

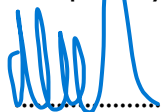
Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

Milang Local Heritage Code Amendment

By the Alexandrina Council

THE AMENDMENT

Adopted by:



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Hon Nick Champion

Minister for Planning

15/3/25

Local Heritage Places Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Draft Code Amendment released for public engagement. No changes were made to the Draft Amendment by the Designated Entity as a result of public engagement (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]).

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2024.23 published on 19 December 2024. Where amendments to the Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

Instructions

Amend the Planning and Design Code as follows:

1. Spatially apply the Local Heritage Place Overlay to the following properties and update the Heritage Adjacency Overlay to reflect these changes:
 1. Former Pavy's Flour Mill and Forge (now dwelling), 36 Ameroo Avenue MILANG, (Lot 702, CT 6049/948)
 2. Residence, 64 Ameroo Avenue MILANG, (Lot 91, CT 5475/650)
 3. Primitive Methodist Chapel, 3 Chapel Street cnr Stirling Street MILANG, (Lot 119, CT 5832/63)
 4. Milang Institute, 23 Coxe Street MILANG, (Section 334, CR 5623/721)
 5. Former Police Station, Stable and Cells (now residence), 27 Coxe Street MILANG (Section 363, CT 5448/121)
 6. Soldiers' Memorial Gardens, Coxe Street (opposite Institute) MILANG, (Section 333, CT 5754/583)
 7. Former Lake Hotel (now residence), 39-41 Coxe Street MILANG, (F1 and F2, CT 5939/255 and CT 5939/256)
 8. Former Shop and Residence (now residence), 38 Coxe Street cnr Lang Street MILANG, (Lot 55, CT 5865/115)
 9. Former Butcher's Shop (now residence), 43-45 Coxe Street cnr Lang Street MILANG, (Lot 151, CT 6137/479)
 10. Former Butcher, Baker and Residence "The Rookery" (now residence), 47 Coxe Street MILANG, (Lot 80, CT 5860/295)
 11. Milang Railway Station, Daranda Terrace MILANG, (Lot 5, CR 5913/252)
 12. Milang Pier Hotel, 18-19 Daranda Terrace MILANG, (Lot 169, CT 6134/115)
 13. Former Headmaster's Residence (now community centre), 24-25 Daranda Terrace MILANG, (Lot 109, CT 5562/416)
 14. Residence "Langmead", 1 Lake Road MILANG, (Lot 88, CT 5823/207)
 15. Former Store and Residence "Jensen House" (now residence), 21 Lang Street MILANG, (Lot 52, CT 6162/363)
 16. St Mary's Anglican Church, 1 Luard Street MILANG, (Lot 31, CT 5711/270)
 17. Milang Post Office and Residence, 18 Luard Street MILANG, (Section 163, CT 5500/128)

18. "Royal" Willow Tree, North Eastern cnr of Soldiers' Memorial Gardens MILANG, (Section 333, CR 5754/583)
 19. Former Chapel (now Uniting Church), 29 McDonald Street MILANG, (Lot 35, CT 5849/531)
 20. Former Slaughterhouse (now ruin), Lot 100 Milang Road (cnr Nine Mile Road and Weeroona Drive) MILANG, (Lot 100, CT 6050/428)
 21. Former Congregational Manse (now residence), 3 Orana Street MILANG, (Lot 34, CT 5832/332)
 22. Residence and Outbuilding, 14 Orana Street MILANG, (Lot 46, CT 5466/17)
 23. Former Nursing Home (now residence), 6 Rivers Street MILANG, (Lot 88, CT 5580/696)
 24. Church of Christ Chapel, 45 Watson Street MILANG, (Lot 153, CT 5710/302)
 25. Residence, Outbuildings and Wall, 56-58 Watson Street MILANG, (Lots 8 and 15, CT 5679/67 and CT 5804/301)
2. In Part 11 – Heritage Places, Local Heritage, in the section applying to Alexandrina, insert (in alphabetical order) within the Table of Local Heritage Places, the additional Local Heritage Places contained in **Attachment A**.
 3. Spatially apply the following to the 'area affected' bounded by the blue line in Map A contained in **Attachment B**.
 - Historic Area Overlay
 - Historic Area Statement – Alex6 – Milang Neighbourhood, Township Activity Centre and Conservation Historic Area
 - Historic Area Statement – Alex7 – Milang Shacks Conservation Historic Area Statement
 4. In Part 3 – Overlays, Historic Area Overlay, Historic Area Statement in the 'Historic Areas affecting 'Alexandrina Council' include the following statements immediately after the row applying to 'Alex5':

Alex6	<p>Milang Neighbourhood, Township Activity Centre and Conservation Historic Area Statement (Alex6)</p> <table border="1" data-bbox="319 1146 1428 2004"> <tr> <td data-bbox="319 1146 718 2004">Eras, themes and context</td><td data-bbox="718 1146 1428 2004"> <p>1850s-1920s</p> <p>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.</p> <p>Since the 1920s, with the decline of commercial activity, Milang has developed as a tourist, retiree and holiday destination.</p> <p>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.</p> <p>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.</p> </td></tr> </table>	Eras, themes and context	<p>1850s-1920s</p> <p>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.</p> <p>Since the 1920s, with the decline of commercial activity, Milang has developed as a tourist, retiree and holiday destination.</p> <p>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.</p> <p>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.</p>
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	<p>Allotments, subdivision and built form patterns</p>	<p>The original township pattern remains clearly evident and should be retained and reinforced by any new divisions.</p> <p>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.</p> <p>There are minimal 'hammerhead' or cul-de-sac arrangements, and this form of division should be discouraged.</p> <p>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).</p>
	<p>Architectural styles, detailing and built form features</p>	<p>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.</p> <p>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.</p> <p>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.</p>

		<p>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.</p> <p>Outbuildings tend to be alongside or to the rear of the dwelling.</p> <p>Front verandahs are common, both concave and convex and the more substantial dwellings have verandahs front and side.</p> <p>Roof forms are a mixture of gable and hipped, typically at a pitch of 20° to 30° with corrugated iron roofs.</p> <p>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.</p>
	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	<p>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.</p> <p>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.</p> <p>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.</p>

Alex7		
	Representative Buildings	[Not identified]
	Milang Shacks Conservation Historic Area Statement (Alex7)	
	Eras, themes and context	<p>1948-1960.</p> <p>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.</p> <p>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.</p>
	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]

5. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the 'Table of Planning and Design Code Amendments' to reflect the publication of this Code Amendment.

ATTACHMENT A

Table of Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Section 23(4) Criteria	HeritageNR
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

ATTACHMENT B Map A



Proposed Historic area overlay

-  Parcel Boundaries
-  Historic Area
-  Affected Area

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Government of South Australia
Department for Housing
and Urban Development

Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Milang Local Heritage Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).