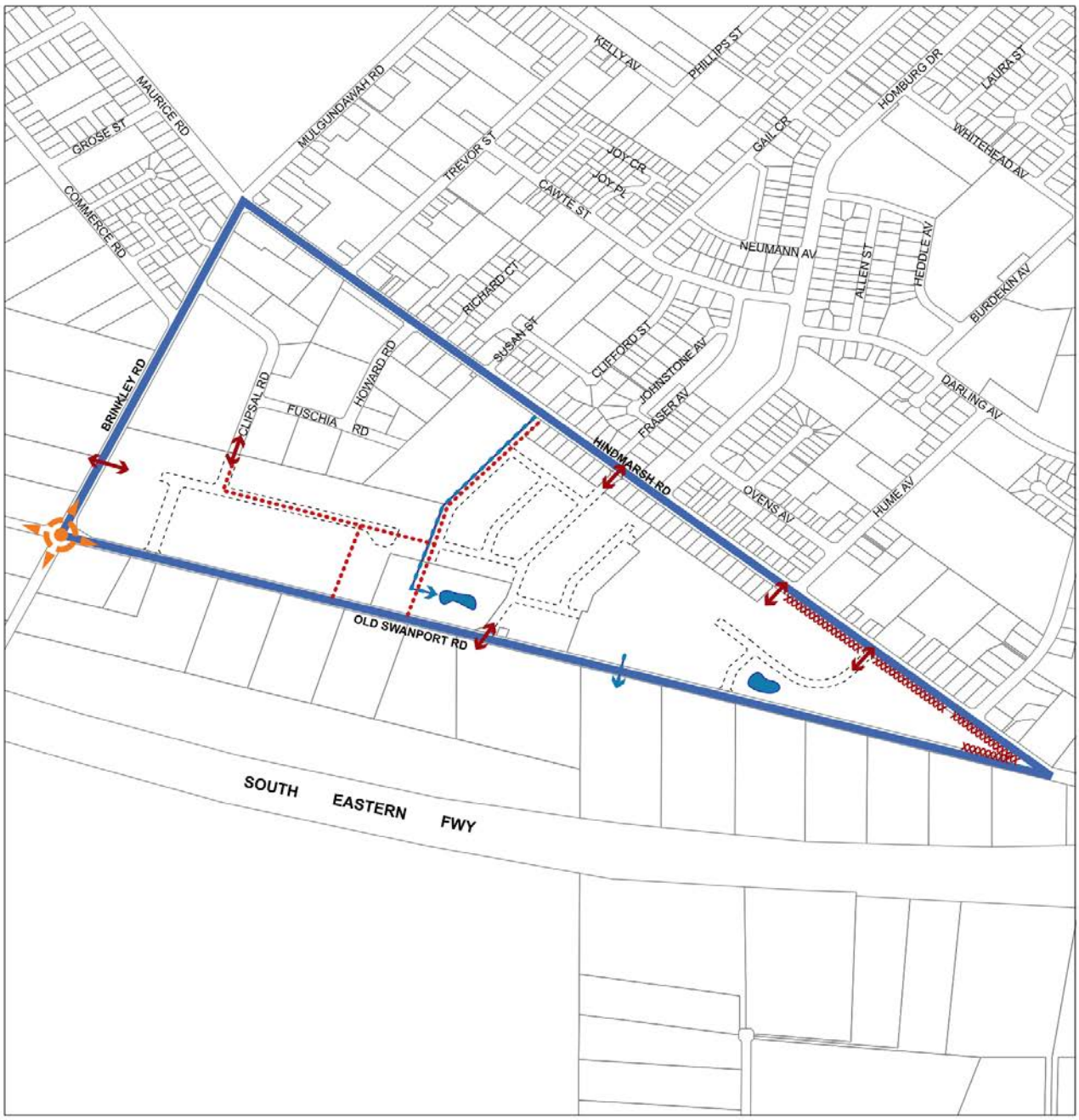
Concept Plan 114 Totness



Concept Plan 114
TOTNESS

Murray Bridge

Concept Plan 87 Hindmarsh Road



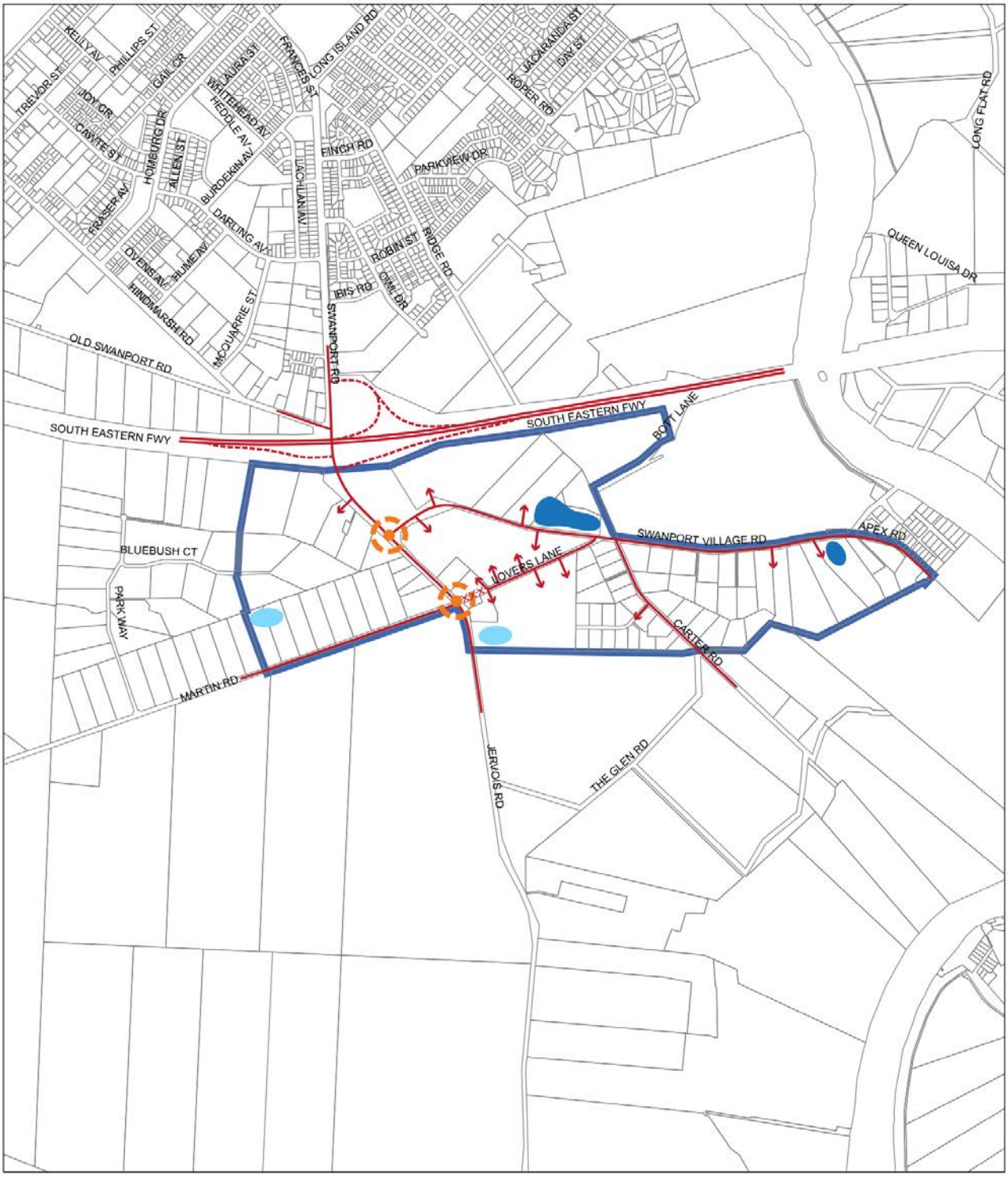
- Concept Plan Boundary
- Proposed roads (subject to change)
- Pedestrian link
- Access link
- Road Access Restrictions
- Roundabout and traffic movements
- Detention Basin
- Stormwater Flow

N

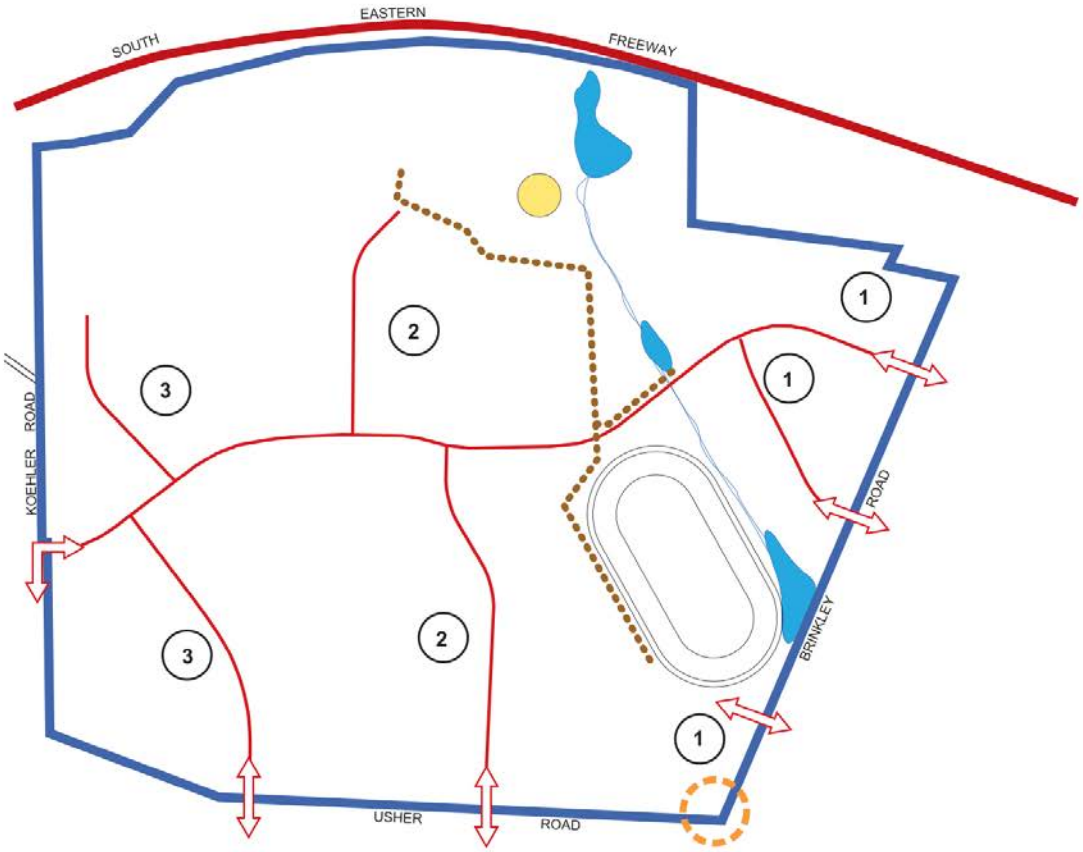
0 100 200 300 400 500 metres

Concept Plan 87
HINDMARSH ROAD

Concept Plan 88 Swanport



Concept Plan 80 Murray Bridge



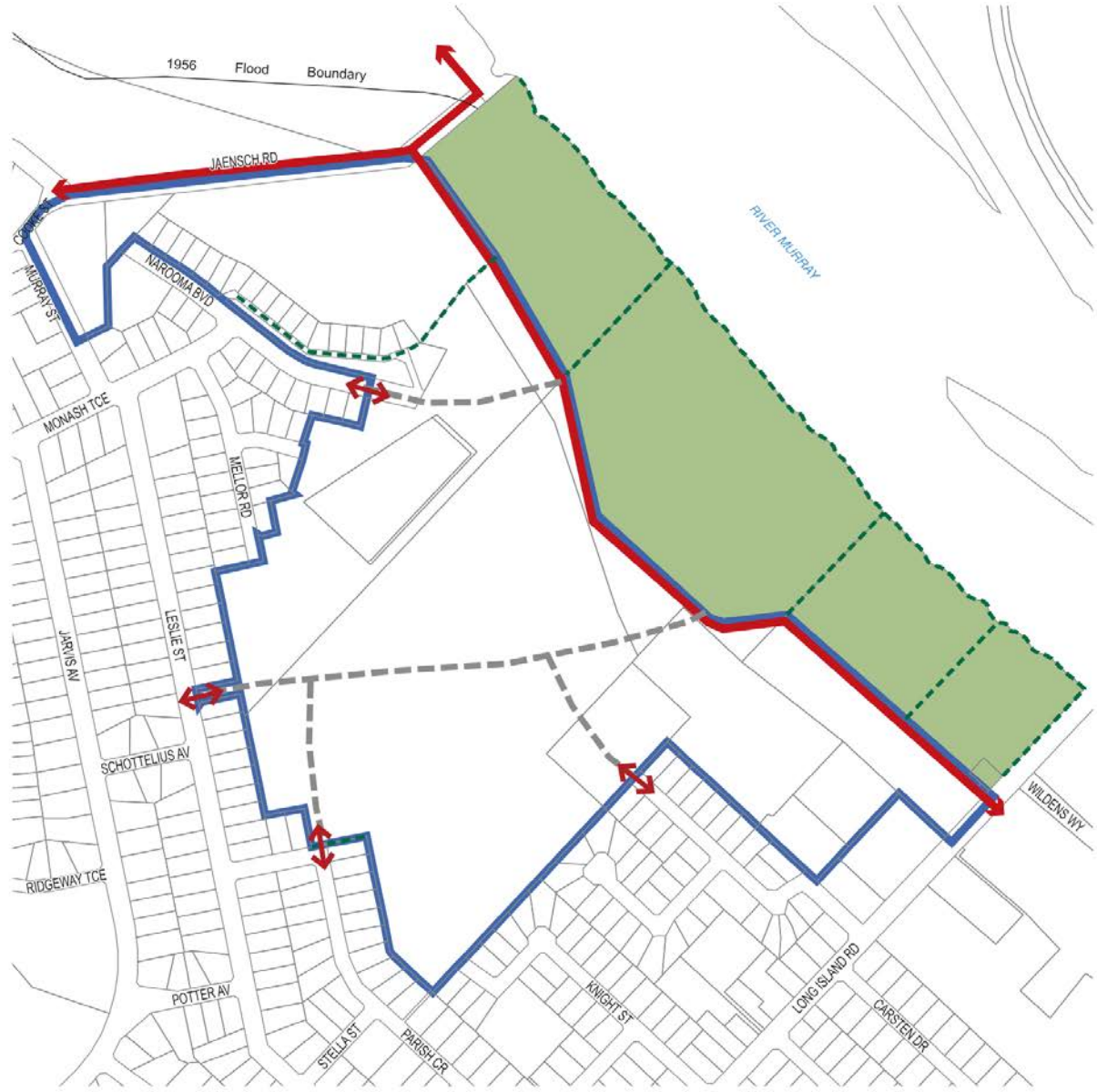
- Concept Plan Boundary
- Public Purpose
- (3) Staged Development
- Drain / Water Storage
- Traffic Movement
- Primary Arterial Road
- Major Collector Road
- Intersection Upgrade
- Horse Trails / Links

N

0 m 250 500 750 1000

Concept Plan 80
MURRAY BRIDGE

Concept Plan 117 Narooma



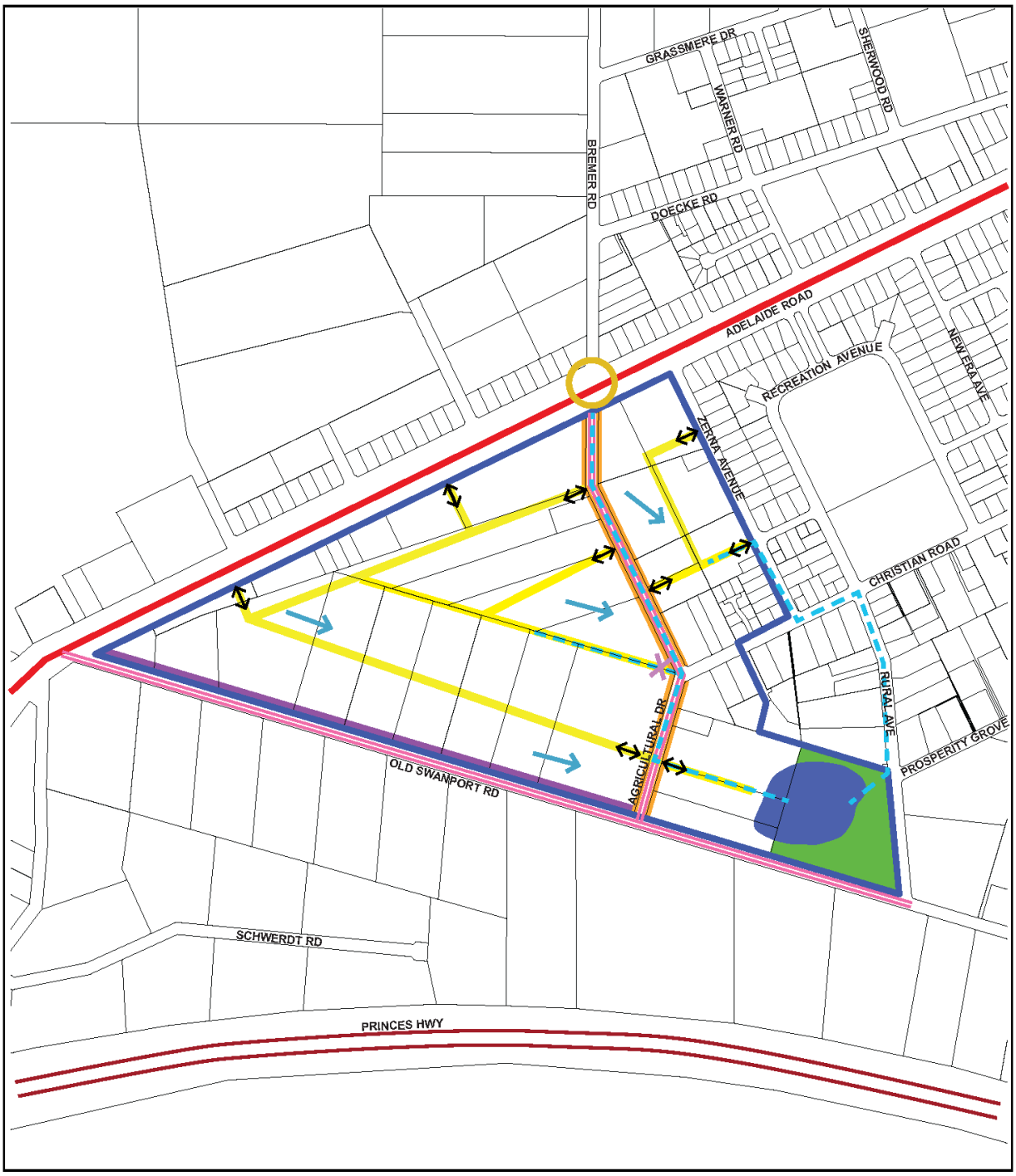
Concept Plan Boundary
Wetlands / Open Space / Recreation
Pedestrian and Open Space Corridors
Internal Road Network
Access Points
Cycle Link
Connector Road

N

0 50 100 150 200 250 Metres

Concept Plan 117
NAROOMA

Concept Plan 144 Old Swanport Road



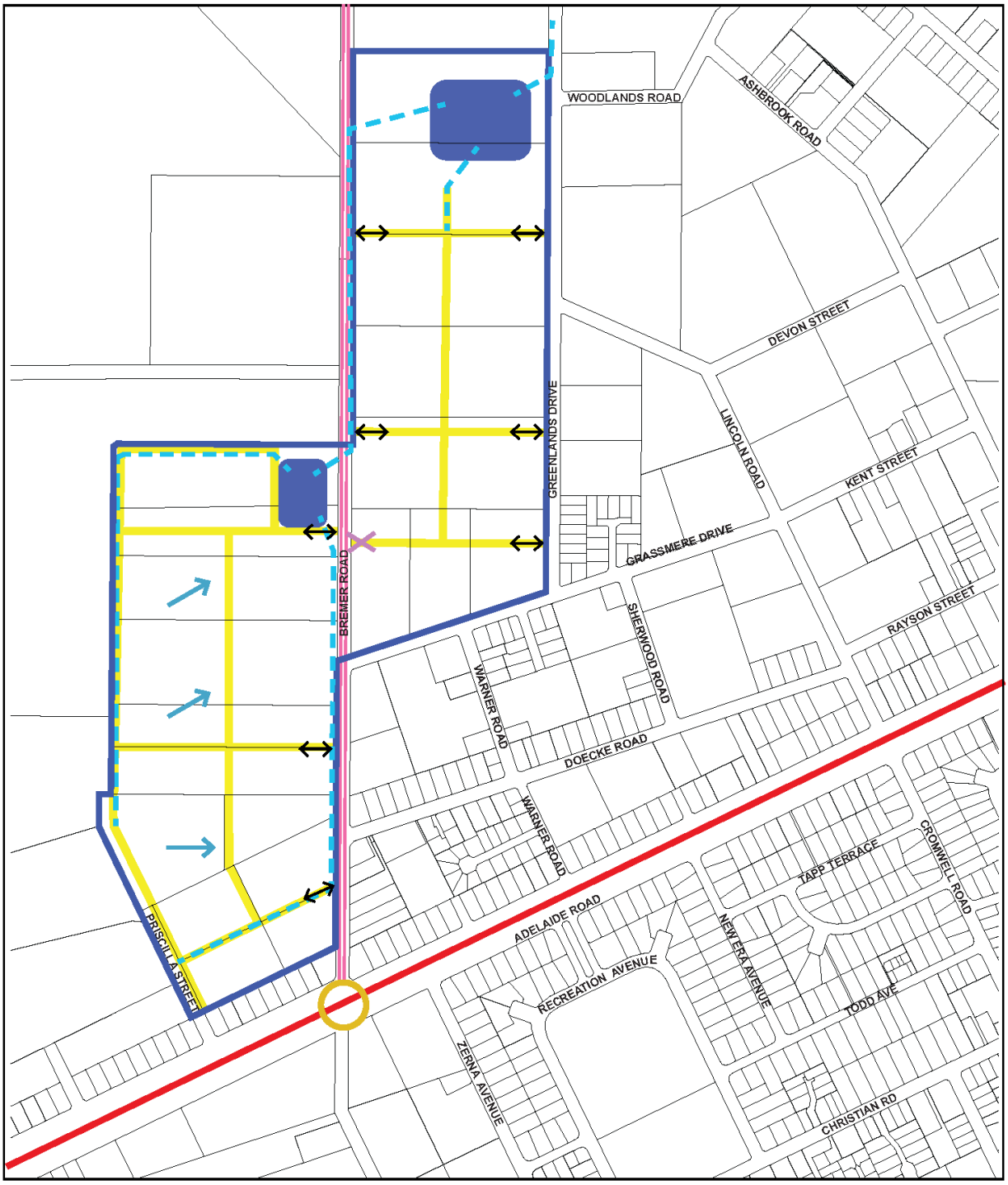
Concept Plan Boundary
Primary Arterial Road
Freeway
Road Upgrade
No Through Road for Vehicles (Pedestrian/Cycling Access Only)
No Direct Vehicle Access
Limited Direct Vehicle Access
Indicative Internal Road Connections
Potential Access Point (Indicative Location)
Stormwater Infrastructure
Stormwater Flow Direction
Stormwater Detention
Intersection Treatment
Existing Open Space

N

0 100 200 300 400 500 metres

Concept Plan 144
OLD SWANPORT ROAD

Concept Plan 145 Bremer Road



Concept Plan 145
BREMER ROAD

Concept Plan 146 Commerce Road



Concept Plan Boundary
Stormwater Flow Direction
Existing Collector Roads
Stormwater Infrastructure
Stormwater Detention
Indicative Internal Road Connections
Potential Access Point (Indicative Location)

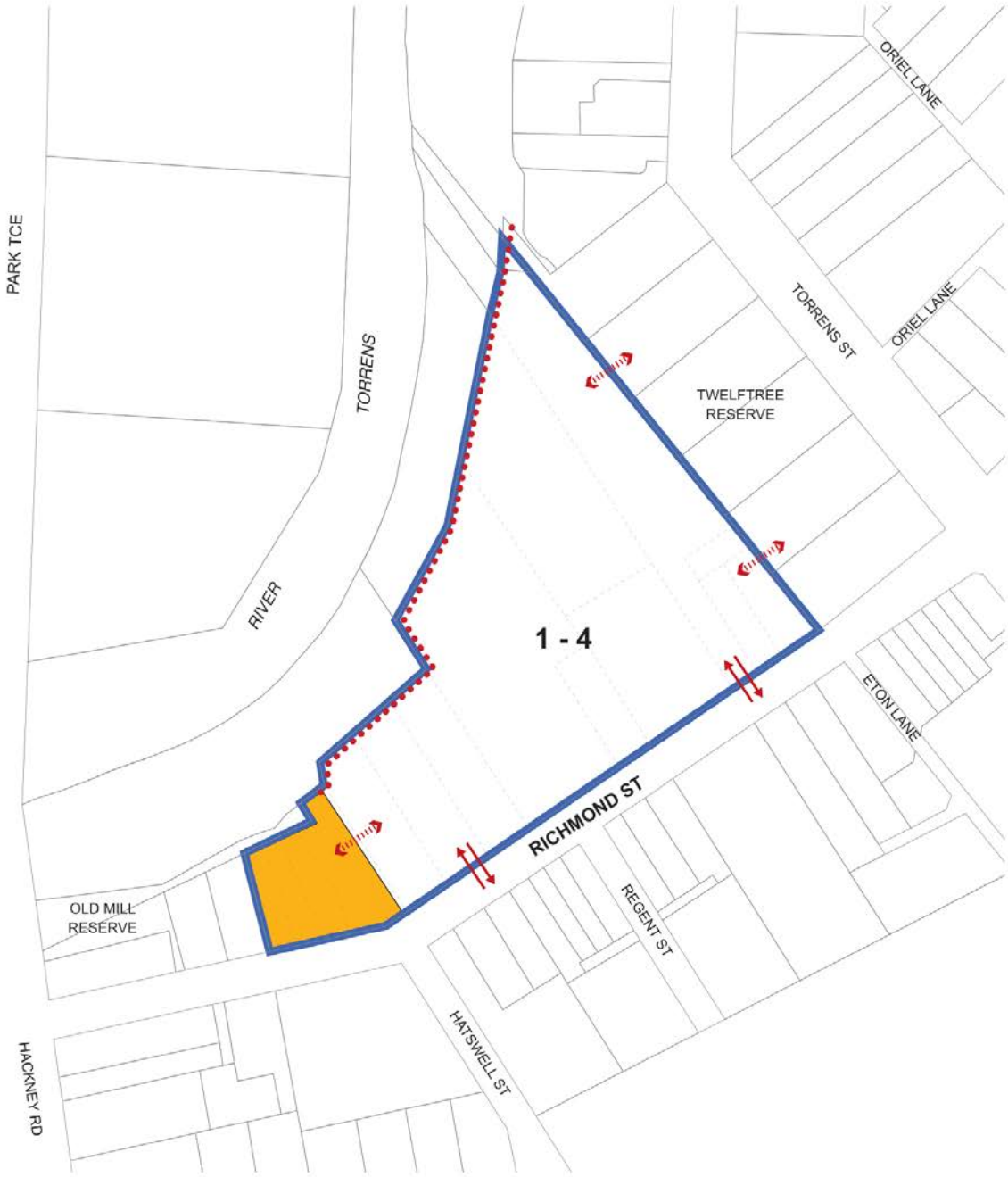
N

0 60 120 180 240 300 metres

Concept Plan 146
COMMERCE ROAD

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

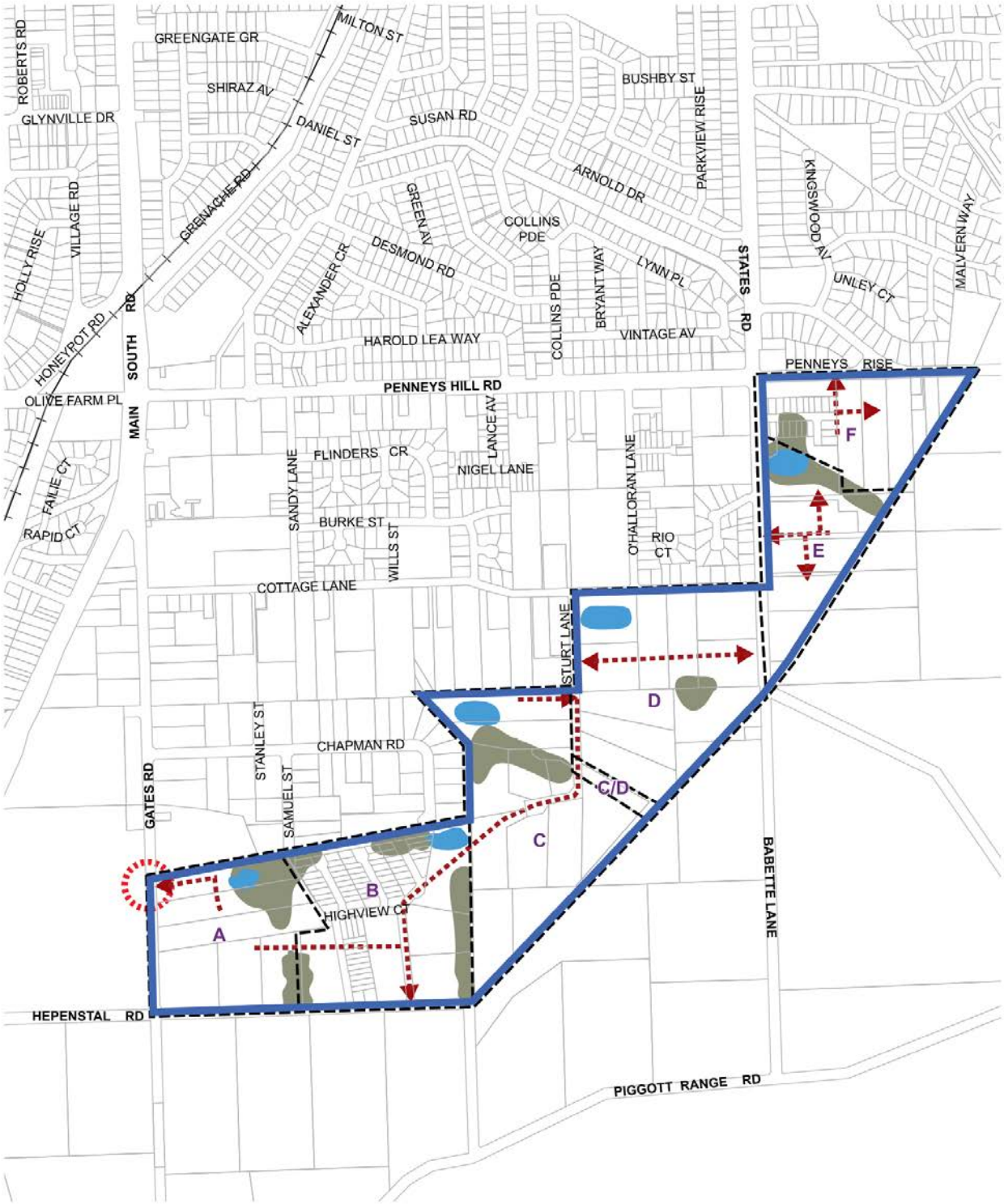
N

0 metres 25 50 75 100 125

Concept Plan 82
HACKNEY

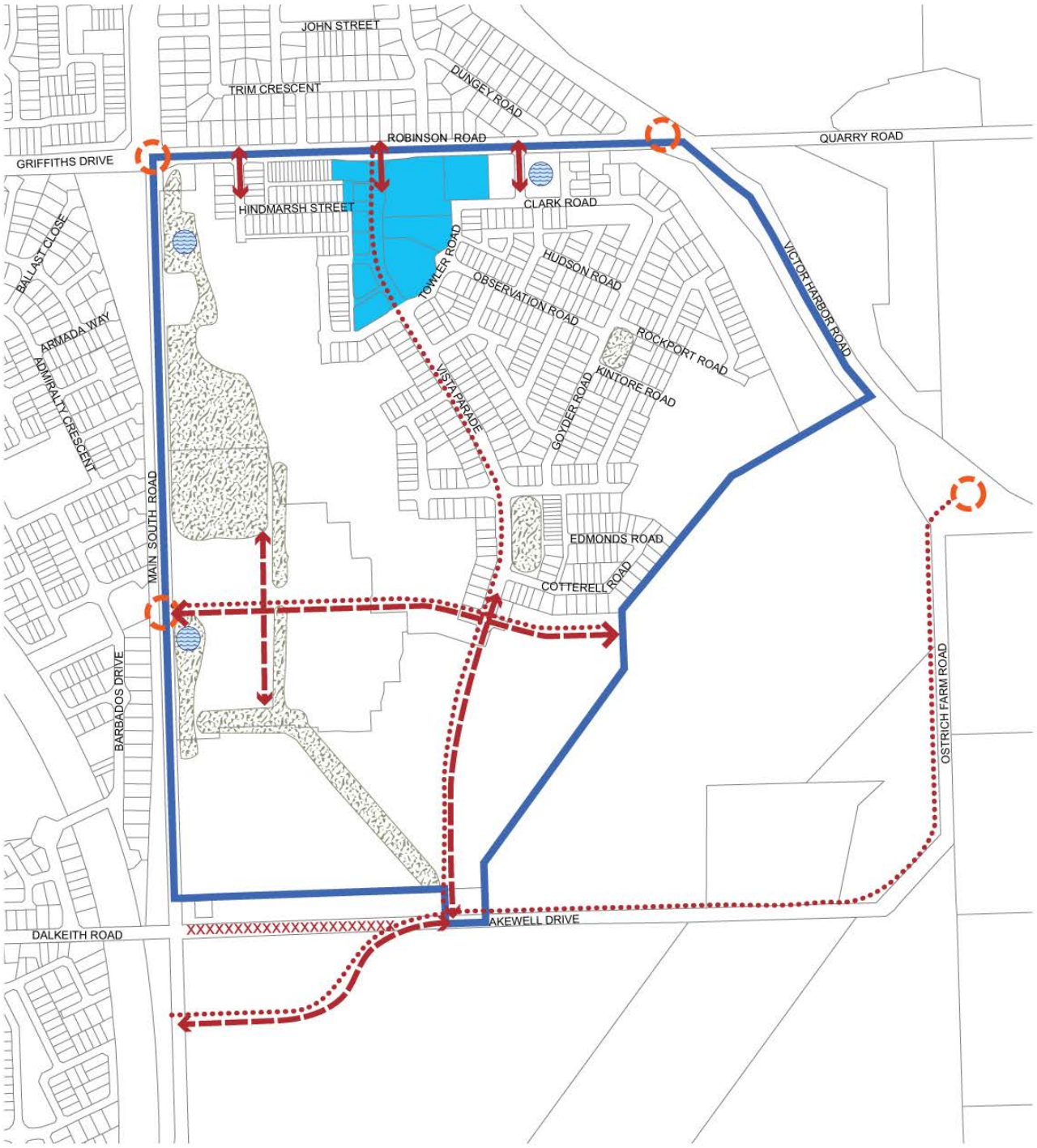
Onkaparinga

Concept Plan 6 Hackham



Concept Plan 6
HACKHAM

Concept Plan 105 Seaford Heights



Concept Plan Boundary
Open Space
Activity Centre
Wetland/Detention Basin
XXXXX Future Road Closer
Upgrade Intersection
Bicycle Routes
Proposed Road
Access

N

0 100 200 300 400 500 metres

Concept Plan 105
SEAFORD HEIGHTS

Concept Plan 104 Aldinga Beach



Concept Plan Boundary

Education establishment

Detention basin

Interface Area

Wetlands

Vehicle access

Pedestrian access

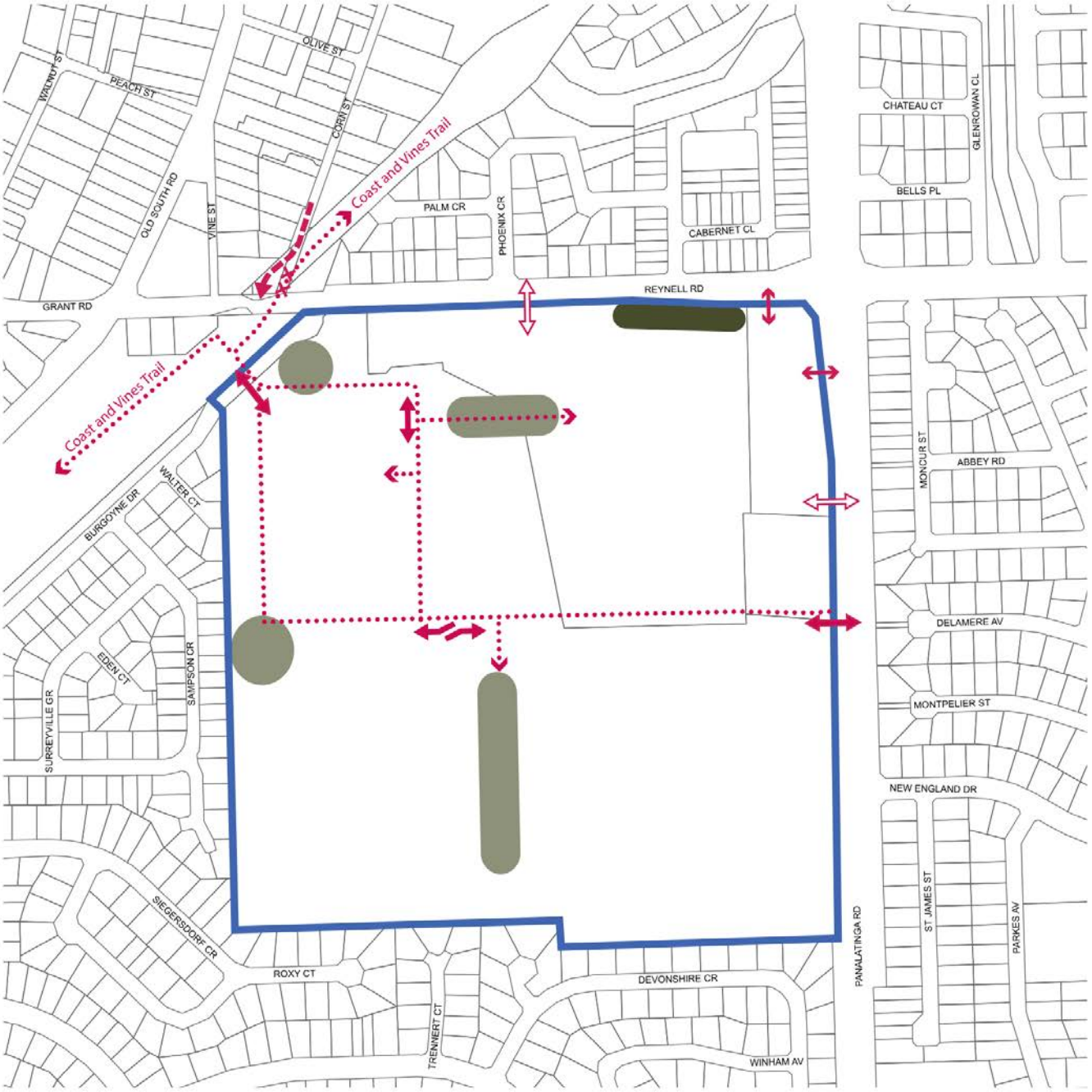
Road limited to emergency and maintenance vehicles

N

0 300 m

Concept Plan 104
ALDINGA BEACH

Concept Plan 94 Old Reynella



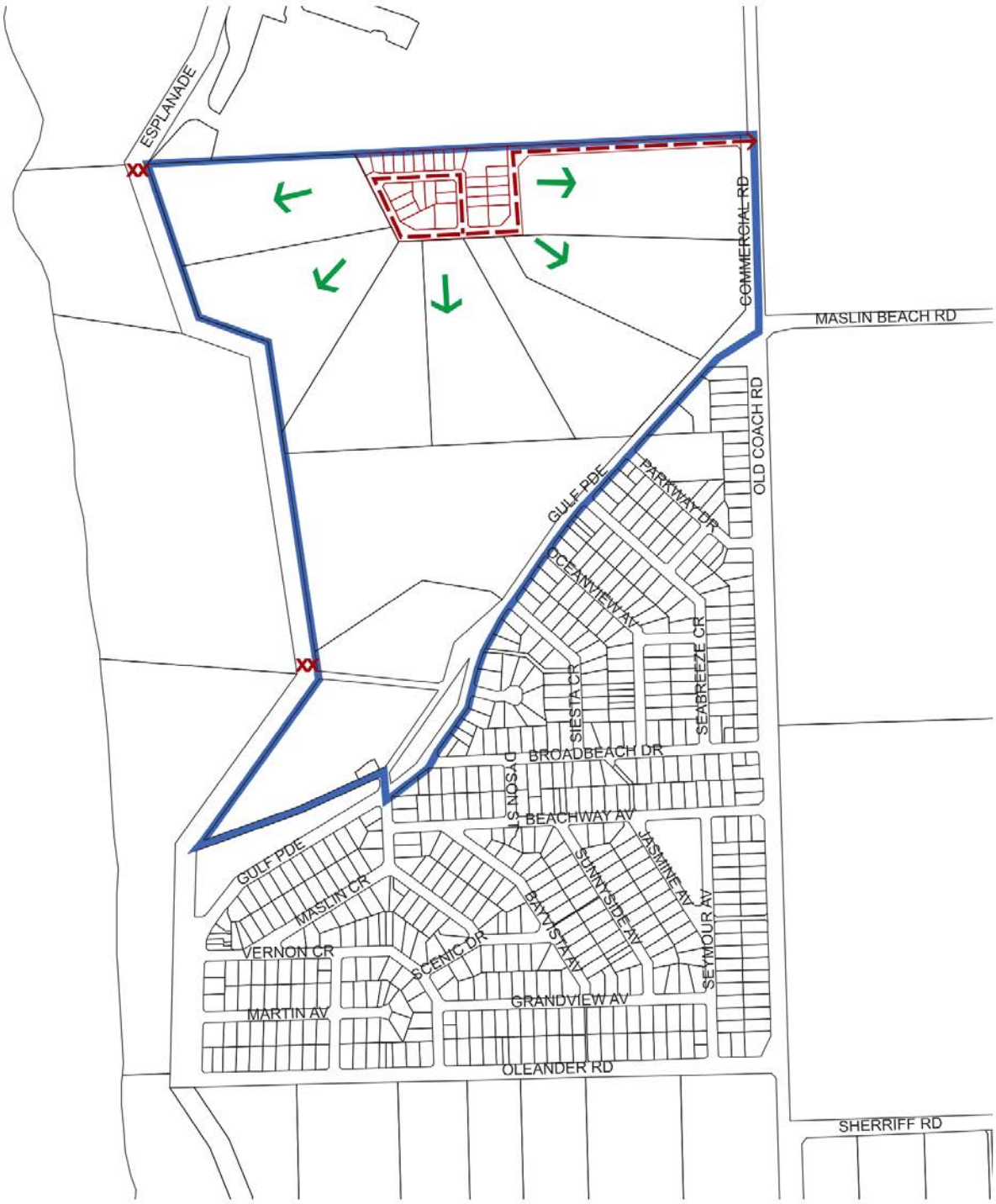
- Concept Plan Boundary
- Open Space
- Vines
- Pedestrian Movement
- Redirect part of Corn Street
- Primary Access / Egress
- Secondary Access / Egress
- Individual Site Access
- Road Closure
- Limited Connection for Residents Only

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

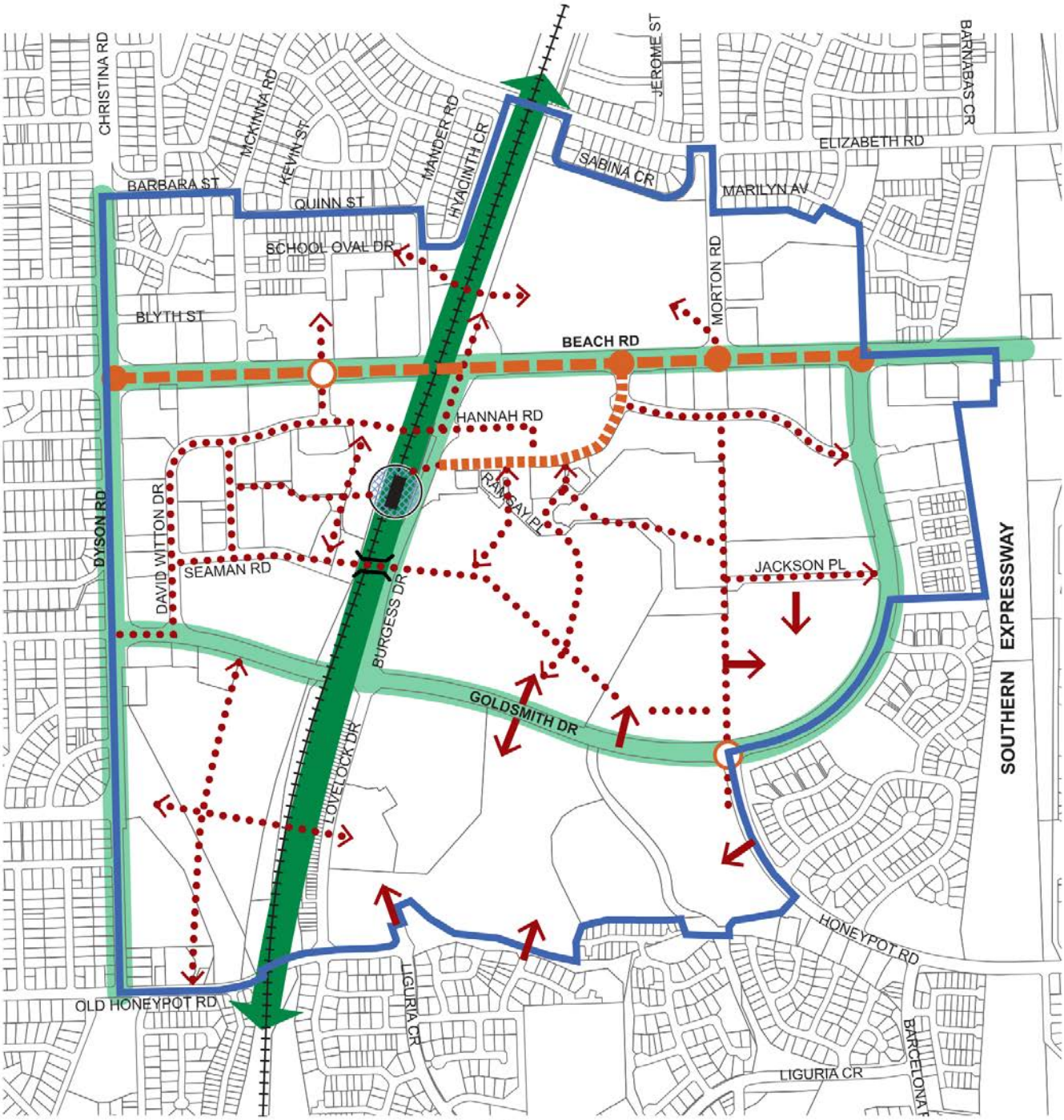
Dwelling Outlook

N

0metres 100 200 300 400 500

Concept Plan 96
MASLIN BEACH

Concept Plan 93 Noarlunga Centre



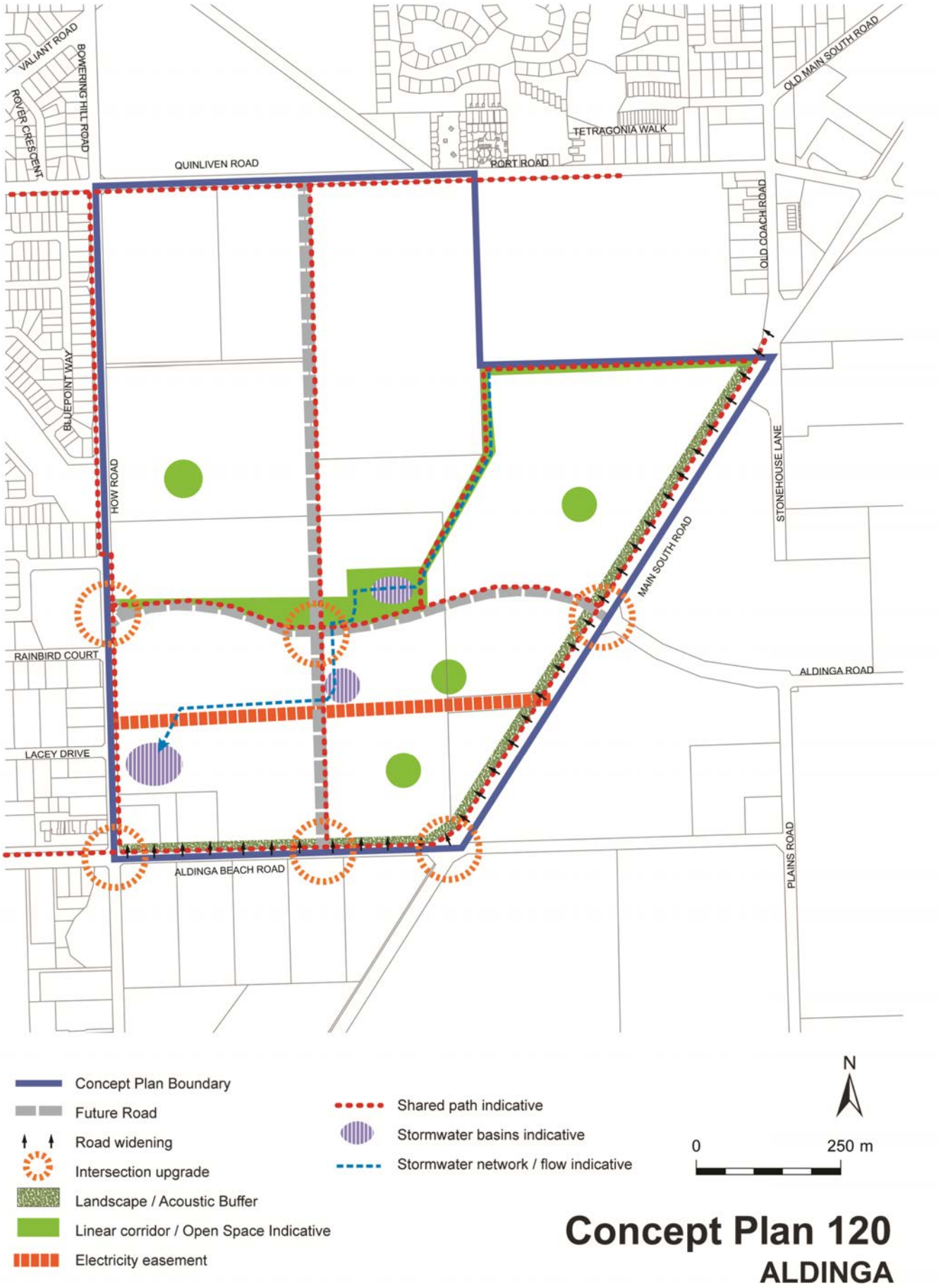
- Concept Plan Boundary
- Streetscape Enhancement / Gateway
- "Greenway" (identified in 30 Year Plan)
- Beach Road Boulevard
- Bridge Over Rail
- Movement Network
- New Access
- Existing Traffic Signals
- Possible Signals/Intersection Upgrade
- Train Station and Plaza
- Future Main Street
- Railway

N

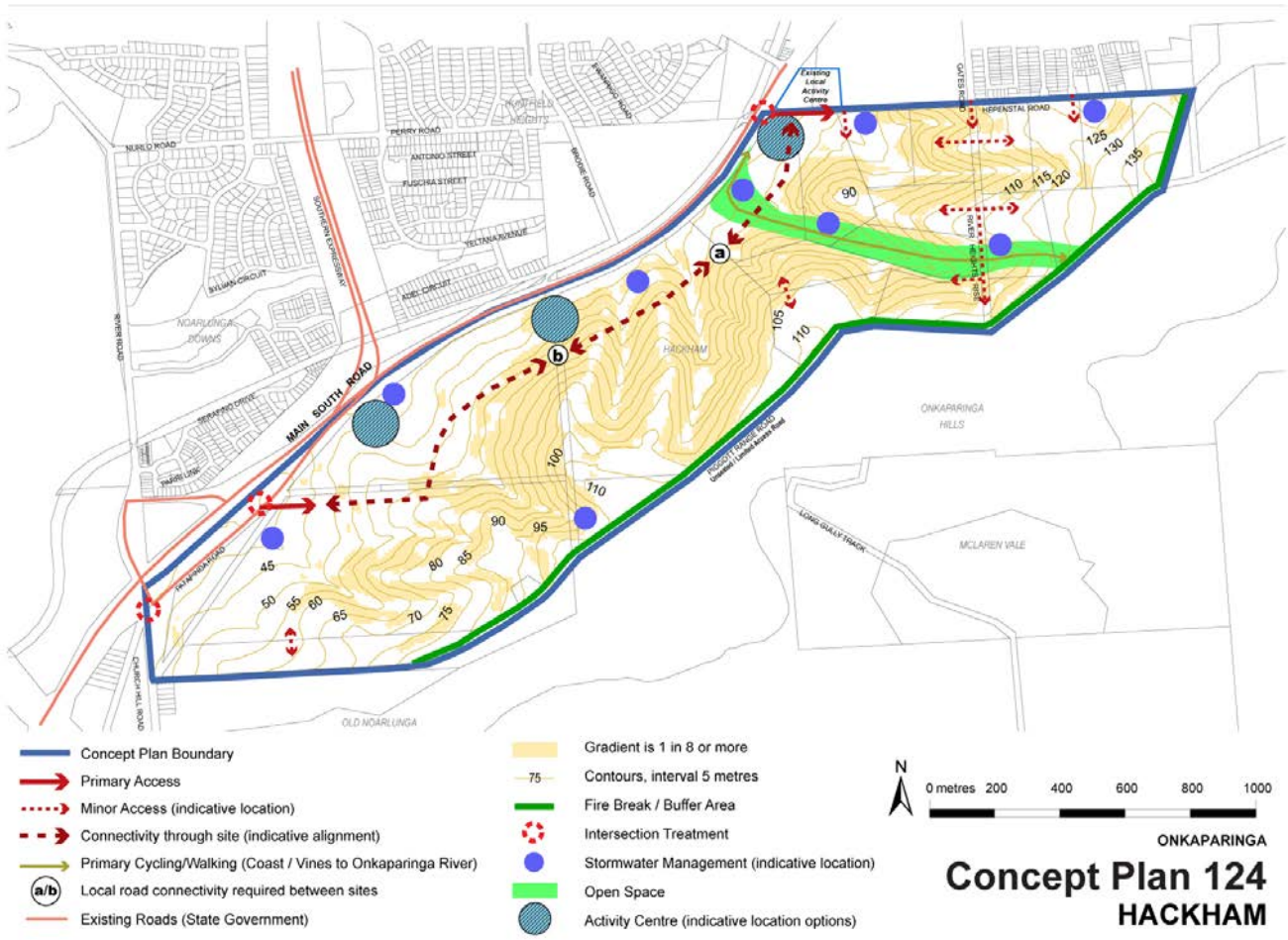
0m 100 200 300 400 500

Concept Plan 93
NOARLUNGA CENTRE

Concept Plan 120 Aldinga



Concept Plan 124 Hackham



Concept Plan 129 O'Sullivan Beach



Concept Plan Boundary

Noise Barrier

Additional Acoustic Treatment Measures

N

0 40 80 120 160 200 metres

Concept Plan 129
O'SULLIVAN BEACH

Concept Plan 163 Sellicks Beach - Land Use



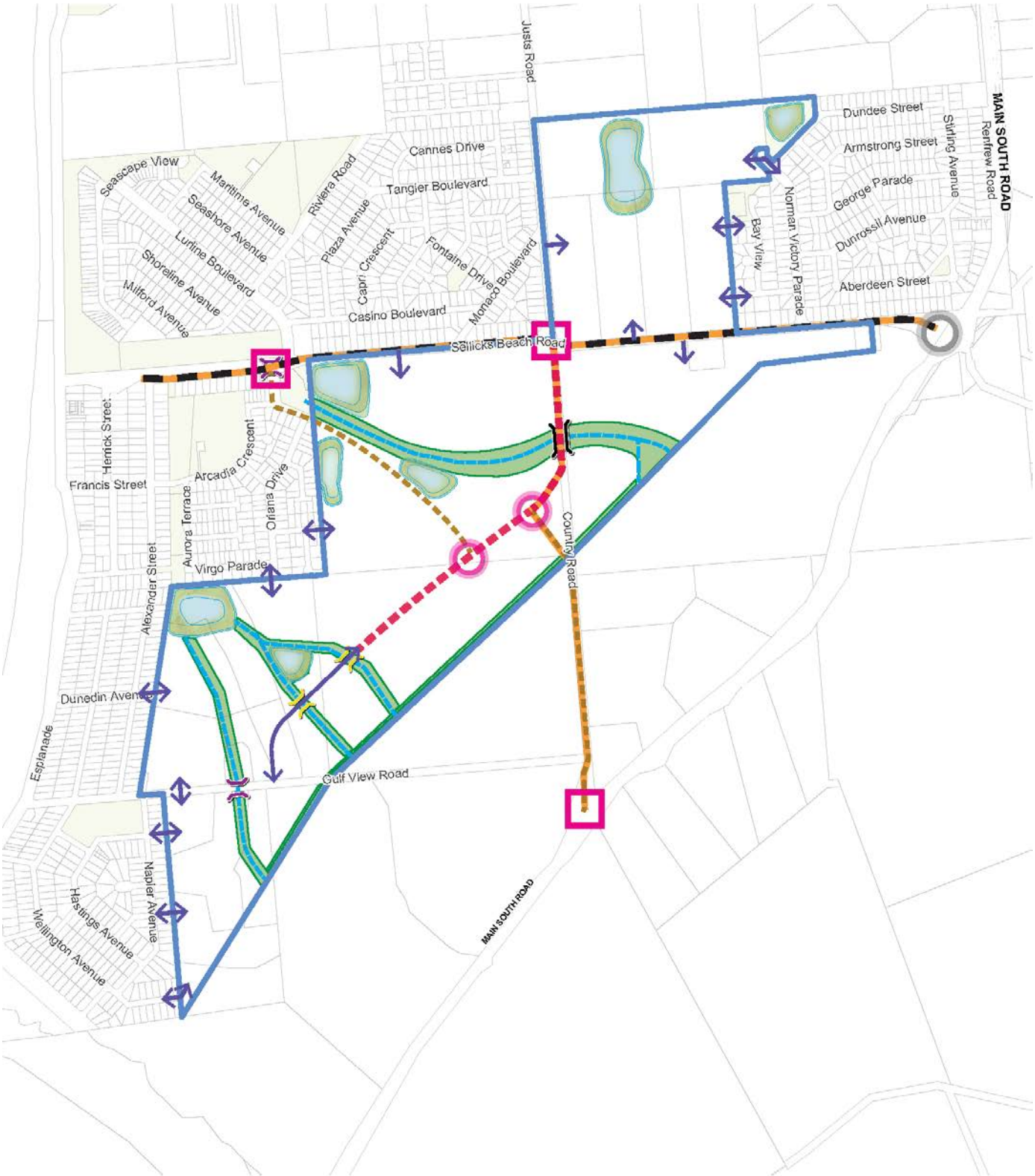
Concept Plan Boundary
Potential Mass Transit investigation area
35 metre Noise Buffer
Neighbourhood Activity Centre
Rivers and Creeks
Drainage/riparian corridor
Landscaped buffer 10 metres
Potential shared use path

0 250 500m

N

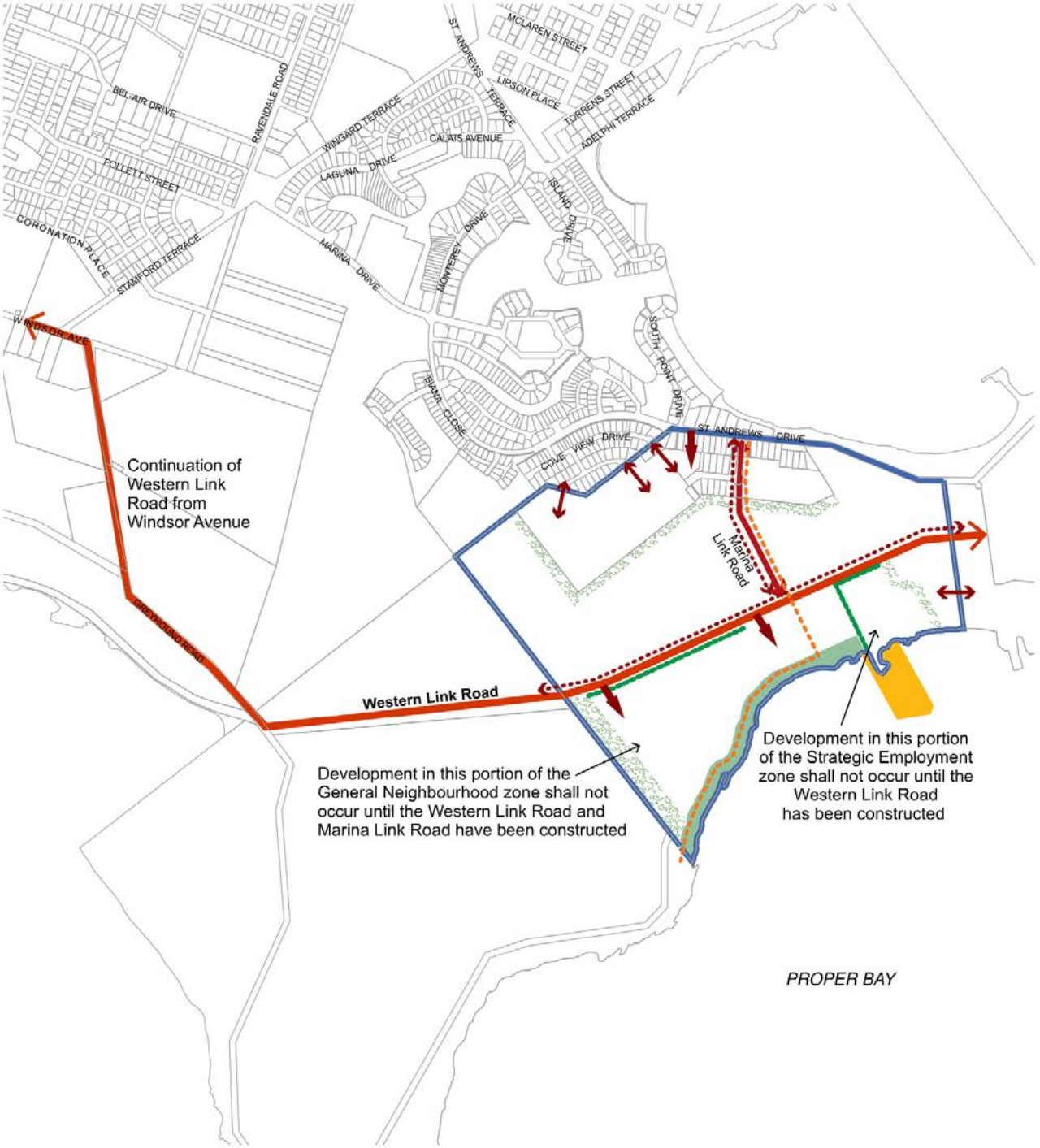
Concept Plan 163
Sellicks Beach Land Use

Concept Plan 164 Sellicks Beach - Basic Infrastructure



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

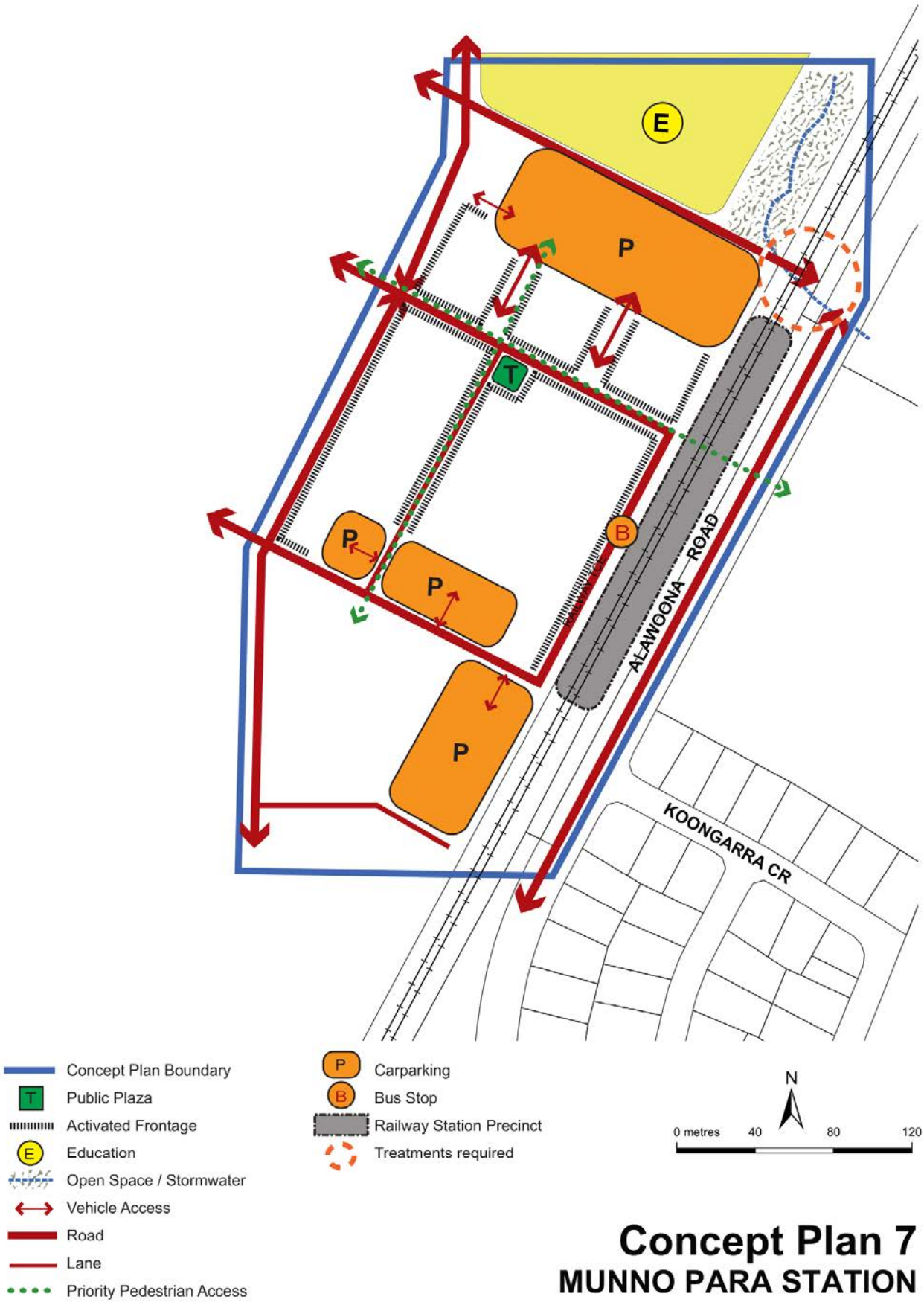
N

0 500m

Concept Plan 107
PROPER BAY

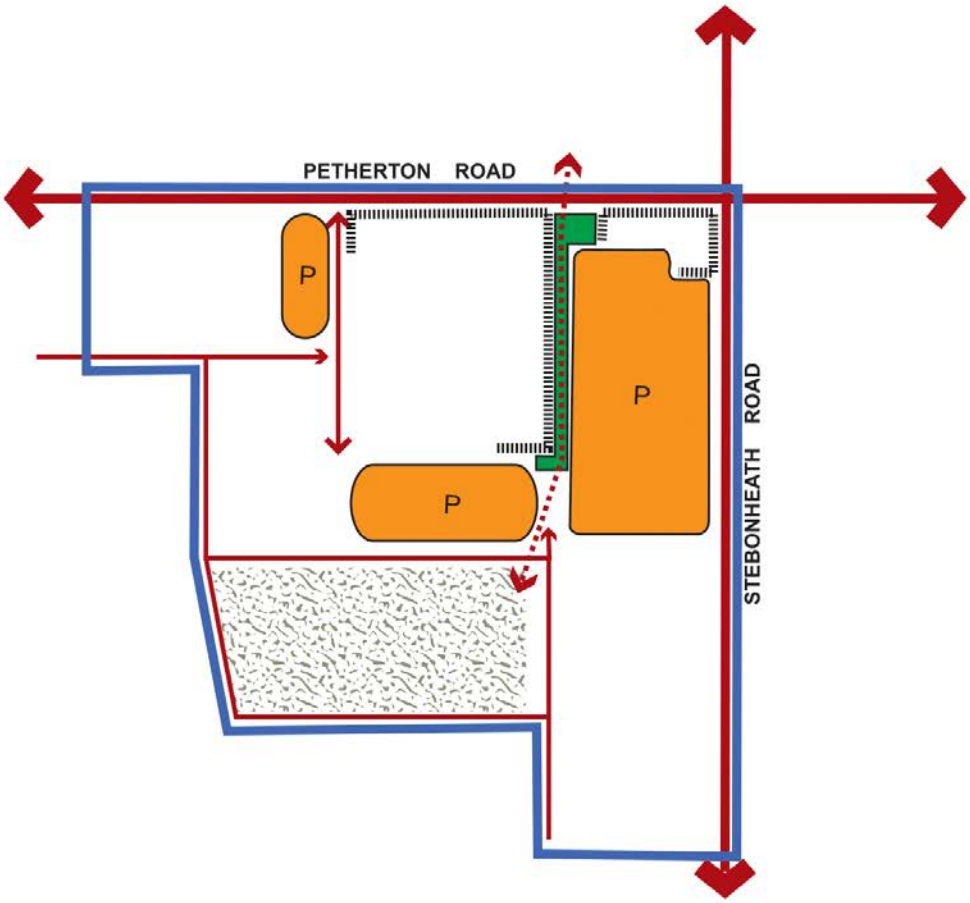
Playford

Concept Plan 7 Munno Para Station

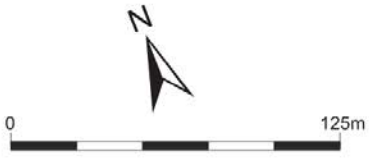


Concept Plan 7
MUNNO PARA STATION

Concept Plan 8 Andrews Farm / Penfield

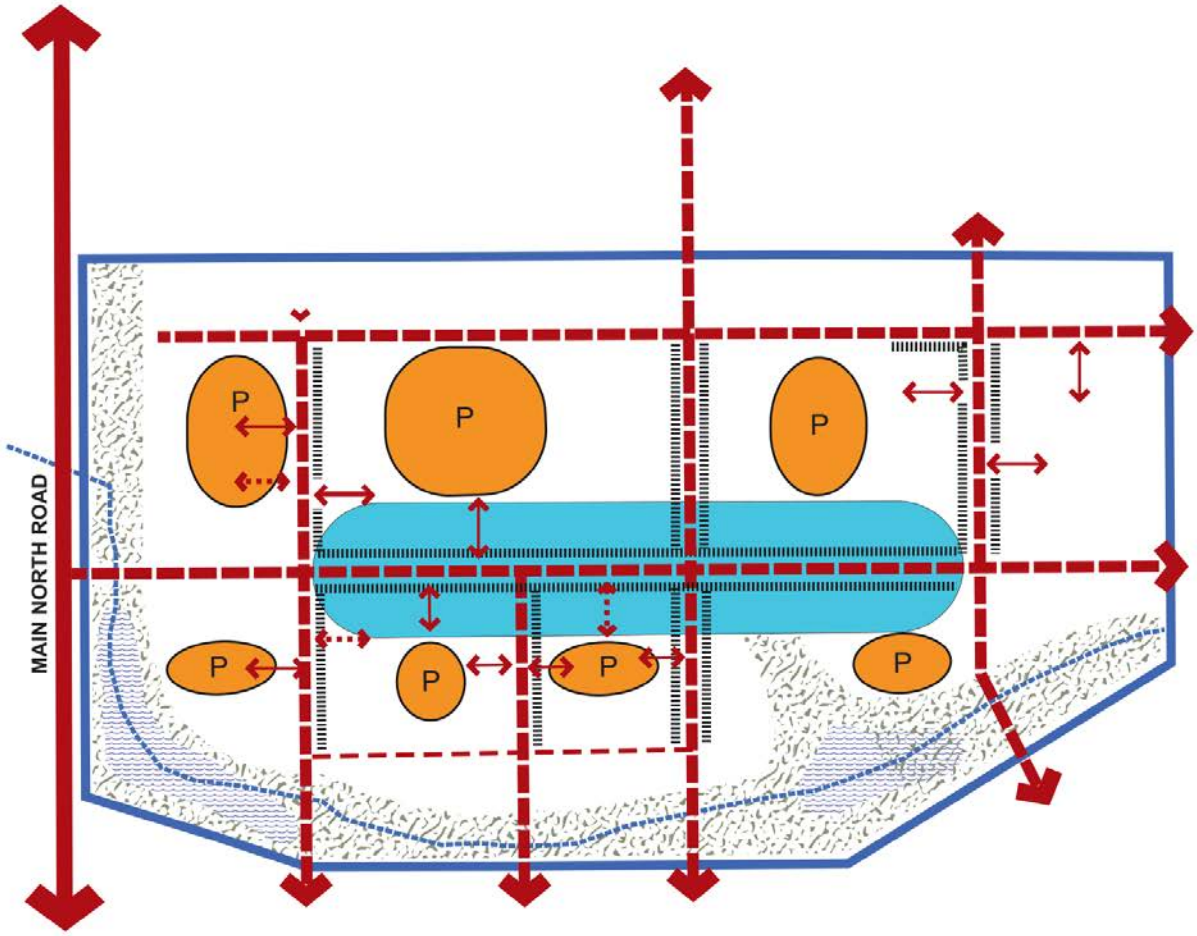


Concept Plan Boundary
Open Space
Public Plaza
Carparking
Vehicle Access
Priority Pedestrian Path
Road
Activated Frontage



Concept Plan 8
ANDREWS FARM / PENFIELD

Concept Plan 9 Blakeview



Concept Plan Boundary

Carparking

Activated Frontage

Main Street Retail

Open Space

Watercourse

Detention Basin / Wetland

Vehicle Access

Arterial Road

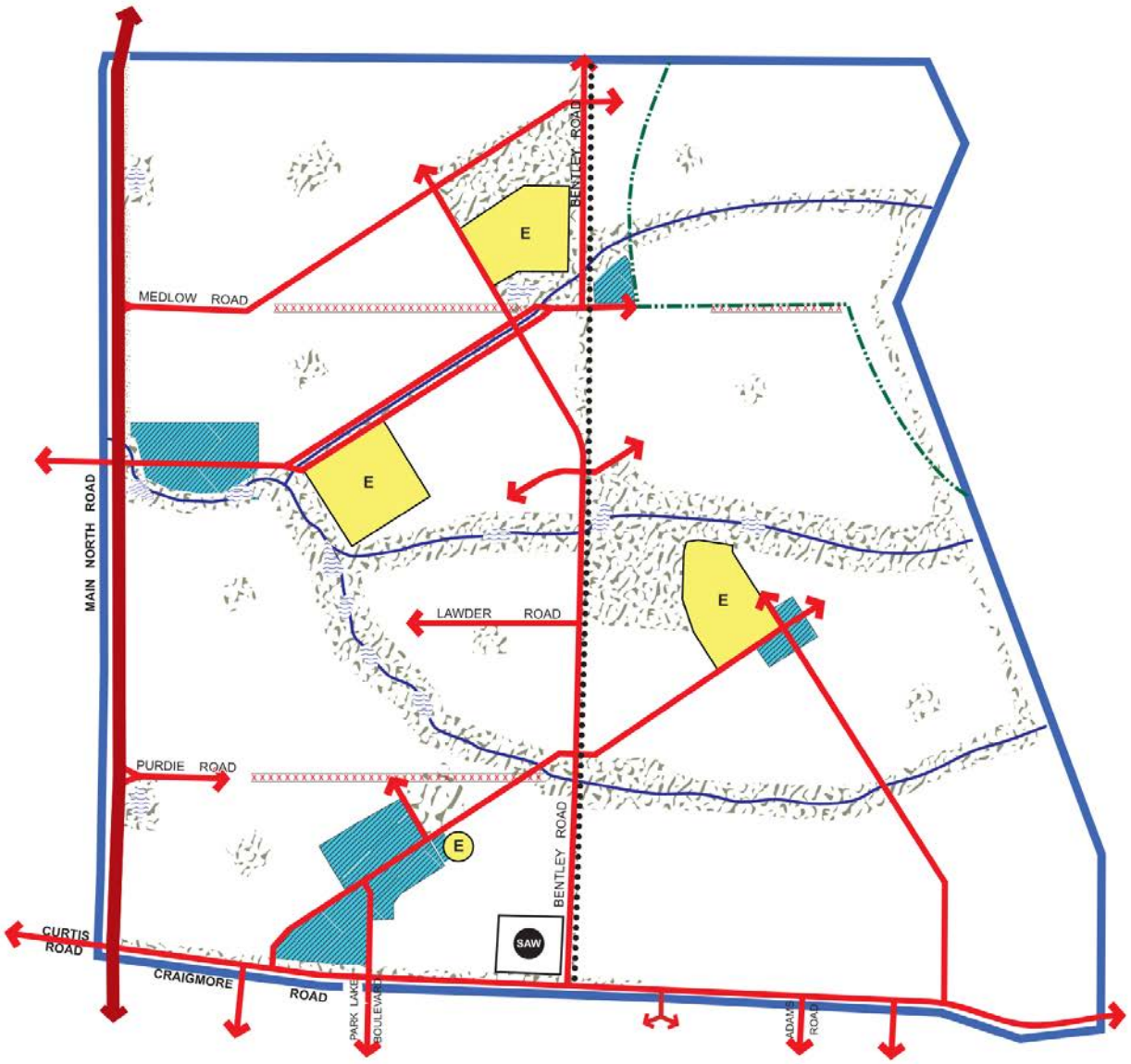
Proposed Road

Proposed Lane



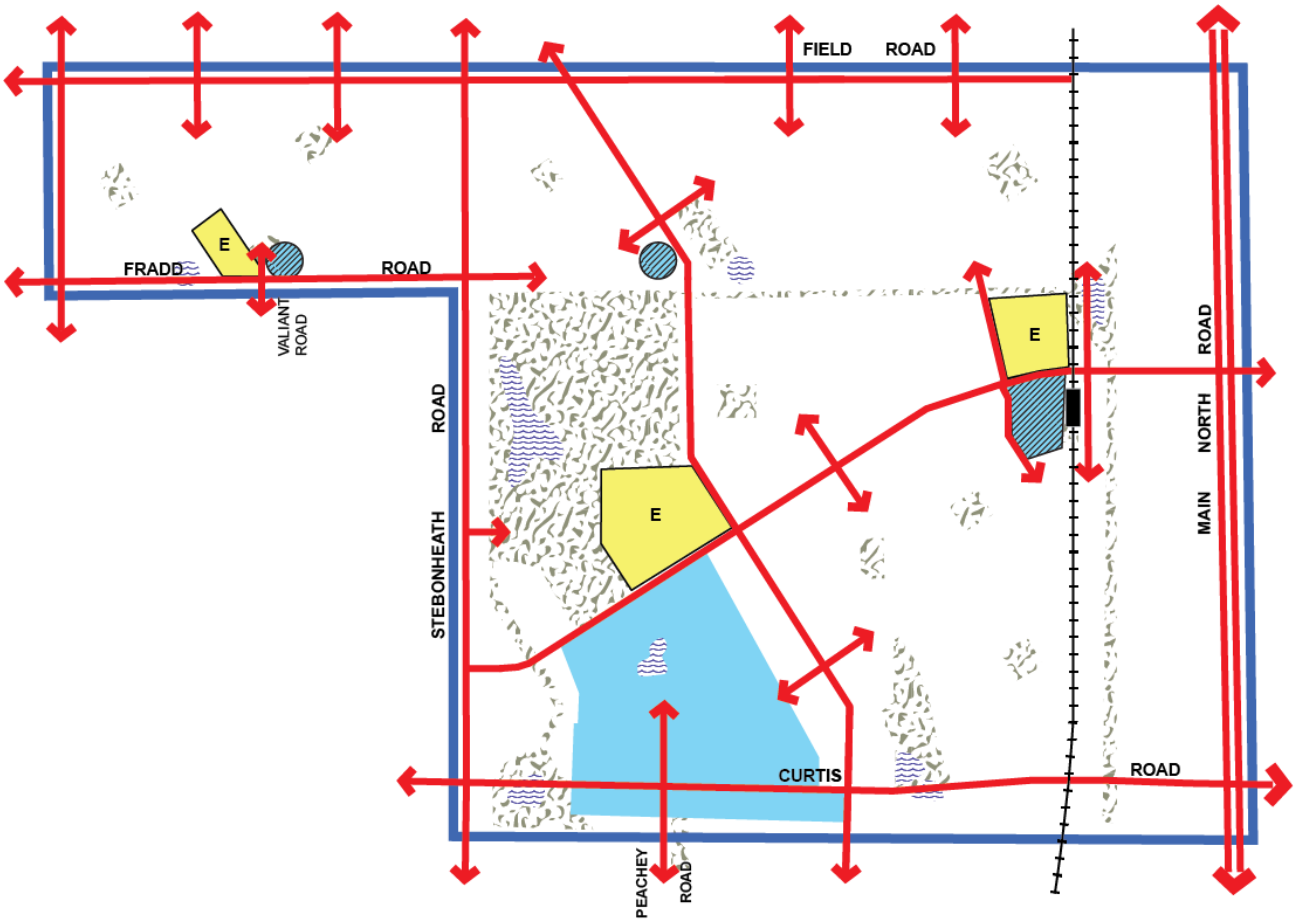
Concept Plan 9
BLAKEVIEW

Concept Plan 10 Blakeview



Concept Plan 10
BLAKEVIEW

Concept Plan 11 Munno Para



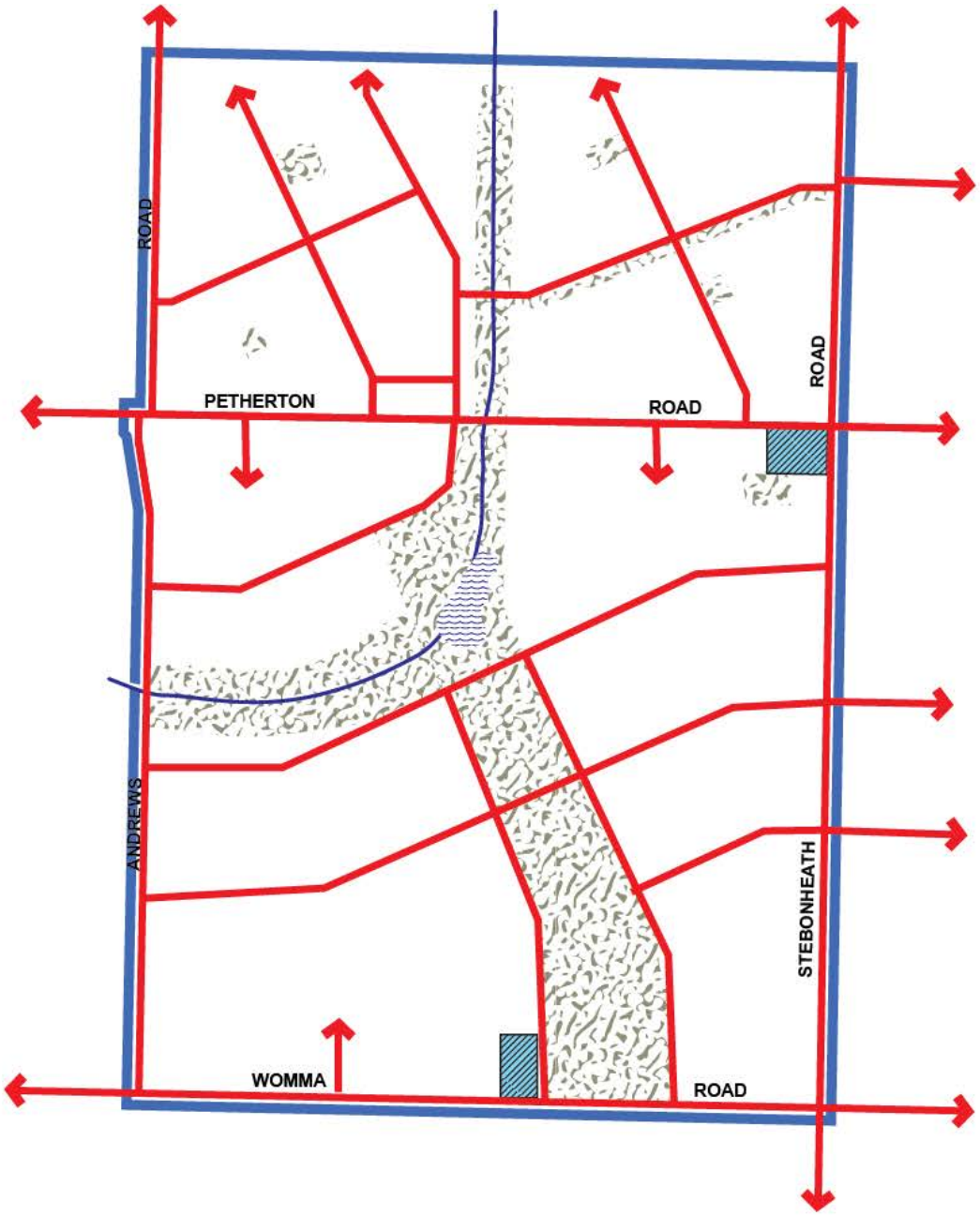
Concept Plan Boundary
Arterial Roads
Collector Roads
Suburban Activity Centre
Activity Centre
Education
Detention Basin / Wetland / Lake
Open Space
Railway Station
Railway

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



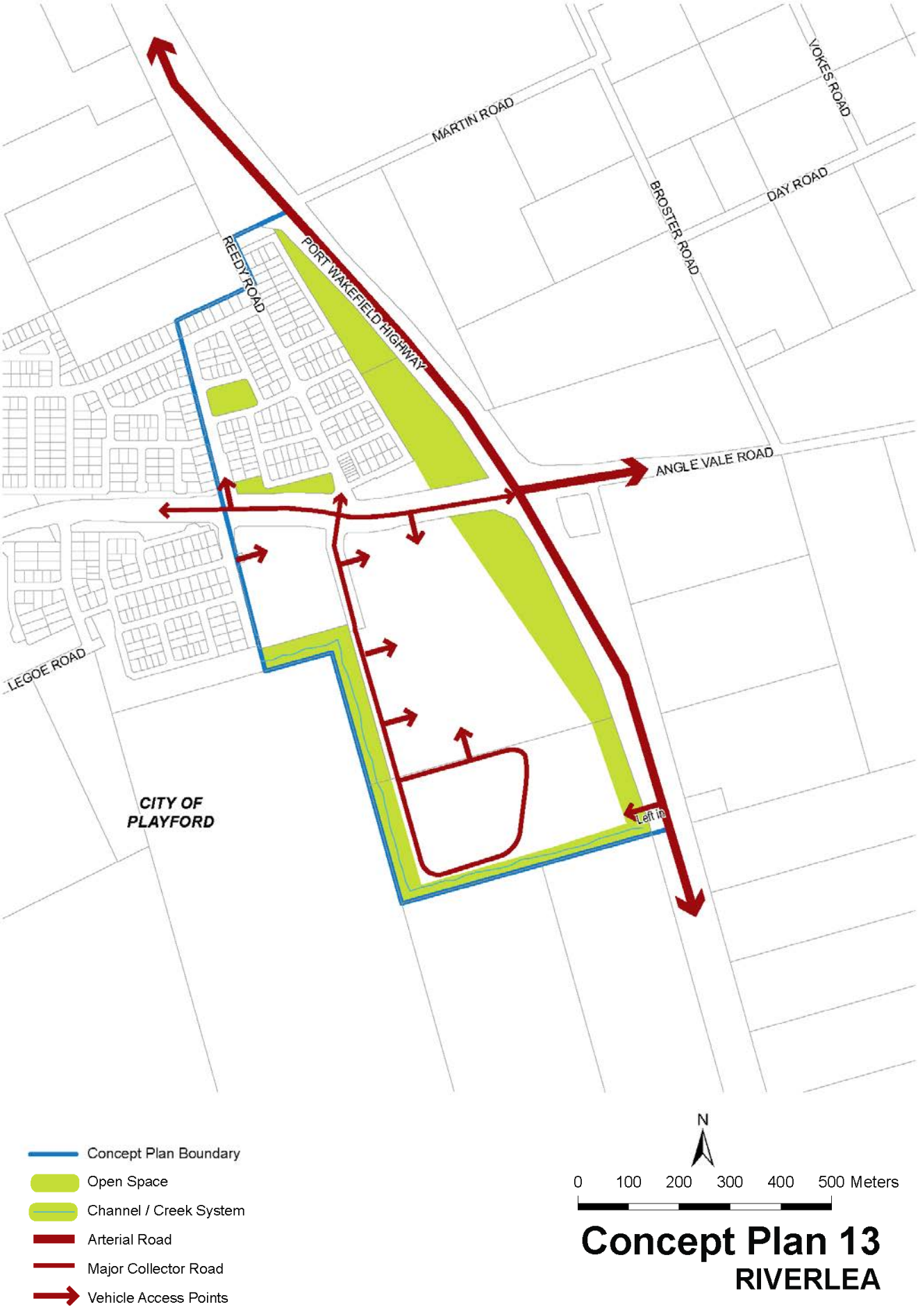
ANDREWS FARM / PENFIELD

Concept Plan 12

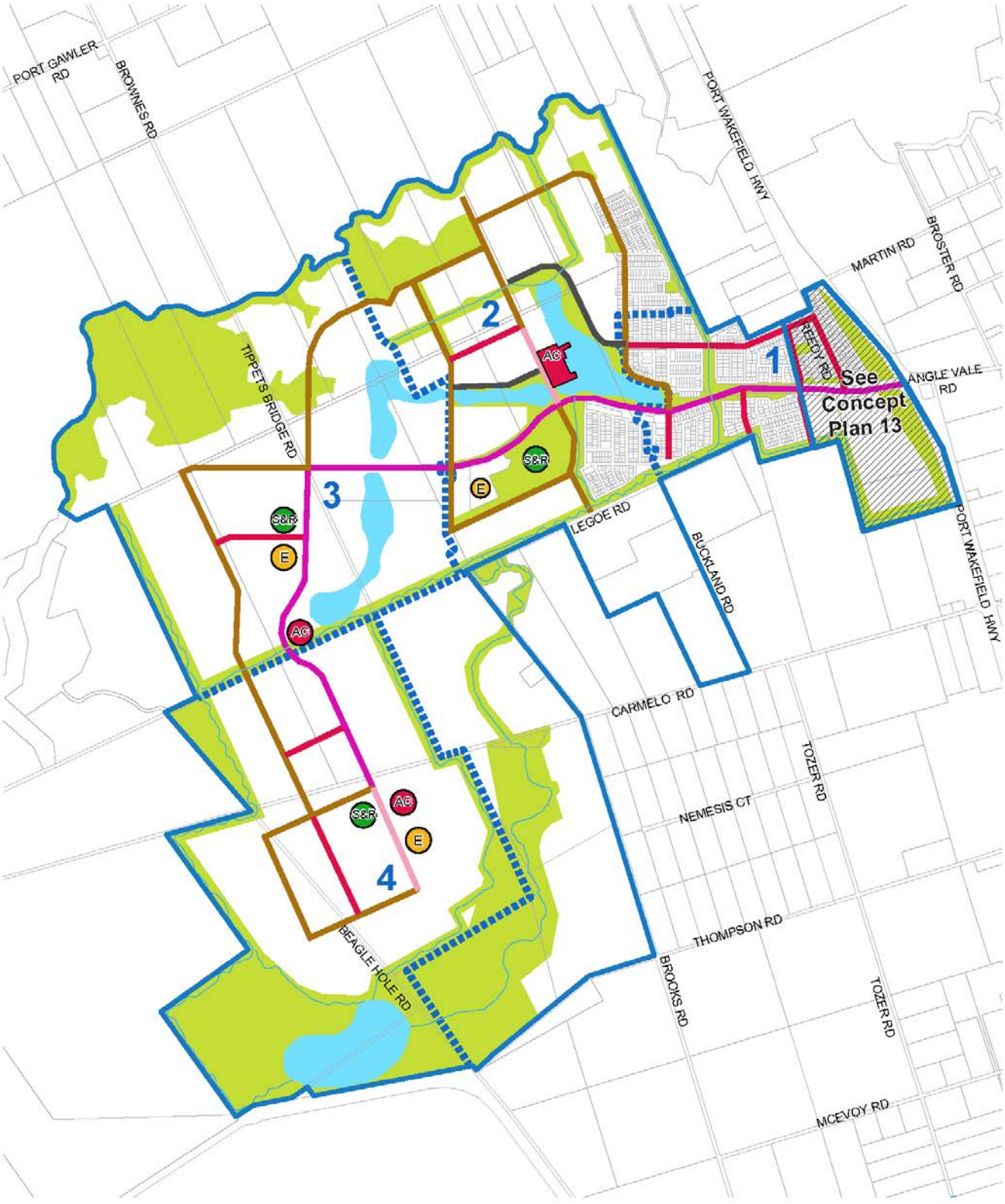
URBAN GROWTH AREA

URBAN GROWTH AREA

Concept Plan 13 Riverlea



Concept Plan 14 Riverlea



Concept Plan Boundary
Parcels
Open Space
Wetland / Lake
Channel / Creek System
Sports and Recreation
Activity Centre
Education

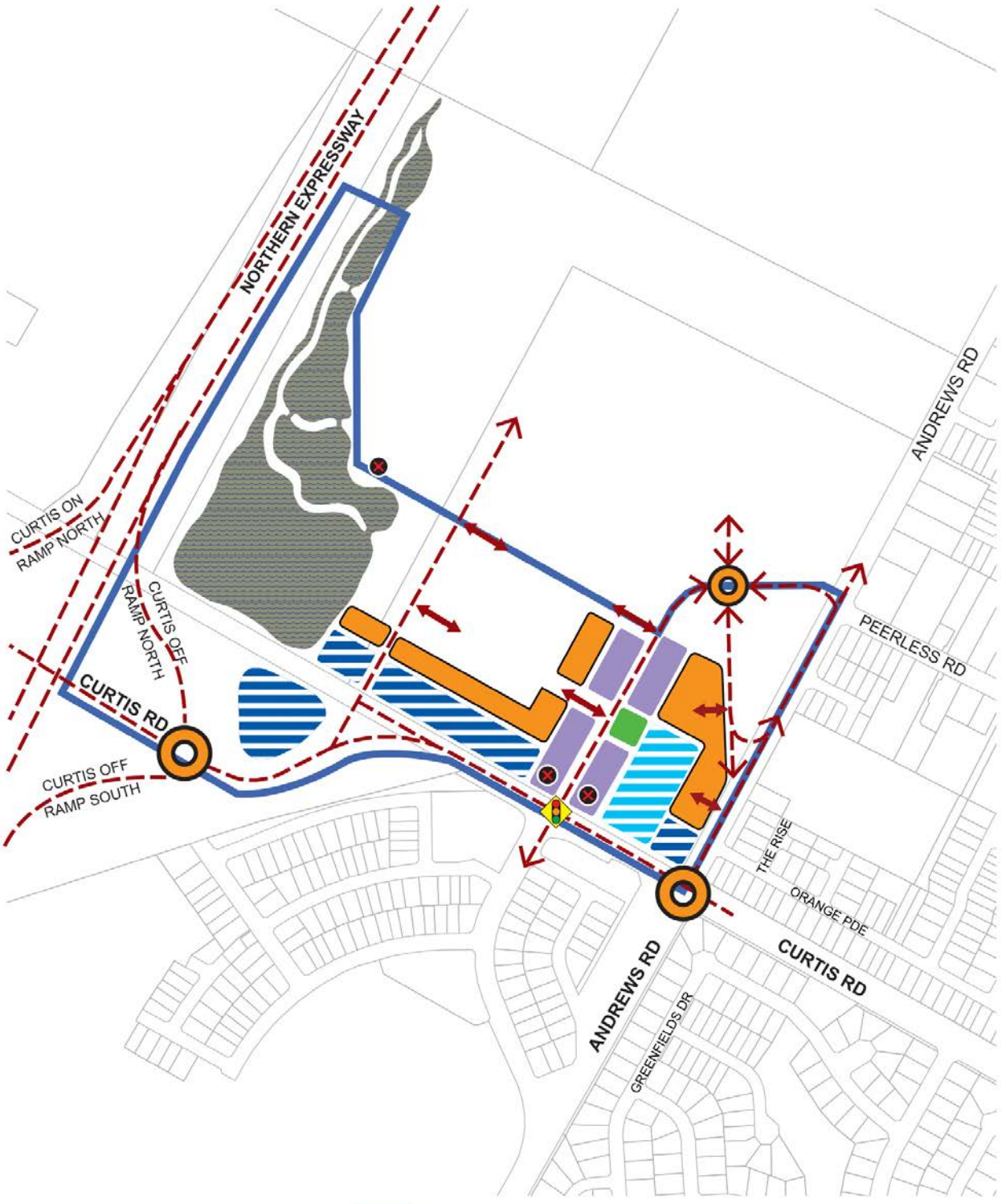
4 Precinct label
Precinct boundary
Distributor Road
Collector A Road
Collector B Road
Collector C Road
Neighbourhood Centre Collector Road

N

0 0.2 0.4 0.6 0.8 1 km

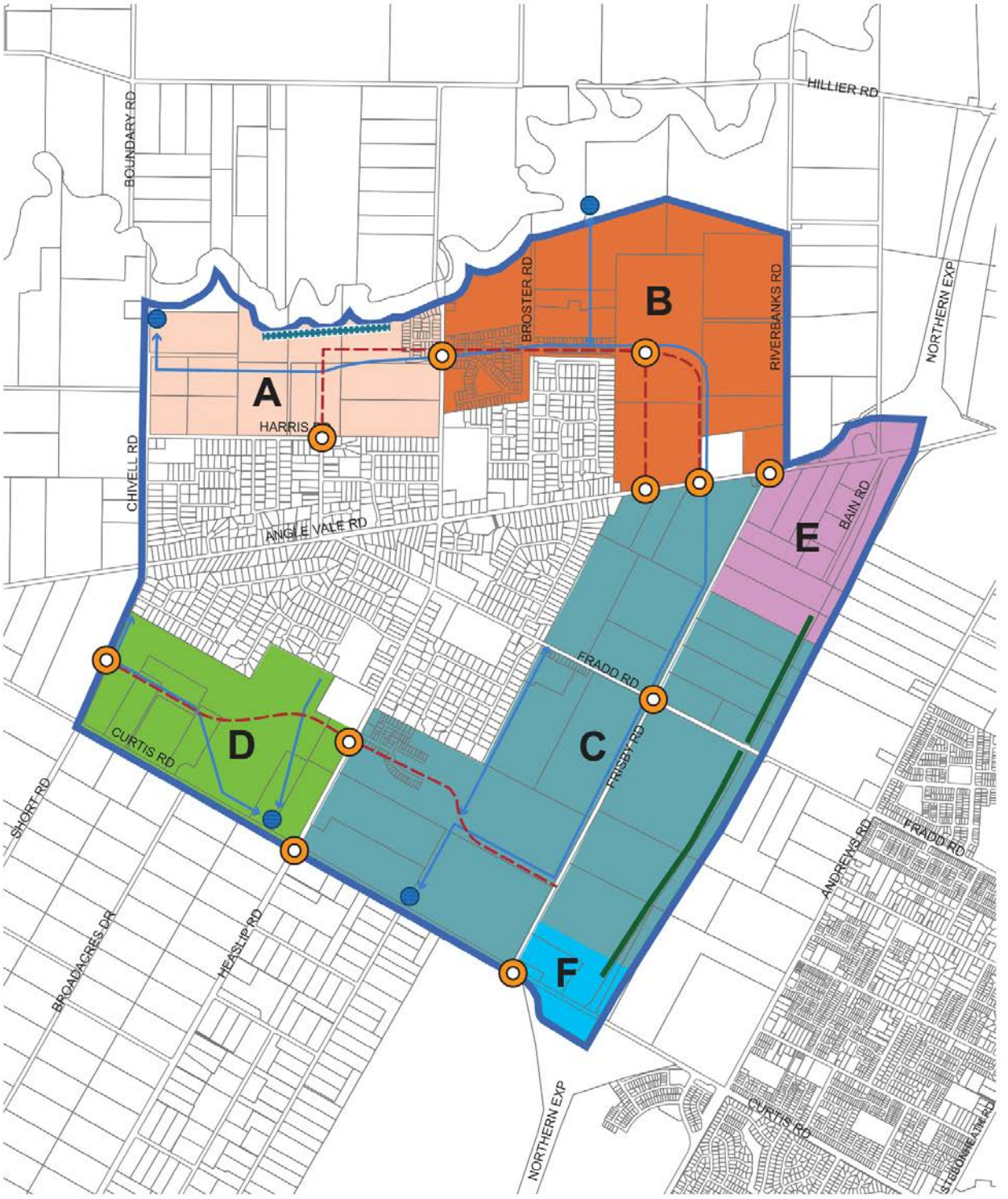
Concept Plan 14
RIVERLEA

Concept Plan 15 Munno Para West



Concept Plan 15
MUNNO PARA WEST

Concept Plan 16 Angle Vale Infrastructure



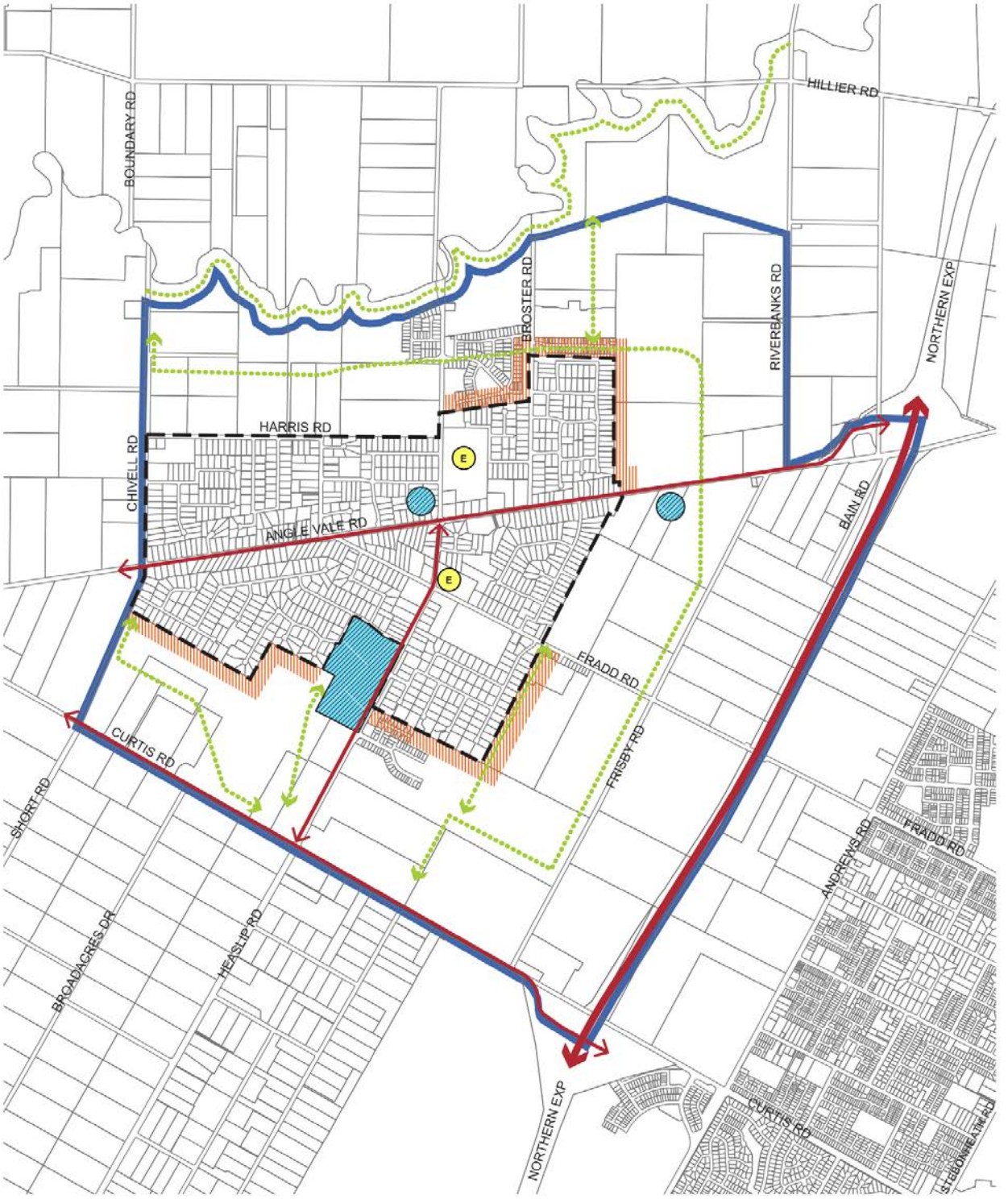
- Concept Plan Boundary
- Area not covered by Infrastructure Precinct
- A — Infrastructure Precincts
- Intersection Treatment
- Stormwater Flow
- Stormwater Detention Basin/Wetland
- New Connector/Link Road
- Levee
- Noise Barrier

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

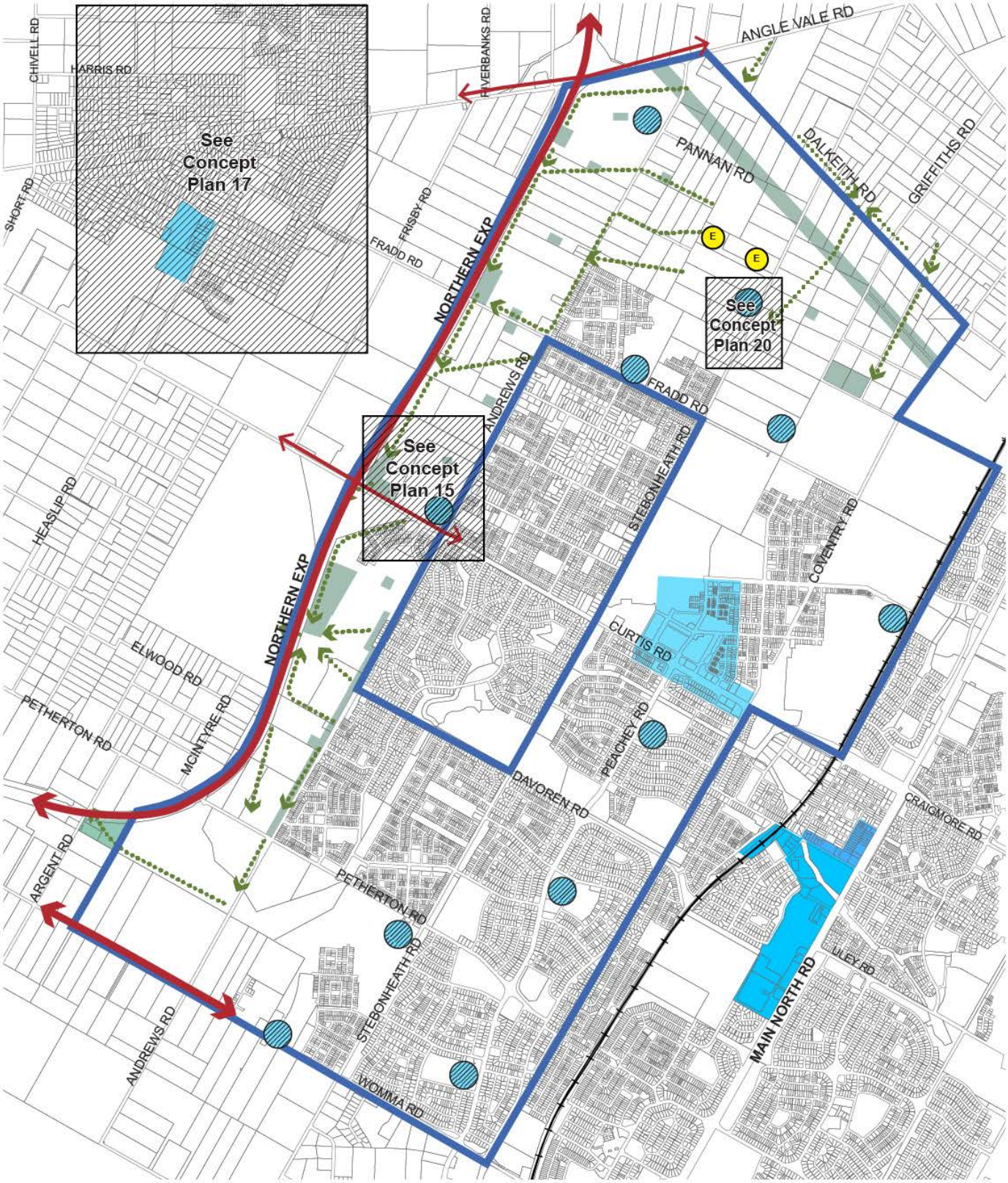
Area of larger residential allotments at the interface with existing built up areas.

N

0 410 820 1230 metres

Concept Plan 17
ANGLE VALE

Concept Plan 18 Playford North



- Concept Plan Boundary
- Activity Centres
- Suburban Activity Centre
- Township Activity Centre
- Urban Activity Centre
- Recreation
- School
- Greenways
- Major traffic and/or freight route

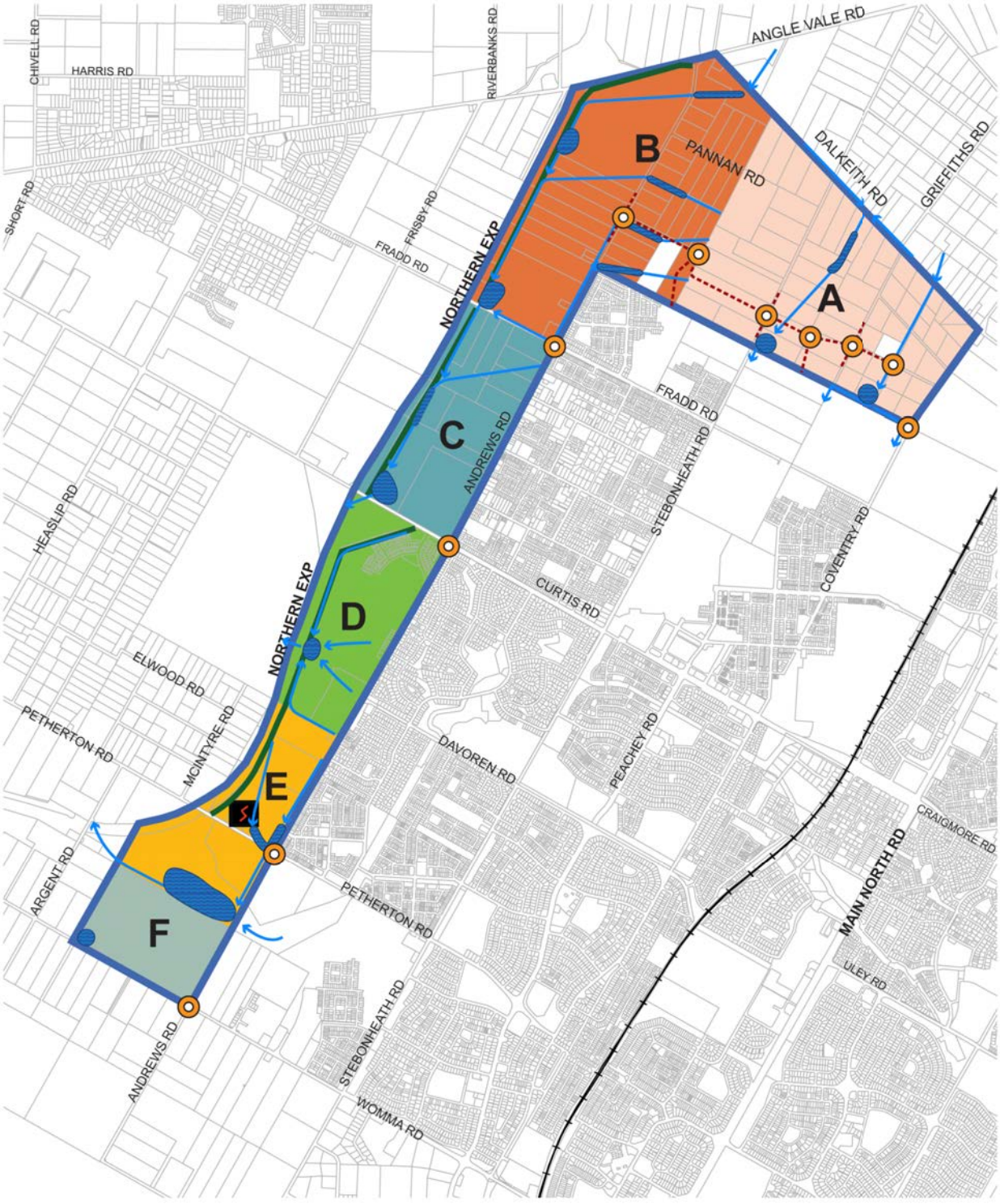
N

0 metres 570 1140 1710

Concept Plan 18
PLAYFORD NORTH

Arterial Roads

Concept Plan 19 Playford North 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

Noise Barrier

Electricity Substation

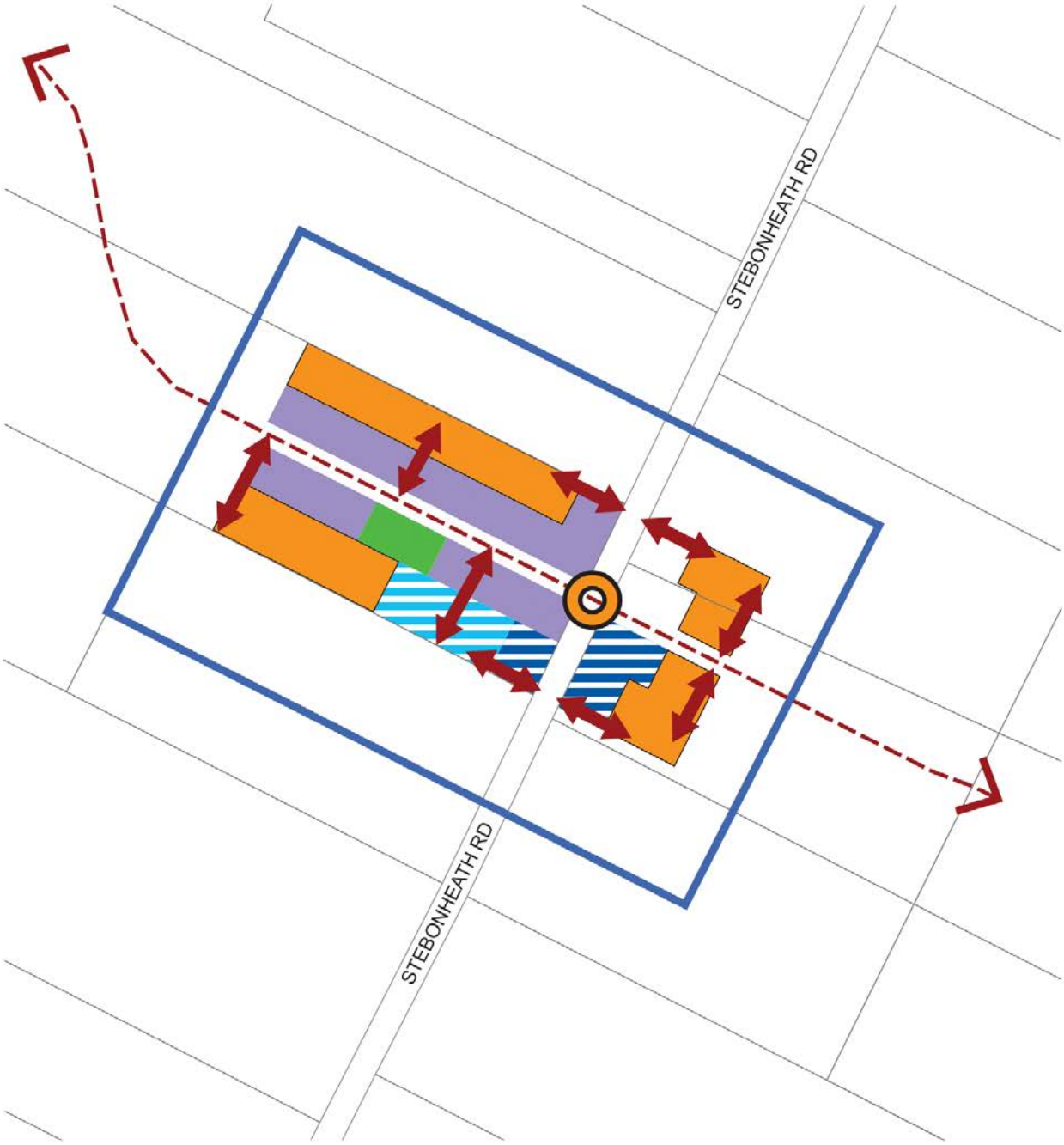
N

0 metres 570 1140 1710

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 Pan Boundary
Township Activity Centre
Township Main Street
Existing Town Area
Greenways
Major traffic and/or freight route
Arterial Roads
Railways

N

0 metres 410 820 1230

Concept Plan 21
VIRGINIA

Concept Plan 22 Virginia Infrastructure



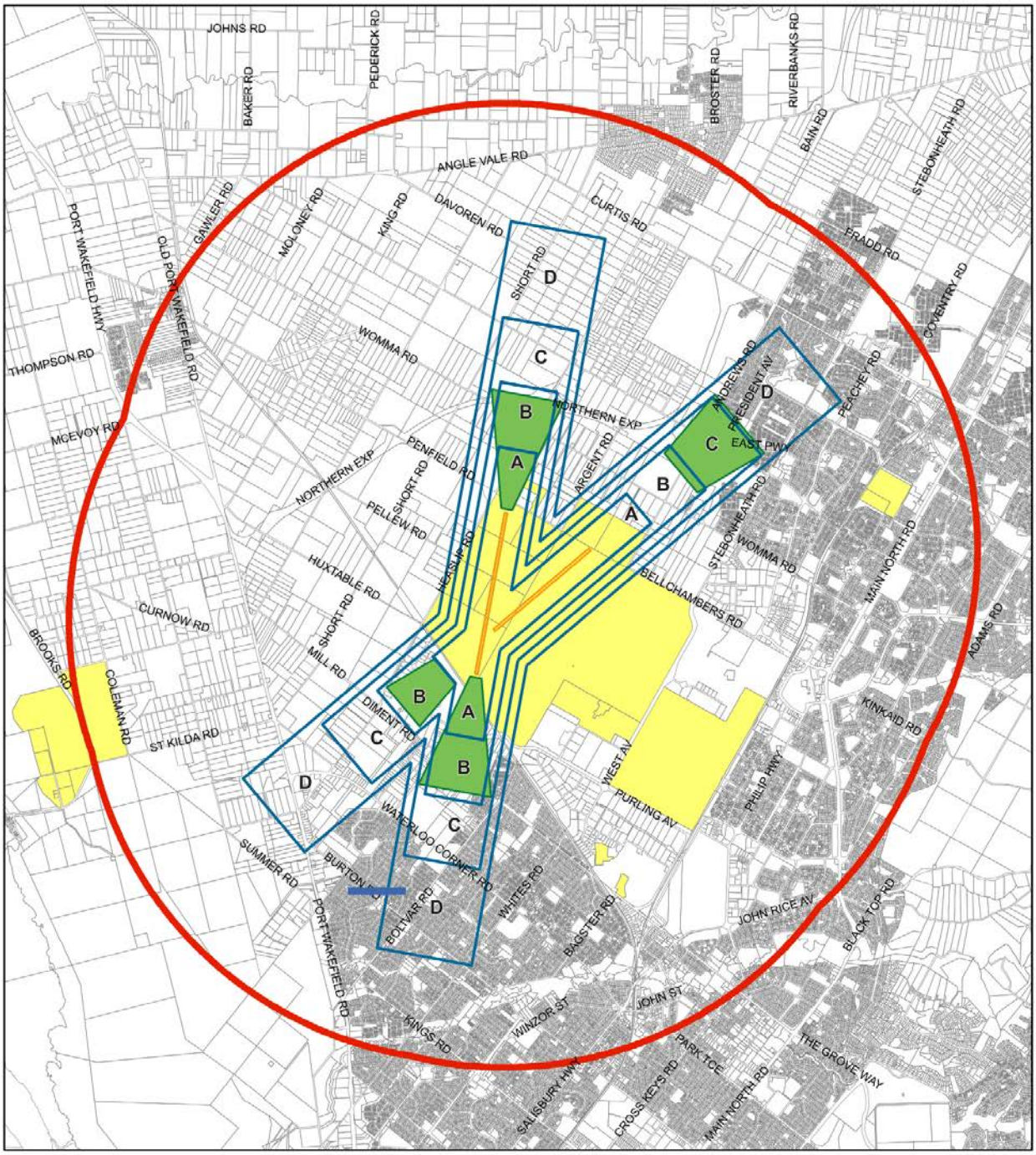
Concept Plan Boundary
Area not covered by Infrastructure Precinct
C Infrastructure Precincts
C1 Sub Precinct
Intersection Treatment
Stormwater Flow
Stormwater Detention Basin/Wetland
New Connector/Link Road
Noise Barrier

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)

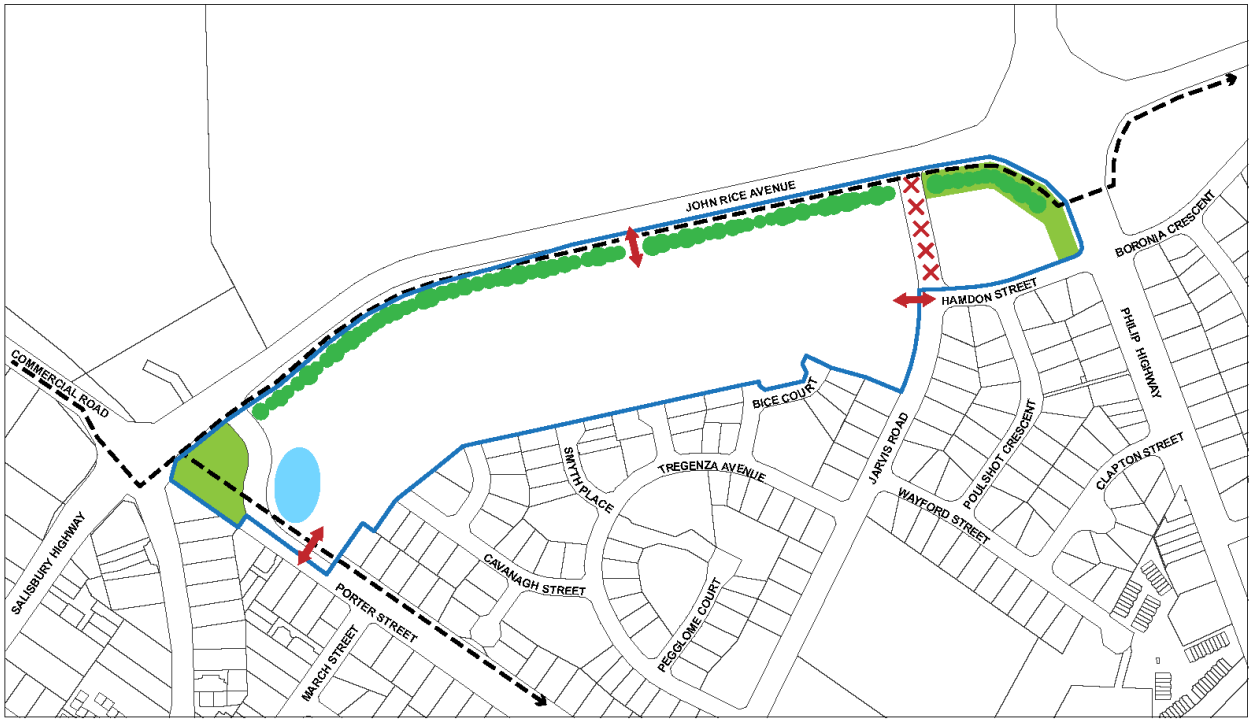
- A Zone A 0 candelas
- B Zone B 50 candelas
- C Zone C 150 candelas
- D Zone D 450 candelas

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



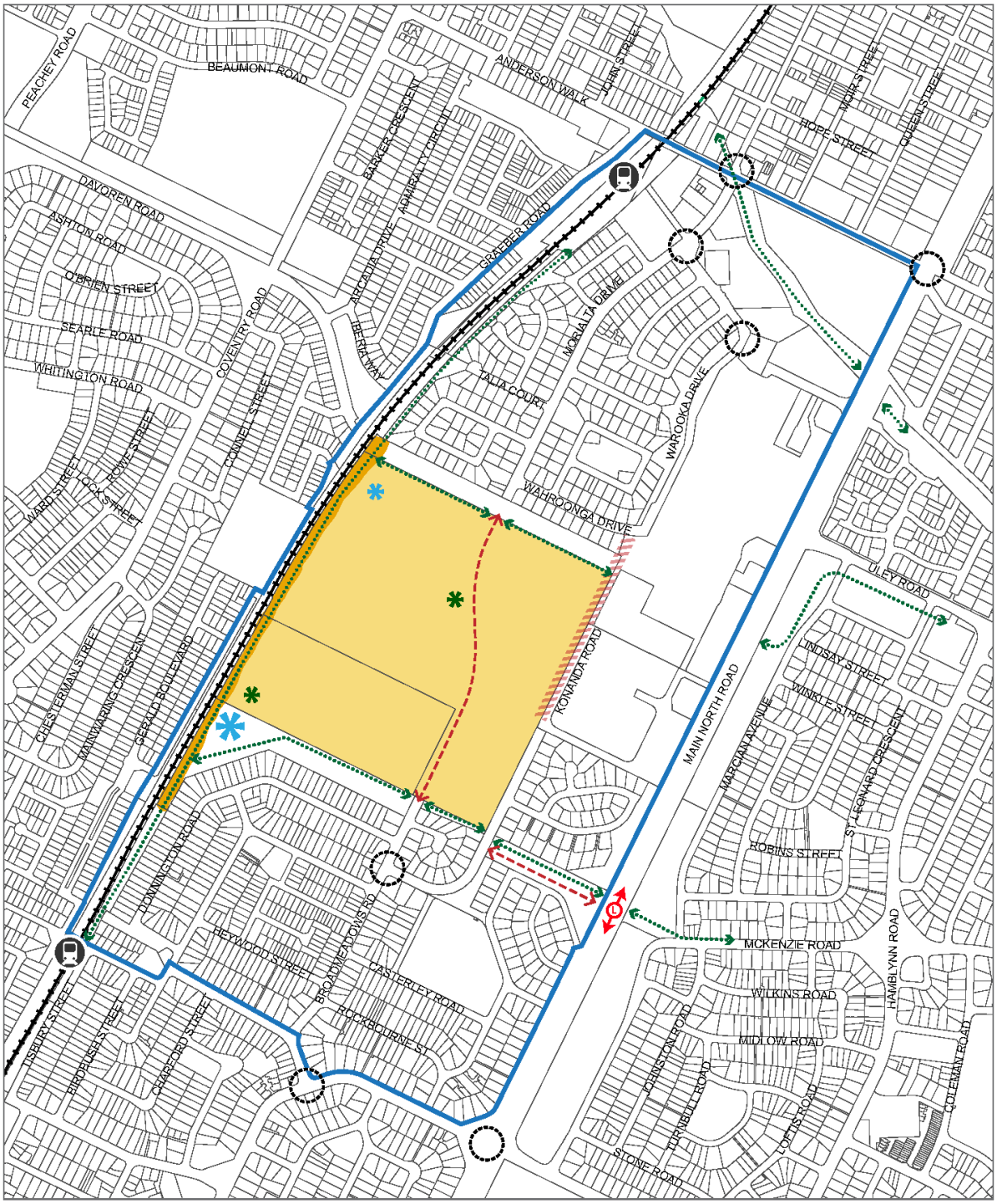
Legend

- Concept Plan Boundary
- Primary Access Point
- Potential Road Closure
- Potential Shared Use Path Alignment
- Landscape Buffer
- Stormwater Detention Basin
- Open Space

N 0 40 80m
1:4,000

Concept Plan 155
ELIZABETH SOUTH

Concept Plan 175 Smithfield Regeneration



Legend

- Infill Site
- Potential Open Space
- Potential Detention Basin
- Train Station
- Road Linkage
- Potential Left In Left Out
- Potential Intersection Upgrade
- Connectivity Interface Treatment
- Potential Recreation Corridor
- Rail Interface Buffer
- Concept Plan Boundary

0 100 200m

1:11,000

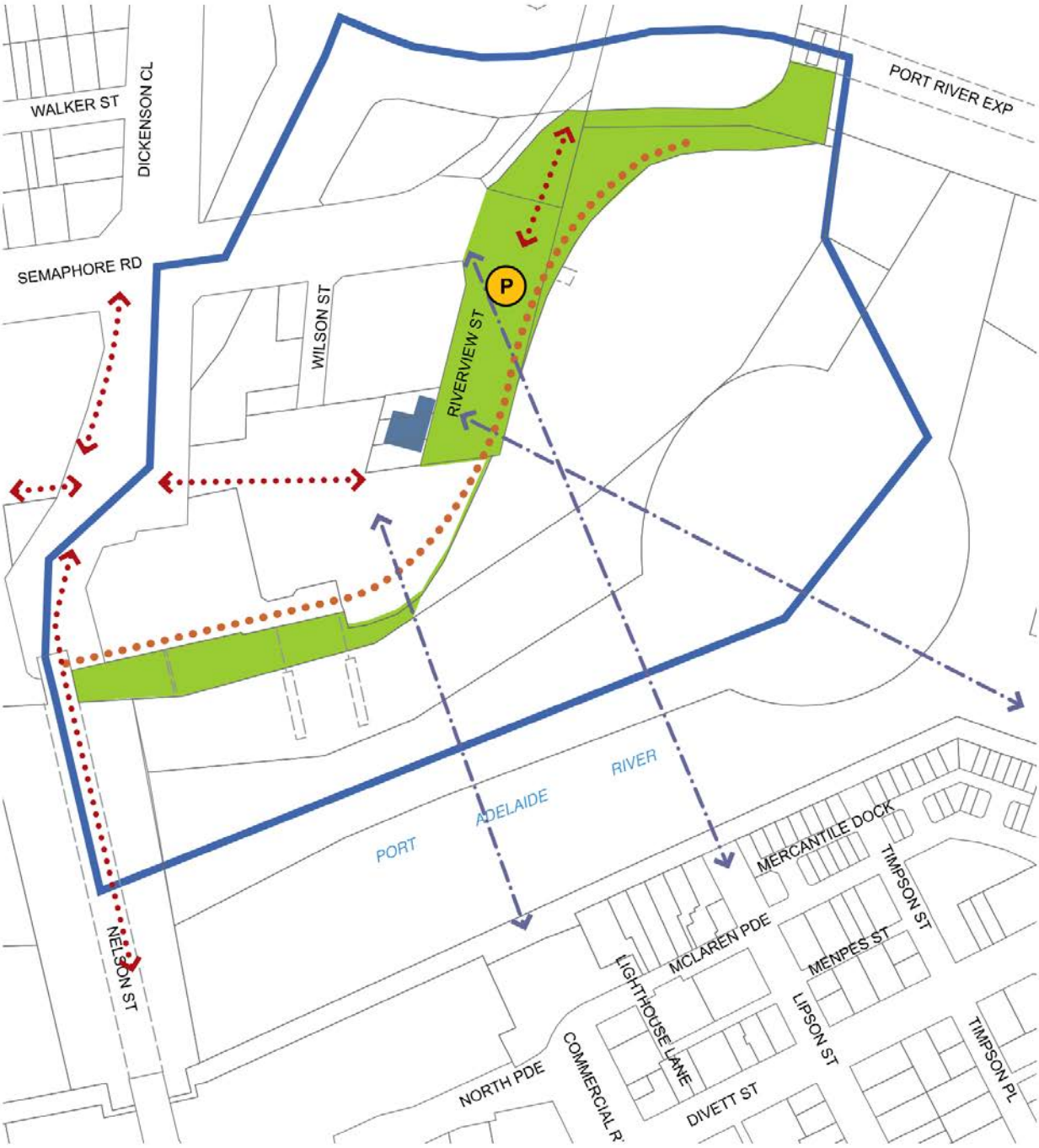
N

Concept Plan 175

Smithfield Regeneration

Port Adelaide Enfield

Concept Plan 51 Cruickshank's Corner

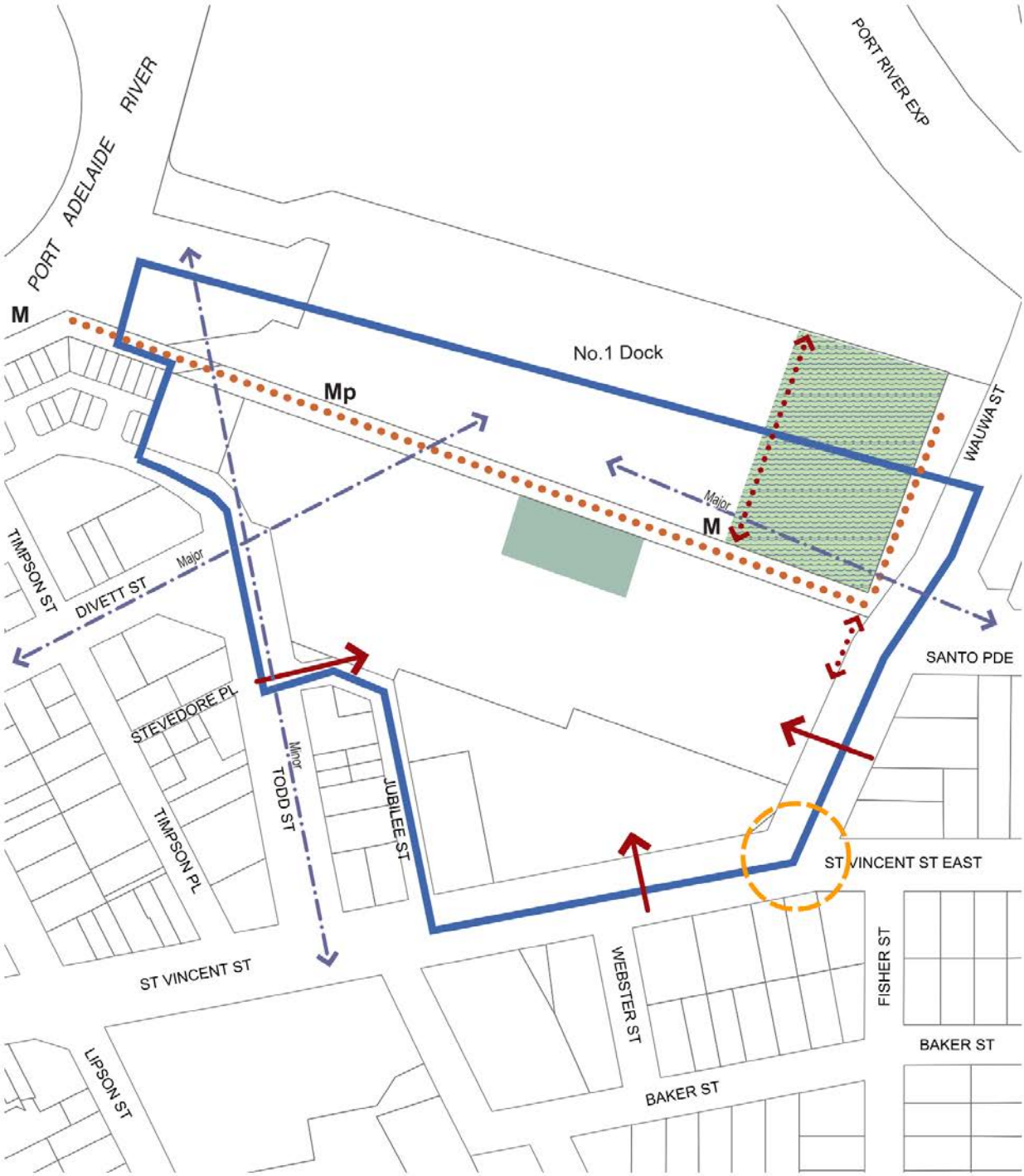


Concept Plan Boundary
Local Heritage Place
Public Open Space
Public Promenade (Inner Harbour Ring Route)
P Public Carparking
View Corridor
Pedestrian/Cycle Link

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)

P Public Parking

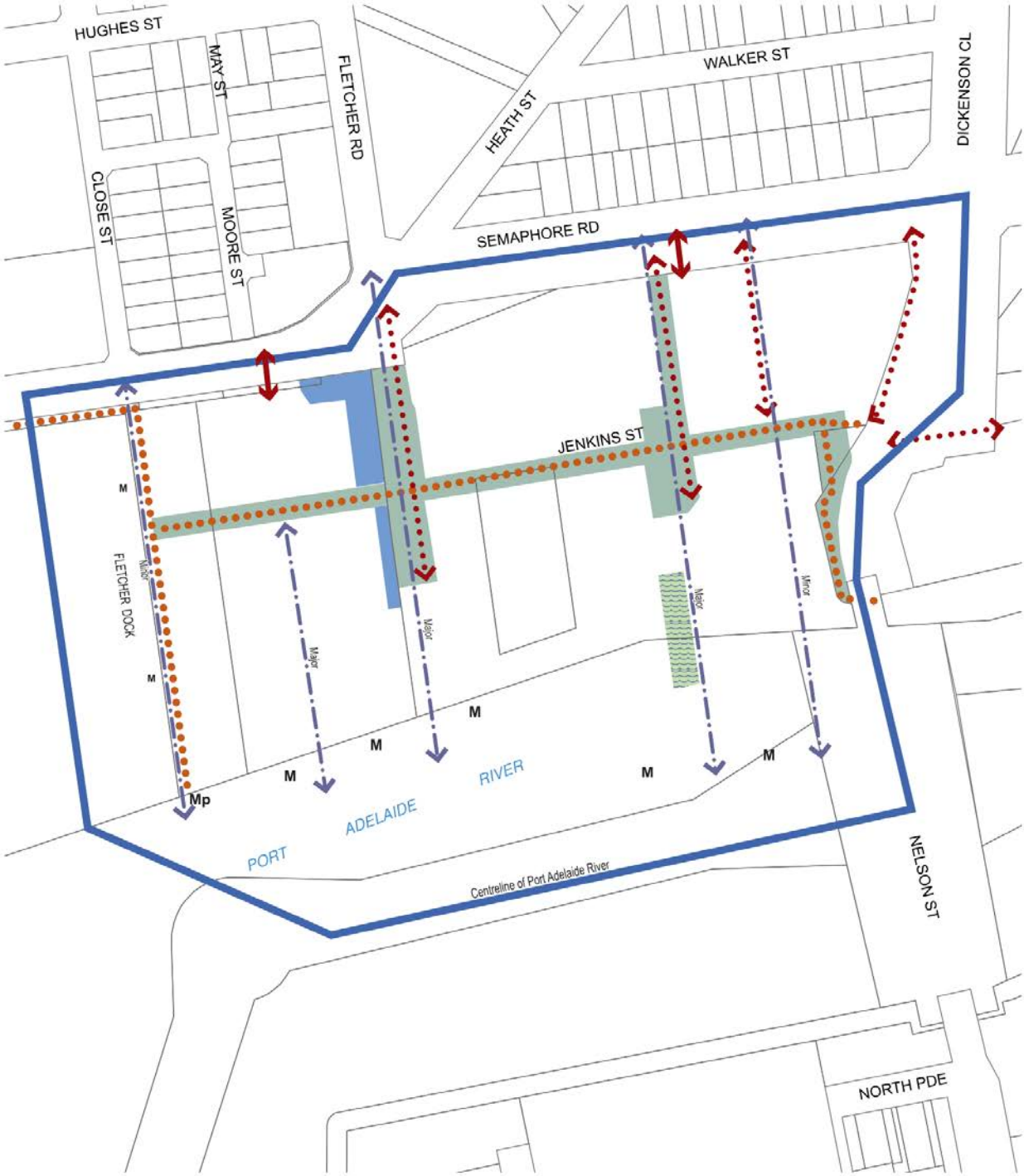
View Corridor

N

0 30 60 90 120 150 Metres

Concept Plan 53
EAST END

Concept Plan 54 Fletchers Slip



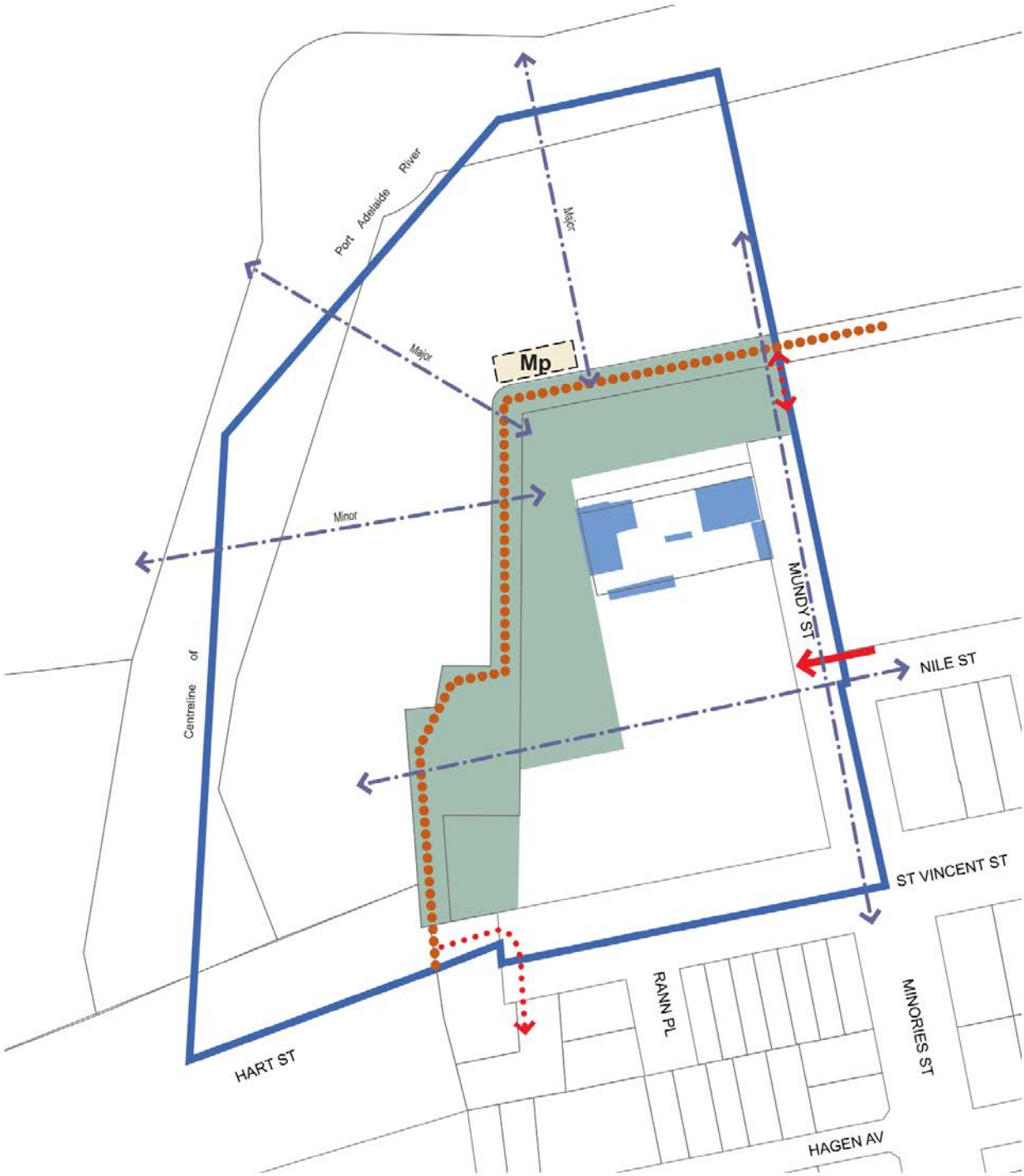
Concept Plan Boundary
Public Promenade (Inner Harbour Ring Route)
Mp Marina with public access
M Marina (private use)
Pedestrian/Cycle Link
Potential Road Linkages
View Corridor
Heritage Places
Public Reserve
Over Water Development

N

0 30 60 90 120 150 Metres

Concept Plan 54
FLETCHERS SLIP

Concept Plan 55 Hart's Mill



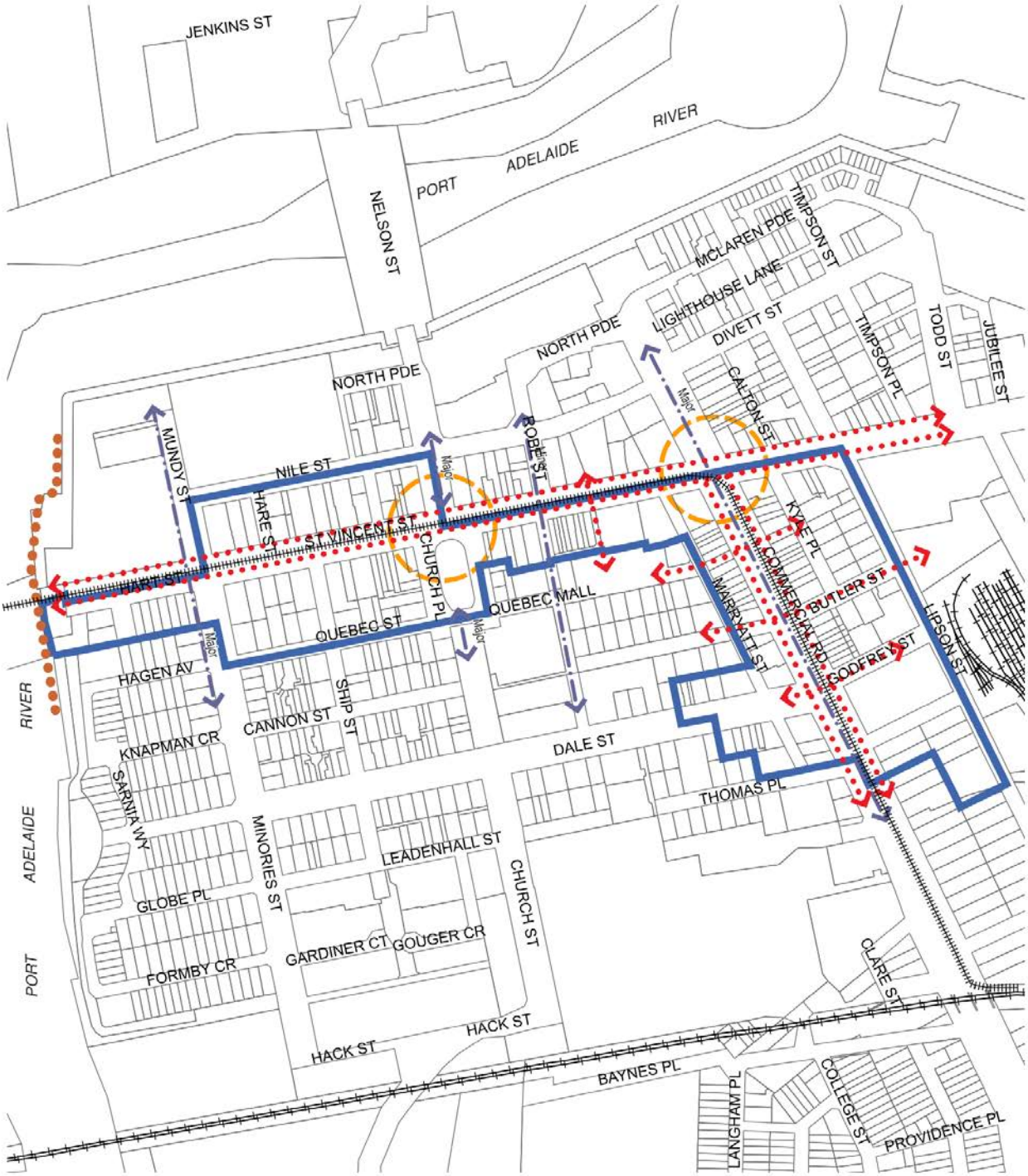
Concept Plan Boundary
Mp Marina with public access
Heritage Places
Public Reserve
Public Promenade (Inner Harbour Ring Route)
Pedestrian/Cycle Link
Road Linkages
View Corridor

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)

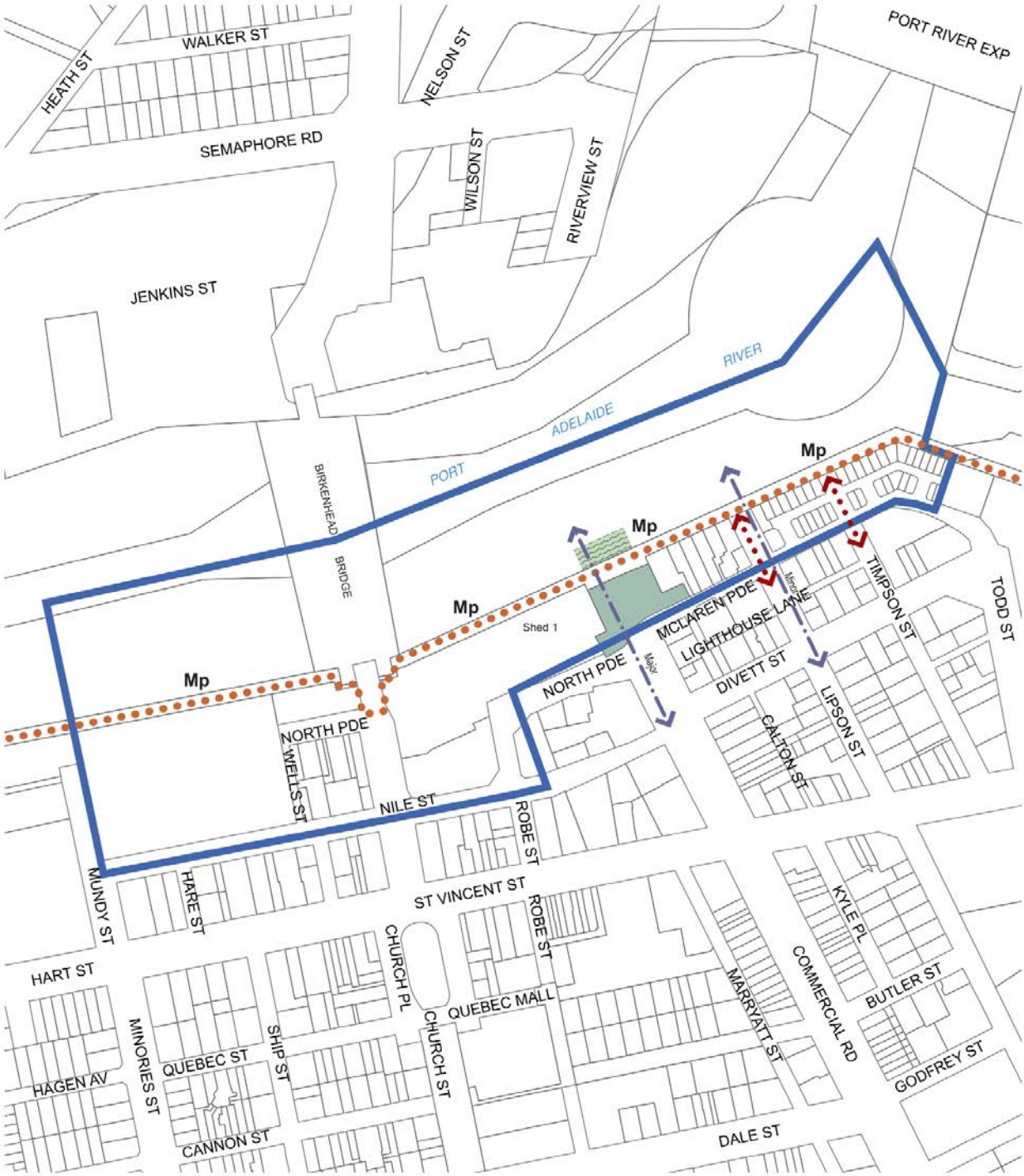
Potential Future Upgrade of Intersection

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

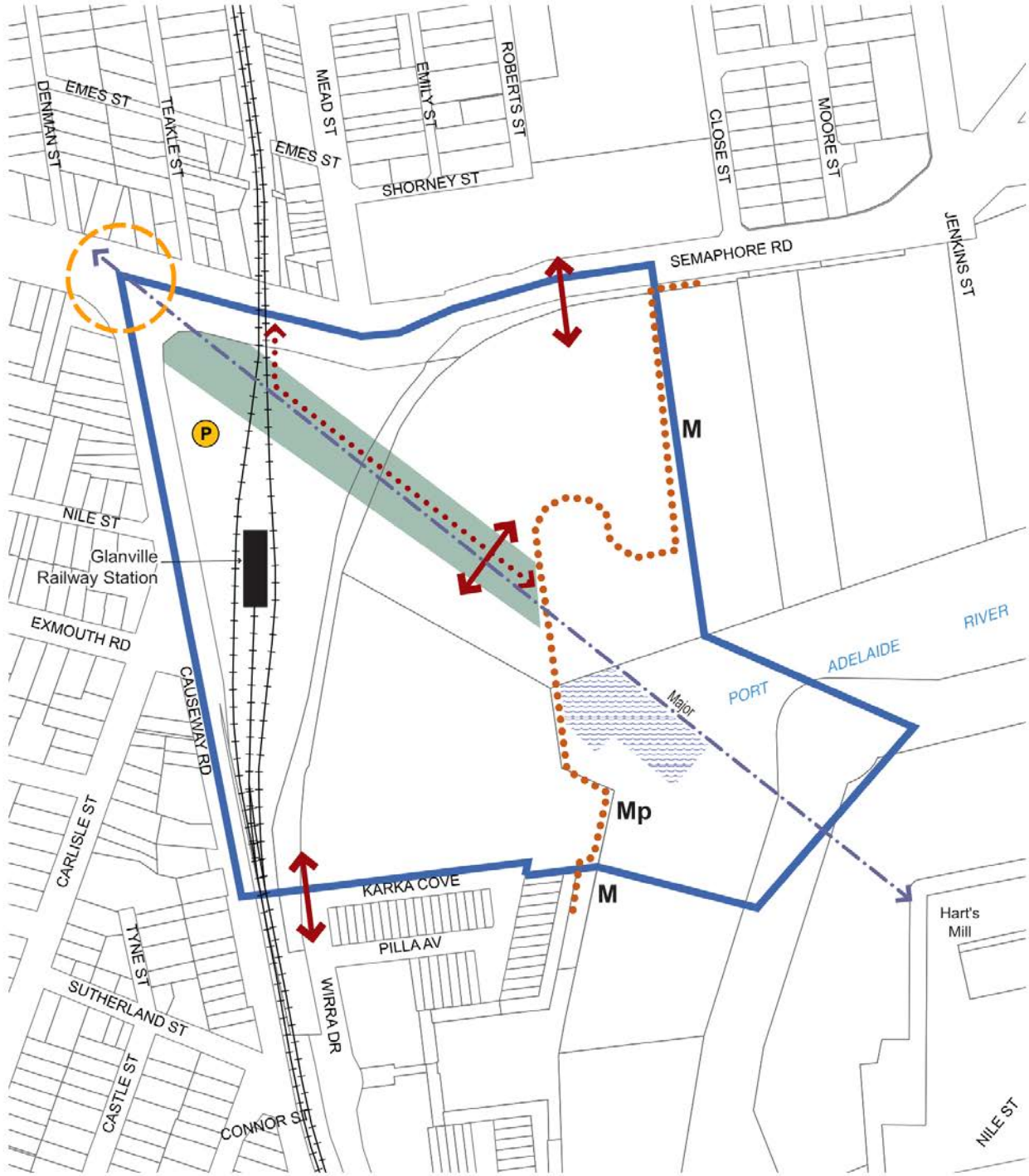
Over water Development

N

0 40 80 120 160 200 Metres

Concept Plan 57
MCLAREN'S WHARF

Concept Plan 58 North West



Concept Plan Boundary
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



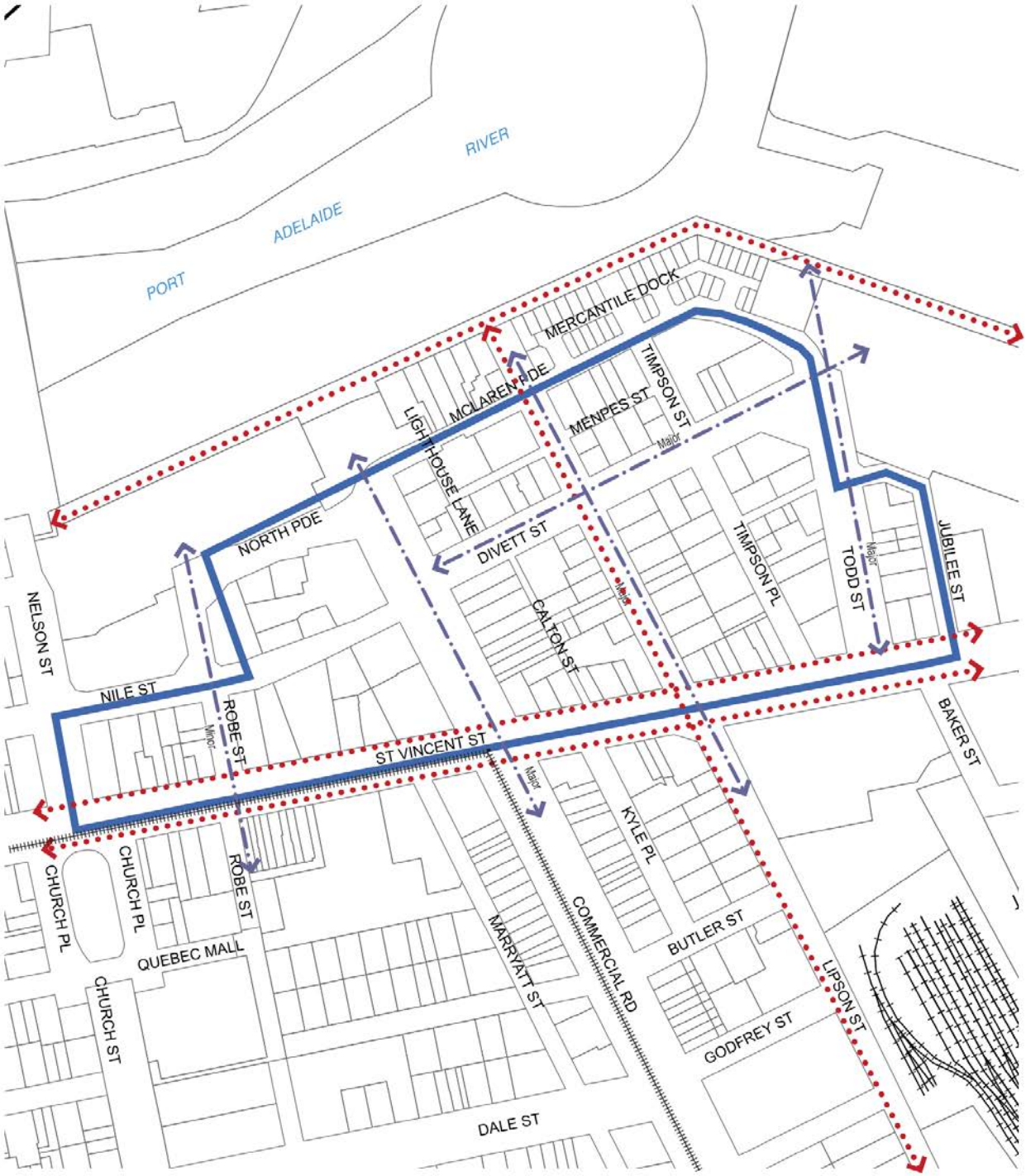
Concept Plan Boundary
Public Reserve
View Corridor
Public Promenade (Inner Harbour Ring Route)
Existing Railway

N

0 30 60 90 120 150 Metres

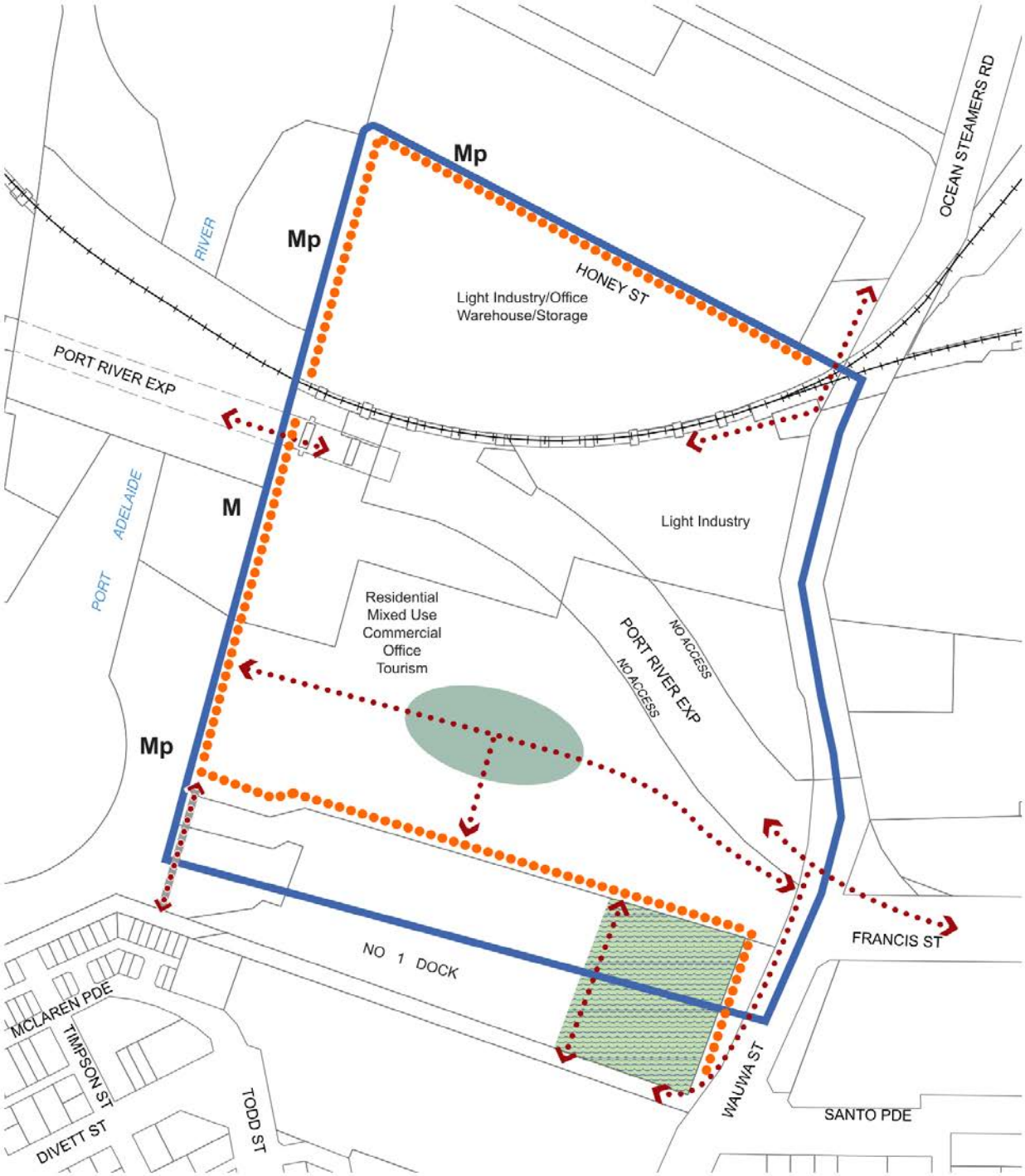
Concept Plan 59
OLD PORT REACH

Concept Plan 60 Port Adelaide State Heritage Area



Concept Plan 60
PORT ADELAIDE STATE HERITAGE AREA

Concept Plan 61 Port Approach



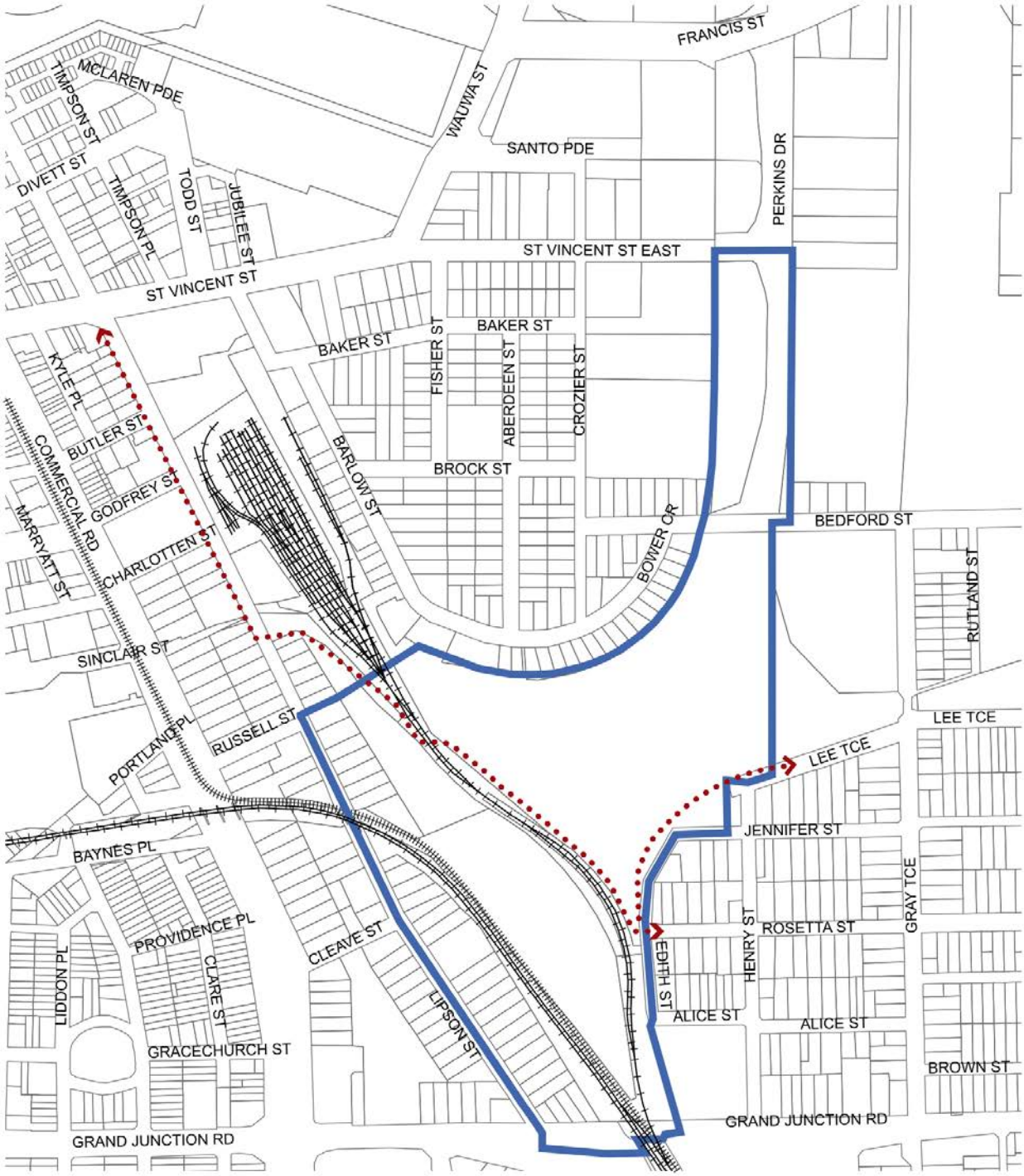
Concept Plan Boundary
Public Reserve
Over Water Development
Public Promenade (Inner Harbour Ring Route)
Mp Marina with public access
M Marina (private use)
Pedestrian/Cycle Link
Potential Pedestrian/Cycle Bridge

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)

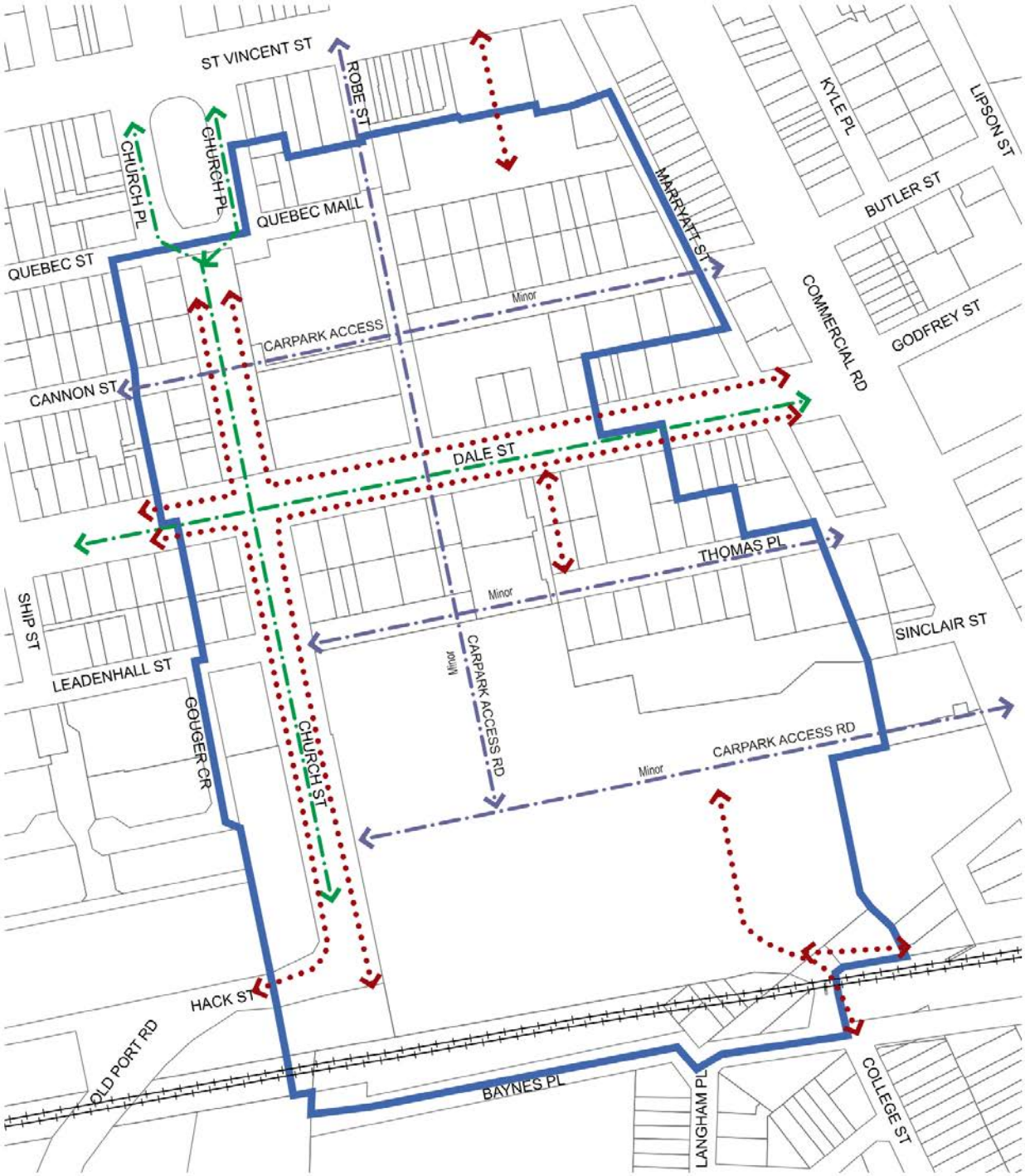
Pedestrian/ Cycle Link

N

0 60 120 180 240 300 Metres

Concept Plan 62
RAILWAYS

Concept Plan 63 Retail Core



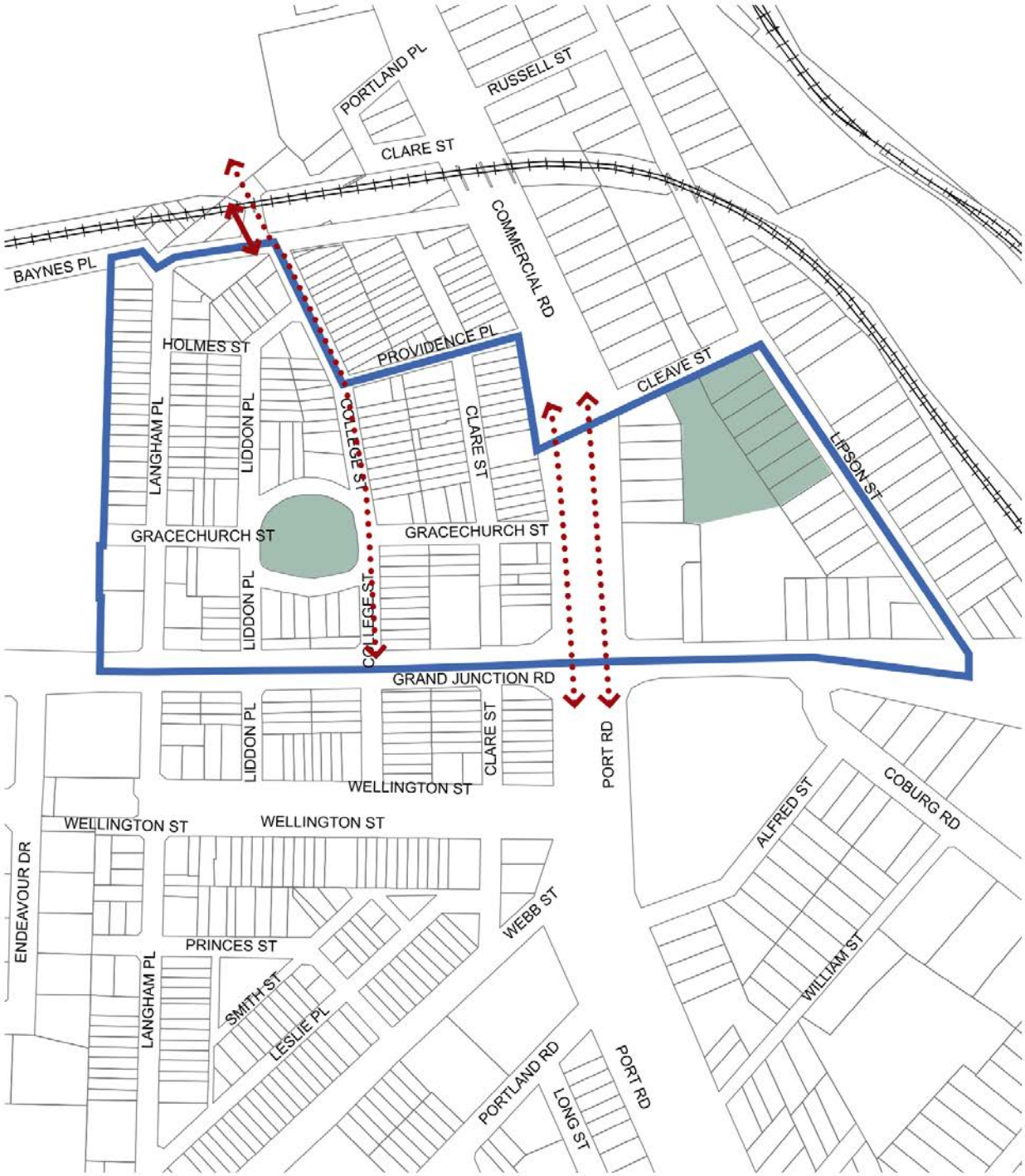
Concept Plan Boundary
Pedestrian/Cycle Link
View Corridor
Revitalised Streets
Passenger Rail

N

0 30 60 90 120 150 Metres

Concept Plan 63
RETAIL CORE

Concept Plan 64 Southern Approach



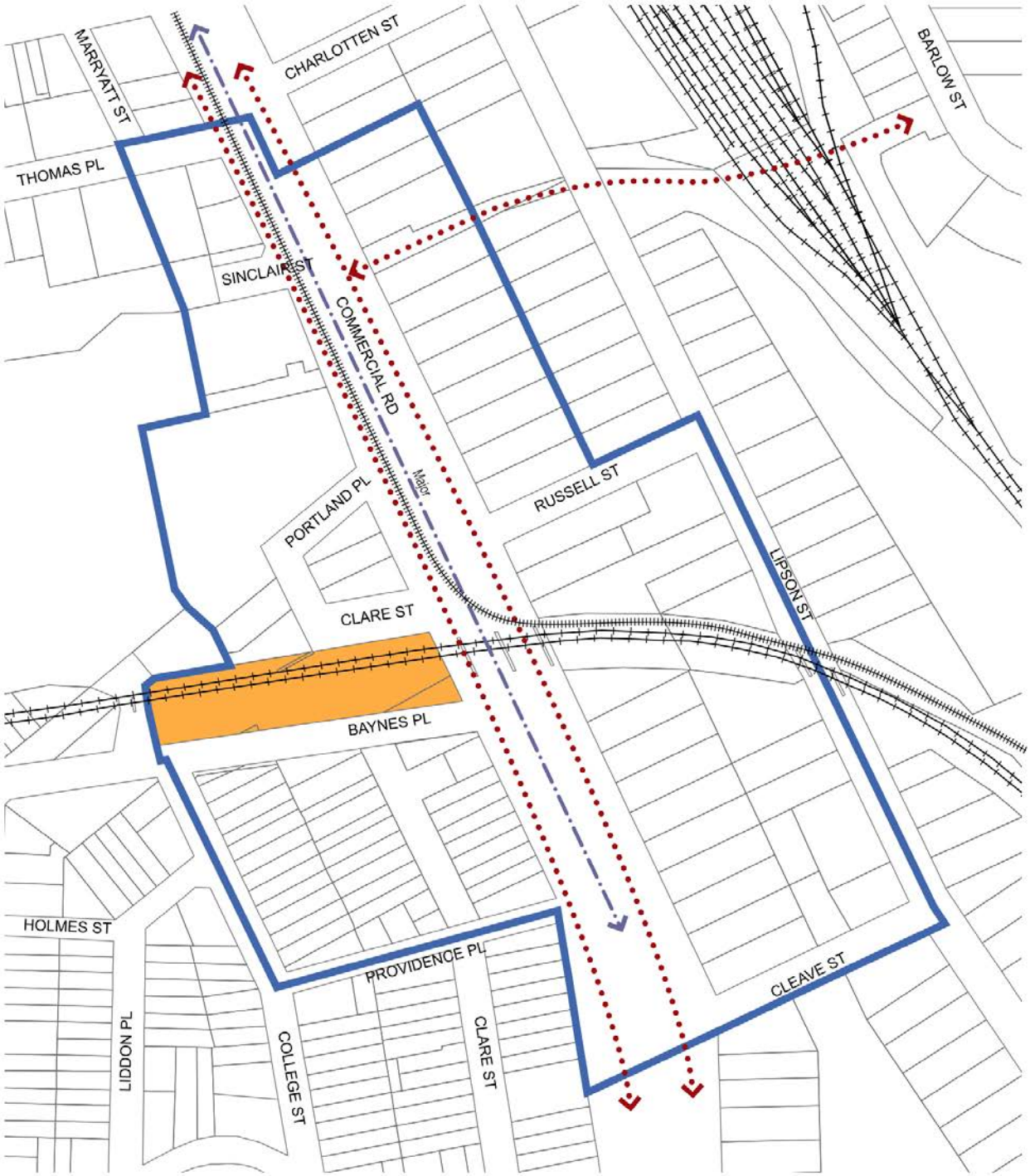
Concept Plan Boundary
Public Reserve
Road Linkage
Pedestrian/Cycle Link

N

0 40 80 120 160 200 Metres

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

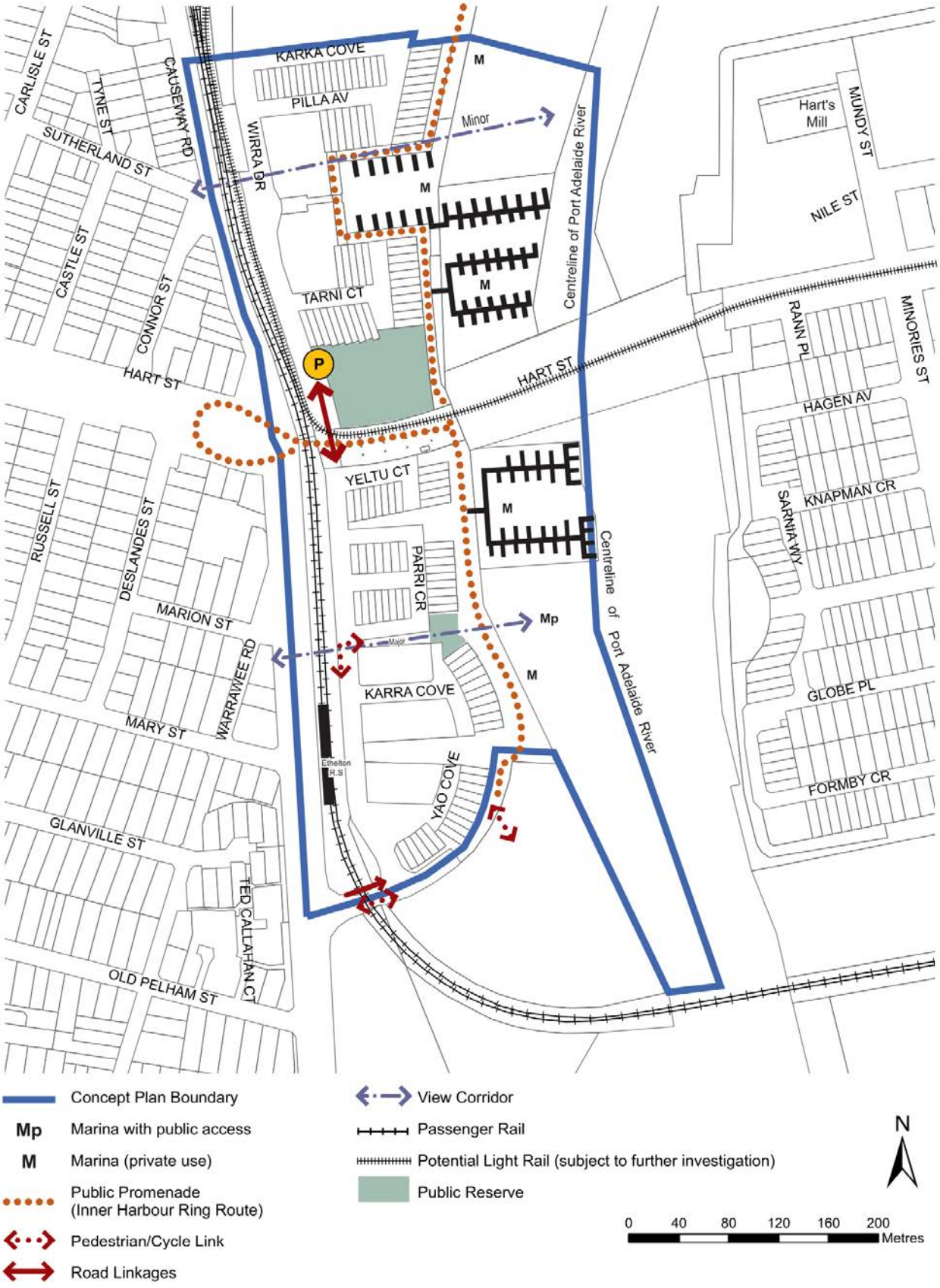
Pedestrian/Cycle Link

N

0 25 50 75 100 125 Metres

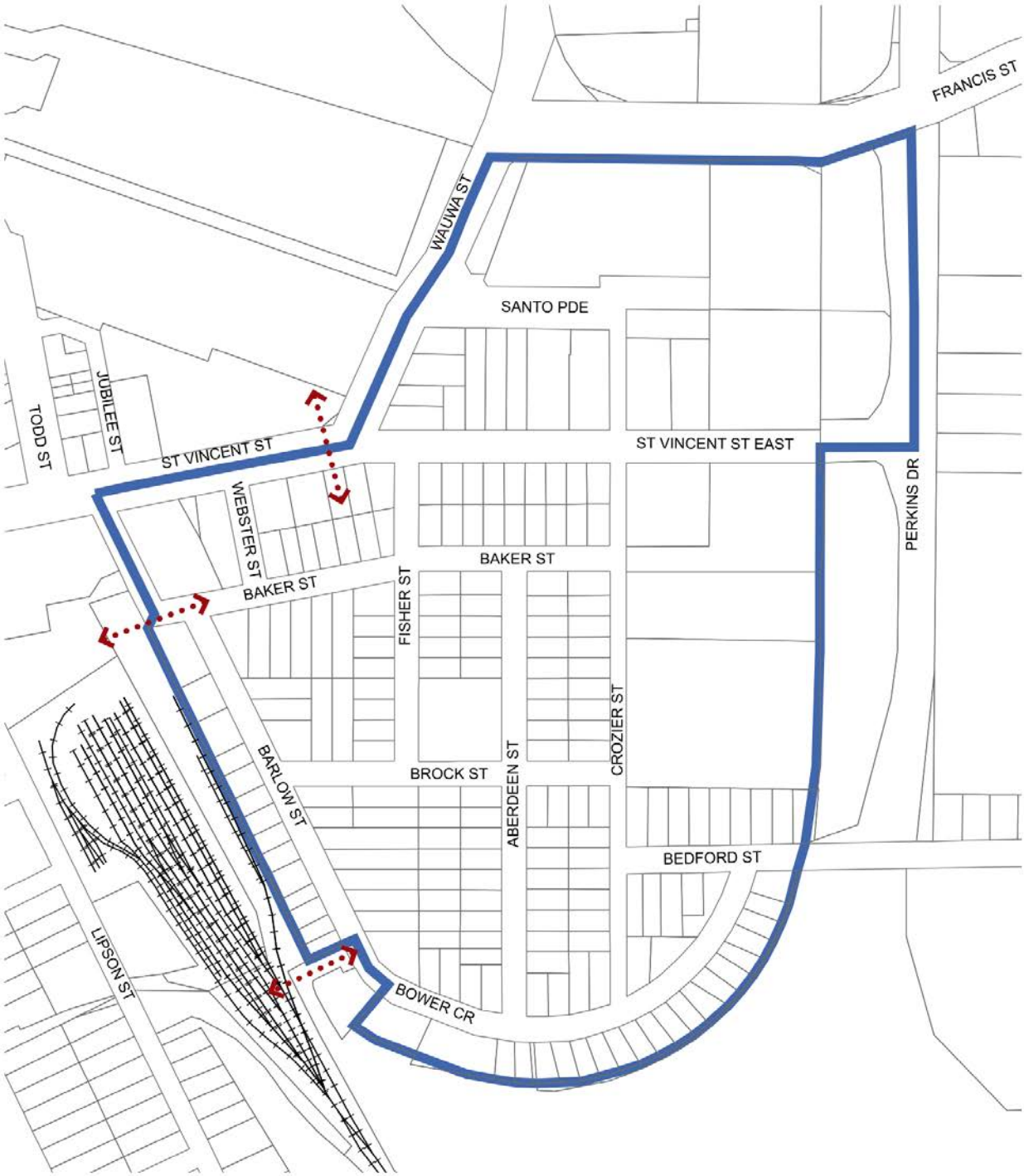
Concept Plan 65
SOUTHERN GATEWAY

Concept Plan 66 West



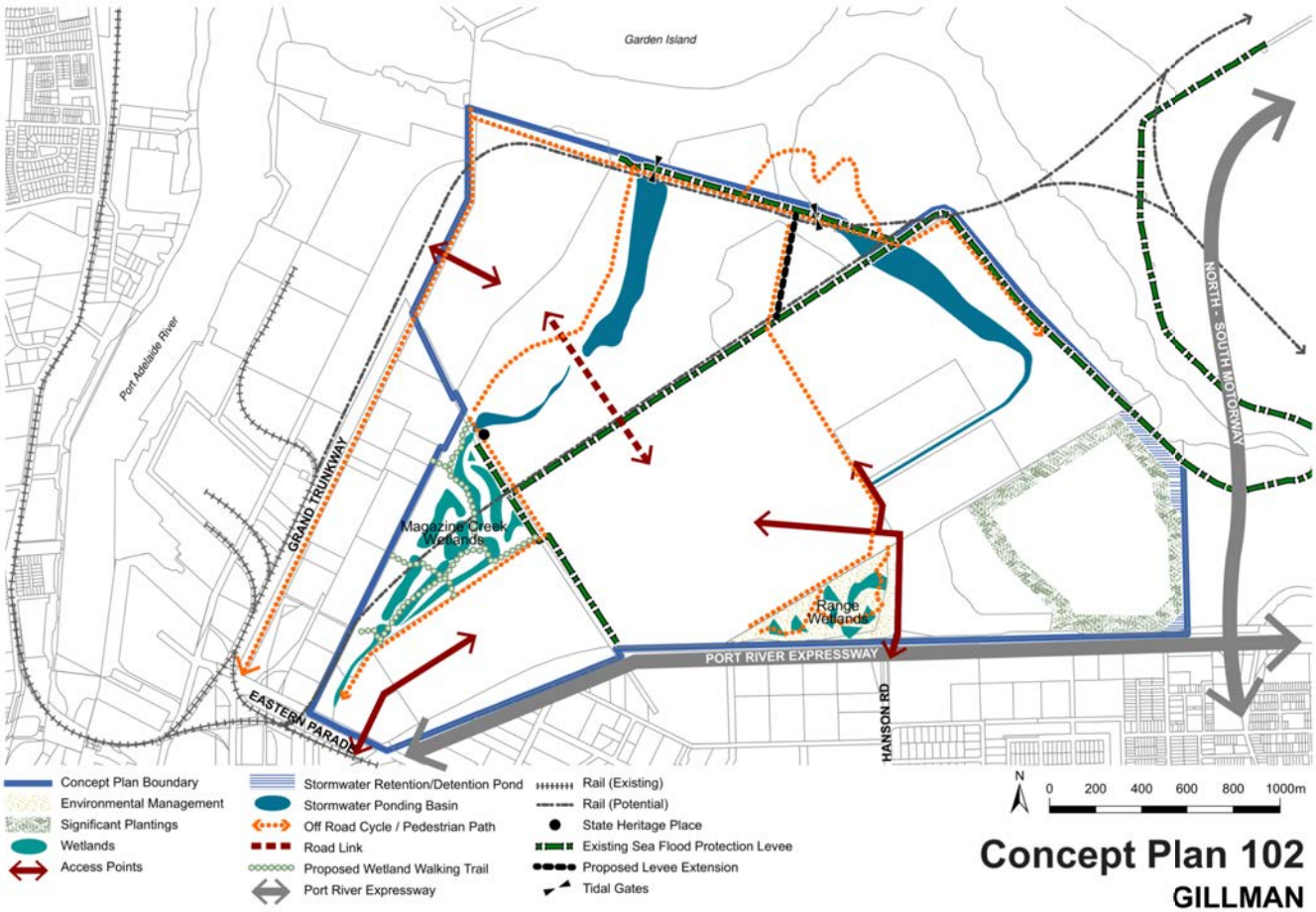
Concept Plan 66
WEST

Concept Plan 67 Woolstores

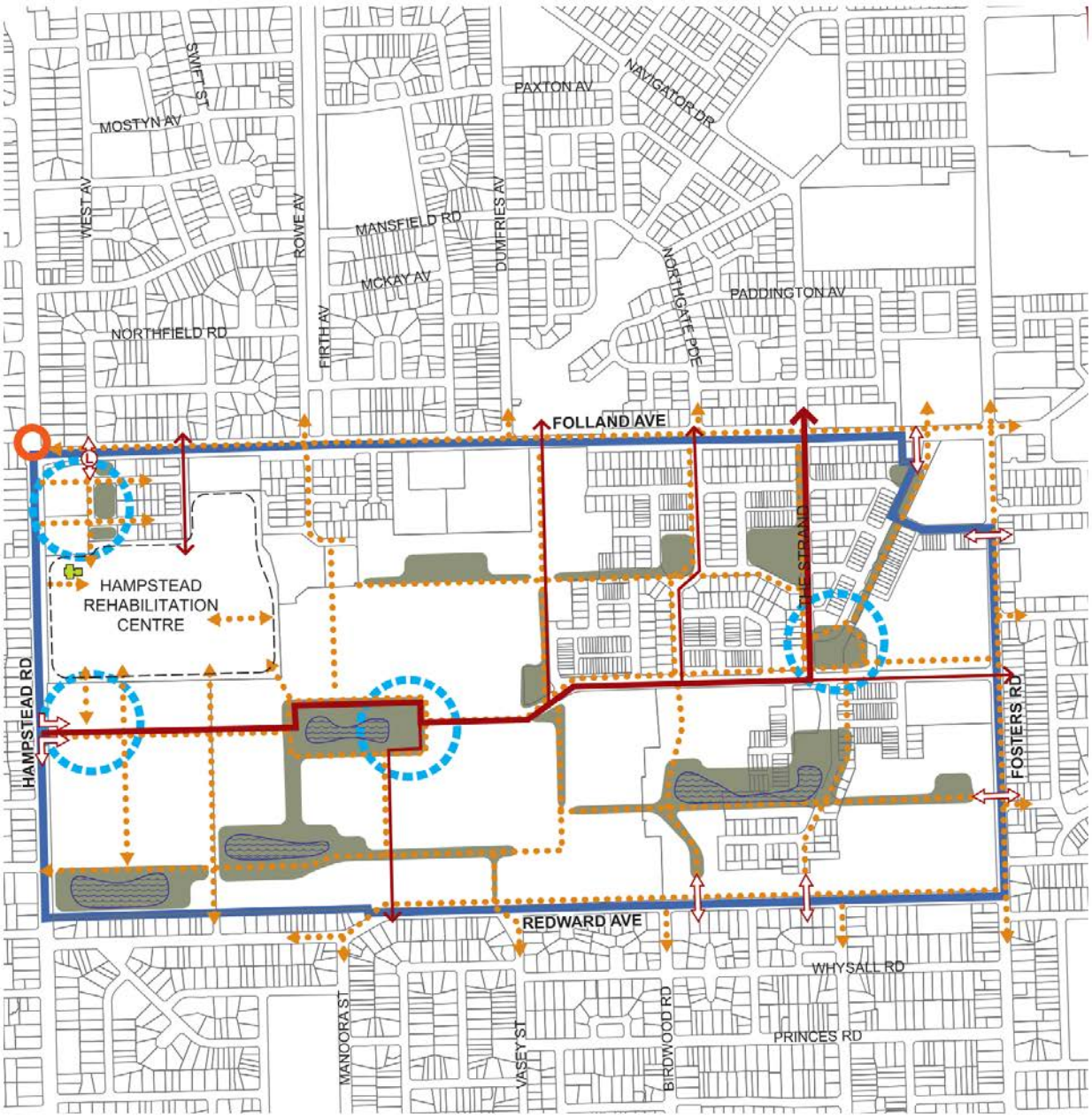


Concept Plan 67
WOOLSTORES

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 Boundary

Activity Centre

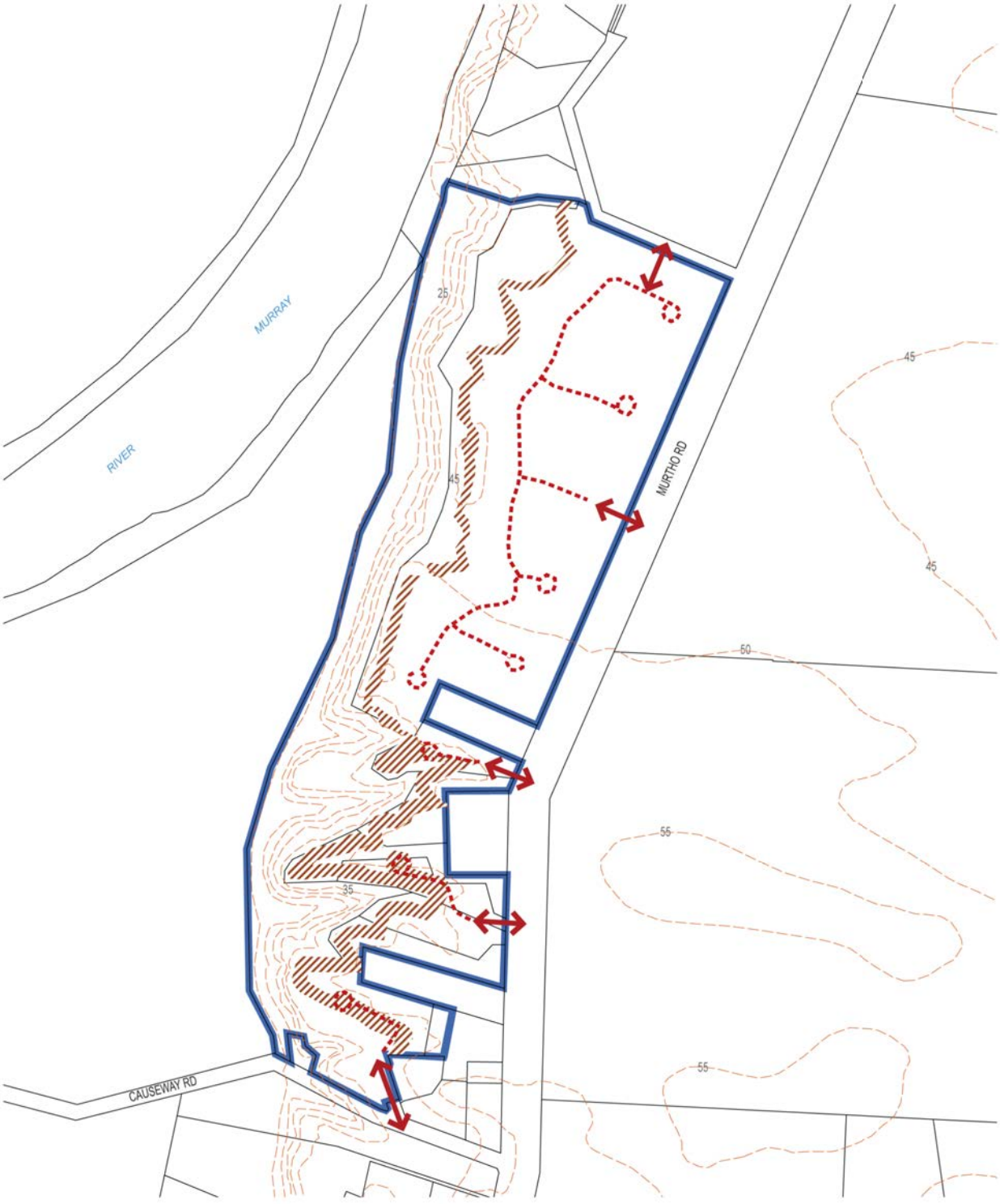
N

0 30 60 90 120 150 metres

Concept Plan 123
CROYDON PARK

Renmark Paringa

Concept Plan 78 Paringa North



Concept Plan Boundary
Minimum 10m Set Back (from 45m contour) Cliff Face
Vehicle Access
Internal Circulation Road Network
45 Contours

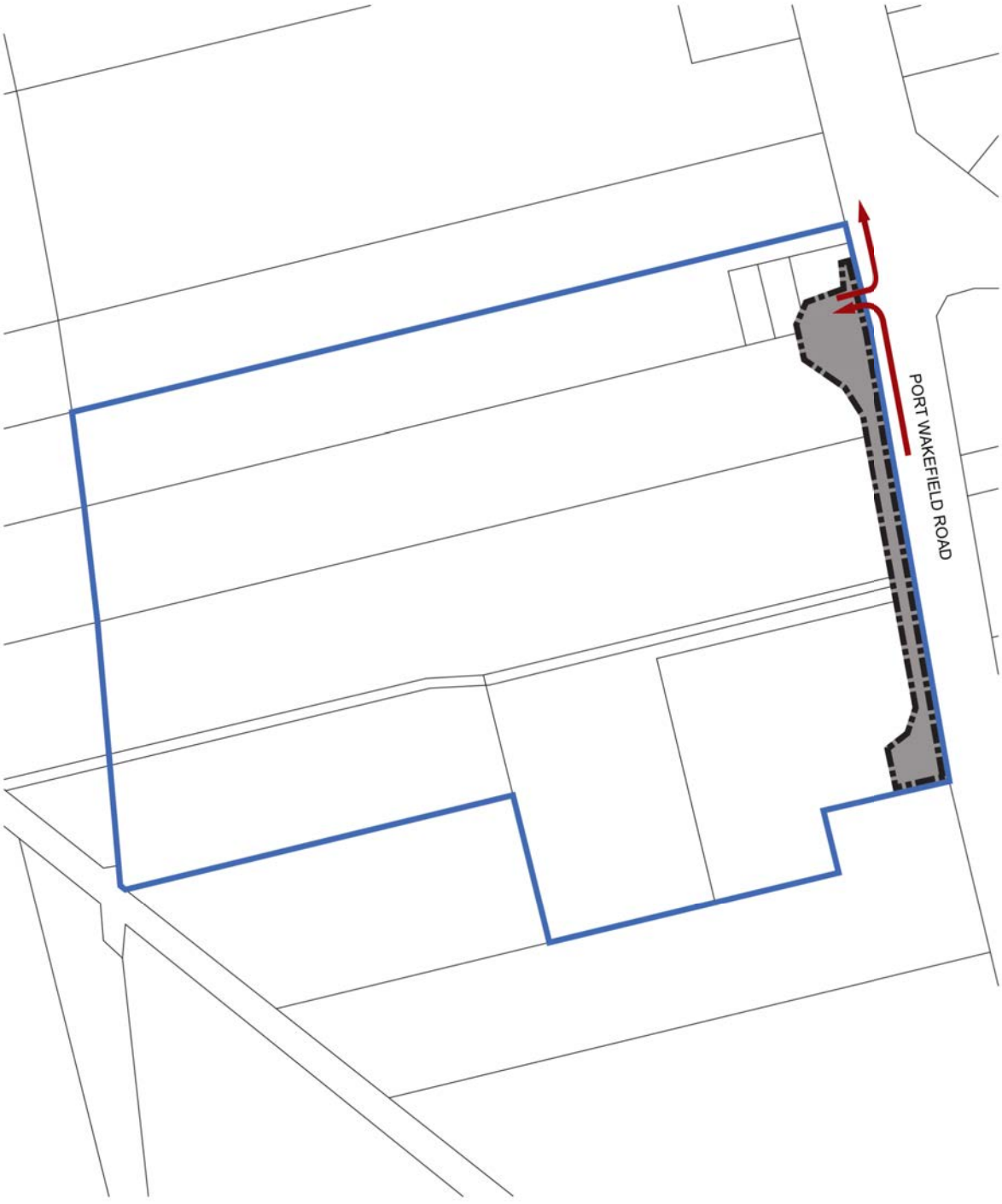
N

0 metres 130 260 390

Concept Plan 78
PARINGA NORTH

Salisbury

Concept Plan 157 Port Wakefield Road



Concept Plan Boundary
Vehicle Access Point (Left in, left out)
Service Road Reserve

N

0 50 100 150 200m

Concept Plan 157
PORT WAKEFIELD ROAD

Tea Tree Gully

Concept Plan 167 Golden Grove Stage 1



Concept Plan Boundary

Indicative Open Space Network
aligning with native habitat, natural waterways and established trees

Pedestrian / Cycling Network

Indicative Location of
Stormwater Detention basins

Controlled Intersection

Intersection Upgrade

Primary Road

Existing Roads

N

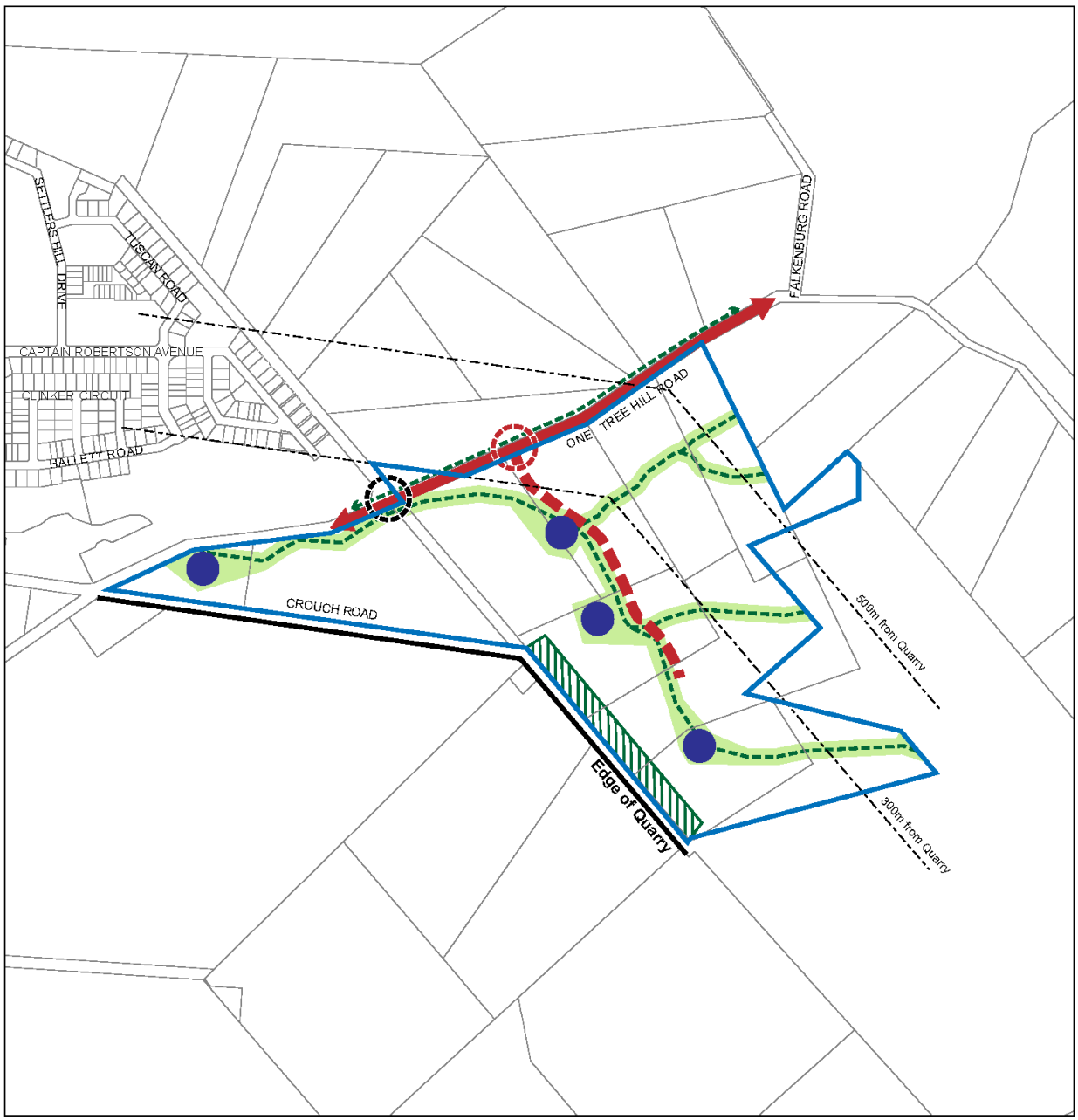
1:10,000

0 100 200 300 400 500 metres

Concept Plan 167

GOLDEN GROVE STAGE 1

Concept Plan 168 Golden Grove Stage 2



Concept Plan Boundary

Indicative Open Space Network aligning with native habitat, natural waterways and established trees

Pedestrian / Cycling Network

Indicative Location of Stormwater Detention basins

Controlled Intersection

Intersection Upgrade

Primary Road

Existing Roads

Landscape Earth Mound

N

1:10,000

0 100 200 300 400 500 metres

Concept Plan 168

GOLDEN GROVE STAGE 2

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 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

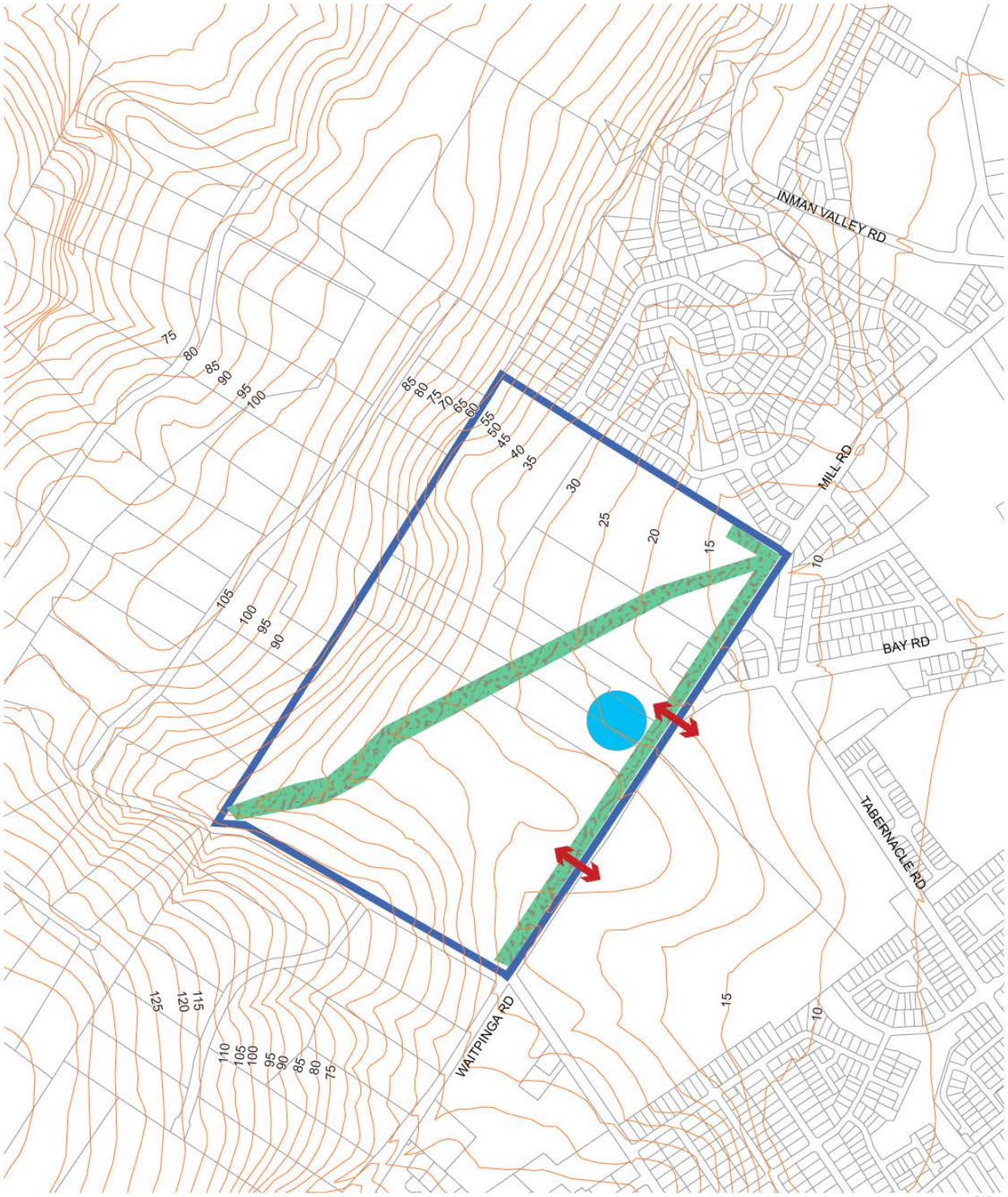
N

0 10 20 30 40 50 metres

Concept Plan 130
UNLEY

Victor Harbor

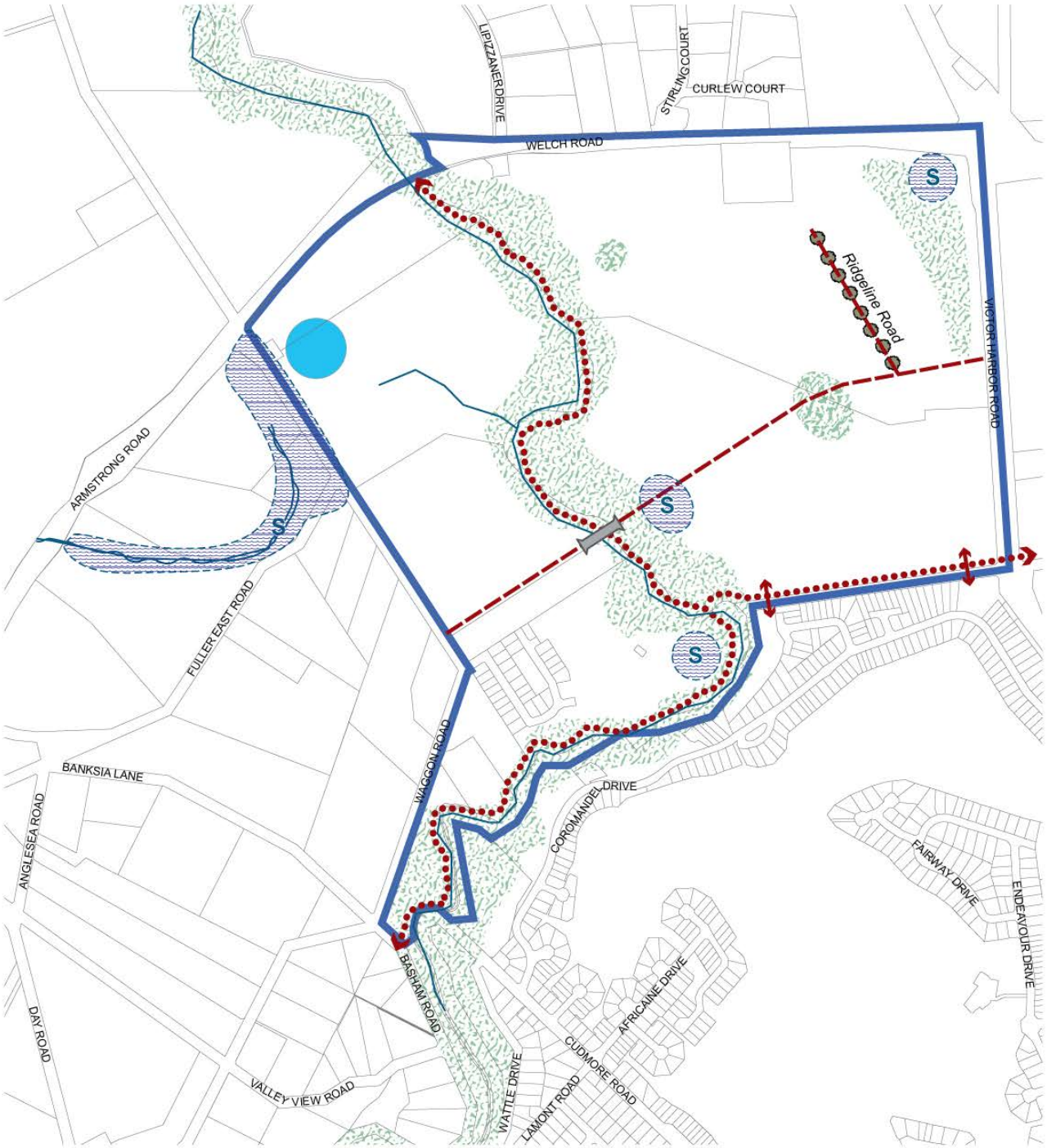
Concept Plan 108 Waitpinga Road, Encounter Bay



Concept Plan 108

WAITPINGA ROAD, ENCOUNTER BAY

Concept Plan 106 Hindmarsh Valley



Concept Plan Boundary
Activity Centre
Recreation/Conservation/Open Space Areas
Water Courses
Stormwater Management Areas
Proposed Road
Pedestrian/Bicycle Link
River Crossing
Large Trees in Road Reserve
Minor Vehicular Link

N

0 100 200 300 400 500 metres

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

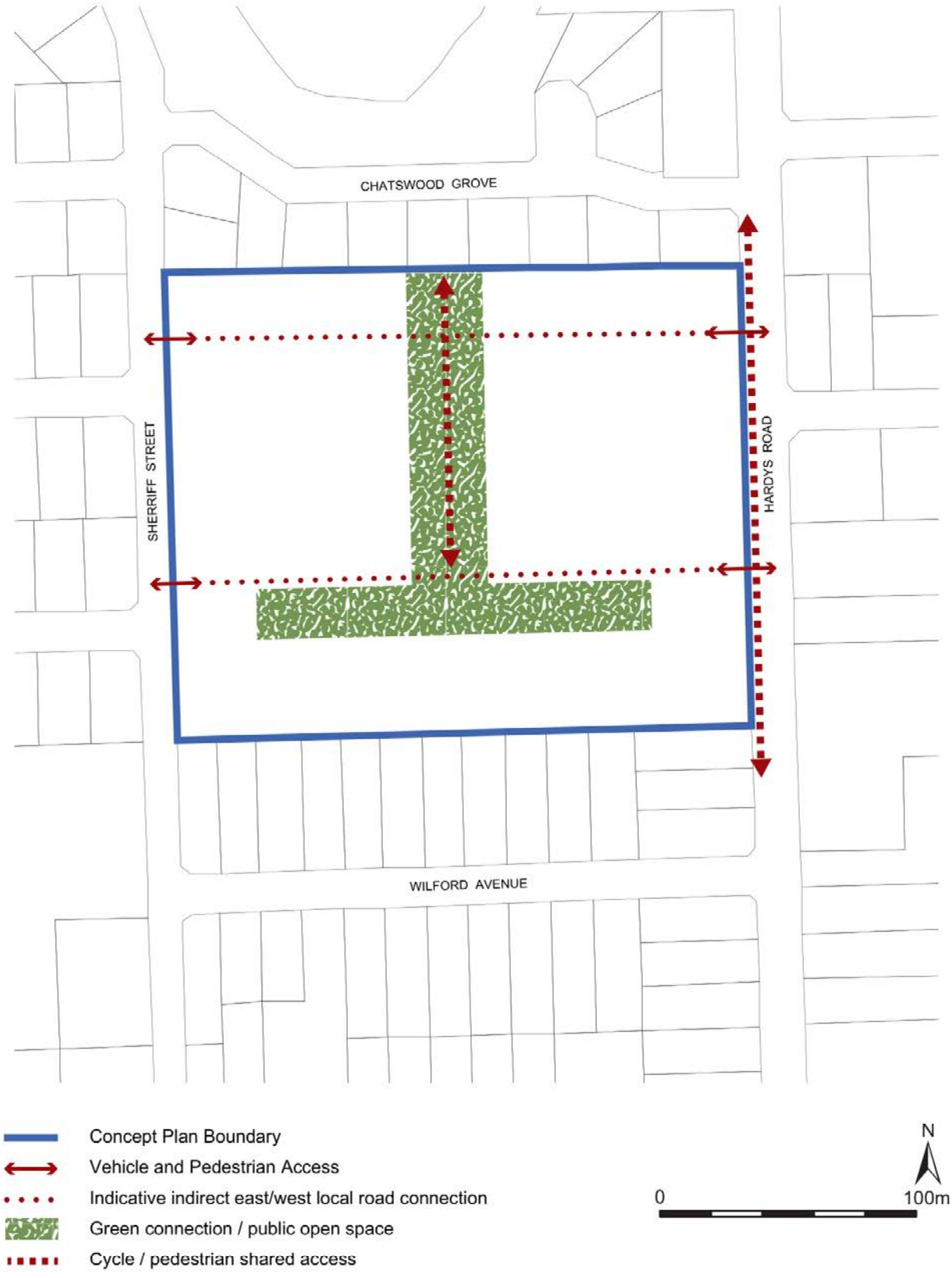
Concept Plan 156

PRECINCT 202

Ecological Considerations and Pedestrian Access

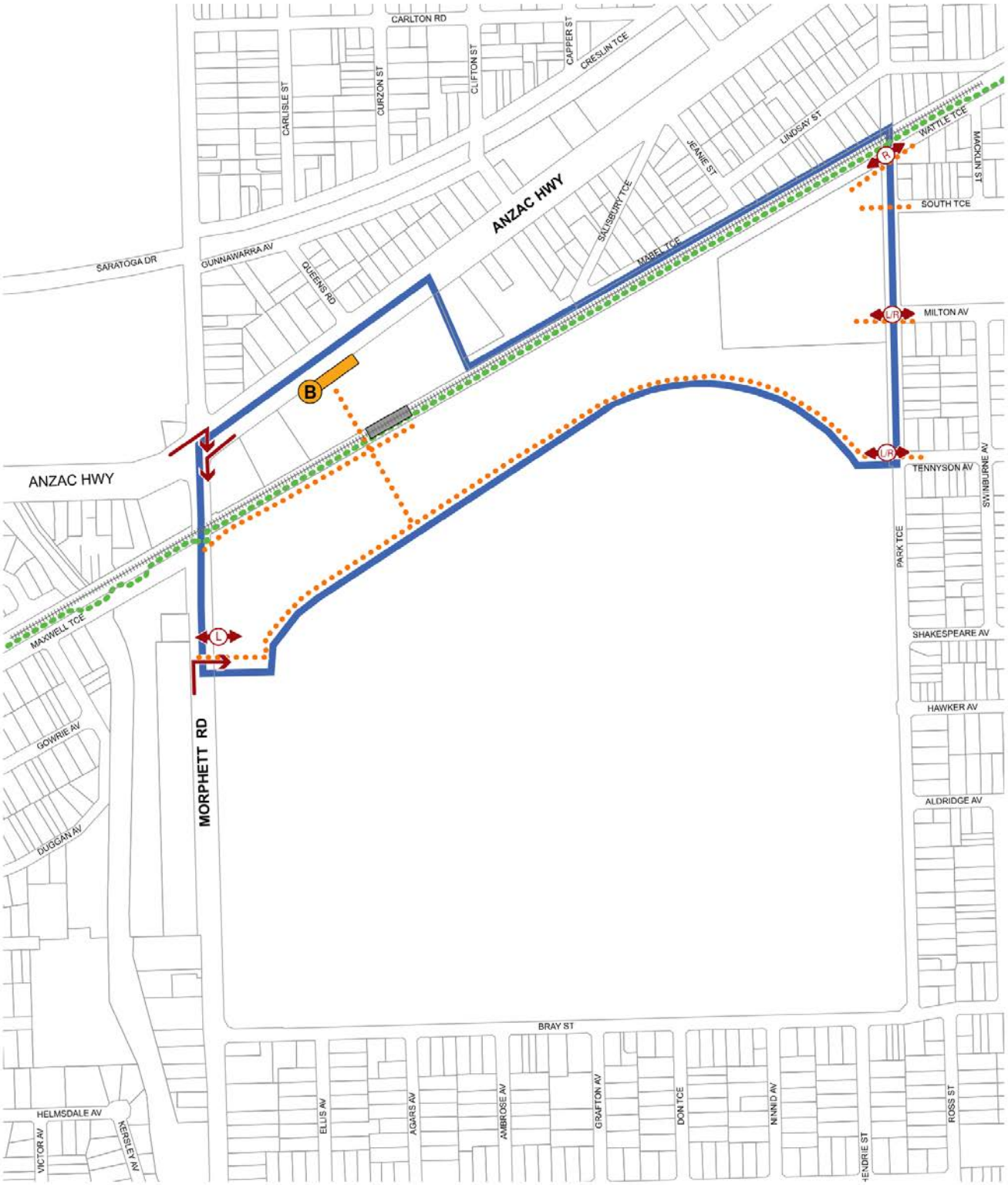
West Torrens

Concept Plan 97 Underdale



Concept Plan 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

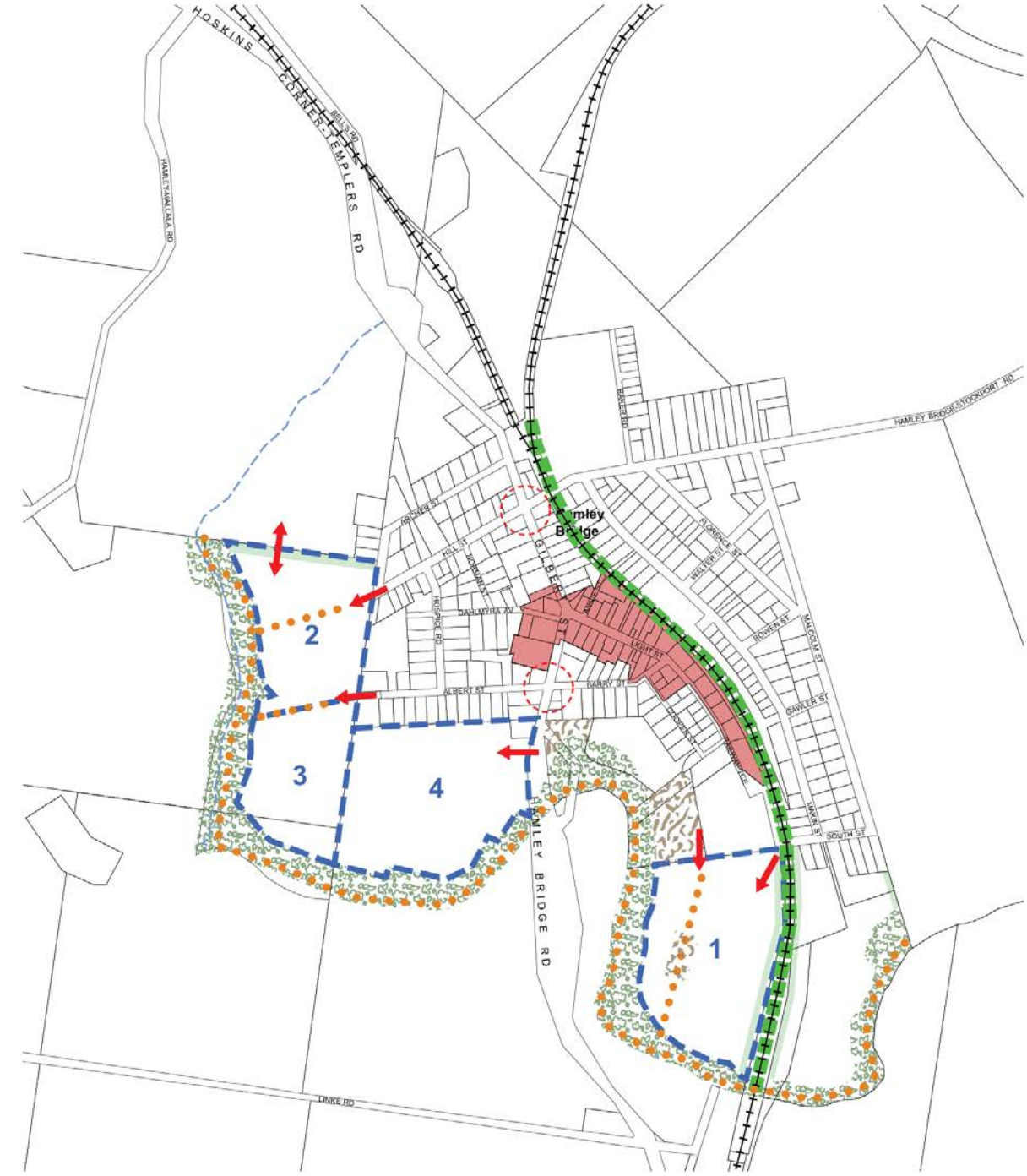
Maximum 3 level (12.5m) building height

Maximum 4 level (15m) building height

Concept Plan 148
LOCKLEYS

Wakefield

Concept Plan 71 Hamley Bridge



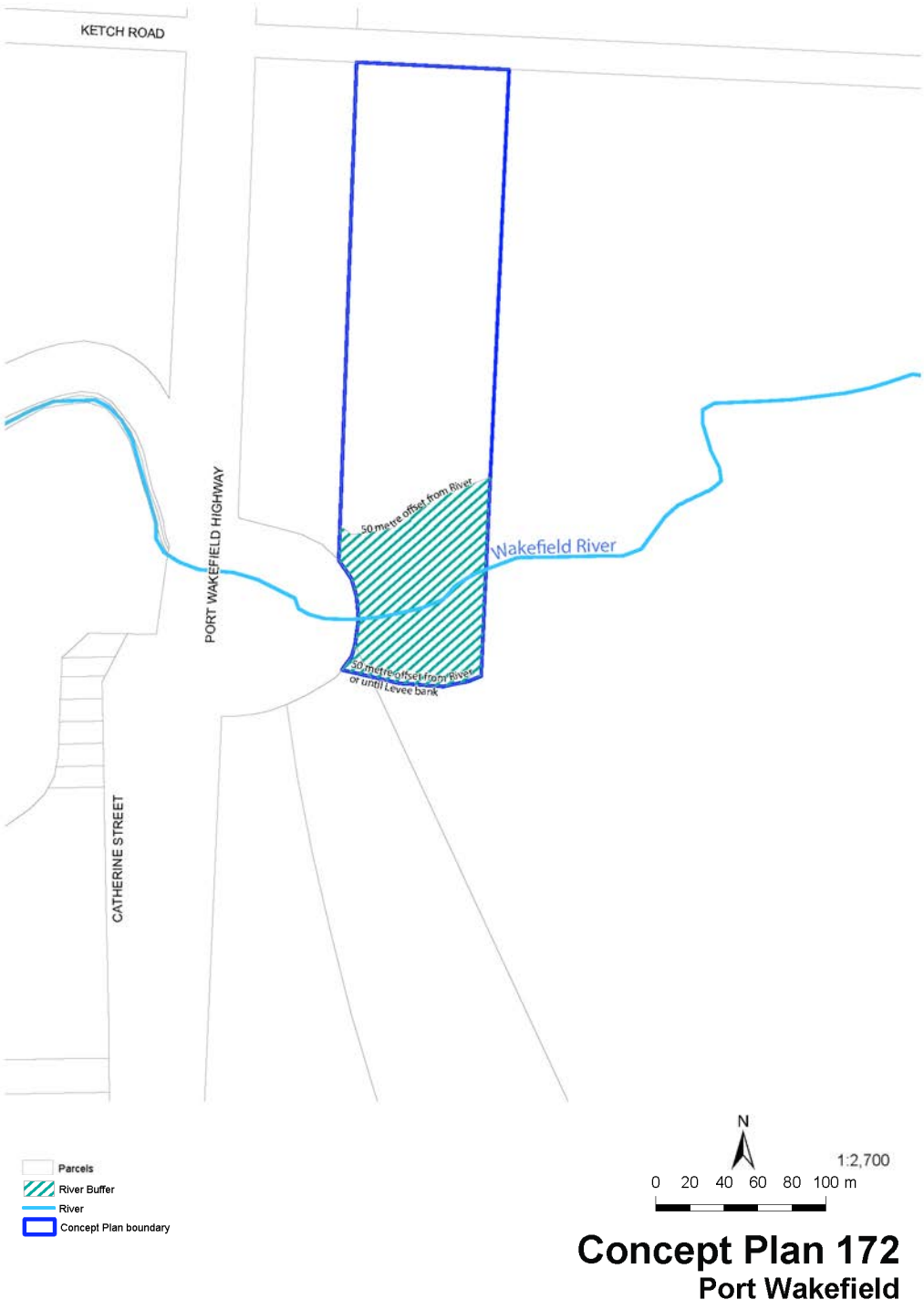
- Vehicular access points
- Indicative pedestrian / cycle way
- Intersection upgrade
- Revegetation of Light & Wakefield Rivers
- Potential green corridor along disused railway
- Open space
- Landscape buffer to railway line & agricultural land
- Stage boundary
- Township Main Street
- Watercourse

N

0 m 100 200 300 400 500

Concept Plan 71
HAMLEY BRIDGE

Concept Plan 172 Port Wakefield



Concept Plan 172
Port Wakefield

Yankalilla

Concept Plan 159 Lot 42 Hay Flat Road



N

1:1,000

0 20 40 60 80 100m

Yankalilla District Council

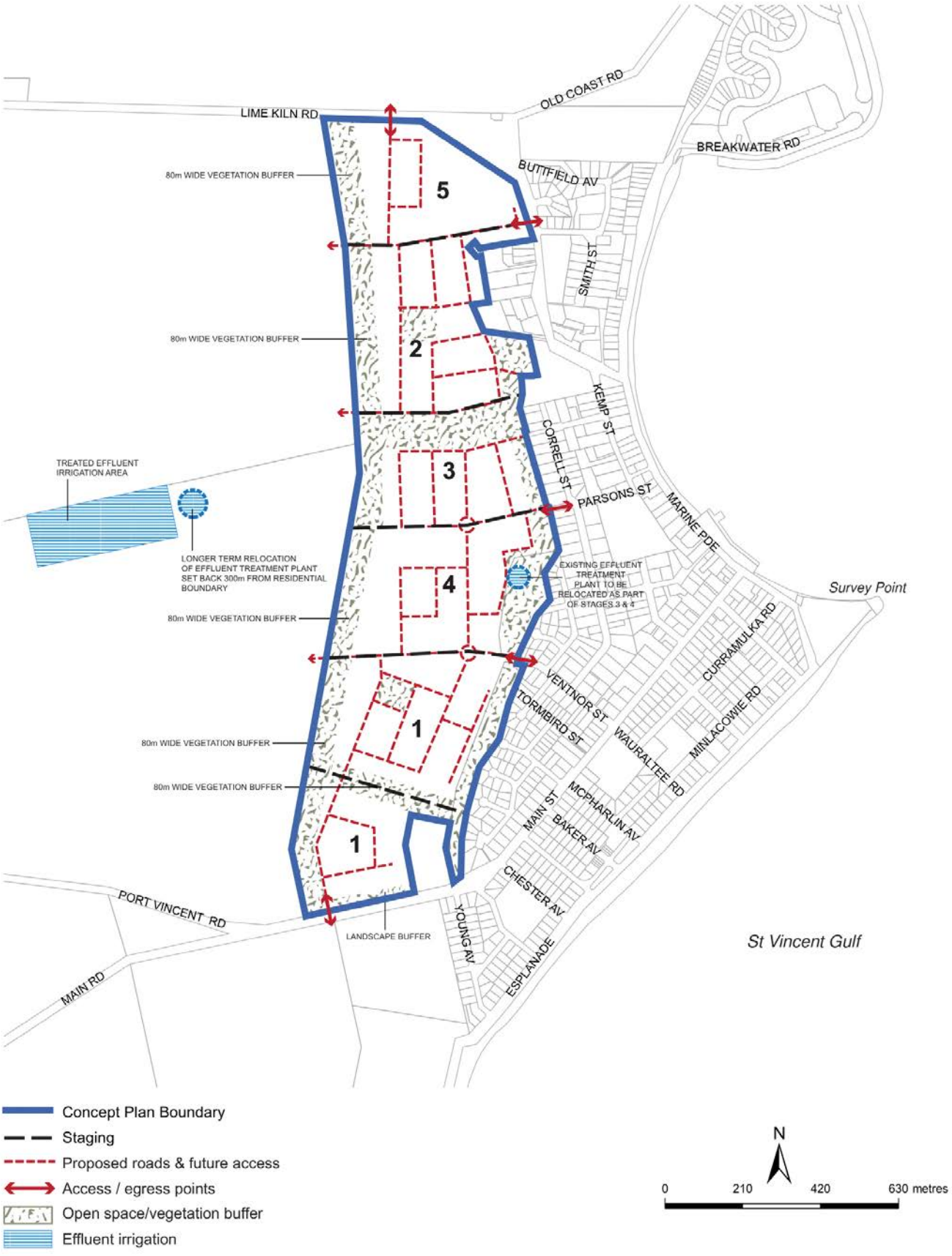
Concept Plan Boundary
Reserve
Parcels

Concept Plan 159

Lot 42 Hay Flat Road

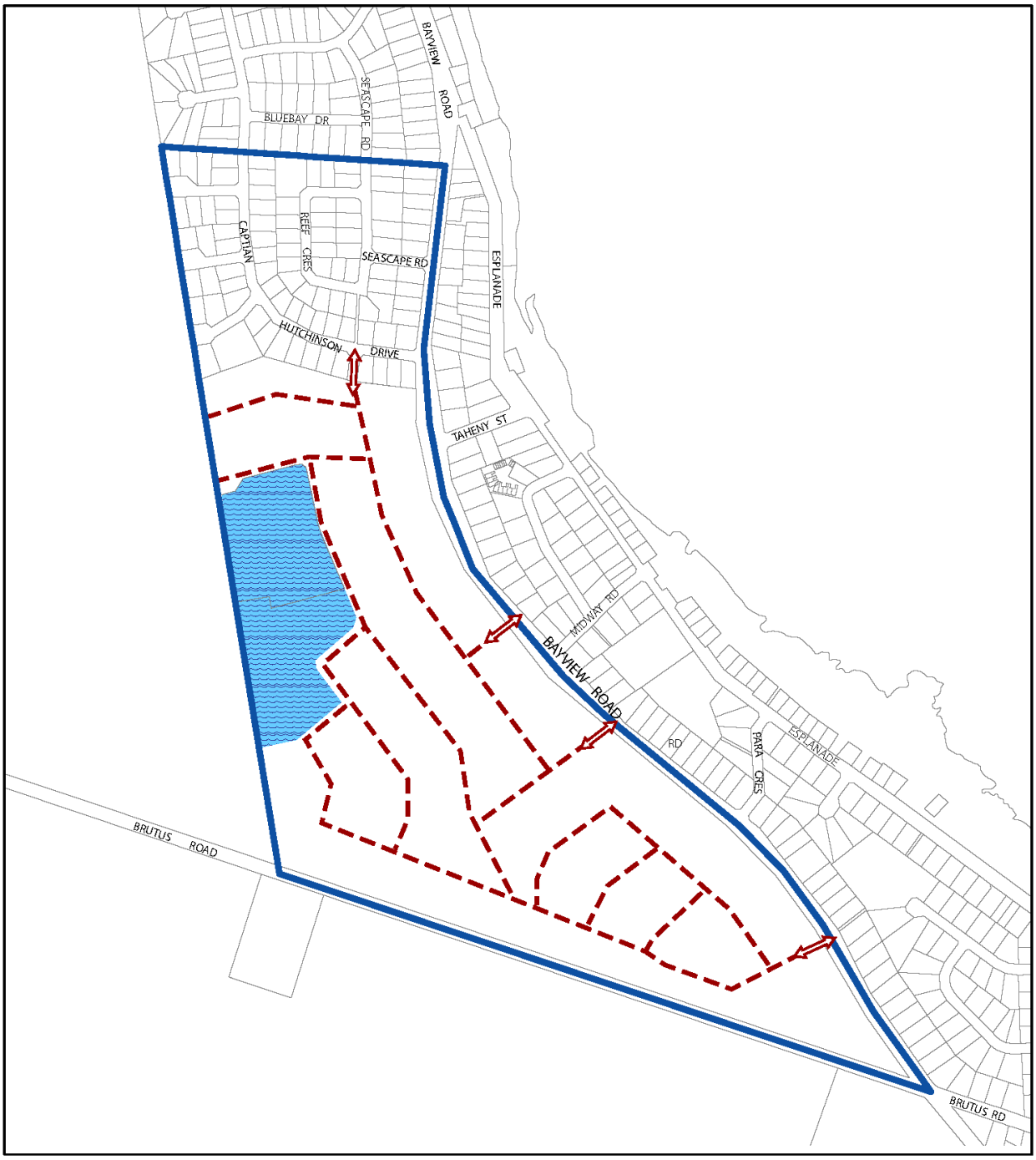
Yorke Peninsula

Concept Plan 73 Port Vincent



Concept Plan 73
PORT VINCENT

Concept Plan 136 Point Turton



Concept Plan Boundary

Proposed roads and future access

Access / egress points

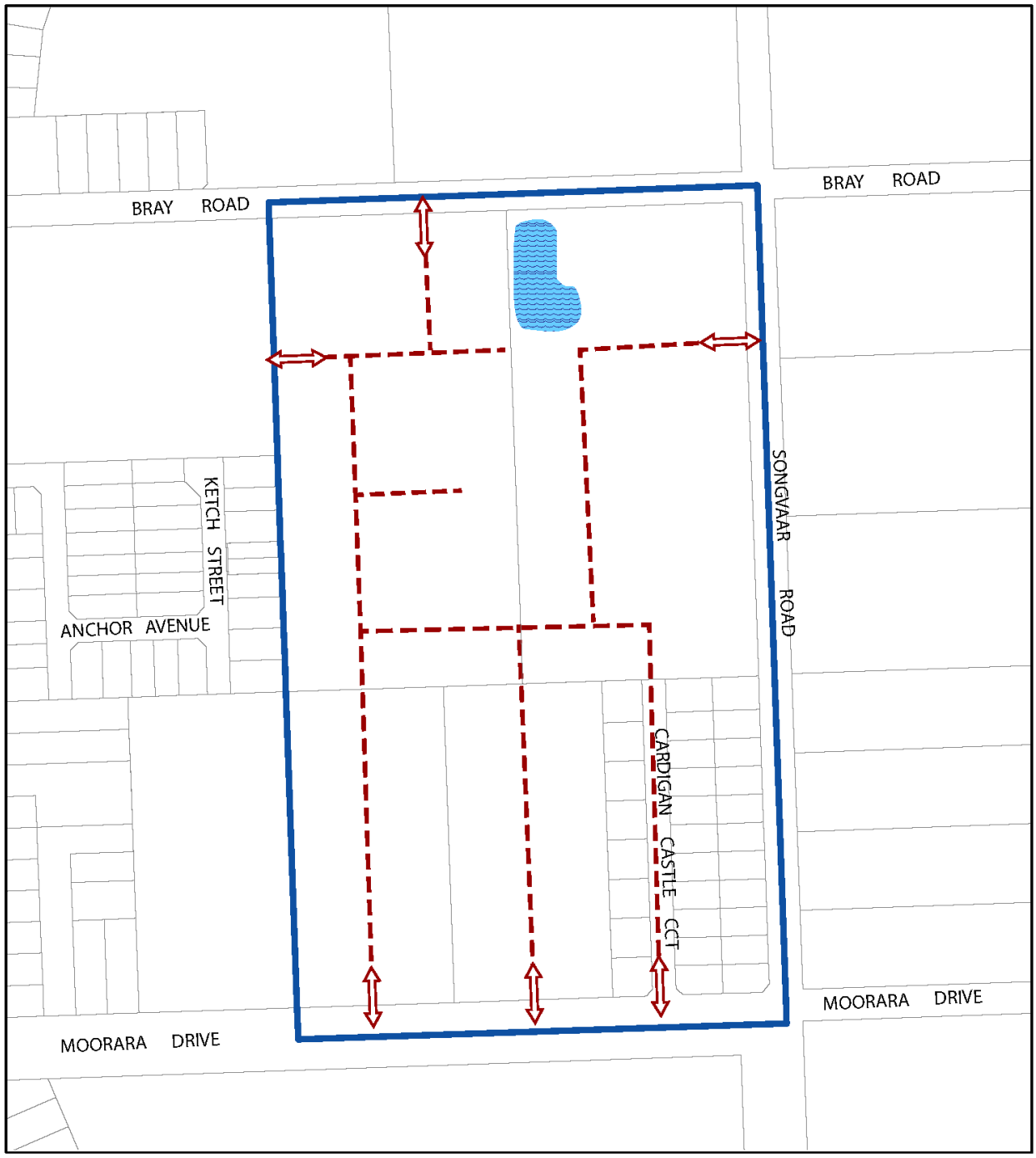
Stormwater Detention / CWMS

N

0 100 200 300 400 500 metres

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 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— Davenport Street Robe Development Plan Amendment Gazette Notice dated 24 December 2020
		2021	
7 March 2021	2021.1	Section 76 And Section 74 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017	Gazette Notice dated 4 March 2021 And Gazette Notice dated 25 February 2021 And District Council of Lower Eyre Peninsula- Holly Rise Coffin Bay Residential Zone Development Plan Amendment 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 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017	Gazette Notice dated 1 July 2021 And Onkaparinga Council - Aldinga Suburban Neighbourhood Development Plan Amendment by the Minister 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 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017	Gazette Notice Dated 14 October 2021 And Town of Gawler - Local Heritage in Transition Development Plan Amendment Gazette Notice dated 23 September 2021
4 November 2021	2021.16	Section 76 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017	Gazette Notice Dated 4 November 2021 And City of Holdfast Bay - Local Heritage in Transition Development Plan Amendment Gazette Notice dated 7 October 2021 And Mount Barker District Council - Kanmantoo Copper Mine Development Plan Amendment Gazette Notice dated 7 October 2021 And Port Adelaide Enfield Council - Corner of Days and Regency Roads, Croydon Park Development Plan Amendment Gazette Notice dated 14 October 2021 And Town of Walkerville - Local Heritage in Transition Development Plan Amendment 14 October 2021 And Mount Barker District Council - Local Heritage in Transition Development Plan Amendment Gazette Notice dated 28 October 2021
16 December 2021	2021.17	Section 76 And Section 73 And Section 73 And Section 73 And Section 73	Gazette Notice dated 16 December 2021 And Buckland Park Suburban Activity Centre Zone Code Amendment And 19-29 Glynburn Road, Glynde Code Amendment And 65-73 Mooringe Avenue Plympton Code Amendment And Port Bonython Code Amendment
		2022	
20 January 2022	2022.1	Section 76 And Section 73	Gazette Notice dated 20 January 2022 And Riverbank Precinct Code Amendment
3 February 2022	2022.2	Section 76	Gazette Notice dated 3 February 2022
17 February 2022	2022.3	Section 76 And	Gazette Notice dated 10 February 2022 And

		Section 74 And Section 76 And Section 73 And Section 73	Gazette Notice dated 10 February 2022 And Gazette Notice dated 17 February 2022 And Loveshack Route Neighbourhood Zone Code Amendment And Local Design Review Code Amendment
3 March 2022	2022.4	Section 76 And Section 73 And Section 73 And Section 73	Gazette Notice dated 3 March 2022 And Mount Compass Golf Course Estate Code Amendment And Flemington Street Code Amendment And 179 Randell Road, Hindmarsh Island Code Amendment
17 March 2022	2022.5	Section 76 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017	Gazette Notice dated 17 March 2022 And City of Mitcham – Special Residential Character Areas Development Plan Amendment 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 And Section 73	Gazette Notice dated 23 June 2022 And 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 And Section 76	Gazette Notice dated 24 November 2022 And 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 And Section 78	Gazette Notice dated 19 January 2023 And Glandore Character Area Protection Code Amendment - Early Commencement
2 February 2023	2023.2	Section 76 And Section 73	Gazette Notice dated 2 February 2023 And Albert Park Mixed Use Code Amendment
16 February 2023	2023.3	Section 76 And Section 73	Gazette Notice dated 16 February 2023 And Hackham Code Amendment
16 March 2023	2023.4	Section 76 And Section 76 And Section 73 And Section 73	Gazette Notice dated 2 March 2023 And Gazette Notice dated 16 March 2023 And Old Sturt Highway Nuriootpa Code Amendment And 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 And Section 76	Miscellaneous Technical Enhancements Code Amendment And Gazette Notice dated 1 June 2023
15 June 2023	2023.8	Section 73 And Section 73 And Section 76	Mary and Arthur Streets, Unley Code Amendment And Thaxted Park Golf Club Code Amendment And Gazette Notice dated 15 June 2023
29 June 2023	2023.9	Section 73 And Section 78 And Section 76	Adelaide Aquatic Centre Code Amendment And River Murray Flood Resilience Code Amendment - Early Commencement And 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 And Section 76	Tunnel Protection Overlay Code Amendment - Early Commencement And Gazette Notice Dated 31 August 2023
12 October 2023	2023.14	Section 76 And Section 73	Gazette Notice Dated 12 October 2023 And 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 And Section 73	Gazette Notice Dated 23 November 2023 And Glandore Character Area Protection Code Amendment
7 December 2023	2023.18	Section 76 And Section 73	Gazette Notice Dated 7 December 2023 And 107 Port Road Thebarton (Thebarton Brewery Precinct) Code Amendment
21 December 2023	2023.19	Section 76 And Section 73	Gazette Notice Dated 21 December 2023 And 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 And Section 78 And Section 73 And Section 73 And Section 73	Gazette Notice Dated 1 February 2024 And Local Heritage Places Code Amendment by the Barunga West Council - Early Commencement And Hillier Park Code Amendment And O'Sullivan Beach Residential Code Amendment And West Lakes Residential and Mixed Use Code Amendment
15 February 2024	2024.3	Section 76 And Section 73 And Section 73	Gazette Notice Dated 15 February 2024 And Lot 5 Hampden Way, Strathalbyn Code Amendment And McEvoy Road Code Amendment
29 February 2024	2024.4	Section 76 And Section 78 And Section 73	Gazette Notice Dated 29 February 2024 And Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - Early Commencement And 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 And Section 73 And Section 73 And Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017	Gazette Notice Dated 23 May 2024 And Daddow Court and Abbott Drive, Kadina Code Amendment And Lot 4 Renmark Ave Code Amendment And 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 And Section 73	Gazette Notice Dated 4 July 2024 And 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 And Section 78 And Section 73 And Section 73	Gazette Notice Dated 12 September 2024 And Festival Plaza Code Amendment - Early Commencement And Kensington and Portrush Road, Norwood Community Facilities Code Amendment And 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 And Section 78	Gazette Notice Dated 24 October 2024 And 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 And Section 73	Gazette Notice Dated 19 December 2024 And 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 And Section 73 And Section 73 And Section 73	Gazette Notice Dated 30 January 2025 And Local Heritage Places Code Amendment - Barunga West And Festival Plaza Code Amendment And Tintinara Airfield Code Amendment
13 February 2025	2025.3	Section 76 And Section 73	Gazette Notice Dated 13 February 2025 And Centre Zone Adjustment Code Amendment
27 February 2025	2025.4	Section 76 And Section 73 And Section 73	Gazette Notice Dated 27 February 2025 And 306 Twartz Road Gawler Belt Code Amendment And 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 And Section 73 And Section 73 And Section 73	Gazette Notice Dated 10 April 2025 And Milang Local Heritage Code Amendment And Lakeside Goolwa Code Amendment And Watervale Code Amendment
1 May 2025	2025.8	Section 76 And Section 73	Gazette Notice Dated 1 May 2025 And Brompton Gasworks (Minor Amendments) Code Amendment
15 May 2025	2025.9	Section 76 And Section 73 And Section 73 And Section 73	Gazette Notice Dated 15 May 2025 And Future Living Code Amendment And John Rice Avenue Elizabeth South Residential Code Amendment And 76 Kessell Road Goolwa Code Amendment
29 May 2025	2025.10	Section 76 And Section 73 And Section 73 And Section 73 And Section 73	Gazette Notice Dated 29 May 2025 And Precinct 202 Code Amendment And Southern Suburbs Residential Policy Code Amendment And Morphettville/Glengowrie Horse Related Activities Code Amendment And Lots 51 and 52 (86-88) Morphett Road Glengowrie Code Amendment
19 June 2025	2025.11	Section 76 And Section 73	Gazette Notice Dated 19 June 2025 And Stanley Flat Code Amendment
3 July 2025	2025.12	Section 76 And Section 73	Gazette Notice Dated 3 July 2025 And 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 And Section 73 And Section 73	Gazette Notice Dated 11 September 2025 And 1113 - 1131 Port Wakefield Road, Employment Land Code Amendment And Lot 42 Hay Flat Road Code Amendment
25 September 2025	2025.18	Section 76 And Section 73	Gazette Notice Dated 25 September 2025 And Future Living Code Amendment (Part 2)

9 October 2025	2025.19	Section 76 And Section 73 And Section 73	Gazette Notice Dated 9 October 2025 And Representative Buildings Review Code Amendment And Inter-War Housing Heritage Code Amendment
23 October 2025	2025.20	Section 76 And Section 73	Gazette Notice Dated 23 October 2025 And City of Onkaparinga Local Heritage Code Amendment
4 December 2025	2025.21	Section 76 And Section 73 And Section 73 And Section 73	Gazette Notice Dated 4 December 2025 And Accommodation Diversity Code Amendment And Concordia Code Amendment And Dublin Employment Code Amendment
18 December 2025	2025.22	Section 76	Gazette Notice Dated 18 December 2025
		2026	
15 January 2026	2026.1	Section 76 And Section 73	Gazette Notice Dated 15 January 2026 And Assessment Improvement Code Amendment
29 January 2026	2026.2	Section 76 And Section 73 And Section 78 And Section 78 And Section 78	Gazette Notice Dated 29 January 2026 And Playford Alive East Code Amendment And Southwark Grounds Code Amendment - Early Commencement And Romalo House Complex Heritage Code Amendment - Early Commencement And Yankalilla District Local Heritage - Stage 1 (Delamere, Normanville, Yankalilla) Code Amendment - Early Commencement
12 February 2026	2026.3	Section 76 And Section 73 And Section 73 And Section 73	Gazette Notice Dated 12 February 2026 And Golden Grove Neighbhourhood Code Amendment And Golden Grove Master Planned (Stage 2) Code Amendment And Sellicks Beach Growth Area Joint Amendment
26 February 2026	2026.4	Section 76 And Section 73	Gazette Notice Dated 26 February 2026 And Murray Bridge Residential Growth Areas Code Amendment
12 March 2026	2026.5	Section 76 And Section 73	Gazette Notice Dated 12 March 2026 And Port Wakefield Code Amendment
26 March 2026	2026.6	Section 76 And Section 73 And Section 73 And Section 73 And Section 73	Gazette Notice Dated 26 March 2026 And Historic Area Statement Update Code Amendment And Mill Road, Waterloo Corner Code Amendment And Mumford Road Code Amendment And 28-58 Mumford Road Code Amendment
16 April 2026	2026.7	Section 76 And Section 73 And Section 73	Gazette Notice Dated 16 April 2026 And Smithfield Regeneration Code Amendment And Seaton Code Amendment
30 April 2026	2026.8	Section 76	Gazette Notice Dated 30 April 2026
14 May 2026	2026.9	Section 76 And Section 73	Gazette Notice Dated 14 May 2026 And Leader Street Bakery Code Amendment
28 May 2026	2026.10	Section 76 And Section 73	Gazette Notice Dated 28 May 2026 And Southwark Grounds Code Amendment
18 June 2026	2026.11	Section 76	Gazette Notice Dated 18 June 2026
2 July 2026	2026.12	Section 76	Gazette Notice Dated 2 July 2026

16 July 2026	2026.13	Section 76 And Section 73 And Section 73	Gazette Notice Dated 16 July 2026 And 12-22 Richmond Road, Keswick Code Amendment And Waterloo Corner Employment and Strategic Employment Code Amendment
30 July 2026	2026.14	Section 76 And Section 73	Gazette Notice Dated 30 July 2026 And New Landing Way Code Amendment