

Development Plan

Walkerville Council

Consolidated – 6 October 2016

Please refer to the Walkerville Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia
Department of Planning,
Transport and Infrastructure



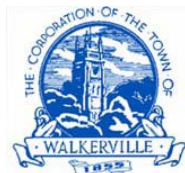
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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Walkerville Council Development Plan since the inception of the electronic Development Plan on 12 December 1996 for Metropolitan Development Plans. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

Consolidated	Amendment – [Gazetted date]
12 December 1996	Miscellaneous Amendments - Metropolitan Adelaide Development Plans PAR (Interim) (<i>Ministerial</i>) – [12 December 1996]
26 June 1997	Miscellaneous Amendments - Metropolitan Adelaide Development Plans PAR (<i>Ministerial</i>) – [26 June 1997]
23 September 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
13 January 2000	Metropolitan Adelaide - Industrial Land and Development PAR (<i>Ministerial</i>) – [25 November 1999]
Not Consolidated	Telecommunications Facilities State-wide Policy Framework PAR Interim (<i>Ministerial</i>) – [31 August 2000]
22 February 2001	Metropolitan Adelaide Significant Tree Control PAR (<i>Ministerial</i>) – [21 December 2000]
6 September 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
4 July 2002	Town Centre Zone PAR – [4 July 2002]
9 January 2003	Stormwater in Urban Areas PAR (<i>Ministerial</i>) – [12 November 2002]
16 October 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
9 February 2006	Heritage Places and Areas PAR (Interim) – [9 February 2006]
27 July 2006	Town Centre Zone PAR – [20 July 2006] Section 29(2)(b)(ii) Amendment – [27 July 2006]
15 February 2007	Heritage Places and Areas PAR – [8 February 2007] Local Heritage (Supplementary) PAR (Interim) – [8 February 2007]
13 December 2007	Local Heritage (Supplementary) PAR – [13 December 2007] Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) (<i>Interim</i>) – [13 December 2007]
18 December 2008	Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) – [11 December 2008]
8 July 2010	Statewide Bulky Goods DPA (<i>Ministerial</i>) (Interim) – [1 June 2010]
4 November 2010	Better Development Plan General and Residential Zones DPA – [4 November 2010]
30 June 2011	Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011] Section 27(5) – Better Development Plan General and Residential Zones DPA – [30 June 2011]
27 January 2012	Regulated Trees DPA (Interim) (<i>Ministerial</i>) – [17 November 2011]
22 November 2012	Regulated Trees DPA (<i>Ministerial</i>) – [15 November 2012]
28 August 2014	Section 29(2)(b)(ii) Amendment – [21 August 2014]
16 June 2016	Existing Activity Centres Policy Review DPA (<i>Ministerial</i>) – [21 April 2016]
6 October 2016	Town Centre DPA – [6 October 2016]

Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

Gazetted: The date of which an authorised amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

Introduction to the Development Plan

Welcome to the Development Plan for the Corporation of the Town of Walkerville.

This introduction has been prepared by the Department of Planning, Transport and Infrastructure as a guide to assist you in understanding this Development Plan.

For full details about your rights and responsibilities, you are advised to refer to the *Development Act 1993* and the associated *Development Regulations 2008* and/or consult your council.

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.dpti.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure at 136 North Terrace, Adelaide, SA 5000.

Overview of the Planning System

South Australia has an integrated planning and development system, with three distinct but interrelated parts, these being:

- Legislation
- The Planning Strategy
- Development Plans.

The **legislative framework** establishing the planning and development system and setting out its statutory procedures is provided by the *Development Act 1993* and its associated *Development Regulations 2008*. The Development Act is the core legislation enacted by the South Australian Parliament to establish the planning and development system framework and many of the processes required to be followed within that framework (including processes for assessing development applications). The Regulations provide more details about the framework and are updated from time to time by the Governor (on the advice of the Minister for Planning).

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is The 30-Year Plan for Greater Adelaide (February 2010).

The Planning Strategy, which covers a full range of social, economic and environmental issues, informs and guides policies both across Government and in local area Development Plans. The Planning Strategy is required under section 22 of the *Development Act 1993* and is updated by the State Government every few years. Local councils also prepare strategic plans which guide the same matters but at a local level. These strategic plans are not, however, development assessment tools, that is the role of Development Plans.

Development Plans are the key on-the-ground development assessment documents in South Australia. They contain the rules that set out what can be done on any piece of land across the state, and the detailed criteria against which development applications will be assessed. Development Plans cover distinct and separate geographic areas of the state. There is a separate Development Plan for each one of the 68 local council areas, plus a handful of other Development Plans covering areas not situated within local government boundaries. Development Plans outline what sort of developments and land use are and are not envisaged for particular zones (eg residential, commercial, industrial), and various objectives, principles and policies further controlling and affecting the design and other aspects of proposed developments.

What is Development?

'Development' is defined in Section 4 of the *Development Act 1993* as:

- a change in the use of land or buildings
- the creation of new allotments through land division (including Strata and Community Title division)
- building work (including construction, demolition, alteration and associated excavation/fill)
- cutting, damaging or felling of significant trees
- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the *Development Regulations*.

No development can be undertaken without an appropriate **Development Approval** being obtained from the relevant authority after an application and assessment process.

How does the Development Plan relate to other legislation?

The Development Plan is a self-contained policy document prepared under and given statutory recognition pursuant to the *Development Act 1993*.

It is generally independent of other legislation but is one of many mechanisms that control or manage the way that land and buildings are used.

The Development Act and Regulations contain a number of provisions to ensure that development applications are referred to other government agencies when appropriate.

What doesn't a Development Plan do?

Development Plans are applicable only when new development is being designed or assessed. They do not affect existing development (see above for a description of what constitutes 'development').

Once a Development Approval is issued, the details contained within the application and any conditions attached to that approval are binding.

Development Plan policies guide the point in time assessment of a development application but do not generally seek to control the on-going management of land, which is the role of other legislation (eg the *Environment Protection Act 1993*, *Natural Resources Management Act 2004*, *Liquor Licensing Act 1997*).

When do you use the Development Plan?

The Development Plan should be used during a development application process. This may include:

- when undertaking or proposing to undertake 'development' (eg building a house or factory or converting an office into a shop)
- when assessing or determining a development proposal (eg by council staff, elected members of council, a Development Assessment Panel, or the Development Assessment Commission)
- when you believe you could be affected by a proposed development and you are given an opportunity to comment on it as part of the assessment process.

How to read the Development Plan

Development Plans are comprised of several sections as described below.

All sections and **all** relevant provisions within each section of the Development Plan must be considered in relation to a development proposal or application.

Development Plans use three text font colours:

- (a) Black text is used to identify all standard policy that forms the basis of all council Development Plans.

- (b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.
- (c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorised Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting State Strategic Setting <i>(30-Year Plan for Greater Adelaide/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Provisions Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.

Assessment Section	Function
Zone Provisions	<p>These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
Tables	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
Mapping Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.

Assessment Section	Function
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>
Extent Map Series Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.</i></p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources. <p><i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i></p>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps <i>(where applicable)</i> Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

Further info

Contact [The Corporation of the Town of Walkerville](#).

Visit the Department of Planning, Transport and Infrastructure website: www.dpti.sa.gov.au.

Discuss your matter with your planning consultant.

General Section

Building near Airfields

OBJECTIVES

- 1 Development that ensures the long-term operational, safety and commercial aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety and commercial aviation requirements of airfields.
- 2 Buildings and structures that exceed the heights as shown on the *Overlay Map(s) - Development Constraints* and that penetrate the obstacle limitation surfaces (OLS) should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.

Centres and Retail Development

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians and public transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 Development of centres within Greater Adelaide in accordance with the following hierarchy:
 - (a) Central Business District of the City of Adelaide
 - (b) Regional Centre
 - (c) District Centre
 - (d) Neighbourhood Centre
 - (e) Local Centre.
- 7 The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of metropolitan Adelaide and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Retail and commercial development should only be undertaken in the **Neighbourhood Centre Zone**, the **Local Centre Zone** and the **Mixed Use Zone**.
- 2 Development within centres should:
 - (a) integrate facilities within the zone
 - (b) allow for the multiple use of facilities and the sharing of utility spaces
 - (c) allow for the staging of development within the centre
 - (d) be integrated with public and community transport.
- 3 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.

- 4 Development within centres should provide:
 - (a) public spaces such as malls, plazas and courtyards
 - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
 - (c) unobtrusive facilities for the storage and removal of waste materials
 - (d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards
 - (e) access for public and community transport and sheltered waiting areas for passengers
 - (f) lighting for pedestrian paths, buildings and associated areas
 - (g) a single landscaping theme
 - (h) safe and secure bicycle parking.
- 5 A single architectural theme should be established within centres through:
 - (a) constructing additions or other buildings in a style complementary to the existing shopping complex
 - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
 - (c) employing a signage theme.
- 6 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.
- 7 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than one metre.

Arterial Roads

- 8 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 9 Centre development straddling an arterial road should:
 - (a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection
 - (b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

Retail Development

- 10 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.
- 11 A shop or group of shops with a gross leaseable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.
- 12 A shop or group of shops located outside of zones that allow for retail development should:
 - (a) be of a size and type that will not hinder the development, function or viability of any centre zone
 - (b) not demonstrably lead to the physical deterioration of any designated centre
 - (c) be developed taking into consideration its effect on adjacent development.

13 Bulky goods outlets located within centres zones should:

- (a) complement the overall provision of facilities
- (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area 500 square metres or more.

Licensed Premises

14 Licensed premises should not:

- (a) detract from the amenity of the locality in terms of noise and vehicle movements
- (b) operate outside the following opening and closing hours:

Days of the Week	Opening Times/Hour	Closing Times/Hour
Sunday	8.00 am	Midnight
Monday and Tuesday	7.00 am	Midnight
Wednesday	7.00 am	1.00 am the following day
Thursday and Friday	7.00 am	2.00 am the following day
Saturday	8.00 am	2.00 am the following day

Community Facilities

OBJECTIVES

- 1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.
- 2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.
- 2 Community facilities should be integrated in their design to promote efficient land use.
- 3 Design of community facilities should encourage flexible and adaptable use of open space and facilities to meet the needs of a range of users over time.

Crime Prevention

OBJECTIVES

- 1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
 - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
 - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
 - (a) screen planting areas susceptible to vandalism
 - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
 - (c) planting vegetation other than ground covers a minimum distance of two metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
 - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
 - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

Design and Appearance

OBJECTIVES

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

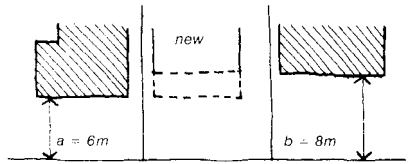
PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
 - (a) articulation
 - (b) colour and detailing
 - (c) small vertical and horizontal components
 - (d) design and placing of windows
 - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate natural light to neighbouring buildings.
- 5 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 6 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.
- 7 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 8 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 9 Development should provide clearly recognisable links to adjoining areas and facilities.
- 10 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.

- 11 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 12 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 13 Development should be designed and sited so that outdoor storage and service areas are screened from public view by an appropriate combination of built form, solid fencing or landscaping.
- 14 Outdoor lighting should not result in light spillage on adjacent land.
- 15 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be sited to face predominantly north, east or west to provide solar access
 - (c) have a minimum area of 2 square metres.
- 16 All new buildings or additions to buildings (including basements) should be set back at least 5 metres from the existing boundary abutting the River Torrens or top of the bank slope of the River Torrens (whichever is closer), other than for two storey buildings, where the set back should be no less than 10 metres.

Building Setbacks from Road Boundaries

- 17 The setback of buildings from public roads should:
 - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the streetscape character of the locality
 - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 18 Development likely to encroach within a road widening setback under the *Metropolitan Adelaide Road Widening Plan Act 1972* should be set back sufficiently from the boundary required for road widening.
- 19 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	<p>The same setback as one of the adjacent buildings, as illustrated below:</p>  <p>When $b - a \leq 2$, setback of new dwelling = a or b</p>
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 20 Except where otherwise specified in a zone or policy area, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

Energy Efficiency

OBJECTIVES

- 1 Development designed and sited to conserve energy, and minimise waste.
- 2 Development that provides for on-site power generation including photovoltaic cells and wind power.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should provide for efficient solar access to buildings and open space all year around by:
 - (a) orientating buildings to maximise solar access to living areas
 - (b) facing windows rather than solid walls towards the north
 - (c) including roof forms and verandas which allow solar access in winter but provide shade in summer.
- 2 Buildings should be sited and designed:
 - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
 - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun and to provide opportunities for the drying of clothes
 - (c) to include shading devices and natural ventilation to reduce the need for artificial heating and cooling systems
 - (d) to ensure that an adequate amount of sunlight is available to facilitate the efficient use of existing photovoltaic cells and hot water systems on adjacent buildings.

On-site Energy Generation

- 3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
 - (a) taking into account overshadowing from neighbouring buildings
 - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 4 Public infrastructure, including lighting and telephones, should be designed to generate and use renewable energy.

Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
 - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

- 6 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.

Salinity

- 7 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 8 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 9 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

- 10 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
- (a) natural water bodies and wetlands
 - (b) agricultural or aquaculture activities
 - (c) buildings, structures and infrastructure
 - (d) public health.
- 11 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

- 12 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

Containment of Chemical and Hazardous Materials

- 13 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 14 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
- (a) discharge of polluted water from the site
 - (b) contamination of land
 - (c) airborne migration of pollutants

- (d) potential interface impacts with sensitive land uses.

Landslip

- 15 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 16 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 17 Development in areas susceptible to landslip should:
 - (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

- 1 The conservation of State and local heritage places.
- 2 The continued use, or adaptive re-use of State and local heritage places that supports the conservation of their cultural significance.
- 3 Conservation of the setting of State and local heritage places.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table Walk/6 - State Heritage Places](#) or in [Table Walk/5 - Local Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
 - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*
 - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
 - (a) principal elevations
 - (b) important vistas and views to and from the place
 - (c) setting and setbacks
 - (d) building materials
 - (e) outbuildings and walls
 - (f) trees and other landscaping elements
 - (g) access conditions (driveway form/width/material)
 - (h) architectural treatments
 - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or local heritage places should be preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
 - (e) colour and texture of external materials.
- 7 The introduction of advertisements and signage to a State or local heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows
 - (b) not conceal or obstruct historical detailing of the heritage place
 - (c) not project beyond the silhouette or skyline of the heritage place
 - (d) not form a dominant element of the place.
- 8 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
 - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
 - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
 - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
 - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.
- 9 The development of carports, garages or other outbuildings on the site of a heritage place should:
- (a) be single storey and located behind the main face of the principal building
 - (b) be free-standing to minimise detrimental impact on the integrity of the principal building
 - (c) not replicate or mimic the historic detailing, decorative elements and ornamentation of the principal building, but rather have simple and restrained detailing
 - (d) not involve or incorporate undercroft parking where this will be visible from the street.

Historic Conservation Area

Refer to *Overlay Maps* [Walk/2](#), [Walk/3](#) and [Walk/4 - Heritage](#) to identify the Historic Conservation Area.

OBJECTIVES

- 1 The conservation of areas of historical significance.
- 2 Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.
- 3 Development that complements the historic significance of the area.
- 4 The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the *Overlay Maps - Heritage* and more specifically identified in the respective [Table Walk/4 - Contributory Items](#), should be retained and conserved.
- 2 Development of a contributory item should:
 - (a) not compromise its value to the historic significance of the area
 - (b) retain its present integrity or restore its original design features
 - (c) maintain or enhance the prominence of the original street facade
 - (d) ensure additions are screened by, and/or located to the rear of the building
 - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 3 New buildings should not be placed or erected between the front street boundary and the façade of contributory items.
- 4 Buildings and structures should not be demolished in whole or in part, unless they are:
 - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
 - (b) inconsistent with the desired character for the Historic Conservation Area
 - (c) associated with a proposed development that supports the desired character for the Historic Conservation Area.
- 5 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
 - (a) scale and bulk
 - (b) width of frontage

- (c) boundary setback patterns
- (d) proportion and composition of design elements such as roof lines, pitches, openings, fencing and landscaping
- (e) colour and texture of external materials
- (f) visual interest.

6 Dwellings and outbuildings should be predominantly single storey.

7 Single storey dwellings may include any of the following elements in their design:

- (a) a sympathetic two-storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
- (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single-storey development in the policy area
- (c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.

8 Front fences and gates should:

- (a) reflect and conserve the traditional period, style and form of the associated building
- (b) generally be of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry
- (c) be no more than 1.5 metres in height.

9 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.

10 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:

- (a) be of a size, colour, shape and materials that enhances the character of the locality
- (b) not dominate or detract from the prominence of any place and/or area of historic significance.

11 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.

12 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

13 The development of carports, garages or other outbuildings on the site of a contributory item should:

- (a) be single storey and located behind the main face of the principal building
- (b) be free-standing to minimise detrimental impact on the integrity of the principal building
- (c) not replicate or mimic the historic detailing, decorative elements and ornamentation of the principal building, but rather have simple and restrained detailing
- (d) not involve or incorporate undercroft parking where this will be visible from the street.

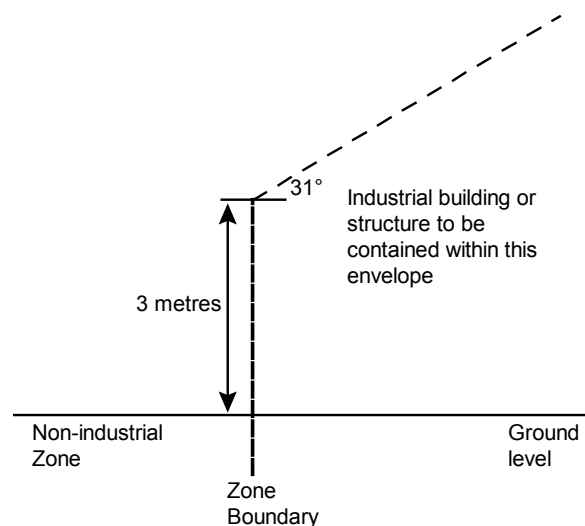
Industrial Development

OBJECTIVES

- 1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 3 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 4 Compatibility between industrial uses within industrial zones.
- 5 The improved amenity of industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage, commercial and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 2 Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.
- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 5 Industrial development should occur in a manner that minimises significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.

- 6 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 7 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
 - (a) in line with the building façade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The visual impact of infrastructure facilities minimised.
- 5 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities.
- 2 Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and coordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 8 In urban areas, electricity supply serving new development should be installed underground.

- 9 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 10 Utility buildings and structures should be grouped with non-residential development where possible.
- 11 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

Interface between Land Uses

OBJECTIVES

- 1 Development located and designed to prevent adverse impact and conflict between land uses.
- 2 Protect community health and amenity and support the operation of all desired land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts.
- 2 Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 3 Development adjacent to a **Residential Zone** should be designed to minimise overlooking and overshadowing of nearby residential properties.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.

Noise

- 6 Development should be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference.
- 7 Development should be consistent with the relevant provisions in the current *Environment Protection (Noise) Policy*.

Land Division

OBJECTIVES

- 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division layout that is optimal for energy efficient building orientation.
- 4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
 - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
 - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
 - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
 - (b) any allotment will not have a frontage to one of the following:
 - (i) an existing road
 - (ii) a proposed public road
 - (iii) access to a public road via an internal roadway in a plan of community division
 - (c) the intended use of the land is likely to require excessive cut and/or fill
 - (d) it is likely to lead to undue erosion of the subject land or land within the locality
 - (e) the area is unsewered and cannot accommodate an appropriate waste disposal system within the allotment to suit the intended development
 - (f) the intended use of the land would be contrary to the zone objectives
 - (g) any allotments will straddle more than one zone or policy area.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
 - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (d) suitable land set aside for useable local open space
 - (e) public utility services within road reserves and where necessary within dedicated easements
 - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (g) protection for existing vegetation and drainage lines
 - (h) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development
 - (i) the preservation of significant trees.
- 5 Land division should facilitate optimum solar access for energy efficiency.
- 6 Allotments in the form of a battleaxe configuration should:
 - (a) have a site area consistent with the zone excluding the area of the handle of such an allotment
 - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width nor more than 30 metres in length
 - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 7 Allotments should have an orientation, size and configuration to encourage development that:
 - (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of existing native vegetation to facilitate that development

- (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 8 The layout of a land division should keep flood-prone land free from development.
- 9 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
 - (b) enhances amenity
 - (c) integrates with the open space system and surrounding area.

Roads and Access

- 10 Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
 - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
 - (g) allow for the efficient movement of service and emergency vehicles.
- 11 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 12 The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
 - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.
- 13 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 14 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Landscaping, Fences and Walls

OBJECTIVES

- 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
- 2 Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping in order to:
 - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
 - (b) enhance the appearance of road frontages
 - (c) screen service yards, loading areas and outdoor storage areas
 - (d) minimise maintenance and watering requirements
 - (e) enhance and define outdoor spaces, including car parking areas
 - (f) provide shade and shelter
 - (g) assist in climate control within buildings
 - (h) maintain privacy
 - (i) maximise stormwater re-use
 - (j) complement existing native vegetation
 - (k) contribute to the viability of ecosystems and species
 - (l) promote water and biodiversity conservation.
- 2 Landscaping should:
 - (a) include the planting of locally indigenous species where appropriate
 - (b) be oriented towards the street frontage
 - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
 - (a) unreasonably restrict solar access to adjoining development
 - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding
 - (c) introduce pest plants

- (d) increase the risk of bushfire
- (e) remove opportunities for passive surveillance
- (f) increase autumnal leave fall in waterways
- (g) increase the risk of weed invasion.

4 Fences and walls, including retaining walls, should:

- (a) not result in damage to neighbouring trees
- (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
- (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
- (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street;
- (e) assist in highlighting building entrances
- (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
- (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
- (h) be constructed of non-flammable materials.

Medium and High Rise Development (3 or More Storeys)

OBJECTIVES

- 1 Medium and high rise development that provides housing choice and employment opportunities.
- 2 Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.
- 3 Commercial, office and retail development that is designed to create a strong visual connection to the public realm and that contributes to the vitality of the locality.
- 4 Buildings designed and sited to be energy and water efficient.

PRINCIPLES OF DEVELOPMENT CONTROL

Design and Appearance

- 1 Buildings should:
 - (a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections
 - (b) provide shelter over the footpath where minimal setbacks are desirable
 - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 2 The ground floor level of buildings (including the foyer areas of residential buildings) should be designed to enable surveillance from public land to the inside of the building at night.
- 3 Entrances to multi-storey buildings should:
 - (a) be oriented towards the street
 - (b) be clearly identifiable
 - (c) provide shelter, a sense of personal address and transitional space around the entry
 - (d) provide separate access for residential and non-residential land uses.

Visual Privacy

- 4 The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the elevation of ground floors above street level, setbacks from street and the location of verandas, windows porticos or the like.

Building Separation and Outlook

- 5 Residential buildings (or the residential floors of mixed use buildings) should:
 - (a) have adequate separation between habitable room windows and balconies from other buildings to provide visual and acoustic privacy for dwelling occupants and allow the infiltration of daylight into interior and outdoor spaces
 - (b) ensure living rooms have, at a minimum, a satisfactory short range visual outlook to public or communal space.

Dwelling Configuration

- 6 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 7 Dwellings with 3 or more bedrooms located on the ground floor of medium and high rise buildings should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

Adaptability

- 8 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse.

Environmental

- 9 Multi-storey buildings should:
 - (a) minimise detrimental micro-climatic and solar access impacts on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow
 - (b) incorporate roof designs that enable the provision of rain water tanks (where they are not provided elsewhere), photovoltaic cells and other features that enhance sustainability.
- 10 Green roofs (which can be a substitute for private or communal open space provided they can be accessed by occupants of the building) are encouraged on all new residential, commercial or mixed use buildings.
- 11 Development of 5 or more storeys, or 21 metres or more in building height (excluding the rooftop location of mechanical plant and equipment), should be designed to minimise the risk of wind tunnelling effects on adjacent streets by adopting one or more of the following:
 - (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street
 - (b) substantial verandas 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.

Site Facilities and Storage

- 12 Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:
 - (a) in the dwelling (but not including a habitable room)
 - (b) in a garage, carport or outbuilding
 - (c) within an on-site communal facility.
- 13 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse.
- 14 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

Metropolitan Open Space System

OBJECTIVES

- 1 A Metropolitan Open Space System (MOSS), in and around metropolitan Adelaide, that:
 - (a) is comprised of public and private land
 - (b) is clearly defined and linked
 - (c) has an open or natural character
 - (d) provides a visual and scenic contrast to the built urban environment
 - (e) separates different parts of the metropolitan area.
- 2 Conservation and restoration of existing and modified habitats.
- 3 Conservation of sites of scientific or heritage interest.
- 4 The provision of corridors for the movement of wildlife.
- 5 A range of recreation and leisure areas including a network of cycle and walking paths integrating MOSS and adjoining land uses.
- 6 A range of active recreation and sporting facilities of regional or State significance, including facilities that may be used for national and international events.
- 7 Stormwater management in association with recreation, aquifer recharge and water quality management.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within the MOSS should contribute to the rehabilitation and restoration of aquatic and terrestrial ecosystems and water catchments.
- 2 Landscaping within MOSS locations should:
 - (a) incorporate remnant vegetation
 - (b) use locally indigenous plant species wherever possible
 - (c) provide shade and windbreaks along cyclist and pedestrian routes and around picnic and barbecue areas, seating and car parking areas
 - (d) maximise opportunities for passive surveillance along the park.
- 3 Development on public land within the MOSS should incorporate:
 - (a) easily identified access points
 - (b) pedestrian and cycle linkages within open spaces and between other open space networks
 - (c) facilities to provide and support a range of recreation and leisure activities.

Natural Resources

OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including ground water, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
 - (a) maximise the use of stormwater
 - (b) protect stormwater from pollution sources
 - (c) protect or enhance the environmental values of receiving waters
 - (d) prevent the risk of downstream flooding
 - (e) minimise the loss and disturbance of native vegetation.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks and wetlands.

- 4 Development should not have an adverse impact on the natural, physical, chemical or biological quantity and characteristics of soil resources.
- 5 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

Water Catchment Areas and Water Quality

- 6 Development should not take place if it may result in over exploitation of surface or underground water resources.
- 7 Development should be designed to minimise consumption, maximise conservation and encourage re-use of water resources.
- 8 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 9 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 10 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 11 Development should be sited and designed to:
 - (a) minimise surface water runoff
 - (b) not obstruct a watercourse
 - (c) prevent soil erosion and water pollution
 - (d) protect stormwater from pollution sources
 - (e) protect and enhance natural water flows required to meet the needs of the natural environment
 - (f) protect water quality by providing adequate separation distances from watercourses and other water bodies
 - (g) not contribute to an increase in salinity levels
 - (h) avoid the water logging of soil or the release of toxic elements
 - (i) maintain natural hydrological systems and not adversely affect:
 - (i) the quantity and quality of groundwater
 - (ii) the depth and directional flow of groundwater
 - (iii) the quality and function of natural springs.
- 12 The quality of water leaving the site of a development should be of a physical, chemical and biological condition equivalent to or better than pre-development conditions, and the rate of water discharged from the site should not exceed the rate of discharge from the site in pre-development conditions.
- 13 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.

- 14 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface runoff should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
 - (a) fenced to exclude livestock
 - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
 - (c) revegetated with indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 15 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
 - (a) adversely affect the migration of aquatic biota
 - (b) adversely affect the natural flow regime
 - (c) cause or contribute to water pollution
 - (d) result in watercourse or bank erosion
 - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.
- 16 The location and construction of dams, water tanks and diversion drains should:
 - (a) occur off watercourse
 - (b) not take place in ecologically sensitive areas or on erosion-prone sites
 - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
 - (d) protect the needs of downstream users
 - (e) minimise in-stream or riparian vegetation loss
 - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
 - (g) protect ecosystems dependent on water resources.
- 17 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 18 Development should comply with the current *Environment Protection (Water Quality) Policy*.

Stormwater

- 19 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 20 Development should, where practical, capture and re-use stormwater.
- 21 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.

- 22 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure downstream systems are not overloaded.
- 23 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.
- 24 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 25 Stormwater management systems should maximise the potential for stormwater harvesting and reuse, including aquifer recharge, either on-site or as close as practicable to the source.
- 26 Where not detained or disposed on site, stormwater should be drained to a public stormwater disposal system.
- 27 Detention and retention basins should be sited and designed to:
 - (a) ensure public health and safety is protected, particularly in regard to high velocity drainage points and access to water bodies
 - (b) minimise potential health risks from exposure to mosquitoes.

Biodiversity and Native Vegetation

- 28 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 29 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.
- 30 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.
- 31 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
 - (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 32 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
 - (a) erosion or sediment within water catchments
 - (b) decreased soil stability

- (c) soil or land slip
 - (d) deterioration in the quality of water in a watercourse or surface water runoff
 - (e) a local or regional salinity problem
 - (f) the occurrence or intensity of local or regional flooding.
- 33 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- 34 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with vegetation indigenous to the local area to ensure that there is not a net loss of native vegetation and biodiversity.
- 35 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
 - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 36 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
 - (b) minimising impervious surfaces beneath the canopies of trees
 - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.

Soil Conservation

- 37 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 38 Development should be designed and sited to prevent erosion.
- 39 Development should take place in a manner that will minimise alteration to the existing landform.
- 40 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

Open Space and Recreation

OBJECTIVES

- 1 The creation of a network of linked parks, reserves and recreation areas at regional and local levels.
- 2 Pleasant, functional and accessible open spaces providing a range of physical environments.
- 3 A wide range of settings for active and passive recreational opportunities.
- 4 The provision of open space in the following hierarchy:
 - State
 - Regional
 - District
 - Neighbourhood
 - Local.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
 - (a) facilitate a range of formal and informal recreation activities to meet the needs of the community
 - (b) provide for the movement of pedestrians and cyclists
 - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
 - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
 - (e) enable effective stormwater management
 - (f) provides for the planting and retention of large trees and vegetation.
- 3 Open space should be designed to incorporate:
 - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
 - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
 - (c) safe crossing points where pedestrian routes intersect the road network
 - (d) easily identified access points
 - (e) frontage to abutting public roads to optimise pedestrian access and visibility
 - (f) re-use of stormwater for irrigation purposes.
- 4 Where practical, access points to regional parks should be located close to public transport.
- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should generally be a minimum of 0.2 hectares in size, and should be centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
 - (a) have a slope in excess of 1-in-4
 - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
 - (a) be clustered where practical to ensure that the majority of the site remains open
 - (b) where practical, be developed for multi-purpose use
 - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
 - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
 - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
 - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
 - (d) clearly defining the perimeters of play areas
 - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
 - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
 - (a) not compromise the drainage function of any drainage channel
 - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
 - (c) maximise opportunities for informal surveillance throughout the park
 - (d) enhance the visual amenity of the area and complement existing buildings
 - (e) be designed and selected to minimise maintenance costs
 - (f) provide habitat for local fauna.

- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development located only in zones designated for such development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Urban development should form a compact extension to an existing built-up area.
- 3 Ribbon development should not occur along arterial roads as shown in *Overlay Map(s) - Transport*.
- 4 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 5 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 6 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 7 Development should be undertaken in accordance with the [*Concept Plan Map Walk/1 – Building Heights*](#).

Outdoor Advertisements

OBJECTIVES

- 1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.
- 2 Advertisements and/or advertising hoardings that do not create a hazard.
- 3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
 - (a) consistent with the predominant character of the urban or rural landscape
 - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
 - (c) coordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
 - (a) clutter
 - (b) disorder
 - (c) untidiness of buildings and their surrounds.
- 3 Buildings occupied by a number of tenants should exhibit coordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
 - (a) be completely contained within the boundaries of the subject allotment, with the exception of a sign over a footpath that is fixed to a veranda or canopy
 - (b) where located over a footpath, be at least 2.5 metres above the footpath and 450 millimetres from the edge of the kerb
 - (c) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
 - (d) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should not be erected on:
 - (a) a public footpath or veranda post
 - (b) a road, median strip or traffic island

- (c) a vehicle adapted and exhibited primarily as an advertisement
 - (d) residential land, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.
- 8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
- (a) have a clearance over a footway to allow for safe and convenient pedestrian access
 - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
 - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
 - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.
- 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.

Safety

- 12 Advertisements and/or advertising hoardings should not create a hazard by:
- (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
 - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
 - (c) distracting drivers from the primary driving task at a location where the demands on driver concentration are high
 - (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).

Free-standing Advertisements

- 13 Free-standing advertisements and/or advertising hoardings should be:
- (a) limited to only one primary advertisement per site or complex
 - (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

- 14 Free-standing advertisements and/or advertising hoardings for multiple-business tenancy complexes should:
 - (a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement
 - (b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.
- 15 Portable, easel or A-frame advertisements should be displayed only where:
 - (a) no other appropriate opportunity exists for an adequate coordinated and permanently erected advertisement and/or advertising hoarding
 - (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
 - (c) there is no unnecessary duplication or proliferation of advertising information
 - (d) there is no damage to, or removal of, any landscaping on the site.
- 16 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.
- 17 Apart from where varied in a zone, the maximum height for free-standing or pylon advertisements should be 3 metres.

Flags, Bunting and Streamers

- 18 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:
 - (a) be placed or arranged to complement and accord with the scale of the associated development
 - (b) other than flags, not be positioned higher than the building they are attached or related to
 - (c) not be displayed in residential areas.

Regulated Trees

OBJECTIVES

- 1 The conservation of regulated trees that provide important aesthetic and/or environmental benefit.
- 2 Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
 - (a) significantly contributes to the character or visual amenity of the locality
 - (b) indigenous to the locality
 - (c) a rare or endangered species
 - (d) an important habitat for native fauna.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should have minimum adverse effects on regulated trees.
- 2 A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:
 - (a) the tree is diseased and its life expectancy is short
 - (b) the tree represents a material risk to public or private safety
 - (c) the tree is causing damage to a building
 - (d) development that is reasonable and expected would not otherwise be possible
 - (e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.
- 3 Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

Renewable Energy Facilities

OBJECTIVES

- 1 The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- 2 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts and maximise positive impacts on the environment, the local community and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.
- 2 Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines, should be sited, designed and operated in a manner that:
 - (a) avoids or minimises negative impacts on the character, landscape quality, visual significance or amenity of the area
 - (b) uses elements of the landscape and appropriate materials and finishes to minimise visual impact
 - (c) avoids or minimises the potential for adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage significance
 - (d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips
 - (e) avoids or minimises nuisance or hazard to nearby property owners and/or occupiers, road users and wildlife by not:
 - (i) causing shadowing, flickering, reflection or blade glint impacts
 - (ii) creating excessive noise
 - (iii) interfering with television and radio signals
 - (iv) modifying vegetation, soils and habitats
 - (v) striking birds or bats.

Residential Development

OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes, housing for seniors and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing and housing for seniors provided in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing and housing for seniors should be located to optimise access to shops, social services and facilities, or public transport.

Design and Appearance

- 5 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 6 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 7 The design of residential flat buildings should:
 - (a) define individual dwellings in the external appearance of the building
 - (b) provide transitional space around the entry
 - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

Overshadowing

- 8 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
 - (a) windows of habitable rooms, particularly living areas
 - (b) ground-level private open space
 - (c) upper-level private balconies that provide the primary open space area for any dwelling
 - (d) access to solar energy.
- 9 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.
- 10 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (a) half of the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 11 Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

Garages, Carports and Outbuildings

- 12 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 13 Garages and carports facing the street should not dominate the streetscape.
- 14 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 15 Dwellings should be set back from allotment or site boundaries to:
 - (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 16 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
 - (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 17 Side boundary walls in residential areas should be limited in length and height to:
 - (a) minimise their visual impact on adjoining properties
 - (b) minimise the overshadowing of adjoining properties.

- 18 Carports and garages should be set back from road and building frontages so as to:
- (a) contribute to the desired character of the area
 - (b) not adversely impact on the safety of road users
 - (c) provide safe entry and exit
 - (d) not dominate the appearance of dwellings from the street.
- 19 Except where otherwise specified in a particular zone or policy area, carports and garages that face the same primary frontage as the associated dwelling should be set back at least 5.5 metres from the primary frontage or in line with the facade of the dwelling, whichever is the greater.

Site Coverage

- 20 Site coverage should be limited to ensure sufficient space is provided for:
- (a) pedestrian and vehicle access and vehicle parking
 - (b) domestic storage
 - (c) outdoor clothes drying
 - (d) a rainwater tank
 - (e) private open space and landscaping
 - (f) front, side and rear boundary setbacks that contribute to the desired character of the area
 - (g) convenient storage of household waste and recycling receptacles.

Private Open Space

- 21 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- (a) to be accessed directly from the internal living areas of the dwelling
 - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
 - (c) to take advantage of but not adversely affect natural features of the site
 - (d) to minimise overlooking from adjacent buildings
 - (e) to achieve separation from bedroom windows on adjoining sites
 - (f) to have a northerly aspect to provide for comfortable year-round use
 - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
 - (h) to be shaded in summer.
- 22 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

- 23 Dwellings with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	<p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</p>
Less than 250 square metres	35 square metres	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>

- 24 Dwellings with no ground-level habitable rooms should include private open space in the form of balconies, roof patios, decks and the like that is directly accessible from a living room and has a minimum area of 10 square metres with a minimum dimension of 2 metres.
- 25 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
 - (b) 2 metres for upper level balconies or terraces.
- 26 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.
- 27 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

- 28 Site facilities for group dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors
 - (c) household waste and recyclable material storage areas away from dwellings
 - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

Visual Privacy

- 29 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.
- 30 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

- 31 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 32 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 33 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 34 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 35 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

- 36 For residential flat buildings and group dwellings, access to parking and garaging areas from public streets should be via a common driveway.
- 37 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 38 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport needs of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 39 Parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area

- (c) reinforce or contribute to attractive streetscapes.
- 40 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
- (a) serve users efficiently and safely
 - (b) not dominate internal site layout
 - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 41 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 42 Common driveways servicing group dwellings and residential flat buildings should:
- (a) be at least 4 metres in width where servicing up to 2 dwellings
 - (b) be at least 6 metres in width where servicing 3 or more dwellings
 - (c) provide a pavement of at least 5 metres in width for at least 6 metres from the edge of the kerb
 - (d) provide a pavement of at least 3 metres in width
 - (e) provide a vehicle passing point every 20 metres
 - (f) provide sufficient areas for landscaping along the entire length of the driveway
 - (g) be at least 2 metres from a bedroom window (unless there is an intervening fence of at least 1.8 metres in height between the driveway pavement and the window).
- 43 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

- 44 Undercroft garaging of vehicles should occur **within the zones and policy areas specifically envisaging them and where:**
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
 - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development)

- (h) the garage floor is at least 2 metres below the natural ground level at any point on the site and the ceiling height of the garage is no more than 1 metre above natural ground level at any point on the site.

- 45 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 46 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 47 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

- 48 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
 - (a) the site is of adequate size and configuration and the minimum total site is 600 square metres
 - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 60 square metres
 - (c) adequate outdoor space of a minimum of 120 square metres is provided for the use of all occupants
 - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
 - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling.

Swimming Pools and Outdoor Spas

- 49 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

Significant Trees

OBJECTIVES

- 1 The conservation of significant trees, in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.
- 2 The conservation of significant trees in balance with achieving appropriate development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:
 - (a) makes an important contribution to the character or amenity of the local area; or
 - (b) is indigenous to the local area and its species is listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species
 - (c) represents an important habitat for native fauna
 - (d) is part of a wildlife corridor or a remnant area of native vegetation
 - (e) is important to the maintenance of biodiversity in the local environment
 - (f) forms a notable visual element to the landscape of the local area.
- 2 Development should be undertaken so that it has a minimum adverse effect on the health of a significant tree.
- 3 Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:
 - (a) in the case of tree removal, where at least one of the following apply:
 - (i) the tree is diseased and its life expectancy is short
 - (ii) the tree represents an unacceptable risk to public or private safety
 - (b) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value
 - (c) all other reasonable remedial treatments and measures have been determined to be ineffective
 - (d) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
 - (e) in any other case, any of the following circumstances apply:
 - (i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree
 - (ii) the work is required due to unacceptable risk to public or private safety
 - (iii) the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value

- (iv) the aesthetic appearance and structural integrity of the tree is maintained
 - (v) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
- 4 Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether such work takes place on the site of a significant tree or otherwise) should only be undertaken where the aesthetic appearance, health and integrity of a significant tree, including its root system, will not be adversely affected.
- 5 Land should not be divided or developed where the division or development would be likely to result in a substantial tree-damaging activity occurring to a significant tree.

Sloping Land

OBJECTIVES

- 1 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
 - (a) minimises their visual impact
 - (b) reduces the bulk of the buildings and structures
 - (c) minimises the extent of excavation and fill
 - (d) minimises the need for, and the height of, retaining walls
 - (e) does not cause or contribute to instability of any embankment or cutting
 - (f) avoids the silting of watercourses
 - (g) protects development and its surrounds from erosion caused by water runoff.
- 3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
- 4 Development sites should not be at risk of landslip.
- 5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.

Supported Accommodation and Housing for Seniors

OBJECTIVES

- 1 Provision of well designed supported accommodation for community groups with special needs.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation and housing for seniors (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:
 - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport.
 - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
 - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy
 - (d) of a scale and appearance that reflects the residential style and character of the locality
 - (e) provided with public and private open space and landscaping.
- 2 Supported accommodation and housing for seniors should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
 - (a) internal communal areas and private spaces
 - (b) useable recreation areas for residents and visitors, including visiting children
 - (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
 - (d) storage areas for items such as boats, trailers and caravans
 - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation and housing for seniors developments should:
 - (a) not have steep gradients
 - (b) provide convenient access for emergency vehicles, visitors and residents
 - (c) provide space for manoeuvring cars and community buses
 - (d) include kerb ramps at pedestrian crossing points
 - (e) have level-surface passenger loading areas.
- 4 Car parking associated with supported accommodation and housing for seniors should:
 - (a) be conveniently located on site within easy walking distance of resident units
 - (b) be adequate for residents, service providers and visitors

- (c) include covered and secure parking for residents' vehicles
- (d) have slip-resistant surfaces with gradients not steeper than 1-in-40
- (e) allow ease of vehicle manoeuvrability
- (f) be designed to allow the full opening of all vehicle doors
- (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
- (h) be appropriately lit to enable safe and easy movement to and from vehicles.

Supported Accommodation

5 Supported accommodation should include:

- (a) ground-level access or lifted access to all units
- (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
- (c) adequate living space allowing for the use of wheelchairs with an attendant
- (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.

6 Car parking associated with supported accommodation should:

- (a) have adequate identifiable provisions for staff
- (b) include private parking spaces for independent living units
- (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

Telecommunications Facilities

OBJECTIVES

- 1 Telecommunications facilities provided to meet the needs of the community.
- 2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Telecommunications facilities should:
 - (a) be located to meet the communication needs of the community
 - (b) use materials and finishes that minimise visual impact
 - (c) have antennae located as close as practical to the support structure
 - (d) be located primarily in industrial, commercial, business, office, centre and rural zones
 - (e) where technically feasible, be co-located with other telecommunications facilities
 - (f) incorporate landscaping to screen the development, particularly equipment shelters and huts
 - (g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.
- 2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.
- 3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:
 - (a) using existing buildings and vegetation for screening
 - (b) where possible, incorporating the facility within an existing structures that may serve another purpose maintaining that structure's character
 - (c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.
- 4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, Local heritage places, State heritage places or State Heritage Areas.

Tourism Development

OBJECTIVES

- 1 Environmentally sustainable and innovative tourism development.
- 2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.
- 3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.
- 4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates a high quality environmental analysis and design response which enhances environmental values.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

Tourism Development in Association with Dwelling(s)

- 4 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 5 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:
 - (a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage
 - (b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements
 - (c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

Residential Parks and Caravan and Tourist Parks

- 6 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 7 Residential parks and caravan and tourist parks should be designed to:
 - (a) minimise potential conflicts between long-term residents and short-term tourists
 - (b) protect the privacy and amenity of occupants through landscaping and fencing
 - (c) minimise traffic speeds and provide a safe environment for pedestrians

- (d) include centrally located recreation areas
 - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.
 - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 8 Visitor car parking should be provided at the rate of:
- (a) 1 space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (b) 1 space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 9 On-site visitor parking in caravan and tourist parks should:
- (a) be designed and located to be accessible to visitors at all times
 - (b) not dominate the internal site layout
 - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 10 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 11 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

Transportation and Access

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
 - (a) provide equitable access to a range of public and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Overlay Map(s) - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage active transport modes.

- 5 Development generating high levels of traffic, such as schools, shopping centres and areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 6 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 7 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 8 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 9 Driveway cross-overs affecting pedestrian footpaths should maintain the level of the footpath.
- 10 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 11 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 12 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 13 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public transport stops and activity centres.
- 14 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with:
 - (a) open space networks, recreational trails, parks, reserves and recreation areas
 - (b) Adelaide's Metropolitan Open Space System
 - (c) Adelaide's principal cycling network (Bikedirect), which includes arterial roads, local roads and off road paths as depicted in *Overlay Maps - Transport*.
- 15 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 16 New developments should give priority to and not compromise existing designated bicycle routes. Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 17 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
 - (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities
 - (c) secure bicycle parking facilities provided at the rate set out in [Table Walk/3-- Bicycle Parking Requirements](#).

- 18 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 19 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

Access

- 20 Development should have direct access from an all weather public road.
- 21 Development should be provided with safe and convenient access which:
 - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (c) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 22 Vehicle access points should be separated by a minimum kerb distance of 6 metres to permit on-street parking.
- 23 Development should not restrict access to publicly owned land.
- 24 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
 - (a) limited to local roads
 - (b) shared between developments.
- 25 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 26 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to the road.
- 27 Driveways, access tracks and parking areas should be designed and constructed to:
 - (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from runoff
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.
- 28 Vehicular access to the River Torrens Linear Park should only be via controlled access points required by maintenance and emergency vehicles—development should result in the closure of existing vehicular access points and no new access points should be established.

Access for People with Disabilities

- 29 Development should be sited and designed to provide convenient access for people with a disability.

Vehicle Parking

- 30 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [*Table Walk/2 - Off Street Vehicle Parking Requirements*](#).

- 31 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 32 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points to public roads
 - (g) avoid the necessity for backing onto public roads
 - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - (i) not dominate the character and appearance of a centre when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 33 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
 - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places;
 - (c) being appropriately lit
 - (d) having clearly visible walkways.
- 34 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.
- 35 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 36 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 37 Stormwater from parking areas should be collected for reuse, with overflow discharged to the Council stormwater system.
- 38 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.
- 39 Where underground or undercroft car parking is to be established, this should be designed so the underside of the ground floor slab is no more than 1 metre above kerb level.

Waste

OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
 - (a) avoiding the production of waste
 - (b) minimising waste production
 - (c) reusing waste
 - (d) recycling waste
 - (e) recovering part of the waste for re-use
 - (f) treating waste to reduce the potentially degrading impacts
 - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid or minimise as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
 - (a) screened and separated from adjoining areas
 - (b) located to avoid impacting on adjoining sensitive environments or land uses
 - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
 - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

- (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours
- (f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater storage lagoons should not be sited in any of the following areas:
 - (a) within land subject to a 1-in-100 year average return interval flood event
 - (b) within 50 metres of the top of the bank of a watercourse
 - (c) within 500 metres of the coastal high water mark
 - (d) where the base of the lagoon would be below any seasonal water table.
- 9 Wastewater lagoons should be sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.

Waste Treatment Systems

- 10 Development that produces any effluent should be connected to a suitable waste treatment system.
- 11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
 - (a) the quality of surface and groundwater resources
 - (b) public health
 - (c) the amenity of a locality
 - (d) sensitive land uses.
- 12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 13 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.
- 14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.
- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
 - (a) into any waters

- (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
- (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.

Zone Section

Caravan and Tourist Park Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone primarily for short-term tourist accommodation and associated facilities.
- 2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- 3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will primarily contain a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation.

Buildings will be a maximum height of two storeys and will blend in with the natural environment. In natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity blocks, including shower, toilet, laundry and kitchen facilities
 - cabin
 - camping ground
 - caravan park
 - caravan permanently fixed to the ground
 - recreation area including tennis court, basketball court, playground
 - swimming pool/spa
 - tourist park and other forms of tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist part), community or recreational facility and toilets/amenities.

- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 8 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

Car Parking and Access

- 9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

Street and Boundary Setbacks

- 10 Every dwelling, annex or caravan fixed to land should be set back a minimum of:
 - (a) 1 metre from an internal road
 - (b) 6 metres from a public road
 - (c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

- 11 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

Land Division

- 12 No additional allotment(s) should be 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*.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation

Form of Development	Exceptions
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager's residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division	Except where: (a) no additional allotment(s) are created wholly or partly within the zone or (b) a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i>
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	

Form of Development	Exceptions
Shop or group of shops	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	Nil
Cabin	
Camping ground	
Caravan park	
Caravan permanently fixed to the land	
Recreation area	
Swimming pool	
Tourist park	

Community Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating community, educational and recreational facilities.
- 2 Development that is integrated in function.
- 3 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will primarily contain educational establishments in the form of pre-schools, primary schools and secondary schools, as well as indoor and outdoor recreation facilities, community facilities and ancillary uses. Activities that are generally associated with schools such as recreational facilities, multi-purpose halls, small-scale offices, small-scale shops and vocational education will also be developed within the zone.

While buildings will be a maximum of three storeys in height, they will be carefully sited and designed to ensure that negative impacts on adjoining residential areas are minimised. In some instances, this will require buildings to decrease in scale down to 1 or 2 storeys closest to the site boundaries. In particular, development will ensure that uses and activities which are likely to generate substantial noise are located well away from adjoining residential areas or include measures to reduce the transmission of noise.

Development in the zone will also result in improvements to traffic management and the associated impacts on adjoining residential areas. Wherever possible, parking facilities and designated drop-off/pick-up areas will be located on site. Where this is not possible, careful attention will be given to the management of traffic during peak operating times.

Due to former industrial uses (including the former Council depot) within the zone, development is expected to occur on a precautionary basis where a site contamination audit verifies that the site is suitable and safe for the intended use, particularly where it involves sensitive uses like residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

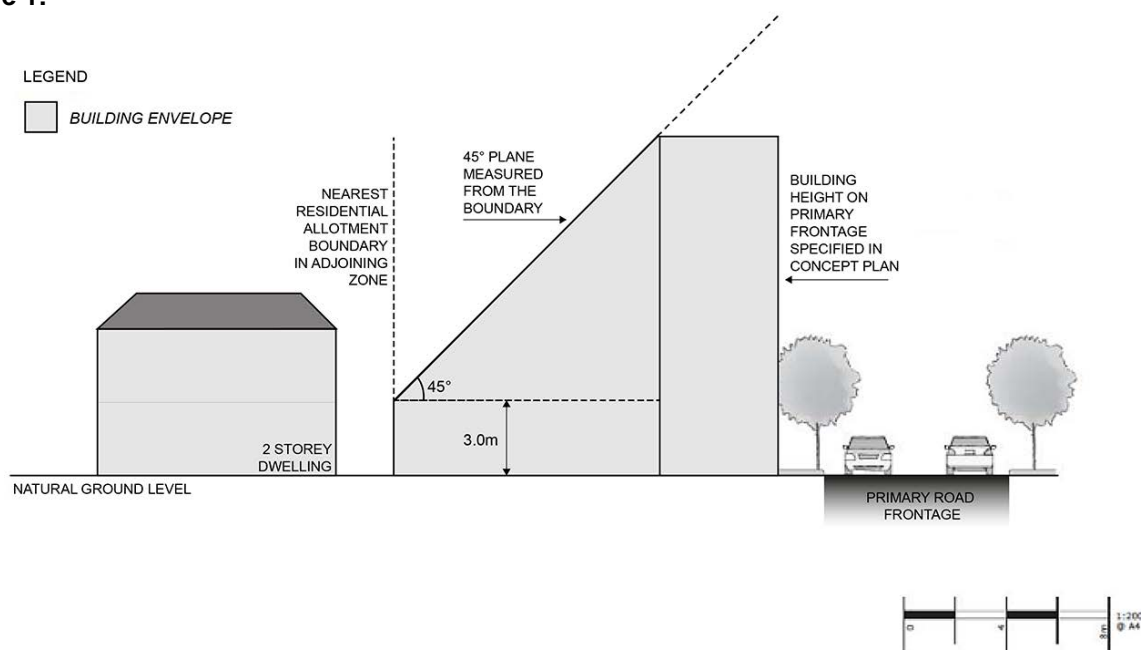
- 1 The following forms of development are envisaged in the zone:
 - car parking associated with a community facility, recreation facility or educational establishment
 - child care centre
 - clubroom associated with a recreation facility
 - community centre
 - consulting room in association with an educational establishment or recreational facility
 - educational establishment
 - hall
 - health facility
 - library
 - lighting for night use of facilities
 - minor public service depot

- office associated with a community facility, recreation facility or educational establishment
 - place of worship
 - playground
 - pre-school
 - primary school
 - public administration office
 - recreation centre
 - shops or groups of shops ancillary to a community facility, recreation facility or educational establishment
 - secondary school
 - swimming pool
 - theatre.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land
- 4 A shop or group of shops should only be developed where:
- (a) it is ancillary development to a recreation and sport facility, community facility or educational establishment
 - (b) the total gross leasable area is less than 250 square metres.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development within schools should include design elements such as adequate on-site parking and shielded lighting so as to facilitate after hours use, such as vocational education and training.
- 7 Development within schools should be designed to minimise the on-street parking of vehicles nearby and maximise vehicle drop-off/pick-up areas within and immediately adjacent to the land so as to minimise nuisance to neighbours.
- 8 Development should be designed to complement and enhance any State Heritage Places, Local heritage places or Contributory Items located on such sites or on adjoining land.
- 9 Development should be designed to complement adjoining residential development and minimise negative amenity impacts such as overshadowing, overlooking and sense of enclosure.
- 10 Development should include landscaped buffers, as well as carefully designed fencing and boundary walls, that assist in minimising noise and visual impact to adjoining residents.
- 11 To minimise building massing at the interface with residential development outside of the zone (where the zone boundary is not along a street), building height should be as identified on [Concept Plan Map Walk/1- Building Heights](#) and should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a **Residential Zone** or **Residential Character Zone**, as illustrated in Figure 1:

Figure 1:



- 12 In order to complement existing residential development, in that part of the zone fronting Fuller Street between Margaret Street and Walkerville Terrace building height should be as identified on [Concept Plan Map Walk/1 - Building Heights](#) and should be no taller than 2 storeys close to the street frontage, stepping up to a maximum of 3 storeys further away from Fuller Street.
- 13 In that part of the zone bounded by Smith Street and Fuller Street, and between Margaret Street and Walkerville Terrace, where potentially contaminating land uses have occurred in the past, development is expected to occur on a precautionary basis where a site contamination audit verifies that the site is suitable and safe for the intended use, particularly where it involves sensitive uses like public open space.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of development	Exceptions
Educational establishment in that part of the zone bounded by Smith Street and Fuller Street, and between Margaret Street and Walkerville Terrace.	
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	

Form of development	Exceptions
Motor repair station	
Petrol filling station	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Buildings no greater than 1 storey in height	Buildings greater than 1 storey in height

Local Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone forms an important entrance to the Council area from a southerly and westerly direction. Buildings within the zone are separated by the arterial roads of Northcote Terrace, Walkerville Terrace, Robe Terrace and Park Terrace.

Development within the zone will primarily comprise shops, offices and consulting rooms which serve the needs of the local community. Residential development will occur within the zone where it is integrated with, and secondary to, non-residential development.

Development within the zone will ensure that any adverse impacts on the adjoining residential area in terms of noise, traffic movements and hours of operation will be limited. In addition, development will ensure that the flow of traffic on adjoining arterial roads is not adversely affected. This will be achieved by consolidating the number of access points to arterial roads and coordinating the management of traffic throughout the zone.

The design of buildings will reflect the prominent location of the zone through the creation of a two-storey 'edge' around the arterial roads and through the incorporation of verandas, balconies and parapets. Car-parking areas will be located to the rear or side of buildings and will be coordinated across the zone to facilitate shared use. While advertising signs will be clearly visible to approaching arterial road traffic, they will not dominate the facade of buildings nor will they be located at or above roof height.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - advertisement
 - community facility
 - consulting room
 - hotel
 - office
 - office and dwelling
 - office and residential flat building
 - shop
 - shop and dwelling
 - shop and residential flat building.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 6 Offices, consulting rooms or other similar commercial uses should have a maximum total floor area in the order of 450 square metres.
- 7 Shop development should have a maximum total gross leasable floor area in the order of 250 square metres.
- 8 No additional direct vehicular access should be provided to Northcote Terrace, Park Terrace or Robe Terrace.

Design and Appearance

- 9 Buildings should:
 - (a) be sited on or close to the boundaries of Robe Terrace and Walkerville Terrace with car parking areas to the side or rear
 - (b) incorporate safe and convenient facilities for service vehicles
 - (c) incorporate verandas and articulated facades which add visual interest
 - (d) avoid upper level windows from which overlooking into adjacent dwellings could occur.

Vehicle Parking

- 10 Vehicle parking should be provided in accordance with the rates set out in [Table Walk/2 - Off Street Vehicle Parking Requirements](#) or [Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

Land Division

- 11 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement and/or advertising hoarding, subject to the conditions contained in [Table Walk/1 - Conditions for Complying Development](#).

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) the building is not a State heritage place
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential 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
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres 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
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Walk/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
 - (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (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.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where the development does not move, flash or incorporate an animated display or running lights and satisfies either (a) or (b): (a) where attached to a building, does not exceed the height of the roof, walls or parapet of the building (b) where free-standing, does not: (i) exceed 6 metres in height (ii) have a face exceeding 6 square metres.
Building	Except where the building is less than 3 storeys above natural ground level.
Bus depot	
Bus station	
Educational establishment	
Fire station	
Fuel depot	
Horticulture	
Hall	
Hospital	
Industry	
Indoor recreation centre	
Library	
Motor repair station	
Petrol filling station	
Public service depot	
Road transport terminal	
Service trade premises	
Store	
Theatre	
Warehouse	
Waste reception, storage, treatment, or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Metropolitan Open Space System Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone comprising open space that accommodates a range of public and private activities, including passive and active recreation land uses, habitat conservation and restoration, in an open and natural setting.
- 2 Development of recreational activities that do not detrimentally affect fauna, flora or other features of the natural environment.
- 3 Private land within the Metropolitan Open Space System (MOSS) contributing to regional open space networks and providing an open, natural and rural character accommodating low-scale uses such as non-intensive agriculture.
- 4 Public land within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation
 - farming
 - office in association with recreation and sport facilities
 - outbuildings associated with open space maintenance
 - playground
 - public toilets block and barbeque facilities
 - recreation areas and facilities
 - shop in association with recreation and sport facilities
 - sport facilities
 - structures associated with public facilities such as car parking, picnic/barbeque areas and shelters and toilets.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Publicly owned land within the MOSS should be used for any of the following:
 - (a) to provide natural or landscaped open space using locally indigenous plant species
 - (b) to accommodate a range of public recreation, sporting and institutional facilities and uses
 - (c) to accommodate stormwater retention and management
 - (d) to conserve and restore areas of native natural vegetation and wildlife habitats and corridors
 - (e) to conserve sites of scientific, cultural or heritage interest
 - (f) for revegetation purposes using locally indigenous plant species
 - (g) to provide a buffer to adjoining areas of conservation significance.

- 4 Privately owned land within the MOSS should be used for any of the following:
- (a) rural activities and agriculture (but not intensive animal keeping)
 - (b) low-impact sporting facilities
 - (c) conservation purposes.

Form and Character

- 5 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.

Linear Park (River Torrens/Karrawirra Parri) Policy Area 1

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A linear park primarily comprising open space providing a contrast with the built urban environment.
- 2 A linear park providing an open space corridor across the metropolitan Adelaide.
- 3 A linear park that accommodates a range of passive and unstructured recreation and leisure areas which do not detrimentally affect the natural and modified environments of the park, or nearby urban development.
- 4 A river system which provides for the maintenance of stormwater capacity and flood mitigation measures for adjoining areas.
- 5 A linear park that promotes the use, awareness and preservation of the riverine environment and enhancement of natural or semi natural habitats for the movement of wildlife and conservation of biodiversity.
- 6 A policy area in which the character, aesthetic appearance, scenic beauty and amenity of the River Torrens and its environs are preserved and enhanced in order to:
 - (a) protect areas of scientific, archaeological or cultural significance
 - (b) provide areas for study and interpretation of natural and human heritage
 - (c) provide suitable areas to facilitate the expansion of ancillary uses to the existing Adelaide O-Bahn busway.
- 7 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is primarily an area of open space with aesthetic, environmental, stormwater management and recreation functions. Development within the policy area is appropriate where it is integral to any of these functions provided any structures are not a dominant feature.

Development will protect and enhance the environmental qualities of the Linear Park including remnant native vegetation, the riparian zone and areas of habitat for native flora and fauna.

The policy area will provide for the establishment and maintenance of a linear open space and biological corridor based on the existing watercourse channel, associated floodplains and vegetation.

Water quality of the river and the recreational opportunities will be retained and enhanced.

Pedestrian, cycle and recreation facilities, such as drinking fountains and barbecues, should be incorporated into the Linear Park; however, facilities for sports competitions or events are inappropriate.

In parts, the policy area also accommodates the Adelaide O-Bahn busway.

Landscaping should ensure that any remnant native vegetation is incorporated into the landscape design and that indigenous vegetation is utilised wherever possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - lighting
 - outdoor recreation facilities
 - playground
 - public toilets
 - recreation area.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the park.
- 4 Development should allow for unstructured passive and active recreation, with organised sporting activities restricted to existing sites and buildings.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should ensure that public access to the River Torrens Linear Park is retained and enhanced for cyclists and pedestrians.
- 7 All development including pedestrian and cycle paths and landscaping should take into account the changing flow regime and width of waterways and be constructed of permeable material where practical to reduce stormwater runoff.
- 8 Landscaping should primarily comprise indigenous species and incorporate existing remnant vegetation.
- 9 Vehicular access or crossings should not occur through the River Torrens Linear Park.
- 10 Buildings should be:
 - (a) restricted in size and number
 - (b) sited so as not to detract from the open natural character of the policy area
 - (c) constructed of materials which blend with the riverine landscape.
- 11 The environmental values of the River Torrens should be protected and enhanced by providing a buffer comprised of local indigenous trees, shrubs and groundcovers (including grasses) that:
 - (a) has a width of not less than 5 metres measured perpendicular from the top of the bank
 - (b) contains an additional vegetated buffer width of not less than the height of the watercourse bank (measured from the toe of the bank to the top of the bank) where the height of the watercourse bank exceeds 0.5 metres.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Walk/1- Conditions for Complying Development](#):

- outbuildings associated with open space maintenance
- recreation area.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Bus depot	
Bus station	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Electricity generating station	
Electricity substation	
Emergency services facility	
Fire station	
Fuel depot	
Hall	
Helicopter landing facility	
Horticulture	
Hospital	
Hotel	

Form of Development	Exceptions
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Library	
Major public service depot	
Minor public service depot	
Motel	
Motor racing or testing venue	
Motor repair station	
Nursing home	
Office	Except where directly related to the administration and management of recreation and sport facilities.
Office and dwelling	
Petrol filling station	
Place of worship	
Prescribed mining operations	
Pre-school	
Prescribed mining operations	
Primary school	
Radio studio	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Shop and dwelling	
Show ground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Television studio	

Form of Development	Exceptions
Theatre	
Tourist accommodation	
Transmitting station	
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Mixed Use Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A functional and diverse zone accommodating a mix of commercial, community, medium density residential, office, and small-scale shop land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Minimisation of impacts on residential development, particularly within adjacent residential zones.
- 4 Amalgamation of allotments into larger sites to achieve optimum uses of land.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will accommodate a mixture of retail, commercial, community and medium density residential uses with development undertaken in a coordinated manner through the amalgamation of allotments into larger sites to optimise the use of land. Non-residential development will be small in scale and not compromise the free flow of traffic on Main North Road and North East Road through large traffic generating uses, heavy vehicle traffic/servicing requirements and increased access points.

Residential development will be at higher densities and will provide an alternative to the predominant form of housing found elsewhere in the **Residential Zone** and **Residential Character Zone**. Dwellings located above non-residential development will occur within the zone. Low density forms of housing and those that result in multiple access points onto Main North Road and North East Road, such as detached and semi-detached dwellings, do not maximise the use of land within this zone and are more appropriate within the **Residential Zone** or **Residential Character Zone**.

Development will create an attractive pedestrian environment along Main North Road and North East Road. This will be achieved through the siting of non-residential development on or close to the road frontage and the provision of awnings, verandas and pergolas. Dwellings located above non-residential development will be stepped back from the main frontage and appropriately treated to minimise the impact of noise from Main North Road and North East Road. Dwellings which are not integrated with non-residential uses will be set back at least 8 metres from the Main North Road and North East Road frontage.

Buildings will be limited to two storeys in height where no residential development is integrated with retail or commercial uses. Buildings with integrated residential development above non-residential uses will be limited to 3 storeys in height. Buildings will be designed taking into consideration the predominant character of the locality in terms of building bulk, scale and materials.

Buildings will also be designed to minimise negative impacts on adjoining residential areas in terms of noise, visual impact, overshadowing and overlooking.

Car parking areas will be consolidated and integrated across sites to minimise the number of access points onto Main North Road and North East Road and to provide for the shared use of parking facilities. Car park access points will be located and designed to minimise the impact on the flow of traffic along Main North Road and North East Road, as well as discourage traffic through local side streets.

Car parking areas will be provided to the rear of buildings or within basements or undercrofts. Car parking areas will include landscaping along perimeters, particularly along boundaries adjacent to residential development and where visible from a public side street.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - community facility
 - consulting room
 - institutional facility
 - motel
 - office
 - residential flat building in association with non-residential land uses
 - residential development in association with non-residential land uses
 - restaurants
 - service trade premises
 - shop or group of shops where the maximum gross leasable area is in the order of 250 square metres
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 The bulk and scale of development should be compatible with adjoining land uses.
- 5 Residential development should be designed within the following parameters:

Parameter	Value
Minimum setback from Main North Road or North East Road	8 metres except where integrated with non-residential development.
Minimum setback from secondary road frontage	4 metres
Minimum setback from boundary of adjoining zone	2.5 metres for walls with a maximum height of 3 metres (from natural ground level). 5 metres for walls with a maximum height of 6 metres or more (from natural ground level).
Maximum number of storeys (above natural ground level)	3 storeys

- 6 Non-residential development should be no more than 2 storeys in height above natural ground level.
- 7 Balconies should be integrated into the overall architectural form and detail of development and should:
 - (a) be of a depth that ensures sunlight can enter the dwelling below
 - (b) allow views and casual surveillance of the street while providing for safety and visual privacy
- 8 Development should provide one of the following along the whole length of the zone boundary that abuts the **Residential Character Zone** between Dutton Terrace and Tennyson Street, except where the proposed use is predominantly residential:
 - (a) a landscaping buffer zone of at least 6 metres in width

- (b) a continuous 3 metre landscaping buffer with a minimum of 2.5 metres width and a maximum 3 metres high solid masonry wall located on the zone boundary.

9 Advertisements and advertising hoardings should not include any of the following:

- (a) flashing or animated signs
- (b) bunting, streamers, flags, or wind vanes
- (c) roof-mounted advertisements projected above the roofline
- (d) parapet-mounted advertisements projecting above the top of the parapet.

10 The following standards should apply for free-standing or pylon advertisements:

Frontage of Development Site (metres)	Maximum Overall Height (metres)	Maximum Width (metres)	Maximum Advertisement Area (square metres)
0 - 20	3	1.2	2 square metres for the first tenant and 1 square metre per tenant thereafter.
20+	4	1.5	3 square metres for the first tenant and 1 square metre per tenant thereafter.

11 There should be no flashing lights or external illumination of buildings.

12 Parking areas should be located within basements or undercroft areas.

Vehicle Parking

13 Vehicle parking should be provided in accordance with the rates set out in [Table Walk/2 - Off Street Vehicle Parking Requirements](#) or [Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement and/or advertising hoarding, subject to the conditions contained in [Table Walk/1 - Conditions for Complying Development](#).

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) the building is not a State heritage place
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential 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
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres 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
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Walk/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
 - (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (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.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where the development does not move, flash or incorporate an animated display or running lights and satisfies (a) or (b): (a) where attached to a building, it does not exceed the height of the roof, walls or parapet of the building (b) where free-standing, it does not: (i) exceed 8 metres in height (ii) have a face exceeding 6 square metres.
Bus depot	
Bus station	
Fuel depot	
Hall	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Petrol filling station	
Prescribed mining operations	
Road transport terminal	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Theatre	
Waste reception, storage, treatment or disposal	Except where in the form of a recycling collection depot.
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

Category 1	Category 2
All forms of development other than where the site of the development is adjacent land to land in a zone which is different to the zone that applies to the site of the development.	All forms of development not listed as Category 1.

Neighbourhood Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre providing a range shopping, community, business, and recreational facilities for the surrounding community.
- 2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 Amalgamated car parking areas throughout the Zone that support continuous built form, pedestrian activity and vibrancy along Walkerville Terrace.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will contain a variety of land uses being primarily shops, restaurants, offices, community centres, consulting rooms and residential development within the compact heart of the Council area.

Uses that generate a high frequency of pedestrian activity, such as shops and restaurants, will be located on the ground floor. There will also be offices and consulting rooms at ground level provided that they include an active street frontage in the form of, for example, large clear windows and pedestrian entrances facing the street. While there will be some low-scale residential development within existing buildings such as listed heritage places, new residential development will typically be apartment-style located on upper floors overlooking the street and/or at the rear of sites. The zone will be visited frequently primarily by local residents and the mix of complementary land uses will extend activities beyond normal working hours to enhance the area's vibrancy.

Building heights will vary throughout the zone as shown on with [Concept Plan Map Walk/1 - Building Heights](#). On the northern side of Walkerville Terrace buildings will be 1 to 2 storeys, ensuring an appropriate scale relationship is maintained with the considerable number of Heritage Places in this part of the zone. There will also be some 3 storey buildings on the northern side of Walkerville Terrace at the intersections with Stephen Terrace and Smith Street, which are gateways to the zone. On the southern side of Walkerville Terrace where there are fewer Heritage Places building heights will vary from 1 to 5 storeys, while also ensuring a sensitive interface between any Heritage Places, newer development and existing residential development outside the zone.

Buildings on corner sites throughout the zone will carefully address the corner through design elements such as alignment to both boundaries, an entrance that may be at a 45 degree angle to the intersection and verandas, balconies and awnings on both frontages.

Development will continue to provide visual interest after hours by having no solid external shutters.

Development in the zone will be recognised as being of the highest quality through variation in facade treatments and building materials, as well as the use of modulated roof forms and parapets that contribute to a varied and interesting skyline. The ground floor of buildings will abut the footpath and include a variety of tenancies with narrow frontages. Portions of the ground floor will be set back in some locations to emphasise the building entrance or to create spaces for outdoor dining.

Heritage listed buildings will be adapted as necessary while maintaining their heritage value with development encouraged behind and/or above the front façades. Buildings adjacent heritage listed buildings will be sympathetic to their heritage values, while also incorporating modern design elements.

Verandas will be provided to create a comfortable and intimate place for pedestrians, and will be of a form that is complementary to those on adjoining buildings. Balconies overlooking the street are encouraged to provide a connection to the street and passive surveillance, with sufficient and varied screening to provide privacy for occupiers. Front fences and blank walls will be minimised to ensure visual permeability and to encourage passive surveillance, active streetscapes and a visually interesting public realm.

As development intensifies, some overlooking, overshadowing and noise impacts may occur within the zone but this will be moderated through good design and noise attenuation techniques. Solar access may also be reduced. Buildings at the interface adjoining the **Residential Zone** will create an appropriate transition of development scale and massing between adjacent residential development. Any adverse impacts for the adjoining **Residential Zone** will be minimised through carefully considered setbacks, transition of building heights, design and siting of windows and balconies, and the use of landscaping.

On-site vehicle parking will be at the rear of buildings with access points located on side streets where possible, so that safe and efficient pedestrian movement along Walkerville Terrace is achieved. In some cases, vehicle/pedestrian/cycle access points and parking areas will be shared. Car parking areas will incorporate vegetation to enhance their appearance and provide shade.

Mary P. Harris Reserve at the corner of Victoria Street and Walkerville Terrace will be maintained as public open space while also accommodating temporary activities and structures such as pop-up food stalls, markets, performances and public art that do not dominate the public purpose of this reserve.

Water Sensitive Urban Design systems, including the harvest and reuse of storm water, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways. Retention and reuse of all stormwater from a development should be aspired to through the stormwater management system. This will utilise a range of treatment and storage devices to achieve the most productive end use of the water.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

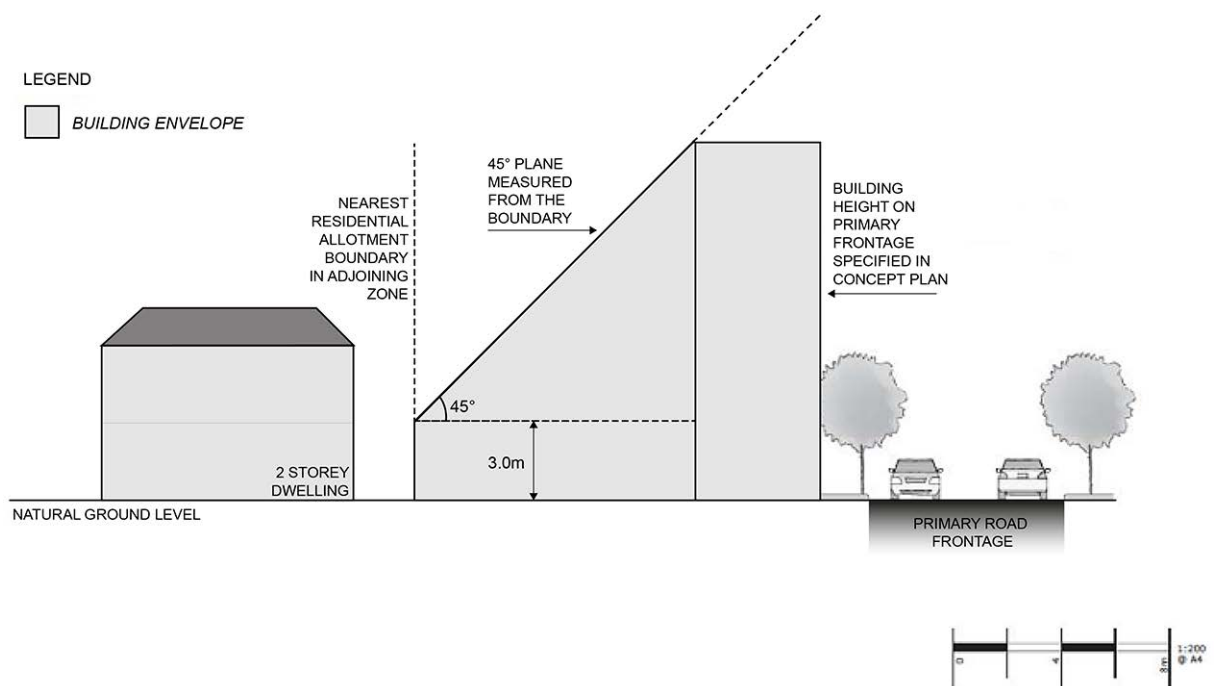
- 1 The following forms of development are envisaged in the zone:
 - bank
 - civic building
 - child care facility
 - community centre
 - consulting room
 - dwelling in conjunction with non-residential land use
 - educational facility
 - entertainment venue
 - hotel
 - indoor recreation centre
 - library
 - office
 - place of worship
 - recreation area
 - restaurant
 - serviced apartment
 - shop
 - independent vehicle parking.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 The ground level street frontages of buildings should positively contribute to pedestrian interest, activation and commercial function by providing at least 5 metres or 60 percent of the street frontage (whichever is greater) as an entry/foyer or display window.
- 6 The finished ground floor level of buildings should be at grade and level with the footpath so as to minimise the need for steps and pedestrian ramps at the access points/doorways.
- 7 Building heights should be in accordance with [Concept Plan Map Walk/1 – Building Heights](#).
- 8 In order to maximise pedestrian and cyclist movement, improve continuity of built form and maintain the safety and efficiency of roads, development should create no further crossovers on Walkerville Terrace and Stephen Terrace and where possible relocate and reduce the number of existing access points.
- 9 To minimise building massing at the interface with residential development outside of the zone (where the zone boundary is not along a street), buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone, as illustrated in **Figure 1**:

Figure 1:



- 10 Dwellings should be located only behind or above non-residential uses on the same allotment.

Vehicle Parking

- 11 Vehicle parking should be provided in accordance with the rates set out in [Table Walk/2 - Off Street Vehicle Parking Requirements](#) or [Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

Advertisement and/or advertising hoarding, subject to the conditions contained in [Table Walk/1 - Conditions for Complying Development](#).

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) the building is not a State heritage place
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any **Residential Zone** boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any **Residential 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
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres 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
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Walk/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
 - (i) the building is a local heritage place

- (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
- (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.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Adult entertainment premises	
Adult products and services premises	
Advertisement or advertising hoarding in any of the following circumstances: <ul style="list-style-type: none"> (a) it is located above the parapet of the associated building (b) it moves, rotates or incorporates flashing lights (c) it incorporates 3rd party advertising. 	
Detached dwelling	Except where in conjunction with a non-residential development
Fuel depot	
Industry	Except a service industry
Major public service depot	
Motor repair station	
Row dwelling	Except where in conjunction with a non-residential development
Service trade premises	
Semi-detached dwelling	Except where in conjunction with a non-residential development
Special industry	
Store	
Telecommunications facility	
Warehouse	
Waste reception, storage, treatment or disposal	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will continue to meet the needs of an increasingly diverse population through the provision of a range of dwelling types at varied densities, together with some community facilities such as child care centres.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - health and welfare services
 - open space
 - pre-schools
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but complementary with adjoining residential development.
- 4 Non-residential development should be of a nature and scale that:
 - (a) serves the needs of the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.

- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Garages doors and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 8 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	56 square metres
Maximum building height (from natural ground level)	4.5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre for wall heights above 2.7 metres (from natural ground level) On the boundary for wall heights below 2.7 metres (from natural ground level)
Minimum setback from a public road or public open space area	No closer than the dwelling on the same allotment, or adjoining allotments.

- 9 Development should minimise access points to arterial roads and, wherever possible, site layout should facilitate interconnection with adjoining properties and the sharing of off-street parking and access.
- 10 Balconies should be integrated into the overall architectural form and detail of development in excess of two storeys and should:
- (a) be of a depth that ensures sunlight can enter the dwelling below
 - (b) allow views and casual surveillance of the street while providing for safety and visual privacy.

Affordable Housing

- 11 Affordable housing should be distributed throughout the zone and policy areas to avoid over-concentration of similar types of housing in a particular area.

Land Division

- 12 Land division should create allotments of a range of sizes to enable a range of dwelling types and densities, and be consistent with the minimum dwelling site areas identified within each of the policy areas.

Central Policy Area 6

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will contain low density residential development with predominantly detached dwellings on allotments that are medium-to-narrow in width.

There is a reasonably well established pattern of development with grid street layout and consistent allotment sizes, widths and depths, although there is some variation to this to the south of Devonshire Street. There are also relatively regular spacings between buildings, moderate to substantial front setbacks and pitched roofs on most dwellings.

Older dwellings will progressively be redeveloped or replaced with dwellings of compatible scale, form and style that build on the positive features of the locality. There are limited opportunities for infill development at higher densities (principally in the form of detached and semi-detached dwellings) where it can be demonstrated that the form, spacing and design of buildings will be complementary to the prevailing character of the particular locality. Group dwellings and residential flat buildings will only be developed on amalgamated sites where streetscape character in terms of building frontage, setbacks, and spaces between buildings will be consistent with those existing in the policy area. Buildings without direct frontage to a public road (i.e. in a shared driveway/hammerhead arrangement) will be limited to single storeys in height and will also be setback from boundaries so as not to impact negatively on the amenity of adjacent residential development and areas of provide open space, in particular. The placement of a second storey within the roof space is appropriate provided the building height and bulk is compatible with existing buildings and potential for overlooking and overshadowing can be reasonably managed.

In keeping with the established character of the policy area, there will be a mix of architectural styles but also incorporation of traditional building forms from the late 19th and early 20th century providing a significant contribution. Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling will be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

The landscape setting is an important element of the character of the policy area, with dwellings generally set in open, well vegetated streetscapes achieved through a combination of public and private plantings and low fencing forward each dwelling. New residential development will be provided with sufficient space for landscaping to be established to the front, sides and rear of buildings so as to complement this existing character. This is particularly important where the development results in a reduced frontage width to that typically found within the locality. In such circumstances, carefully designed landscaping and fencing between the building facade and the front property boundary will disguise the reduced frontage widths of new development. This can be achieved by reducing driveway widths and paved areas, as well as low and/or open styled fencing along the entire frontage of the site. Fencing forward of the building line, between the new dwellings, or along common driveways will be avoided unless low in height and/or open in nature.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuildings in association with a dwelling
 - domestic structures

- dwelling addition
- semi-detached dwelling
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries	1 metre for single storey dwellings 2 metres for two storey dwellings
Minimum setback from rear boundary	3 metres for single storey dwellings 8 metres for two storey dwellings
Maximum number of storeys (above natural ground level)	2 storeys

- 4 Dwellings should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site Area (square metres)	Minimum Frontage (metres)
Detached dwelling	400 (minimum)	12
Semi-detached dwelling	375 (minimum)	10
Group dwelling	350 (average)	20
Residential flat building	350 (average)	20

- 5 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat building or group dwelling, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached Dwelling	Semi-detached Dwelling	Group Dwelling	Residential flat building
Site area (square metres)	350 (minimum)	325 (minimum)	300 (average)	300 (average)
Maximum number of storeys (above natural ground level)	2 storeys	2 storeys	2 storeys	2 storeys
Minimum car parks	1	1	1	1

- 6 Development should preserve and enhance streetscapes within the policy area by:
 - (a) incorporating fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number and width of driveway crossovers.

Gilberton Medium Density Policy Area 7

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development within the policy area will comprise a range dwelling types at medium densities which take advantage of nearby public transport and regional level open space along the Linear Park and in the Parklands. Higher density development will occur on land to the south of the Adelaide Clinic (the Adelaide Clinic Land being Allotments 131-134 FP 16865 CTs 5950/503, 5950/504, 5950,502, 5950,501) on Park Terrace and will replace non-residential land uses with predominantly residential flat buildings. Small-scale, non-residential land uses such as convenience shops, restaurants and consulting rooms may also be developed at the lower levels of buildings greater than four storeys in height on the land south of the Adelaide Clinic.

Within the policy area north of Rose Street, buildings of up to two-storeys in height will be developed towards the edge of the policy area where there is an interface with adjoining Heritage Areas. Taller buildings of up to three storeys, may be developed away from the edge of the policy area in these locations.

In order to significantly increase the resident population closest to the Adelaide CBD, and given the separation of the land from parts of the Council area where a desirable low-scale character is already established, buildings in the order of ten storeys will be developed on land to the south of the Adelaide Clinic. In other parts of this policy area south of Rose Street, building heights will be four storeys, except at the interface with Gilberton South Policy Area 13 where building heights will be two storeys.

The depth of multi-storey buildings will promote a high level of residential amenity by creating opportunity for dual aspects from dwellings, and by facilitating natural ventilation and access to sunlight. Buildings will be sufficiently separated to provide visual interest, views between built form that provide visual and physical links to surrounding areas, and useable areas of communal open space, particularly along the River Torrens Linear Park frontage. Separation between buildings will also provide visual and acoustic privacy, as well as adequate sunlight to dwellings.

Shading elements such as verandas, eaves and screens that provide for energy efficiency will also feature on new dwellings. Development will provide articulated and varied facades which feature balconies, increased setbacks to upper levels and a range of materials in order to create visual interest and reduce the scale of buildings. High quality structured landscaping will also be provided to mitigate large scale building facades, provide visual amenity and shade, and help establish a clear hierarchy of vehicle and pedestrian movement patterns across the policy area.

Where allotments adjoin the **Linear Park (River Torrens/Karrawirra Parri) Policy Area 1**, development will provide passive surveillance of the public open space, while also ensuring that sufficient setbacks are provided to reduce the visual impact of buildings when viewed from the Linear Park. Access points onto public roads will be minimised through the use of common driveways, and the visual and noise impacts of on-site parking will be minimised through the provision of basement and/or deck car-parks which are integrated into the design of buildings. Landscaping will form an integral part of development when viewed from public open space and roads.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - detached dwelling
 - group dwelling
 - residential flat building
 - semi-detached dwelling
 - small scale non-residential uses in association with residential flat buildings such as:
 - restaurants
 - consulting rooms
 - convenience shops
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Residential development should be designed within the following parameters:

Parameter	Value
Minimum setback from secondary road frontage	2.5 metres
Minimum setback from side boundaries	1 metre for walls with a maximum height of 3 metres 2 metres for walls with a maximum height of 6 metres 2 metres plus the increase in wall height above 6 metres for walls greater in height than 6 metres
Minimum setback from rear boundary	4 metres
Maximum number of storeys (above natural ground level)	2-4 storeys except on land on Park Terrace identified as Allotment 136 FP 16866, CT 5461/379 and Allotments 237 DP 20643 CT 5114/955 and 238 DP 20643, CT 5114/927 where in the order of ten storeys may be developed

- 4 Walls and fences along Park Terrace should be designed to contribute positively to the streetscape through variation in materials, landscaping, positioning and articulation.
- 5 Residential development should have a minimum site area (and in the case of residential flat buildings and group dwellings an average site area per dwelling), and a frontage to a public road not less than that shown in the following table, except on land on Park Terrace identified as Allotment 136 FP 16866, CT 5461/379 and Allotments 237 DP 20643 CT 5114/955 and 238 DP 20643, CT 5114/927:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached dwelling	300 (minimum)	10
Semi-detached dwelling	250 (minimum)	8
Residential flat building	120 (average)	20 for the allotment
Group dwelling	250 (average)	20 for the allotment

- 6 Residential development constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) not less than that shown in the following table, except on land on Park Terrace identified as Allotment 136 FP 16866, CT 5461/379 and Allotments 237 DP 20643 CT 5114/955 and 238 DP 20643, CT 5114/927:

Parameter	Detached Dwelling	Semi-detached Dwelling	Group Dwelling	Residential Flat Building
Site area (square metres)	275 (minimum)	225 (minimum)	225 (average)	100 (average)
Minimum area of private open space for ground level dwellings (square metres)	50	40	40	35
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	10	10	8	8
Minimum number of on site car parking spaces (one of which should be covered)	1	1	1	1 per 2 dwellings

- 7 Development directly adjacent to a **Historic Conservation Area** should be limited to two storeys in height and be set back from the **Historic Conservation Area** boundary in a manner that complements the development in adjoining policy areas.
- 8 Development should:
- (a) be designed to reduce energy consumption through careful building orientation, the promotion of natural ventilation and the use of shading devices
 - (b) ensure that traffic is managed in an integrated manner across the policy area to create a low-speed, pedestrian friendly environment
 - (c) incorporate spacing between residential flat buildings which reduces visual impact and provides opportunities for informal interaction between people living within the policy area
 - (d) be setback a suitable distance from the Linear Park to reduce visual impact
 - (e) incorporate pedestrian and cycle links to the adjacent Linear Park.
- 9 The visual bulk of development adjacent to street frontages and areas of open space should be minimised through colour, building materials, detailing, setback, articulation and fenestration.
- 10 Development should incorporate attractive and pleasant communal spaces, access ways and driveways through:

- (a) landscaping and paving creating variety and visual interest
 - (b) built form fronting communal spaces, access ways and driveways incorporating variety in appearance, such as through variation in colour, materials, setbacks and form.
- 11 Residential development of more than four storeys in height (above natural ground level) should:
- (a) incorporate parking facilities either at basement level or within a deck structure which is not visible from Park Terrace or the River Torrens Linear Park and which is integrated into the overall design of the building
 - (b) provide a legible network of internal roads/driveways which create a low-speed, pedestrian-friendly environment through the use of design elements such as narrow carriageway widths, landscaping/vegetation, bollards, and varied surface materials/levels.
- 12 Development fronting Park Terrace and the Linear Park should include a range of design elements which create visual interest including:
- (a) a clearly defined base, middle and top
 - (b) the incorporation of balconies at upper levels
 - (c) the inclusion of architectural features which give human scale at street level, such as entrance porches as well as a clearly defined entry point
 - (d) the avoidance of large, unbroken facades and parapet walls
 - (e) the incorporation of a variety of roof forms
 - (f) an increase in front and side setbacks to the upper levels to reduce the bulk of the building
 - (g) the use of a variety of building materials
 - (h) the breaking up of large, horizontal facades into smaller, articulated sections
 - (i) the use of shading devices.
- 13 Development should optimise safety and security by maximising activity on street frontages and the Linear Park through the incorporation of clearly defined entrances at ground level and the inclusion of small-scale, non-residential land-uses such as shops, restaurants/cafes, offices and/or consulting rooms.
- 14 All plant, air conditioning and lift well structures should be screened from public view.

North East Road Corridor Policy Area 8

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Dwellings will be developed at medium densities, including residential flat buildings, group dwellings and supported accommodation, to provide an alternative to the predominant form of detached housing found elsewhere in the Residential Zone and Residential Character Zone and to take advantage of nearby public transport. These medium density dwelling types will be developed on large allotments where there is sufficient space for common driveways, replacing existing lower density dwellings. Allotment amalgamation will facilitate coordinated medium density development.

The amenity of this policy area is compromised by significant traffic volumes along North East Road which generate traffic noise and pollution, as well as compromise vehicle safety when accessing sites. The development of medium density dwellings will improve the amenity of this policy area by incorporating design elements such as common driveways that enable vehicles to enter and exit sites in a forward direction and noise attenuation in the facades of buildings and fences. At the same time, vehicle access to development will minimise impact on the flow of traffic on North East Road.

Buildings will be up to three storeys in height. Overlooking and overshadowing will be minimised through the careful building design which takes into account the sloping nature of the policy area. Shading elements such as verandas, eaves and screens that are complementary to the character of existing buildings and provide for energy efficiency will also feature on new dwellings. Buildings will feature undercroft or basement parking and vehicular access via side streets, where possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:

- affordable housing
- domestic outbuildings in association with a dwelling
- domestic structure
- dwelling addition
- group dwelling
- residential flat building
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.

- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre for walls with a maximum height of 3 metres 2 metres for walls with a maximum height of 6 metres 2 metres plus the increase in wall height above 6 metres for walls greater in height than 6 metres
Minimum setback from rear boundary where abutting against Vale Park Policy Area 9	2.5 metres for walls with a maximum height of 3 metres 6 metres for walls with a maximum height of 6 metres 6 metres plus the increase in wall height above 6 metres for walls greater in height than 6 metres
Maximum number of storeys (above natural ground level)	3 storeys

- 4 Walls and fences along North East Road should be designed to contribute positively to the streetscape through variation in materials, landscaping, positioning and articulation.
- 5 Residential flat buildings and group dwellings should have an average site area per dwelling and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Residential flat building	250 (for single storey)	20
	200 (for two storey)	20
	150 (for three storey)	20
Group dwelling	250 (for single storey)	20
	200 (for two+ storeys)	20

- 6 Residential flat buildings and group dwellings constituting affordable housing should be designed within the following parameters and have a minimum average site area not less than that shown in the following table:

Parameter	Residential flat building	Group dwelling
Minimum site area	100 square metres average	150 square metres average
Maximum number of storeys (above natural ground level)	3 storeys	3 storeys

- 7 All residential development should be designed to ensure the living rooms have an external outlook.
- 8 Balconies should be integrated into the overall architectural form and detail of development and should:
- (a) be of a depth that ensures sunlight can enter the dwelling below
 - (b) allow views and casual surveillance of the street while providing for safety and visual privacy.

Vale Park Policy Area 9

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development in this policy area will involve an increased range of dwelling types and some community facilities such as child care centres and schools.

This policy area was traditionally developed at very low densities, with detached dwellings on allotments greater than 600 square metres. Development at higher densities than this will occur throughout the policy area. This will be in the form of semi-detached dwellings given that they have a streetscape presentation that is complementary to detached dwellings. There will also be group dwellings and residential flat buildings on large allotments more than 1600 square metres in area, where the common driveways are well landscaped and carefully integrated into the design of the overall development. The minimum lot sizes for group dwellings and residential flat buildings have been established to provide a greater yield for this type of development where very low density allotments are amalgamated. While group dwellings may be located on an existing 15-20 metres wide allotment, it is considered more desirable to have group dwelling on wider allotments where the number of driveways serving many dwellings can be minimised. Row dwellings will not be developed given the absence of rear laneways.

Development of up to two storeys in height will occur. Boundary setbacks will be managed so as to create a degree of consistency in the streetscape, but also minimise the impact of overshadowing, overlooking and sense of enclosure for adjoining residential properties. Shading elements such as verandas, eaves and screens that are complementary to the character of existing buildings and provide for energy efficiency will also feature on new dwellings. Buildings with access via a common driveway and without direct frontage to a public road will generally be single storey in height to minimise similar amenity impacts on adjoining residential properties. In these circumstances, carefully designed second storeys within the roof space will be an alternative design approach that minimises off-site impacts.

Residential development will be provided with sufficient space for landscaping to be established to the front, sides and rear of buildings. Open, well-vegetated streetscapes will be achieved through a combination of public and private plantings, narrow driveway widths and low or open fencing forward of dwellings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:

- affordable housing
- detached dwelling
- domestic outbuildings in association with a dwelling
- domestic structure
- dwelling addition
- group dwelling
- residential flat building
- semi-detached dwelling
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	0 metres on one side boundary provided there is a 1 metre setback from the other side boundary for walls with a maximum height of 3 metres 2 metres for walls with a maximum height of 6 metres 2 metres plus the increase in wall height above 6 metres for walls greater in height than 6 metres
Minimum setback from rear boundary	3 metres (single storey) 8 metres (two storey)
Maximum number of storeys (above natural ground level)	2 storeys

- 4 Walls and fences along Ascot Avenue should be designed to contribute positively to the streetscape through variation in materials, landscaping, positioning and articulation.
- 5 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached dwelling	300 (minimum)	10
Semi-detached dwelling	250 (minimum)	8
Group dwelling (on an allotment <1600 square metres)	400 (average)	20 for the allotment
Group dwelling (on an allotment >1600 square metres)	300 (average)	20 for the allotment
Residential flat building (on an allotment <1600 square metres)	400 (average)	20 for the allotment
Residential flat building (on an allotment >1600 square metres)	300 (average)	20 for the allotment

- 6 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached dwelling	Semi-detached dwelling	Group dwelling	Residential flat building
Site area (square metres)	275(minimum)	225 (minimum)	275 (average)	275 (average)
Maximum building height from natural ground level (metres)	8	8	8	8
Maximum wall height from natural ground level (metres)	6	6	6	6
Minimum car parks	1	1	1	1

- 7 Development should preserve and enhance streetscapes within the policy area by:
- (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number and width of driveway crossovers.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where the advertisement complies with all of the following conditions: (a) on a site not used for residential purposes (b) is completely under 3 metres in height measured from natural ground level (c) has an advertisement area less than 0.2 square metres (d) does not move, rotate, flash or incorporate an animated display of running lights or ribbons of light.
Amusement machine centre	
Auction room	
Building exceeding 3 storeys in height above natural ground surface level.	Except where the building is located in either of the following: (a) Gilberton Medium Density Policy Area 7 (b) North East Road Corridor Policy Area 8.
Bus depot	
Consulting rooms	Except where: (a) the total floor area is less than 30 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Educational establishment	
Electricity sub-station	
Farming	
Fuel depot	
Hall	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Indoor recreation centre	
Intensive animal keeping	

Form of Development	Exceptions
Motel	Except where the development is located within either of the following: (a) Gilberton Medium Density Policy Area 7 (b) North East Road Corridor Policy Area 8.
Motor repair station	
Office	Except where: (a) the total floor area is less than 30 square metres (b) the site does not front an arterial road (c) the office is in association with a dwelling
Petrol filling station	
Primary school	
Public service depot	
Restaurant	Except where the development is located on land on Park Terrace identified as Allotment 136 FP 16866, CT 5461/379 and Allotments 237 DP 20643 CT 5114/955 and 238 DP 20643, CT 5114/927 within the Gilberton Medium Density Policy Area 7 and the gross leasable area does not exceed 200 square metres.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the development is located on land on Park Terrace identified as Allotment 136 FP 16866, CT 5461/379 and Allotments 237 DP 20643 CT 5114/955 and 238 DP 20643, CT 5114/927 within the Gilberton Medium Density Policy Area 7 and the gross leasable area does not exceed 200 square metres.
Shop and dwelling	Except where the development is located on land on Park Terrace identified as Allotment 136 FP 16866, CT 5461/379 and Allotments 237 DP 20643 CT 5114/955 and 238 DP 20643, CT 5114/927 within the Gilberton Medium Density Policy Area 7 and the gross leasable area does not exceed 200 square metres.
Showground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunication facility	
Theatre	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development, including alterations and additions (except where the development is non-complying) are designated:

Category 1	Category 2
Nil	<p>Demolition, or part demolition, of a building or structure listed in Table Walk/5 - Local Heritage Places.</p> <p>Community centre</p> <p>Pre-school</p> <p>Development envisaged in Gilberton Medium Density Policy Area 7</p>

Residential Character Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A residential zone ensuring the preservation of the existing **desirable** development patterns and built form.
- 2 Infill development, including affordable housing, that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

There are different patterns of settlement throughout this zone and variations in the age and character of housing depending upon the suburb, ranging from large-scale two storey mansions in Medindie, through to smaller Victorian-era cottages in Gilberton, and a mixture of both in Walkerville.

Areas of concentrated heritage value are identified within **Historic Conservation Areas** on the *Overly Maps - Heritage*. Development will conserve the distinctive character of each of these areas and will be limited primarily to the conservation of, or minor alterations and additions to, State and local heritage places identified in [Tables Walk/6 - State Heritage Places](#) and [Walk/5 - Local Heritage Places](#) and Contributory items identified in [Table Walk/4- Contributory Items](#). Over time, buildings that do not contribute to the Desired Character of these **Historic Conservation Areas** will be replaced with development that makes a more positive contribution.

New buildings within the zone will incorporate materials that are complementary to nearby historic buildings such as bluestone, sandstone, limestone, slate, brick and corrugated iron, and new buildings will generally be simple in their design and restrained in their detailing. Shading elements such as verandas, eaves and screens that are complementary to the character of historic buildings and provide for energy efficiency will also feature on new dwellings. Garages and carports will be setback behind the main building façade. Infill development will also have a complementary height, mass, scale and set-backs to that of existing historic dwellings.

Development will not compromise the desirable very low density (allotments above 600 square metres) and low-density (allotments between 300 square metres and 600 square metres) character of the zone. Hammerhead or battleaxe allotments are envisaged where the development results in the retention of buildings that contribute to a desirable streetscape character. Development will conserve the remaining slate and bluestone kerbs by limiting additional crossovers, also ensuring the preservation of street trees.

In the **Gilberton Policy Area 11** a broader range of dwelling types and increases in density of housing may be accommodated through the replacement of buildings and the division of larger allotments given that there are fewer historic buildings.

The existence of development exhibiting undesirable variations to the desired built form character in a locality will not be used to justify additional change from the desired character for new dwellings and other development in the relevant policy area. Careful attention to local factors and attributes (which may include more than one policy area in a locality relevant to a development site) is necessary in the design and siting of future residential development. This is particularly relevant to development adjacent a boundary of a **Historic Conservation Area**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small-scale non-residential use that serves the local community, for example:
 - child care facility
 - community centre
 - health and welfare service
 - open space
 - recreation area
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development **in terms of built form**.
- 4 Non-residential development such as **child care facilities** should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should preserve and enhance streetscapes within the zone by:
 - (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number of driveway crossovers.
- 8 The conversion of an existing dwelling into two or more dwellings should only be undertaken when the building and front yard retain the original external appearance to the public road.
- 9 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 10 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of **6** metres or **50** per cent of the allotment or building site frontage width, whichever is the lesser distance.

- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	56 square metres
Maximum building height (from natural ground level)	4.5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre for wall heights above 2.7 metres (from natural ground level) On boundary for wall heights below 2.7 metres (from natural ground level)
Minimum setback from a public road or public open space area	No closer than the dwelling on the same allotment, or adjoining allotments.

Affordable Housing

- 12 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Land Division

- 13 Land division should create allotments which accord with the minimum site areas and frontages detailed in the relevant policy area.

Church Terrace and Environs Policy Area 10

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVE

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will contain 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 of dwellings with wide street frontage may occur so as to preserve the streetscape which is characterised by wide dwellings on wide allotments.

The historic 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.

Development will primarily comprise one and two storey detached dwellings and dwelling additions, together with single storey residential outbuildings, utilising simple designs and pitched roof forms that are characteristic of the historic built form in the policy area.

Additions to single storey dwellings will generally be single storey, although two storey additions may be appropriate where such elements are confined to the rear of a building or within the roof space where there is minimal visual impact on the historic streetscapes.

Examples of original fencing with bluestone plinths and cast iron fence railings above remains. Low front fencing is desirable to retain some visibility of the principal facade of the historic built form, although brush fencing or solid pillars and plinths with open style inserts and gates where this is consistent with other forms of fencing in the locality are acceptable.

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.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Dwellings should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Minimum Site Area	Minimum frontage
700 square metres for a site with a frontage to any of the following roads: (a) Church Terrace (b) St Andrews Street.	20 metres for a site with a frontage to any of the following roads: (a) Church Terrace (b) St Andrews Street.
500 square metres in all other cases.	15 metres in all other cases.

- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries	1 metre for single storey dwellings 2 metres for two storey dwellings
Minimum setback from rear boundaries	3 metres for single storey dwellings 8 metres for two storey dwellings
Maximum number of storeys (above natural ground level)	2 storeys

- 4 Building on a rear boundary should be limited to single storey outbuildings.

Gilberton Policy Area 11

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will contain low density residential development, with predominantly detached dwellings on allotments that are medium in width.

This policy area contains a mix of dwelling styles with predominantly detached dwellings on a range of allotment sizes. There is a reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches.

There may be limited opportunities for infill development at higher densities (principally in the form of detached and semi-detached dwellings) where it can be demonstrated that the form, spacing and design of buildings will be complimentary to the character of the particular locality. Group dwellings and residential flat buildings will only be developed on amalgamated sites where streetscape character in terms of building frontage, setbacks, and spaces between buildings will be consistent with those existing in the policy area.

Buildings without direct frontage to a public road (i.e. in a shared driveway/hammerhead arrangement) will be limited to single storeys in height and will also be setback from boundaries so as not to impact negatively on the amenity of adjacent residential development and areas of private open space, in particular. The placement of a second storey within the roof space is appropriate provided the building height and bulk is compatible with existing buildings and potential for overlooking and overshadowing can be reasonably managed.

In keeping with the established character of the policy area, a mixture of architectural styles are envisaged but also incorporating traditional building forms from the late 19th and early 20th century which provide a significant contribution. Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling will be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

The landscape setting is an important element of the character of the policy area, with dwellings generally set in open, well vegetated streetscapes achieved through a combination of public and private plantings and low fencing forward each dwelling. New residential development will be provided with sufficient space for landscaping to be established to the front, sides and rear of buildings so as to complement this existing character. This is particularly important where the development results in a reduced frontage width to that typically found within the locality. In such circumstances, carefully designed landscaping and fencing between the building facade and the front property boundary will disguise the reduced frontage widths of new development. This can be achieved by reducing driveway widths and paved areas, as well as low and/or open styled fencing along the entire frontage of the site. Fencing forward of the building line, between the new dwellings, or along common driveways will be avoided unless low in height and/or open in nature.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuildings in association with a dwelling

- domestic structures
- dwelling addition
- semi-detached dwelling
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries	1 metre for single storey dwellings 2 metres for two storey dwellings
Minimum setback from rear boundary	3 metres for single storey dwellings 8 metres for two storey dwellings
Maximum number of storeys (above natural ground level)	2 storeys

- 4 Dwellings should have a site area and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Road Frontage (metres)
Detached dwelling	500 (minimum)	14
Semi-detached dwelling	400 (minimum)	12
Group dwelling	500 (average)	14

- 5 Detached and semi-detached dwellings constituting affordable housing, should be designed within the following parameters and have a minimum site area not less than that shown in the following table:

Parameter	Detached dwelling	Semi-detached dwelling
Minimum site area	450 square metres	350 square metres
Maximum number of storeys (above natural ground level)	2 storeys	2 storeys
Minimum car parks	1	1

- 6 Development should preserve and enhance streetscapes within the policy area by:
 - (a) incorporating fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number and width of driveway crossovers.

Gilberton North Policy Area 12

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVE

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will contain very low density and low density residential development, with predominantly detached dwellings on wide allotments. There will be no row dwellings, semi-detached dwellings and residential flat buildings.

The established character of large detached dwellings on spacious allotments, well setback from all allotment boundaries, will be maintained in the development and siting of new detached dwellings and in association with alterations and additions to existing dwellings.

The desire to preserve consistent historic streetscapes will limit most development opportunities to the rear of large sites, provided suitable vehicle access can be provided. Corner sites may provide an opportunity for the creation of an additional allotment with frontage to the secondary street, provided there is no unreasonable impact on other buildings or fences that form part of the historic fabric of the policy area.

The character of the area is derived primarily from the grand, architecturally designed mansions on large allotments. The often generous side boundary setbacks on Walkerville Hill provides for occasional desirable views between buildings to the Adelaide Hills. This sense of spaciousness between buildings will be preserved. Closer to Walkerville Terrace, the housing style is typically of more modest character, comprising primarily single storey detached dwellings with narrower boundary setbacks. There will be a unity of built-form, where all new buildings are complementary to existing historic buildings in the locality rather than dominating or detracting from them.

Dwellings up to two storeys will occur on sites with a frontage to Stephen Terrace, Northcote Terrace, Walkerville Terrace and Edwin Terrace, with the exception of sites on the southern side of Edwin Terrace between James Street and Stephen Terrace. Single storey dwellings and single storey additions will prevail in other streets where that is the dominant character of established dwelling, although two storey elements may be considered where they are confined to the rear of a building or within the roof space, such that the principal elevation to a public road appears as single storey. Pitched roofs and articulated roof forms are an important characteristic of the area.

Front boundary fencing will be open in design (including gates) with solid components limited to the base and pillars so as to provide views of the principle dwelling facade. Such fencing will also utilise typical materials found in the locality and be of a height and design that complements any adjacent historic fencing.

Development will enhance the large street trees in the policy area by incorporating generous garden settings visible from the primary street frontage. In the case of infill development at the rear of existing larger allotments, development will not adversely impact on large trees that positively contribute to the established landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.

- 2 Dwellings should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Minimum Site Area	Minimum Frontage
1000 square metres for a site with a frontage to any of the following roads or location: (a) Edwin Terrace (except 22 to 36 Edwin Terrace inclusive) (b) 164 Stephen Terrace.	20 metres for a site with a frontage to any of the following roads: (a) Northcote Terrace (between James Street and Edwin Terrace) (b) Edwin Terrace (c) Stephen Terrace (d) James Street (between Northcote Terrace and Frederick Street).
700 square metres for a site with a frontage to any of the following roads: (a) Stephen Terrace (b) Northcote Terrace (between James Street and Edwin Terrace).	12 metres in all other cases.
500 square metres in all other cases.	

- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries.	4 metres for a site with a frontage to any of the following roads: (a) Frederick Street (b) Stephen Terrace (c) Edwin Terrace (d) James Street (north of Edwin terrace) (e) Northcote Terrace. 2 metres in all other cases.
Minimum setback from rear boundaries.	3 metres for single storey dwellings. 8 metres for two storey dwellings.
Maximum number of storeys (above natural ground level).	2 storeys

- 4 Building on a rear boundary should be limited to single storey outbuildings.

Gilberton South Policy Area 13

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVE

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will contain low-density residential development, with predominantly detached dwellings on allotments that are medium-to-narrow in width. Group dwellings and residential flat buildings will generally not be appropriate given the small existing allotment sizes and the historic character of older dwellings fronting the street.

The majority of the existing housing of desirable character comprises historic, modest, single storey cottages on small allotments with narrow frontages adjacent the narrow residential streets. The exceptions are the larger Victorian-era villas, bungalows and Tudor dwellings on the more spacious allotments with frontage to Walkerville Terrace, Park Terrace and Stephen Terrace. Given the intact heritage character in the majority of the streets and the relatively consistent form of small housing on small allotments with narrow frontages, opportunities to increase the density of housing will be limited to the replacement of non-contributory buildings.

Single storey dwellings and single storey dwelling additions will prevail in this policy area. In circumstances where development either replaces an existing two storey building, or the allotment has a frontage to Stephen Terrace or Walkerville Terrace and is adjacent to an existing two storey building with a frontage to the same road, dwellings of two storeys in height may occur. Elsewhere, new two storey buildings will occur only where such elements are confined to the rear of a building or within the roof space such that the principal elevation to a public road appears as single storey. There will be a unity of built-form, where all new buildings are complementary to existing historic buildings in the locality rather than dominating or detracting from them.

The characteristic clear view of houses over low fences and close siting of houses to the principal road frontage will be preserved. The exception to this is Walkerville and Stephen Terraces where higher fences may occur to mitigate traffic noise.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Dwellings should have a minimum site area and a minimum frontage to a public road not less than that shown in the following table:

Minimum Site Area	Minimum Frontage
450 square metres for a site with a frontage to one of the following roads:	12 metres for a site with a frontage to one of the following roads:
(a) Park Terrace	(a) Park Terrace
(b) Walkerville Terrace	(b) Walkerville Terrace and Stephen Terrace
(c) Stephen Terrace.	(c) Tyne Street
350 square metres in all other case	(d) Bardini Street
	(e) Thames Street and Garnet Street.
	9 metres in all other case

3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries.	<p>2 metres for a site with a frontage to any of the following roads:</p> <ul style="list-style-type: none"> (a) Park Terrace (b) Stephen Terrace (c) Walkerville Terrace. <p>1 metre in all other cases.</p>
Minimum setback from rear boundaries.	<p>3 metres for single storey dwellings.</p> <p>8 metres for two storey dwellings.</p>
Maximum number of storeys (above natural ground level).	<p>1 storey except in the following circumstances:</p> <ul style="list-style-type: none"> (a) the development replaces an existing two storey building (b) the site has a frontage to Park Terrace, Stephen Terrace or Walkerville Terrace (c) excluding rooms within the roof space.

4 Building on a rear boundary should be limited to single storey outbuildings.

Medindie Policy Area 14

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVE

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will contain very-low density and low density residential development, with predominantly detached dwellings on wide allotments.

Established allotment sizes and building setbacks vary throughout the policy area, although there are patterns established in individual streets (e.g. Northcote Terrace and Nottage Terrace). Development will primarily be limited to detached dwellings on large allotments. However, other dwelling types may occur on the southern side of Medindie Lane and hammerhead allotments on the basis that such dwellings will have minimal impact on streetscapes and provided that there is sufficient space to landscape both sides of the new driveway. This will be difficult to achieve where an allotment contains a heritage place or a contributory item to be conserved or where a building consistent with the desired built form character is retained, as any allotment created will need to be of appropriate proportions commensurate with the scale of that retained dwelling while also maintaining the pattern of spacing between individual buildings. Alternatively, the division of land creating sites for infill development may occur on large sites with more than one frontage to a public road, provided the frontage widths and allotment areas proposed in the division are consistent with the prescribed dimensions.

The heritage character is established by a range of architectural styles and dwelling types from the late 19th Century and early 20th Century.

Building design along Robe Terrace will complement the existing mansions in a range of styles and 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. Similarly, building design will complement the consistent early stone and brick dwellings on large sites with wide frontages to public roads along Dutton Terrace, Briar Avenue, The Avenue, Hawkers Road, Herbert Street, Arthur Street, Palm Street and Darling Street (east of Avenel Gardens Road). In other parts of the policy area, there is a consistent but closer pattern of settlement on sites which will be preserved.

The established pattern of buildings sited away from allotment boundaries makes a significant contribution to the character of the policy area. New buildings and additions to buildings will maintain the regular spacing between residential buildings that is primarily achieved through maintaining setbacks from each side boundary or otherwise reflecting the established pattern of siting of buildings (as viewed from the principal road frontage) relevant to the particular locality.

Single storey dwellings and single storey additions will prevail in those streets where that is the dominant character of established residential buildings, although two storey elements may be appropriate where such elements are confined to the rear of a building or within the roof space, such that the principal elevation to a public road appears as single storey. New two storey detached dwellings may be considered on Robe Terrace and on larger sites where large building set-backs from all allotment boundaries can be accommodated to enable a generous area to be set aside for landscaping.

Overall, the relative 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 which contributes significantly to the streetscape quality and general amenity of the policy area. Formal avenues and regular spacing of street trees along road verges also make a positive contribution to the amenity of the policy area, emphasising the significance of carefully locating new driveway crossovers.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Dwellings should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Minimum site area	Minimum frontage
1000 square metres for a site with a frontage to any of the following roads: <ol style="list-style-type: none"> (a) Robe Terrace (b) The Avenue (c) Herbert Street. 	20 metres for a site with a frontage to Robe Terrace.
500 square metres for a site with a frontage to any of the following roads: <ol style="list-style-type: none"> (a) Nottage Terrace and Northcote Terrace (b) Darling Street (c) Medindie Lane (d) Glenfield Court (e) Elm Street (f) Tennyson Street (g) Daphne Street (h) Acacia Street (i) Willyama Avenue (j) Ettrick Avenue. 	
700 square metres in all other cases.	15 metres in all other cases.

- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries.	1.5 metres for single storey dwellings. 3 metres for two storey dwellings. 4 metres for sites with a frontage to Robe Terrace.
Minimum setback from rear boundaries.	3 metres for single storey dwellings. 8 metres for two storey dwellings.
Maximum number of storeys (above natural ground level).	2 storeys

- 4 Building on a rear boundary should be limited to single storey outbuildings.

Walkerville Village Policy Area 15

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVE

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will contain low-density residential development, with predominantly detached dwellings on allotments that are medium-to-narrow in width.

The closely sited pattern of development, small allotments with narrow frontages and the intact historic character throughout the majority of the streets will limit opportunities for additional housing and land division.

Existing dwellings are typically double or single fronted cottages, with simple detailing and modest sized rooms. Complementary new development will be in the form of single storey detached dwellings of simple design, incorporating pitched roof forms that are characteristic of the historic built form in the policy area. Additions to single storey dwellings will be generally single storey. Two storey additions to the rear of buildings, or where such elements are within the roof space, may be appropriate where there is no visual impact on the historic streetscapes, particularly on larger sites with frontage to Church Street and Stephen Terrace.

Low front fencing, such as picket fencing, or no front fencing at all is desirable. High solid fencing not greater than 2 metres in height on Stephen Terrace may be appropriate to limit traffic noise.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Dwellings should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Minimum Site Area	Minimum frontage
450 square metres	15 metres for a site with a frontage to any of the following roads: (a) Church Terrace (northern side) (b) Stephen Terrace. 9 metres in all other cases.

- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	2 metres on a site with a frontage to any of the following roads: (a) Stephen Terrace (b) Church Terrace (northern side). 1 metre in all other cases.
Minimum setback from rear boundaries	3 metres
Maximum number of storeys (above natural ground level)	1 storey excluding rooms within the roof space.

- 4 Building on a rear boundary should be limited to single storey outbuildings.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where the advertisement complies with all of the following conditions: (a) on a site not used for residential purposes (b) is completely under 3 metres in height measured from natural ground level (c) has an advertisement area less than 0.2 square metres (d) does not move, rotate, flash or incorporate an animated display of running lights or ribbons of light.
Amusement machine centre	
Auction room	
Building exceeding 2 storeys in height above natural ground surface level.	
Bus depot	
Consulting rooms	Except where: (a) the total floor area is less than 30 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Educational establishment	
Electricity sub-station	
Farming	
Fuel depot	
Hall	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	

Form of Development	Exceptions
Land division	Except where the resulting allotments accord with the site areas specified in the relevant policy area.
Motel	
Motor repair station	
Nursing home	
Office	Except where: <ul style="list-style-type: none"> (a) the total floor area is less than 30 square metres (b) the site does not front an arterial road (c) the office is in association with a dwelling.
Primary school	
Petrol filling station	
Public service depot	
Residential flat building within the Gilberton North Policy Area 12 and Medindie Policy Area 14.	
Restaurant	
Road transport terminal	
Semi-detached dwelling within the Gilberton North Policy Area 12 and Medindie Policy Area 14.	
Service trade premises	
Shop or group of shops	
Showground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunication facility	
Theatre	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development, including alterations and additions (except where the development is non-complying) are designated:

Category 1	Category 2
Fences up to 2.1 metres in height.	Demolition or part demolition of a building which is listed in any of the following tables: (a) Table Walk/4 - Contributory items (b) Table Walk/5 - Local Heritage Places (c) Table Walk/6 - State Heritage Places . Community centre Pre-school

Table Section

Table Walk/1 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions	
Advertisement and/or advertising hoarding for the sale let or auction of property	1	The maximum area of the advertisement is 2.5 square metres plus 1 square metre per 30 metres of property road frontage to a maximum of 6 square metres.
	2	The advertisement to be erected on the property advertised.
	3	A maximum of one per road frontage
	4	The advertisement is to be temporary and removed within two weeks after the date of completion of the sale or the entering into of the lease.
Advertisement and/or advertising hoarding for public car park identification	1	The maximum area of the advertisement is 1 square metre.
	2	Located at the entrance(s) to the car park only.
	3	No more than 10 percent of the total area may contain other advertising.
Advertisement and/or advertising hoarding for advertising a professional nameplate	1	The maximum area of the advertisement is 0.2 square metres.
	2	The advertisement to indicate only the name and profession of the professional persons;
	3	The advertisement to be erected at or near the entrance to the premises of the professional person; and
	4	The advertisement to be limited to 1 per tenancy.
Advertisement and/or advertising hoarding for advertising an area under the <i>Private Parking Area Act 1986</i>	1	The maximum area of the advertisement is 0.25 square metres.
	2	Advertisement to be located at the entrance(s) to the car park only.
Advertisement and/or advertising hoarding that is portable and on private property	1	The maximum area of the advertisement is 1.1 square metres.
	2	Advertisement to be secure when on display.
	3	The maximum height of advertisement to be 0.9 metres.
	4	The advertisement to be only displayed during opening hours of business premises in question.
	5	The advertisement to be limited in number to one per site where there is one use only or one per tenancy where there are several uses or tenants.
Advertisement or and/or advertising hoarding for security service advertisements	1	The maximum area of the advertisement is 0.15 square metres.
	2	One advertisement only may be erected on each road frontage.

Form of Development	Compliance Criteria / Conditions
Advertisement and/or advertising hoarding over a footpath and fixed to a veranda or canopy.	<ol style="list-style-type: none"> 1 The maximum area of the advertisement is 1 square metres. 2 The advertisement be located in Neighbourhood Centre (Business Core Policy Area 2 only), Local Centre or Mixed Use Zones. 3 The advertisements to be at least 2.5 metres above the footpath. 4 The advertisements to be at least 2.5 metres apart measured laterally. 5 The advertisements not to extend beyond the width of the veranda, if applicable. 6 The advertisements not to be closer than 450 millimetres to the kerb alignment, or 800 millimetres for new verandas or canopies erected on the northern side of Walkerville Terrace in the Business Core Policy Area 2 of the Neighbourhood Centre Zone. 7 The advertisements only to be attached to an existing veranda or canopy which extends over the footpath except in the Business Core Policy Area 2 of the Neighbourhood Centre Zone. 8 The advertisements be limited to one per tenancy.
Advertisement and/or advertising hoarding on sun-blinds.	<ol style="list-style-type: none"> 1 The maximum area of the advertisement is 50 per cent of the total sun-blind area. 2 The sun-blind is not to be erected within 8 metres of a road intersection or junction. 3 The sun-blind to be retractable to a minimum height of 2.4 metres and securely fastened when lowered.
Advertisement and/or advertising hoarding	<ol style="list-style-type: none"> 1 The advertisement to comply with all of the following: <ol style="list-style-type: none"> (a) not be erected upon a vehicle adapted and exhibited on private land primarily as an advertisement (b) not be of a type which is flashing, animated, moving, running or rotating (c) not be a banner or bunting, floating or airborne (d) no more than 3 advertisements or advertising displays are to be erected or placed on any separate tenancy or occupancy.

Table Walk/2 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply except where otherwise stated in [Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Form of Development	Number of required Off Street Car Parking Spaces (per total floor area unless otherwise stated)
Aged care facility	1 per 5 bed of facility license plus 1 per 2 employees
Amusement machine centre	7 per 100 square metres
Auction depot	1 per 100 square metres plus 2 additional spaces
Bank	6 per 100 square metres
Billiard salon	1 per 15 square metres
Boarding house	1 per room
Bowling alley	3 per lane plus restaurant requirement
Bowling club	10 per bowling green
Bulky goods outlet	4 per 100 square metre retail floor area
Child care centre	1 per 4 children
Cinema complex	1 per 4 seats
Civic administration offices	4 per 100 square metres
Clubrooms (non-residential)	1 per 6 square metres
Community centre	10 per 100 square metres
Concert hall	1 per 3 seats
Conference facility	Assess on needs basis
Consulting room	10 per 100 square metres
Crash repair	Greater of 2 per 100 square metres or 4 per service bay
Display home	Assess on needs basis
Detached, semi-detached, group or row dwelling	2 per dwelling
Funeral parlour	4 per 100 square metres plus 1 per 4 seats (chapel)
Industry (general, light, service and special industry)	3.3 per 100 square metres (office component) plus non-office component: <div style="margin-left: 40px;"> (a) of less than 200 square metres, 2 per 100 square metres (b) of between 200 to 2000 square metres, 1.33 per 100 square metres (c) of greater than 2000 square metres, 0.67 per 100 square metres. </div>
Guest house	1 per 3 bed

Form of Development	Number of required Off Street Car Parking Spaces (per total floor area unless otherwise stated)
Hospital	2.5 per bed
Hostel	1 per 3 bed
Hotel/tavern	
Public bar	1 per 2 square metres
Lounge bar	1 per 6 square metres
Dining room	1 per 3 seats
Beer garden	1 per 6 square metres
Guest rooms	Assess on needs basis
Gaming room	1 per 2 gaming machines
Library	4 per 100 square metres
Medical centre/day surgery	10 per 100 square metres
Meeting hall	1 per 5 seats
Motel	1 per guest room plus 1 per employee
Motor repair station	2 per 100 square metres or 4 per service bay (whichever is greater)
Motor showroom	2 per 100 square metres total floor area
Nursing home	1 per 4 beds
Office	4 per 100 square metres
Petrol filling station	6 per service bay plus 1 per employee plus 5 per 100 square metres total retail floor space
Place of worship	1 per 5 seats
Plant nursery (retail)	7 per 100 square metres
Post office	7 per 100 square metres
Preschool	1 per employee plus 1 per 2 students
Primary school	1 per employee plus 1 per 6 students
Radio/TV studio	5 per 100 square metres
Residential flat building up to 3 storeys:	
(a) each dwelling with a total floor area of 150 square metres or less	1 per dwelling plus 1 visitor per 4 dwellings
(b) each dwelling with a total floor area greater than 150 square metres	2 per dwelling plus 1 visitor per 4 dwellings
Residential flat building exceeding 3 storeys:	
(a) each dwelling with a total floor area of 100 square metres or less	Nil
(b) each dwelling with a total floor area greater than 100 square metres	1 per dwelling plus visitor 1 per 4 dwellings
Restaurant/Café	1 per 3 seats (internal and external) or 1 per 15 square metres whichever is greater

Form of Development	Number of required Off Street Car Parking Spaces (per total floor area unless otherwise stated)
Retirement village (independent accommodation)	1 per unit plus visitor 1 per 7 units
Road transport depot	1 per 2 employee
Secondary school/educational institution	1.2 per employee plus 1 per 20 students
Serviced apartments	1 per room plus 1 per employee
Service trade premises	4 per 100 square metres
Shop excluding a bulky goods outlet	6 per 100 square metres
Squash courts	4 per court
Store	4 per 100 square metres
TAB facility	8 per 100 square metres
Tennis courts (non-residential)	4 per court
Tertiary institution	1 per employee plus 0.6 per full-time student plus 0.2 per part-time student
Tourist accommodation	1 per guest room plus 1 per employee
Used/new car sales	2 per 100 square metres total site area
Video store	6 per 100 square metres
Warehouse	4 per 100 square metres

Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

1. The vehicle parking rates table applies to Designated Areas listed below except where:
 - (a) any applicable condition(s) is/are not met
 - (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

2. The following are Designated Areas:

Designated Area	Conditions
Local Centre Zone	Any part of the development site is located in accordance with at least one of the following:
Mixed Use Zone	
Neighbourhood Centre Zone	<ol style="list-style-type: none"> (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) within 400 metres of a bus interchange⁽¹⁾ that is part of a high frequency public transit service⁽²⁾ (c) within 400 metres of an O-Bahn interchange⁽¹⁾ (d) within 400 metres of a passenger rail station⁽¹⁾ that is part of a high frequency public transit service⁽²⁾ (e) within 400 metres of a passenger tram station⁽¹⁾ (f) within 400 metres of the Adelaide Parklands.

⁽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.

Applicable off-street vehicular parking requirements

3. Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality included (but not limited to) the following:
 - (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times
 - (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas
 - (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained
 - (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

Table Walk/2A - Off Street Vehicle Parking Requirements for Designated Areas

- (e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening
- (f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

VEHICLE PARKING RATES TABLES**Table 1: Non-residential development excluding tourist accommodation**

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All Designated Areas (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

Table Walk/3 - Bicycle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Consulting room	1 per 8 practitioners
Hotel	1 per 100 square metres dining area
Library	1 per 500 square metres floor area
Motel	1 per 40 rooms
Office	1 per 200 square metres floor area
Primary school	1 per 5 pupils in years 5 to 7
Bulky goods outlet	1 per 750 square metres sales floor
Restaurant/café	1 per 100 square metres public area
Secondary school	1 per 5 pupils
Shop	1 per 300 square metres floor area

Table Walk/4 - Contributory items

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
2 Bardini Street GILBERTON			8513
4 Bardini Street GILBERTON			8514
1 Buckingham Street GILBERTON			8515
2 Buckingham Street GILBERTON			8516
3 Buckingham Street GILBERTON			8517
5 Buckingham Street GILBERTON			8518
7 Buckingham Street GILBERTON			8519
8 Buckingham Street GILBERTON			8520
9 Buckingham Street GILBERTON			8521
10 Buckingham Street GILBERTON			8522
11 Buckingham Street GILBERTON			8523
15 Buckingham Street GILBERTON			8524
15A Buckingham Street GILBERTON			8525
17 Buckingham Street GILBERTON			8526
5 Edwin Terrace GILBERTON			8527
7 Edwin Terrace GILBERTON			8528
8 Edwin Terrace GILBERTON			8529
11 Edwin Terrace GILBERTON			8530
12 Edwin Terrace GILBERTON			8531
14 Edwin Terrace GILBERTON			8532
16 Edwin Terrace GILBERTON			8533
18 Edwin Terrace GILBERTON			8534
22 Edwin Terrace GILBERTON			8535
24 Edwin Terrace GILBERTON			8536
28 Edwin Terrace GILBERTON			8537
30 Edwin Terrace GILBERTON			8538
32 Edwin Terrace GILBERTON			8539
1 Eliza Street GILBERTON			8540
2 Eliza Street GILBERTON			8541
4 Eliza Street GILBERTON			8542

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
5 Eliza Street GILBERTON			8550
6 Eliza Street GILBERTON			8543
7 Eliza Street GILBERTON			9034
8 Eliza Street GILBERTON			8544
9 Eliza Street GILBERTON			8545
10 Eliza Street GILBERTON			8546
11 Eliza Street GILBERTON			8547
12 Eliza Street GILBERTON			8548
13 Eliza Street GILBERTON			8549
2 Frederick Street GILBERTON			8551
3 Frederick Street GILBERTON			8552
4 Frederick Street GILBERTON			8553
5 Frederick Street GILBERTON			8554
6 Frederick Street GILBERTON			8555
7 Frederick Street GILBERTON			8556
8 Frederick Street GILBERTON			8557
10 Frederick Street GILBERTON			8558
12 Frederick Street GILBERTON			8559
14 Frederick Street GILBERTON			8560
1 Garnet Street GILBERTON			8561
3 Garnet Street GILBERTON			8562
5 Garnet Street GILBERTON			8563
7 Garnet Street GILBERTON			8564
8 Garnet Street GILBERTON			8565
9 Garnet Street GILBERTON			8566
12 Garnet Street GILBERTON			8567
1 Gilbert Street GILBERTON			8568
2 Gilbert Street GILBERTON			8569
6 Gilbert Street GILBERTON			8570
7 Gilbert Street GILBERTON			8571
8 Gilbert Street GILBERTON			8572
9 Gilbert Street GILBERTON			8573
10 Gilbert Street GILBERTON			8574

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
11 Gilbert Street GILBERTON			8575
12 Gilbert Street GILBERTON			8576
13 Gilbert Street GILBERTON			8577
14 Gilbert Street GILBERTON			8578
15 Gilbert Street GILBERTON			8579
16 Gilbert Street GILBERTON			9036
18 Gilbert Street GILBERTON			8580
22 Gilbert Street GILBERTON			8581
23 Gilbert Street GILBERTON			8582
24 Gilbert Street GILBERTON			8583
25 Gilbert Street GILBERTON			8584
26 Gilbert Street GILBERTON			8585
27 Gilbert Street GILBERTON			8586
29 Gilbert Street GILBERTON			8587
30 Gilbert Street GILBERTON			8588
1/ 31 Gilbert Street GILBERTON			8589
32 Gilbert Street GILBERTON			8590
33 Gilbert Street GILBERTON			8591
34 Gilbert Street GILBERTON			8592
35 Gilbert Street GILBERTON			8593
36 Gilbert Street GILBERTON			8594
37 Gilbert Street GILBERTON			8595
38 Gilbert Street GILBERTON			8596
40 Gilbert Street GILBERTON			8597
42 Gilbert Street GILBERTON			8598
44 Gilbert Street GILBERTON			8599
46 Gilbert Street GILBERTON			8600
47 Gilbert Street GILBERTON			8601
48 Gilbert Street GILBERTON			8602
50 Gilbert Street GILBERTON			8603
52 Gilbert Street GILBERTON			8604
54 Gilbert Street GILBERTON			8605
56 Gilbert Street GILBERTON			8606

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
66 Gilbert Street GILBERTON			8607
4 James Street GILBERTON			8608
6 James Street GILBERTON			8609
8 James Street GILBERTON			8610
10 James Street GILBERTON			8611
15 James Street GILBERTON			8612
1 Matilda Street GILBERTON			8613
3 Matilda Street GILBERTON			8614
4 Matilda Street GILBERTON			8615
6 Matilda Street GILBERTON			8616
8 Matilda Street GILBERTON			8617
9 Matilda Street GILBERTON			8618
11 Matilda Street GILBERTON			8619
13 Matilda Street GILBERTON			8620
14 Matilda Street GILBERTON			8621
5 Matilda Street GILBERTON			8622
24 Northcote Terrace GILBERTON			8623
26 Northcote Terrace GILBERTON			8624
28 Northcote Terrace GILBERTON			8625
8 Park Terrace GILBERTON			8627
9 Park Terrace GILBERTON			8628
10 Park Terrace GILBERTON			8629
12 Park Terrace GILBERTON			8630
13 Park Terrace GILBERTON			8631
14 Park Terrace GILBERTON			8632
15 Park Terrace GILBERTON			8633
16 Park Terrace GILBERTON			8634
17 Park Terrace GILBERTON			8635
18 Park Terrace GILBERTON			8636
19 Park Terrace GILBERTON			8637
20 Park Terrace GILBERTON			8638
28 Park Terrace GILBERTON			8639
2 Rose Street GILBERTON			9037

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
3 Rose Street GILBERTON			9039
5 Rose Street GILBERTON			9040
7 Rose Street GILBERTON			9041
8 Rose Street GILBERTON			9038
9 Rose Street GILBERTON			9042
9A Rose Street GILBERTON			9043
2 Severn Street GILBERTON			8640
4 Severn Street GILBERTON			8641
6 Severn Street GILBERTON			8642
10 Severn Street GILBERTON			8643
12 Severn Street GILBERTON			8644
2 Simpson Street GILBERTON			8645
4 Simpson Street GILBERTON			8646
6 Simpson Street GILBERTON			8647
7 Simpson Street GILBERTON			8648
8 Simpson Street GILBERTON			8649
9 Simpson Street GILBERTON			8650
124 Stephen Terrace GILBERTON			8651
128 Stephen Terrace GILBERTON			8652
130 Stephen Terrace GILBERTON			8653
132 Stephen Terrace GILBERTON			8654
140 Stephen Terrace GILBERTON			8655
142 Stephen Terrace GILBERTON			8656
146 Stephen Terrace GILBERTON			8657
158 Stephen Terrace GILBERTON			8658
164 Stephen Terrace GILBERTON			8659
170 Stephen Terrace GILBERTON			8660
1 Stour Street GILBERTON			8661
2 Stour Street GILBERTON			8662
3 Stour Street GILBERTON			8663
4 Stour Street GILBERTON			8664
5 Stour Street GILBERTON			8665
6 Stour Street GILBERTON			8666

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
7 Stour Street GILBERTON			8667
1 Torrens Street GILBERTON			8668
2 Torrens Street GILBERTON			8669
3 Torrens Street GILBERTON			8670
4 Torrens Street GILBERTON			8671
5 Torrens Street GILBERTON			8672
7 Torrens Street GILBERTON			8673
8 Torrens Street GILBERTON			8674
9 Torrens Street GILBERTON			8675
11 Torrens Street GILBERTON			8676
12 Torrens Street GILBERTON			8677
13 Torrens Street GILBERTON			8678
14 Torrens Street GILBERTON			8679
15 Torrens Street GILBERTON			8680
16 Torrens Street GILBERTON			8681
18 Torrens Street GILBERTON			8682
20 Torrens Street GILBERTON			8683
4 Tyne Street GILBERTON			8684
6 Tyne Street GILBERTON			8686
9 Tyne Street GILBERTON			8687
11 Tyne Street GILBERTON			8688
15 Tyne Street GILBERTON			8689
17 Tyne Street GILBERTON			8690
18 Tyne Street GILBERTON			8691
19 Tyne Street GILBERTON			8692
22 Tyne Street GILBERTON			8693
10 Walkerville Terrace GILBERTON			8695
16 Walkerville Terrace GILBERTON			8696
20 Walkerville Terrace GILBERTON			8697
21 Walkerville Terrace GILBERTON			8698
22 Walkerville Terrace GILBERTON			8699
23 Walkerville Terrace GILBERTON			8700
24 Walkerville Terrace GILBERTON			8701

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
25 Walkerville Terrace GILBERTON			8702
26 Walkerville Terrace GILBERTON			8703
27 Walkerville Terrace GILBERTON			8704
28 Walkerville Terrace GILBERTON			8705
29 Walkerville Terrace GILBERTON			8706
31 Walkerville Terrace GILBERTON			8707
32 Walkerville Terrace GILBERTON			8708
34 Walkerville Terrace GILBERTON			8709
36 Walkerville Terrace GILBERTON			8710
37 Walkerville Terrace GILBERTON			8711
38 Walkerville Terrace GILBERTON			8712
39 Walkerville Terrace GILBERTON			8713
42 Walkerville Terrace GILBERTON			8714
43 Walkerville Terrace GILBERTON			8715
44 Walkerville Terrace GILBERTON			8716
45 Walkerville Terrace GILBERTON			8717
46 Walkerville Terrace GILBERTON			8718
47 Walkerville Terrace GILBERTON			8719
48 Walkerville Terrace GILBERTON			8720
52 Walkerville Terrace GILBERTON			8721
54 Walkerville Terrace GILBERTON			8722
56 Walkerville Terrace GILBERTON			8723
58 Walkerville Terrace GILBERTON			8724
59 Walkerville Terrace GILBERTON			8725
60 Walkerville Terrace GILBERTON			8726
3 Acacia Street MEDINDIE			8727
5 Acacia Street MEDINDIE			8728
6 Acacia Street MEDINDIE			8729
3 Arthur Street MEDINDIE			8730
6 Arthur Street MEDINDIE			8731
10 Arthur Street MEDINDIE	Coach house to the rear of 27 Robe Terrace		8732
11 Arthur Street MEDINDIE			8733

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
12 Arthur Street MEDINDIE	Coach house to the rear of 28 Robe Terrace		8734
13 Arthur Street MEDINDIE			8735
1 Avenel Gardens Road MEDINDIE			8736
2 Avenel Gardens Road MEDINDIE			8737
3 Avenel Gardens Road MEDINDIE			8738
4 Avenel Gardens Road MEDINDIE			8739
5 Avenel Gardens Road MEDINDIE			8740
6 Avenel Gardens Road MEDINDIE			8741
7 Avenel Gardens Road MEDINDIE			8742
8 Avenel Gardens Road MEDINDIE			8743
9 Avenel Gardens Road MEDINDIE			8744
10 Avenel Gardens Road MEDINDIE			8745
11 Avenel Gardens Road MEDINDIE			8746
12 Avenel Gardens Road MEDINDIE			8747
13 Avenel Gardens Road MEDINDIE			8748
14 Avenel Gardens Road MEDINDIE			8749
15 Avenel Gardens Road MEDINDIE			8750
16 Avenel Gardens Road MEDINDIE			8751
17 Avenel Gardens Road MEDINDIE			8752
18 Avenel Gardens Road MEDINDIE			8753
19 Avenel Gardens Road MEDINDIE			9044
20 Avenel Gardens Road MEDINDIE			8755
21 Avenel Gardens Road MEDINDIE			8754
23 Avenel Gardens Road MEDINDIE			8757
24 Avenel Gardens Road MEDINDIE			8758
25 Avenel Gardens Road MEDINDIE			8759
27 Avenel Gardens Road MEDINDIE			8760
28 Avenel Gardens Road MEDINDIE			8761
29 Avenel Gardens Road MEDINDIE			8762
30 Avenel Gardens Road MEDINDIE			8763
31 Avenel Gardens Road MEDINDIE			8764
32 Avenel Gardens Road MEDINDIE			8765

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
33 Avenel Gardens Road MEDINDIE			8766
37 Avenel Gardens Road MEDINDIE			8767
3 Briar Avenue MEDINDIE			8768
4 Briar Avenue MEDINDIE			8769
6 Briar Avenue MEDINDIE			8770
12 Briar Avenue MEDINDIE			8771
19 Briar Avenue MEDINDIE			8772
1 Darling Street MEDINDIE			8773
3 Darling Street MEDINDIE			8774
4 Darling Street MEDINDIE			8775
5 Darling Street MEDINDIE			8776
6 Darling Street MEDINDIE			8777
7 Darling Street MEDINDIE			8778
8 Darling Street MEDINDIE			8779
9 Darling Street MEDINDIE			8780
11 Darling Street MEDINDIE			8781
12 Darling Street MEDINDIE			8782
14 Darling Street MEDINDIE			8783
16 Darling Street MEDINDIE			8784
18 Darling Street MEDINDIE			8785
20 Darling Street MEDINDIE			8786
11A Darling Street MEDINDIE			8787
2 Dutton Terrace MEDINDIE			8788
3 Dutton Terrace MEDINDIE			8789
4 Dutton Terrace MEDINDIE			8790
5 Dutton Terrace MEDINDIE			8791
7 Dutton Terrace MEDINDIE			8792
8 Dutton Terrace MEDINDIE			8793
9 Dutton Terrace MEDINDIE			8795
10 Dutton Terrace MEDINDIE			8794
11 Dutton Terrace MEDINDIE			8796
13 Dutton Terrace MEDINDIE			8797
14 Dutton Terrace MEDINDIE			8798

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
15 Dutton Terrace MEDINDIE			8799
16 Dutton Terrace MEDINDIE			8800
17 Dutton Terrace MEDINDIE			8801
18 Dutton Terrace MEDINDIE			8802
19 Dutton Terrace MEDINDIE			8803
20 Dutton Terrace MEDINDIE			8804
21 Dutton Terrace MEDINDIE			8805
22 Dutton Terrace MEDINDIE			8806
23 Dutton Terrace MEDINDIE			8807
25 Dutton Terrace MEDINDIE			8808
27 Dutton Terrace MEDINDIE			8809
29 Dutton Terrace MEDINDIE			8810
31 Dutton Terrace MEDINDIE			8811
33 Dutton Terrace MEDINDIE			8812
35 Dutton Terrace MEDINDIE			8813
39 Dutton Terrace MEDINDIE			8814
40 Dutton Terrace MEDINDIE			8815
41 Dutton Terrace MEDINDIE			8816
46 Dutton Terrace MEDINDIE			8817
48 Dutton Terrace MEDINDIE			8818
2 Elm Street MEDINDIE			8819
4 Elm Street MEDINDIE			8820
6 Elm Street MEDINDIE			8821
8 Elm Street MEDINDIE			8822
10 Elm Street MEDINDIE			8823
12 Elm Street MEDINDIE			8824
14 Elm Street MEDINDIE			8825
4 Ettrick Avenue MEDINDIE			8826
5 Ettrick Avenue MEDINDIE			8827
6 Ettrick Avenue MEDINDIE			8828
10 Ettrick Avenue MEDINDIE			8829
12 Ettrick Avenue MEDINDIE			8830
14 Ettrick Avenue MEDINDIE			8831

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
15 Ettrick Avenue MEDINDIE			8832
1 Hawkers Road MEDINDIE			8833
2 Hawkers Road MEDINDIE			8834
35 Hawkers Road MEDINDIE			8837
44 Hawkers Road MEDINDIE			8838
47 Hawkers Road MEDINDIE			8839
49 Hawkers Road MEDINDIE			8840
51 Hawkers Road MEDINDIE			8841
52 Hawkers Road MEDINDIE			8842
54 Hawkers Road MEDINDIE			8843
55 Hawkers Road MEDINDIE			8844
59 Hawkers Road MEDINDIE			8845
61 Hawkers Road MEDINDIE			8846
62 Hawkers Road MEDINDIE			8847
68 Hawkers Road MEDINDIE			8848
74 Hawkers Road MEDINDIE			8849
76 Hawkers Road MEDINDIE			8850
80 Hawkers Road MEDINDIE			8851
84 Hawkers Road MEDINDIE			8852
86 Hawkers Road MEDINDIE			8853
88 Hawkers Road MEDINDIE			8854
4 Hawkers Road MEDINDIE			8835
6 Hawkers Road MEDINDIE			8836
2 Herbert Street MEDINDIE			8855
4 Herbert Street MEDINDIE			8856
9 Herbert Street MEDINDIE			8857
11 Herbert Street MEDINDIE			8858
7 Northcote Terrace MEDINDIE			8859
11 Northcote Terrace MEDINDIE			8860
15 Northcote Terrace MEDINDIE			8861
17 Northcote Terrace MEDINDIE			8862
19 Northcote Terrace MEDINDIE			8863
49 Northcote Terrace MEDINDIE			8864

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
53 Northcote Terrace MEDINDIE			8866
61 Northcote Terrace MEDINDIE			8867
63 Northcote Terrace MEDINDIE			8868
65 Northcote Terrace MEDINDIE			8869
67 Northcote Terrace MEDINDIE			8870
69 Northcote Terrace MEDINDIE			8871
5 Nottage Terrace MEDINDIE			8872
7 Nottage Terrace MEDINDIE			8873
9 Nottage Terrace MEDINDIE			8874
13 Nottage Terrace MEDINDIE			8876
17 Nottage Terrace MEDINDIE			8877
21 Nottage Terrace MEDINDIE			8878
23 Nottage Terrace MEDINDIE			8879
25 Nottage Terrace MEDINDIE			8880
27 Nottage Terrace MEDINDIE			8881
31 Nottage Terrace MEDINDIE			20970
1 Palm Street MEDINDIE			8882
6 Palm Street MEDINDIE			8883
5 Robe Terrace MEDINDIE			8884
6 Robe Terrace MEDINDIE			8885
7 Robe Terrace MEDINDIE			8886
8 Robe Terrace MEDINDIE			8887
10 Robe Terrace MEDINDIE			8888
11 Robe Terrace MEDINDIE			8889
17 Robe Terrace MEDINDIE			8891
18 Robe Terrace MEDINDIE			8892
21 Robe Terrace MEDINDIE			8893
22 Robe Terrace MEDINDIE	rear coach house		8894
22 Robe Terrace MEDINDIE			17265
23 Robe Terrace MEDINDIE			8895
24 Robe Terrace MEDINDIE			8896
25 Robe Terrace MEDINDIE			8897
30 Robe Terrace MEDINDIE			8898

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
31 Robe Terrace MEDINDIE			8899
32 Robe Terrace MEDINDIE			8900
14 Robe Terrace MEDINDIE			8890
4 Tennyson Street MEDINDIE			8901
5 Tennyson Street MEDINDIE			8902
6 Tennyson Street MEDINDIE			8903
7 Tennyson Street MEDINDIE			8904
8 Tennyson Street MEDINDIE			8905
10 Tennyson Street MEDINDIE			8907
11 Tennyson Street MEDINDIE			8908
12 Tennyson Street MEDINDIE			8909
13 Tennyson Street MEDINDIE			8910
14 Tennyson Street MEDINDIE			8911
15 Tennyson Street MEDINDIE			8912
17 Tennyson Street MEDINDIE			8913
18 Tennyson Street MEDINDIE			8914
19 Tennyson Street MEDINDIE			8915
21 Tennyson Street MEDINDIE			8916
23 Tennyson Street MEDINDIE			8917
25 Tennyson Street MEDINDIE			8918
27 Tennyson Street MEDINDIE			8919
2 The Avenue MEDINDIE			8920
3 The Avenue MEDINDIE			8923
4 The Avenue MEDINDIE			8922
5 The Avenue MEDINDIE			8924
9 The Avenue MEDINDIE			8925
11 The Avenue MEDINDIE			8926
1 The Avenue MEDINDIE			8921
1 Victoria Avenue MEDINDIE			8927
2 Victoria Avenue MEDINDIE			8928
3 Victoria Avenue MEDINDIE			8929
4 Victoria Avenue MEDINDIE			8930
5 Victoria Avenue MEDINDIE			8931

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
6 Victoria Avenue MEDINDIE			8932
7 Victoria Avenue MEDINDIE			8933
8 Victoria Avenue MEDINDIE			8934
9 Victoria Avenue MEDINDIE			8935
14 Victoria Avenue MEDINDIE			8875
4 Alfred Street WALKERVILLE			8936
6 Alfred Street WALKERVILLE			8937
15 Alfred Street WALKERVILLE			8938
17 Alfred Street WALKERVILLE			8939
1 Brunswick Street WALKERVILLE			8940
54 Brunswick Street WALKERVILLE			8941
6 Burlington Street WALKERVILLE			8942
8 Burlington Street WALKERVILLE			8944
10 Burlington Street WALKERVILLE			8945
40 Burlington Street WALKERVILLE			8946
42 Burlington Street WALKERVILLE			8947
44 Burlington Street WALKERVILLE			8948
46 Burlington Street WALKERVILLE			8949
50 Burlington Street WALKERVILLE			8950
1 Church Terrace WALKERVILLE			8999
3 Church Terrace WALKERVILLE			8951
7 Church Terrace WALKERVILLE			8952
9 Church Terrace WALKERVILLE			8953
11A Church Terrace WALKERVILLE			8955
12 Church Terrace WALKERVILLE			8954
16 Church Terrace WALKERVILLE			8956
18 Church Terrace WALKERVILLE			9045
18A Church Terrace WALKERVILLE			9046
22 Church Terrace WALKERVILLE			8957
36 Church Terrace WALKERVILLE			8958
40 Church Terrace WALKERVILLE			8960
52 Church Terrace WALKERVILLE			17266
65 Church Terrace WALKERVILLE			8962

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
66 Church Terrace WALKERVILLE			8963
68 Church Terrace WALKERVILLE			9047
69 Church Terrace WALKERVILLE			8964
71 Church Terrace WALKERVILLE			8965
73 Church Terrace WALKERVILLE			8966
77 Church Terrace WALKERVILLE			8967
81 Church Terrace WALKERVILLE			8968
83 Church Terrace WALKERVILLE			8969
85 Church Terrace WALKERVILLE			8970
2 Clarke Street WALKERVILLE			8971
4 Clarke Street WALKERVILLE			8972
10 Clarke Street WALKERVILLE			8973
11 Clarke Street WALKERVILLE			9057
13 Clarke Street WALKERVILLE			17263
15 Clarke Street WALKERVILLE			8974
17 Clarke Street WALKERVILLE			9035
1 Exmouth Street WALKERVILLE			8975
3 Exmouth Street WALKERVILLE			8976
5 Exmouth Street WALKERVILLE			8977
35 Fuller Street WALKERVILLE			8978
36 Fuller Street WALKERVILLE			9058
49 Fuller Street WALKERVILLE			8979
2 Lansdowne Terrace WALKERVILLE			8980
4 Lansdowne Terrace WALKERVILLE			8981
6 Lansdowne Terrace WALKERVILLE			8982
8 Lansdowne Terrace WALKERVILLE			8983
10 Lansdowne Terrace WALKERVILLE			8984
12 Lansdowne Terrace WALKERVILLE			8985
2 Margaret Street WALKERVILLE			8986
4 Margaret Street WALKERVILLE			8987
6 Margaret Street WALKERVILLE			8988
8 Margaret Street WALKERVILLE			8989
10 Margaret Street WALKERVILLE			8990

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
12 Margaret Street WALKERVILLE			8991
39 Margaret Street WALKERVILLE			8992
41 Margaret Street WALKERVILLE			8993
45 Margaret Street WALKERVILLE			8994
35 Smith Street WALKERVILLE			8995
10 St Andrews Street WALKERVILLE			9048
13 St Andrews Street WALKERVILLE			9051
15 St Andrews Street WALKERVILLE			9052
17 St Andrews Street WALKERVILLE			9053
18 St Andrews Street WALKERVILLE			9049
19 St Andrews Street WALKERVILLE			9054
21 St Andrews Street WALKERVILLE			9055
22 St Andrews Street WALKERVILLE			9050
41 St Andrews Street WALKERVILLE			8996
149 Stephen Terrace WALKERVILLE			8997
155 Stephen Terrace WALKERVILLE			8998
161 Stephen Terrace WALKERVILLE			9000
163 Stephen Terrace WALKERVILLE			9001
165 Stephen Terrace WALKERVILLE			9002
167 Stephen Terrace WALKERVILLE			9003
169 Stephen Terrace WALKERVILLE			9004
171 Stephen Terrace WALKERVILLE			9005
177 Stephen Terrace WALKERVILLE			9006
130 Walkerville Terrace WALKERVILLE			9008
132 Walkerville Terrace WALKERVILLE			9009
134 Walkerville Terrace WALKERVILLE			9010
136 Walkerville Terrace WALKERVILLE			9013
138 Walkerville Terrace WALKERVILLE			9027
140 Walkerville Terrace WALKERVILLE			9028
141 Walkerville Terrace WALKERVILLE			9011
142 Walkerville Terrace WALKERVILLE			9029
144 Walkerville Terrace WALKERVILLE			9059
146 Walkerville Terrace WALKERVILLE			17264

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
184 Walkerville Terrace WALKERVILLE			9014
186 Walkerville Terrace WALKERVILLE			9030
188 Walkerville Terrace WALKERVILLE			9060
190 Walkerville Terrace WALKERVILLE			9031
192 Walkerville Terrace WALKERVILLE			9032
193 Walkerville Terrace WALKERVILLE			9012
194 Walkerville Terrace WALKERVILLE			9033
14 Warwick Street WALKERVILLE			9016
16 Warwick Street WALKERVILLE			9017
18 Warwick Street WALKERVILLE			9018
20 Warwick Street WALKERVILLE			9019
22 Warwick Street WALKERVILLE			9020
24 Warwick Street WALKERVILLE			9021
26 Warwick Street WALKERVILLE			9022
27 Warwick Street WALKERVILLE			9023
28 Warwick Street WALKERVILLE			9024
29 Warwick Street WALKERVILLE			9025
31 Warwick Street WALKERVILLE			9026
3 Wilsden Street WALKERVILLE			17233
4 Wilsden Street WALKERVILLE			17259
5 Wilsden Street WALKERVILLE			17261
7 Wilsden Street WALKERVILLE			17262
8 Wilsden Street WALKERVILLE			17260

Table Walk/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
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.	A2 A1	F17734 F17734	CT 5688/278 CT 5688/278	a d e	8424
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, verandas with timber and cast iron detail and chimneys, and masonry and cast iron fence. Excludes later alterations and additions.	A2	D1241	CT 5466/924	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 verandas, and masonry and cast iron fence. Excludes later alterations and additions.	A10	F108454	CT 5194/904	a d e	8426
4 Edwin Terrace GILBERTON	One of a Pair of Houses; Overall form, materials and original details of the two storey semi-detached 1898 residences including stonework, verandas with timber and cast iron detail and chimneys, and masonry and cast iron fence. Excludes later alterations and additions.	A1	D1241	CT 5342/805	a b d	8425
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 verandas, and masonry and cast iron fence, entrance gates and lamps. Excludes later alterations and additions.	A20	D52418	CT 5691/17	a b d e	8427

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
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 verandas, and masonry and cast iron fence, entrance gates and lamps. Excludes later alterations and additions.	A4 A3	F137983 F137983	CT 5746/708 CT 5746/708	a b c d e	8428
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 verandas and the predominant roof form associated with the building. Excludes later extensions facing Torrens Street.	A1	D66908	CT 5939/80	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 verandas and the predominant roof form associated with the house style. Excludes later extensions and rear alterations.	A54	D761	CT 5723/27	a d	8430
13 James Street (original stables to 1 Edwin Tce) GILBERTON	Former Stables; Original external form, materials and details of the former stables.	A17	D67271	CT 5458/105	a d e	8431
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.	A99	D52338	CT 5716/865	a d e	8434
off Severn Street GILBERTON	Suspension Bridge; Original detailing of the bridge. Excludes later footway cladding.				a c d	8437
off Severn Street GILBERTON	Jervis Entrance Arch; Form and detailing of arch.				a c	8436

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
11 Park Terrace GILBERTON	Former Thompson Memorial Church; External form, materials and detailing of the church. Excludes later additions and alterations.	A2	D444	CT 5878/38	a c d e	8435
1 Walkerville Terrace GILBERTON	Buckingham Arms Hotel; External form, materials and detailing of the hotel. Excludes later additions and alterations.	A56 A9 A3 A4 A2 A1 A57 A62	F137107 D1458 D1458 D1458 D1458 D1458 F137108 F137113	CT 5878/617 CT 5782/220 CT 5776/866 CT 5776/866 CT 5611/691 CT 5611/691 CT 5611/691 CT 5878/618 CT 5782/735	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.	A64	F137115	CT 5324/649	a d	8441
66 Walkerville Terrace GILBERTON	Walkerville Town Hall; Original sections of the 1893 building - excludes later alterations and additions.	A4	D41018	CT 5228/543	a c d	8443
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.	A2 A1 A2 A1	D23541 D23541 D23541 D23541	CT 5810/713 CT 5810/713 CT 5810/714 CT 5810/714	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.	A4 A2 A1	D23541 D23541 D23541	CT 5443/77 CT 5443/75 CT 5442/867	a b d e	8445
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.	A3	F19291	CT 5667/989	a d e	8446
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.	A9	C21684	CT 5891/777	a c d e	8447

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
20 Hawkers Road MEDINDIE	Wilderness School (House); Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	A65	F136916	CT 5832/79	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 veranda.				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.	A17	F136968	CT 5845/873	a c d	8450
23 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, veranda details, materials and general detailing of the c1905 house excluding later alterations and adaptations.	A67	F136918	CT 5819/143	a c d	8451
25 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, veranda details, materials and general detailing of the c1894 house excluding later alterations and adaptations.	A94 A93	F136943 F136944	CT 5686/89 CT 5669/416	a c d	8452
27 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, veranda details, materials and general detailing of the c1890 house excluding later alterations and adaptations.	A76 A76 A76 A106	F136927 F211702 F136927 F211702	CT 5718/944 CT 5718/944 CT 5707/496 CT 5707/496	a c d	8453
47 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, veranda details, materials and general detailing of the c1900 house and later c1913 extensions, but excluding later alterations and adaptations.	A66 A16 A23 A66 A16 A23 A66 A16 A23	F136917 F136967 F136974 F136917 F136967 F136974 F136917 F136967 F136974	CT 5799/783 CT 5799/783 CT 5799/783 CT 5796/298 CT 5796/298 CT 5796/298 CT 5795/870 CT 5795/870 CT 5795/870	a c d	8454

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
15 Robe Terrace MEDINDIE	House & Fence ; Original external form, materials and detailing of the large residence including walls, roof form and veranda. 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.	A70 A46 A45 A70 A46 A45 A70 A46 A45	F136921 F136897 F136896 F136921 F136897 F136896 F136921 F136897 F136896	CT 5669/3 CT 5669/3 CT 5669/3 CT 5661/987 CT 5661/987 CT 5661/987 CT 5654/676 CT 5654/676 CT 5654/676	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 veranda and early front gates. Listing includes early front fence. Any later alterations and additions are excluded.	A1	F107653	CT 5189/127	a d e	8456
26 Robe Terrace MEDINDIE	House & Fence (St Stephens); Original external form, materials and detailing of the large residence including walls, roof form and veranda. Listing includes early front fence. Any later alterations and additions are excluded.	A34	F136885	CT 5553/828	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 veranda and any other later alterations and additions.	A100 A99 A100 A99	D54482 D54482 D54482 D54482	CT 5795/711 CT 5795/711 CT 5795/710 CT 5795/710	a d e	8459
28 Robe Terrace MEDINDIE	House (Ennis); Original external form, materials and detailing of the large residence including walls, roof form, veranda and projecting original chimneys. Excludes any later alterations and additions.	A2 A1	F137853 F137853	CT 5257/402 CT 5257/402	a d	8460

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
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 verandas, and masonry and cast iron fence, entrance gates and lamps (lamps subject to further clarification). Excludes later alterations and additions.	A7 A6 A8 A87	D104733 D104733 D104733 F136938	CT 5151/209 CT 5151/209 CT 5151/208 CT 5731/711	a b d e	8461
35 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	A63	F137514	CT 5777/685	a d	8463
37 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1910 house excluding later alterations and adaptations.	A62	F137513	CT 5795/846	a d	8464
67 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	A35	F137486	CT 5660/302	a d	8465
32 Harris Road VALE PARK	House; Original external form, materials and detailing of the c1910 house excluding later alterations and adaptations.	A35	F137486	CT 5486/910	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 veranda elements, altered chimneys and altered window openings.	A81	F136232	CT 5874/181	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 veranda and carport.	A22	D7499	CT 5830/440	a d	8469
105 Lansdowne Terrace VALE PARK	House; Original external form, materials and details of c1880s residence. Excludes any later alterations and additions.	A3	D21457	CT 5447/27	a c d	8470

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
3 Wallace Street VALE PARK	House; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations.	A15	F127649	CT 5333/713	a d	8471
11 William Road VALE PARK	House; Original external form, materials and detailing of the c1900 house excluding later alterations and adaptations.	A40	F127674	CT 5803/778	a d	8472
Church Terrace WALKERVILLE	Belt Memorial Garden; The extent of garden reserve including the front gates and the circular memorial.	A17	D4440	CT 5698/190	a d e	8473
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.	A25	F105683	CT 5163/140	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.	A95 A94 A93 A92 A91	F137342 F137342 F137342 F137342 F137342	CT 5684/968 CT 5684/968 CT 5684/968 CT 5684/968 CT 5684/968	a d e	8476
74 Church Terrace WALKERVILLE	House; Overall external form, materials and details of the c1920 residents. Excludes any later alterations or additions and rear extensions.	A51	D15431	CT 551/323	a d	8477
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.	A80	F137331	CT 5535/245	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.	A87	F137338	CT 5350/858	a d e	8479

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
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.	A30	F17580	CT 5579/463	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.	A2	F4007	CT 5511/470	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.	A49 A50 A49 A50	F137300 F137301 F137300 F137301	CT 5821/296 CT 5821/296 CT 5819/797 CT 5819/797	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.	A48	F110756	CT 5499/456	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.	A22 A21 A20 A19 A18 A17 A16 A15 A14 A13	D780 D780 D780 D780 D780 D780 D780 D780 D780 D780	CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811	a c d	8484
1-18/ 1 Margaret Street WALKERVILLE	Somerset Cottages; Overall form, materials and original details of the single storey row of 18 (in 2 blocks of 12 and 6) attached 1880s residence including face stone walls and chimneys with red brick trim and projecting gables. Excludes later alterations and additions.	A12 A11 A10 A2 A1	D1299 D1299 D1299 D1299 D1299	CT 5821/639 CT 5821/639 CT 5821/639 CT 5821/639 CT 5821/639	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.	A93	F207215	CT 5874/230	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.	A80	F44394	CT 5900/707	a c d	8486

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
19-21 Smith Street WALKERVILLE	St Andrew's School Building (Kennion House); External form, materials and details of the 1920s red brick building.	A14	F137265	CT 5815/663	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.	A1	D41671	CT 5255/826	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.	A80	F137231	CT 5743/141	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.	A2 A1	F9456 F9456	CT 5153/755 CT 4008/793	a c d	8488
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.	A5 A65 A5 A65	F137984 F137216 F137984 F137216	CT 5797/697 CT 5797/697 CT 5817/179 CT 5817/179	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.	A5	F108449	CT 5193/951	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 veranda posts.	A2	F4988	CT 5220/217	a d	8494
77 Walkerville Terrace WALKERVILLE	Office; Overall form of the original section of the shop. Listing excludes any rear later additions.	A17	F104357	CT 5146/169	a d	8495
84-86 Walkerville Terrace WALKERVILLE	Former Houses; Front hipped roof section of cottage and veranda form and brick chimneys. Rear hipped roof section also encouraged for retention.	A24 A23	F137175 F137175	CT 5825/739 CT 5801/50	a d	8496

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
94 Walkerville Terrace WALKERVILLE	House; Front section of residence only. Excludes later lean-to addition and other alterations.	A26	F137177	CT 5707/509	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 veranda elements. Excludes later alterations and additions.	A38	F137189	CT 5718/951	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.	A6	F106653	CT 5173/812	a d	8499
100 Walkerville Terrace WALKERVILLE	Shop (Bootmakers); Overall form and detailing of the shop including veranda form and early shop front.	A35	F137186	CT 5805/424	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 veranda elements. Excludes later alterations and additions.	A2	D758	CT 5326/927	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 veranda elements. Excludes later alterations and additions.	A73	F137224	CT 5364/793	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 veranda elements. Excludes later alterations and additions.	A72	F137223	CT 5775/532	a d	8504
113 Walkerville Terrace WALKERVILLE	House (now office); Overall form, materials and original details of the residence. Excludes later alterations and additions.	A10	F126134	CT 5241/550	a d	8505
125 Walkerville Terrace WALKERVILLE	House; Overall form, materials and original details of the c1884 residence. Excludes later alterations and additions.	A90	F137241	CT 5828/349	a d	8506

Walkerville Council
Table Section
Table Walk/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
163 Walkerville Terrace WALKERVILLE	House; Overall form, materials and original details of the c1890 residence. Excludes later alterations and additions.	A3	D50836	CT 5630/912	a d	8507
38 Warwick Street WALKERVILLE	House ; Overall form, materials and original details of the residence. Excludes later alterations and additions.	A28	F137179	CT 5737/169	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.	A29	F137180	CT 5786/588	a d	8509
26 Wilsden Street WALKERVILLE	House and stone outbuilding; Overall external form, materials and details of the c1920's residence and stone outbuilding (former stables).	A11 A10	F104709 F104709	CT 5149/277 CT 5149/277	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.	A110	D1157	CT 5469/396	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.	A85 A84	F137435 F137435	CT 5784/717 CT 5784/693 CT 5784/693	a d	8512

Note: This table was last updated on 25 February 2010.

Table Walk/6 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Hackney Road HACKNEY	Hackney Bridge (former New Company Bridge) [Metal Arch]	S256 S475	H105100 H106100	N/A N/A		14261
11 Briar Avenue MEDINDIE	Edna Walling Garden, Medindie	A2 A1	F11127 F11127	CT 5810/713 CT 5810/714	d g	26302
69 Lansdowne Terrace VALE PARK	Dwelling ('Vale House'), Levi Park	A81	F136232	CT 5874/181	g	14175
43 Church Terrace WALKERVILLE	St Andrew's Anglican Church (including Front Fence, Eastern Side Fence, Clock and Peal of Bells)	A42	F207217	LT X/40	b e	14185
5 Cluny Avenue WALKERVILLE	Dwelling ('Roseneath'), including two storey building, tunnel and outbuildings	A22	D2522	CT 5587/846		11651

Note: this table was last updated on **3 November 2010** and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Spatial Extent Maps
Concept Plan Maps

Map Reference Tables

Index Maps

Index Map Name

[Council Index Map](#)

Zone Maps

Zone Name	Zone Map Numbers
Caravan and Tourist Park Zone	Walk/3, Walk/4
Community Zone	Walk/2, Walk/3, Walk/4
Local Centre Zone	Walk/2
Metropolitan Open Space System Zone	Walk/2, Walk/3, Walk/4, Walk/5
Mixed Use Zone	Walk/2, Walk/3
Neighbourhood Centre Zone	Walk/3, Walk/5
Residential Zone	Walk/2, Walk/3, Walk/4, Walk/5
Residential Character Zone	Walk/2, Walk/3, Walk/4, Walk/5

Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Linear Park (River Torrens/Karrawirra Parri) Policy Area 1	Walk/2, Walk/3, Walk/4, Walk/5
Central Policy Area 6	Walk/2, Walk/3, Walk/4, Walk/5
Gilberton Medium Density Policy Area 7	Walk/2
North East Road Corridor Policy Area 8	Walk/2, Walk/3, Walk/4
Vale Park Policy Area 9	Walk/3, Walk/4
Church Terrace and Environs Policy Area 10	Walk/3, Walk/4
Gilberton Policy Area 11	Walk/2, Walk/3, Walk/5
Gilberton North Policy Area 12	Walk/2, Walk/3
Gilberton South Policy Area 13	Walk/2, Walk/3, Walk/5
Medindie Policy Area 14	Walk/2
Walkerville Village Policy Area 15	Walk/2, Walk/3, Walk/5

Historic Conservation Area

Area Name	Overlay Maps - Heritage
Historic Conservation Area	Walk/2, Walk/3, Walk/4

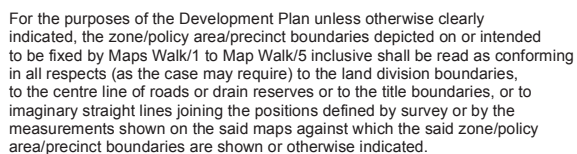
Overlay Maps

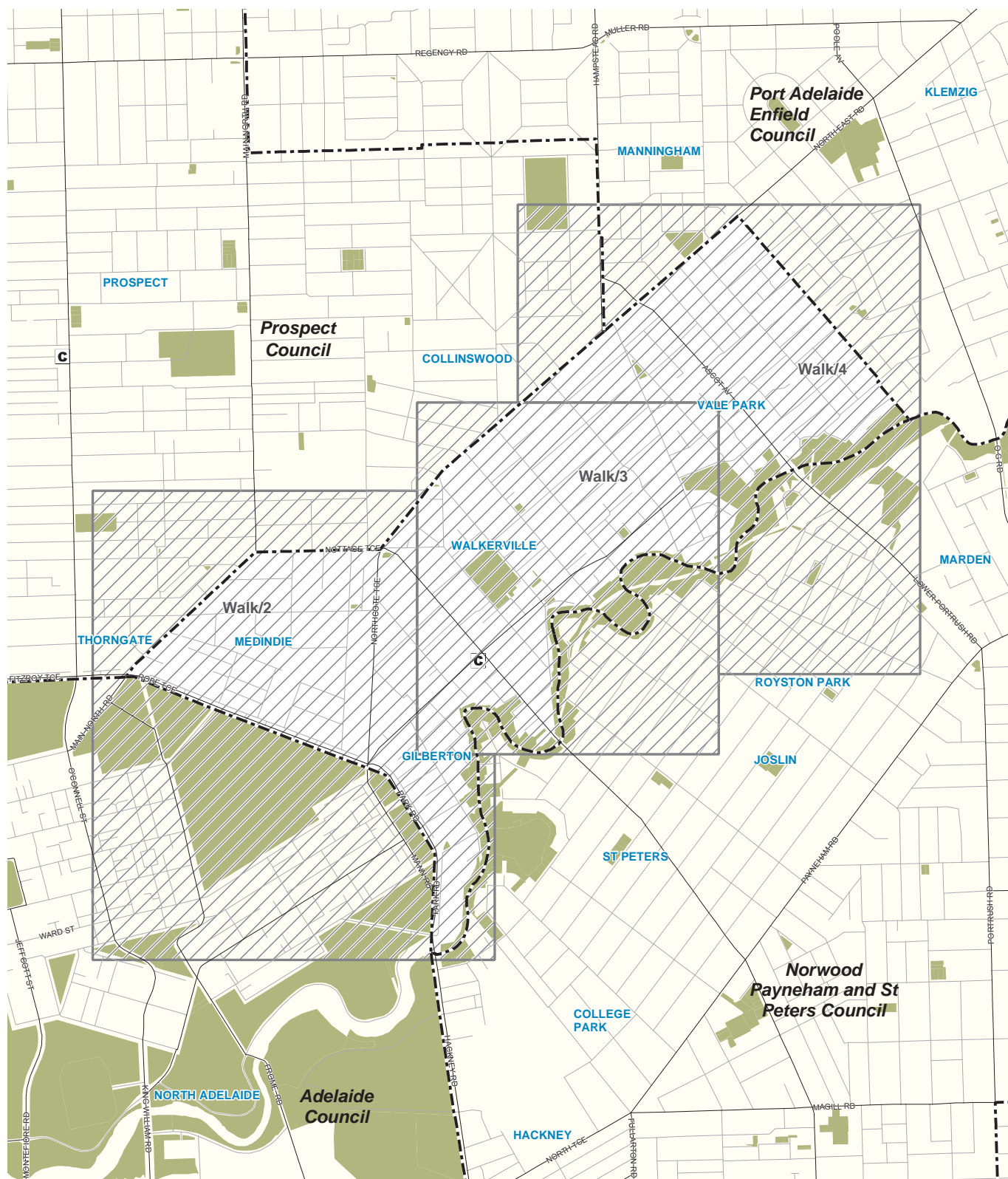
Overlay Map Issue	Overlay Map Numbers
Location	Walk/1, Walk2, Walk3, Walk/4
Transport	Walk/1, Walk2, Walk3, Walk/4
Heritage	Walk/1, Walk2, Walk3, Walk/4
Development Constraints	Walk/1, Walk2, Walk3, Walk/4

Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
Building Heights	Walk/1

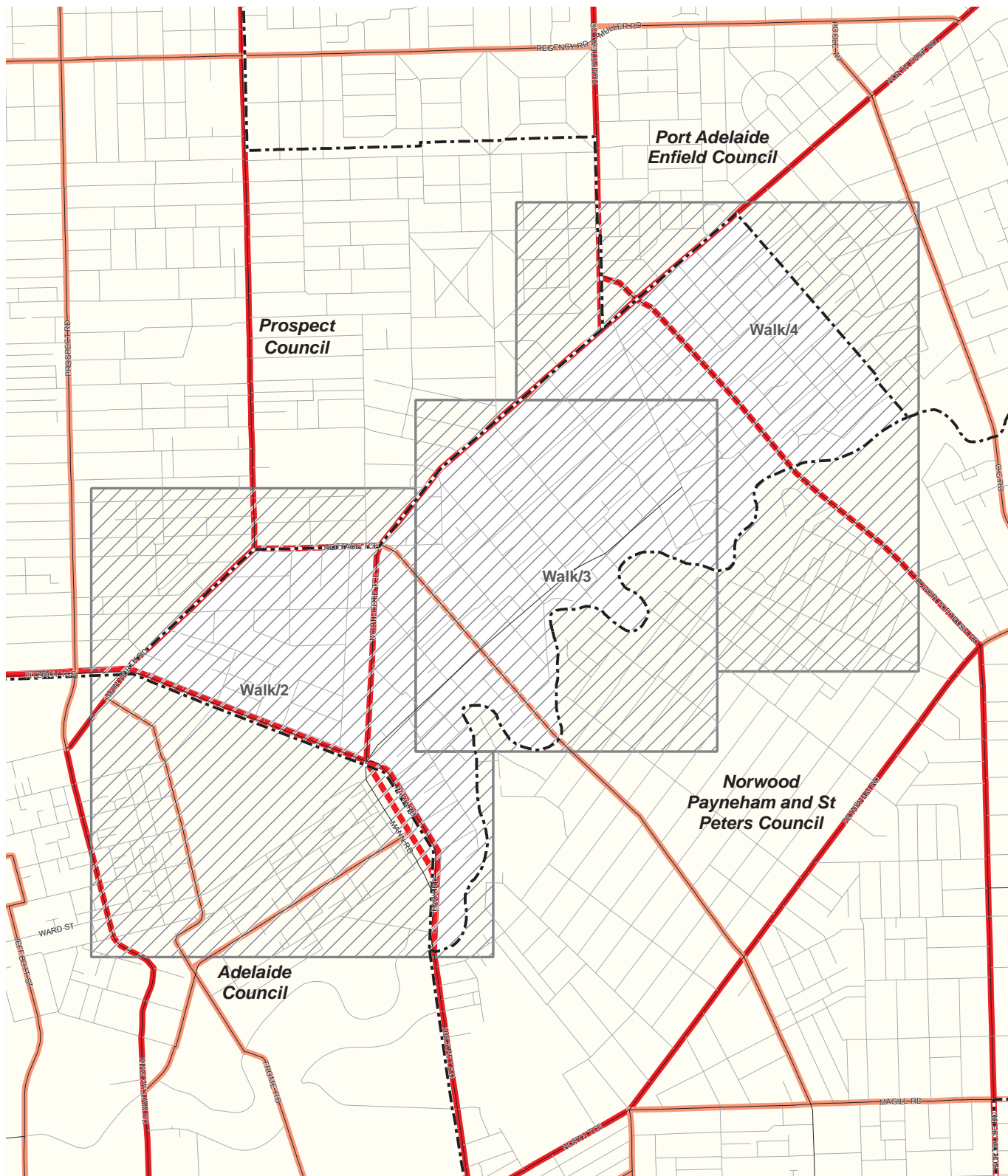
Spatial Extent Maps





Location Map Walk/1

- C Council Office
- Local Reserves
- Development Plan Boundary

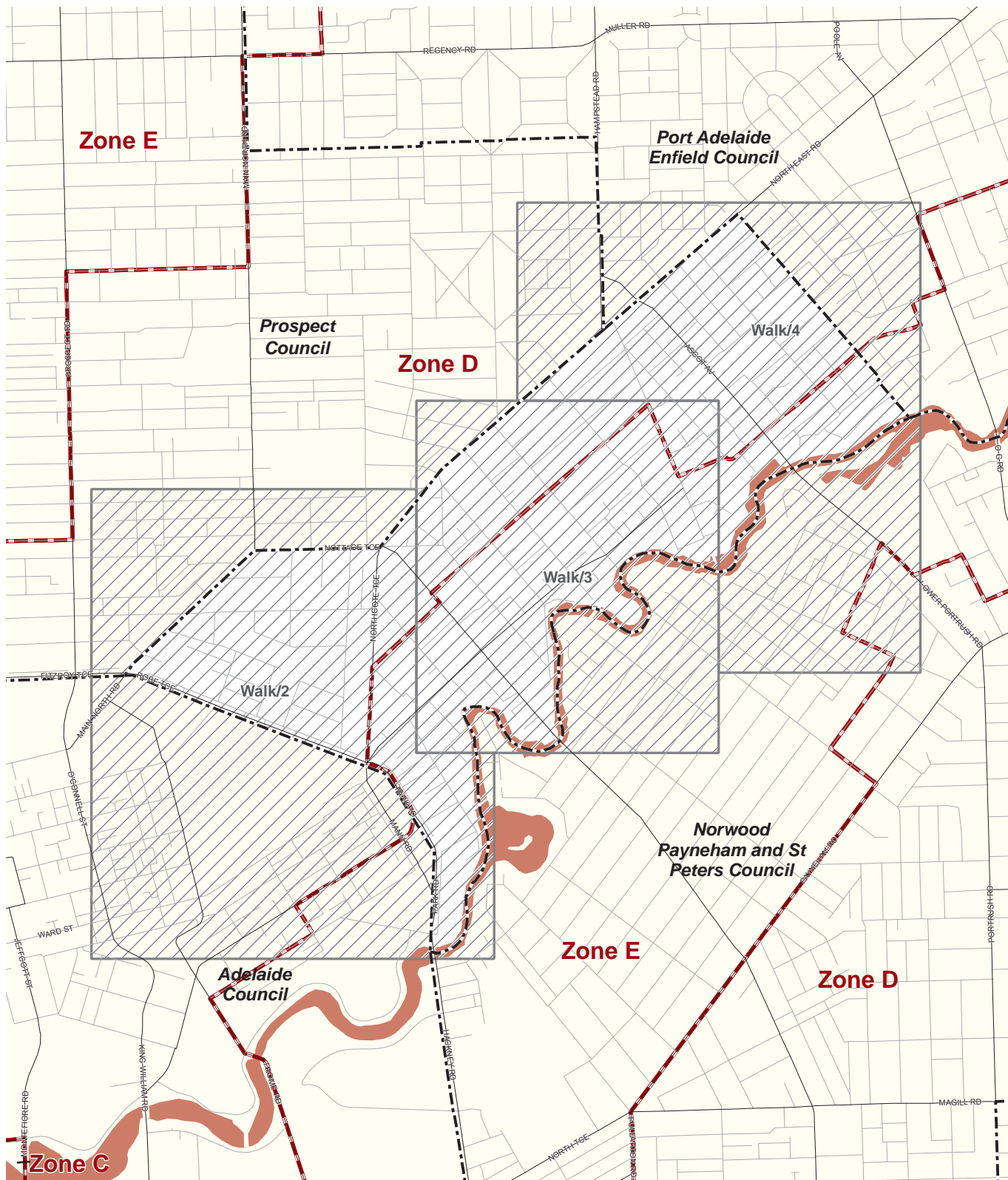


- Primary Arterial Roads
- Secondary Arterial Roads
- - - - Development Plan Boundary

Overlay Map Walk/1




TRANSPORT

WALKERVILLE COUNCIL
Consolidated - 6 October 2016



Airport Building Heights

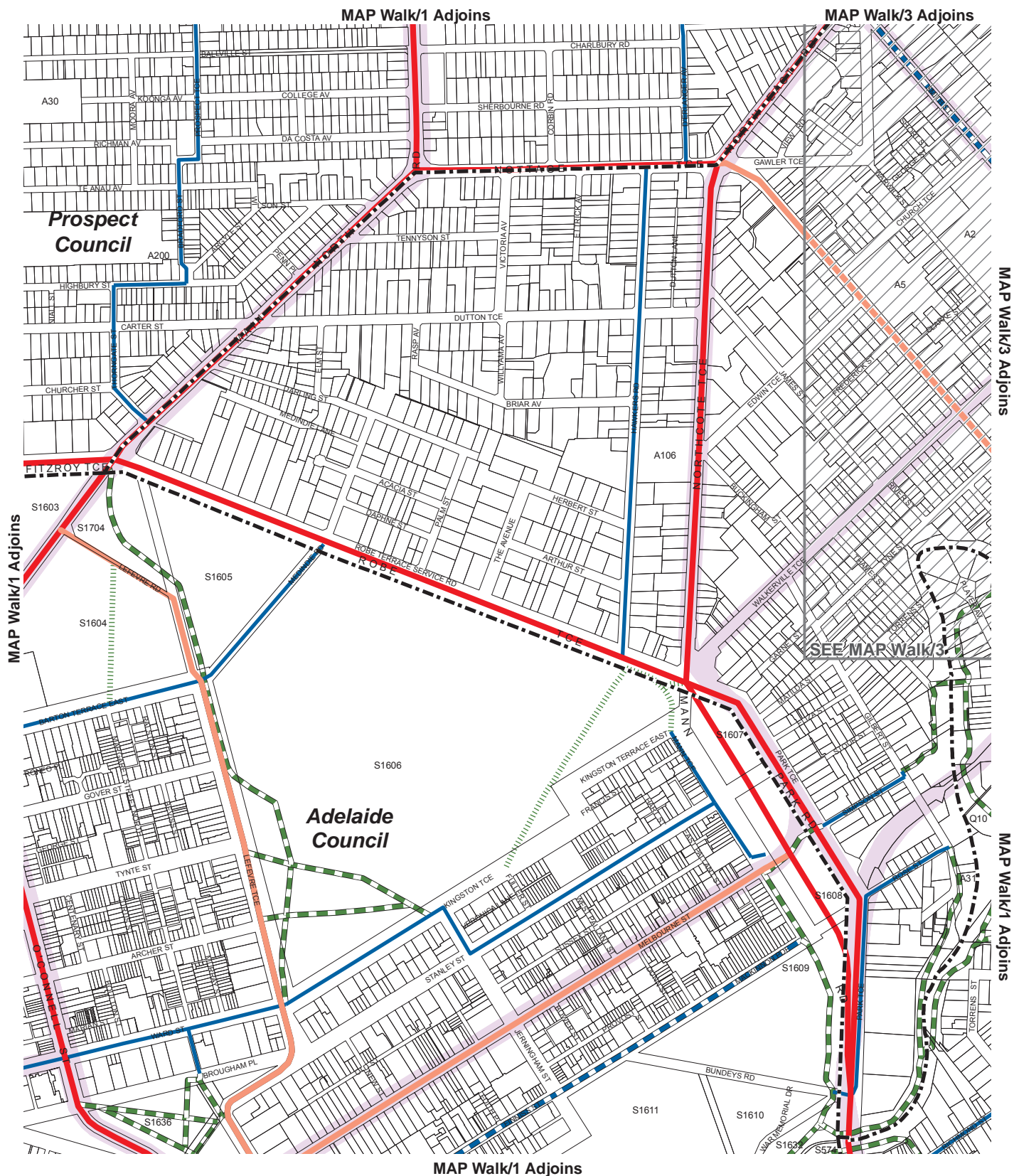
- Zone C** All Structures Exceeding 15 metres above existing ground level
- Zone D** All Structures Exceeding 45 metres above existing ground level
- Zone E** All Structures Exceeding 100 metres above existing ground level

-  Airport Building Heights
-  Flood Hazard
-  Development Plan Boundary

Overlay Map Walk/1

DEVELOPMENT CONSTRAINTS

WALKERVILLE COUNCIL
Consolidated - 6 October 2016



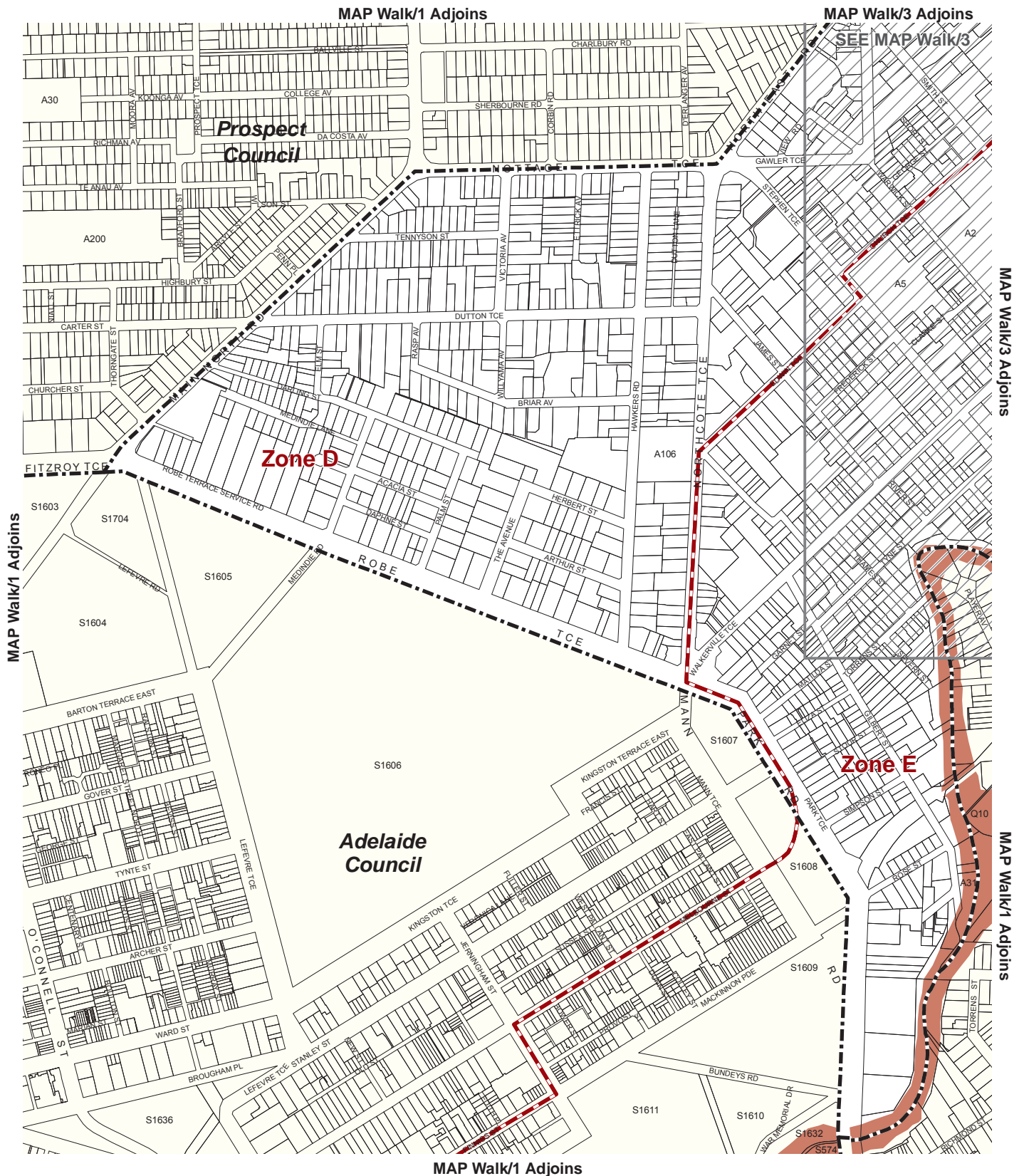
- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network**
- Secondary Road - Bike Lane
- Secondary Road
- Off Road Sealed Path
- Off Road Track
- Public Transport
- - - - - Development Plan Boundary

Overlay Map Walk/2

TRANSPORT

WALKERVILLE COUNCIL

Consolidated - 6 October 2016






Airport Building Heights

Zone D All Structures Exceeding 45 metres above existing ground level

Zone E All Structures Exceeding 100 metres above existing ground level



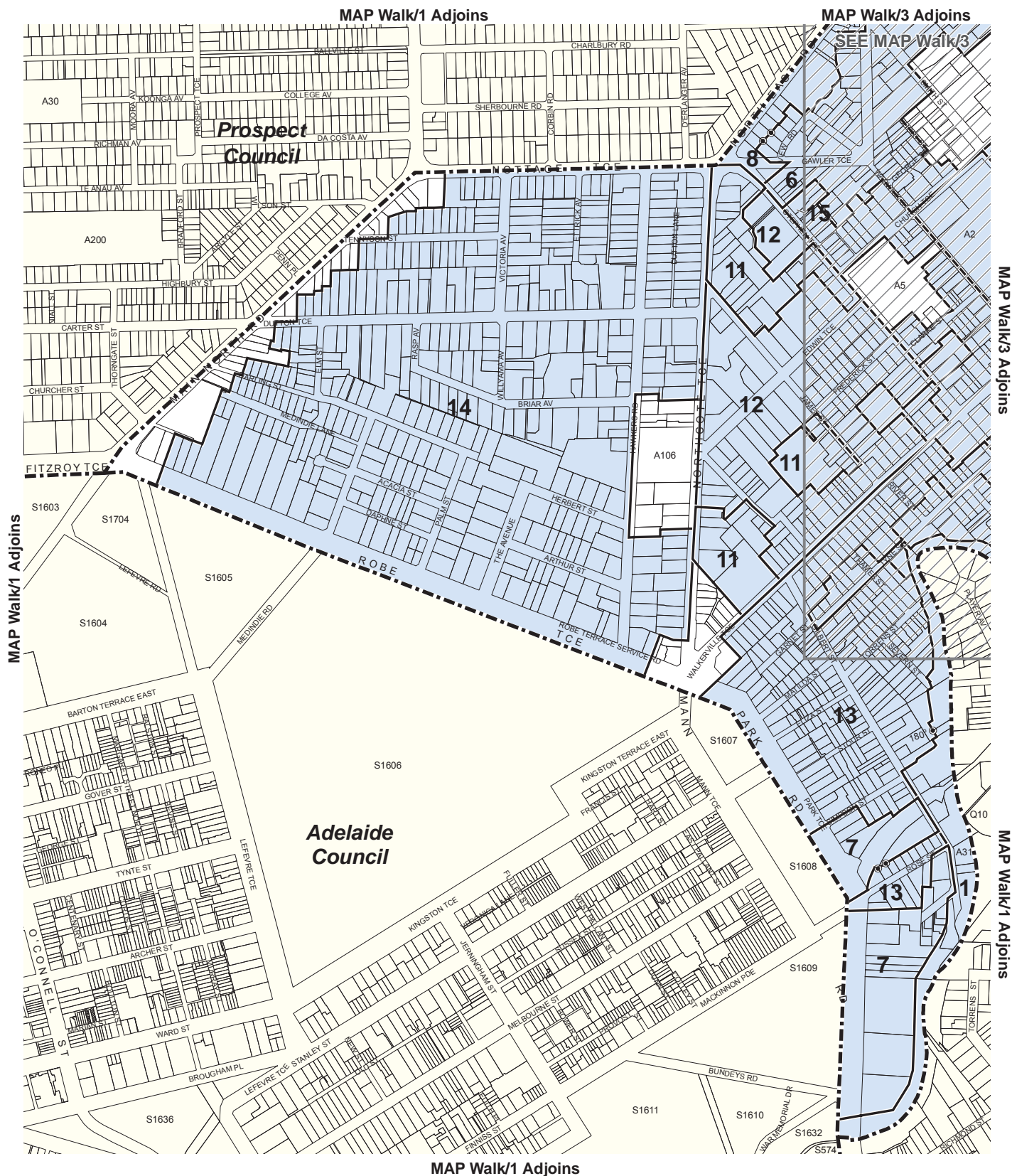
-  Airport Building Heights
-  Flood Hazard
-  Development Plan Boundary

Overlay Map Walk/2

DEVELOPMENT CONSTRAINTS

WALKERVILLE COUNCIL

Consolidated - 6 October 2016



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

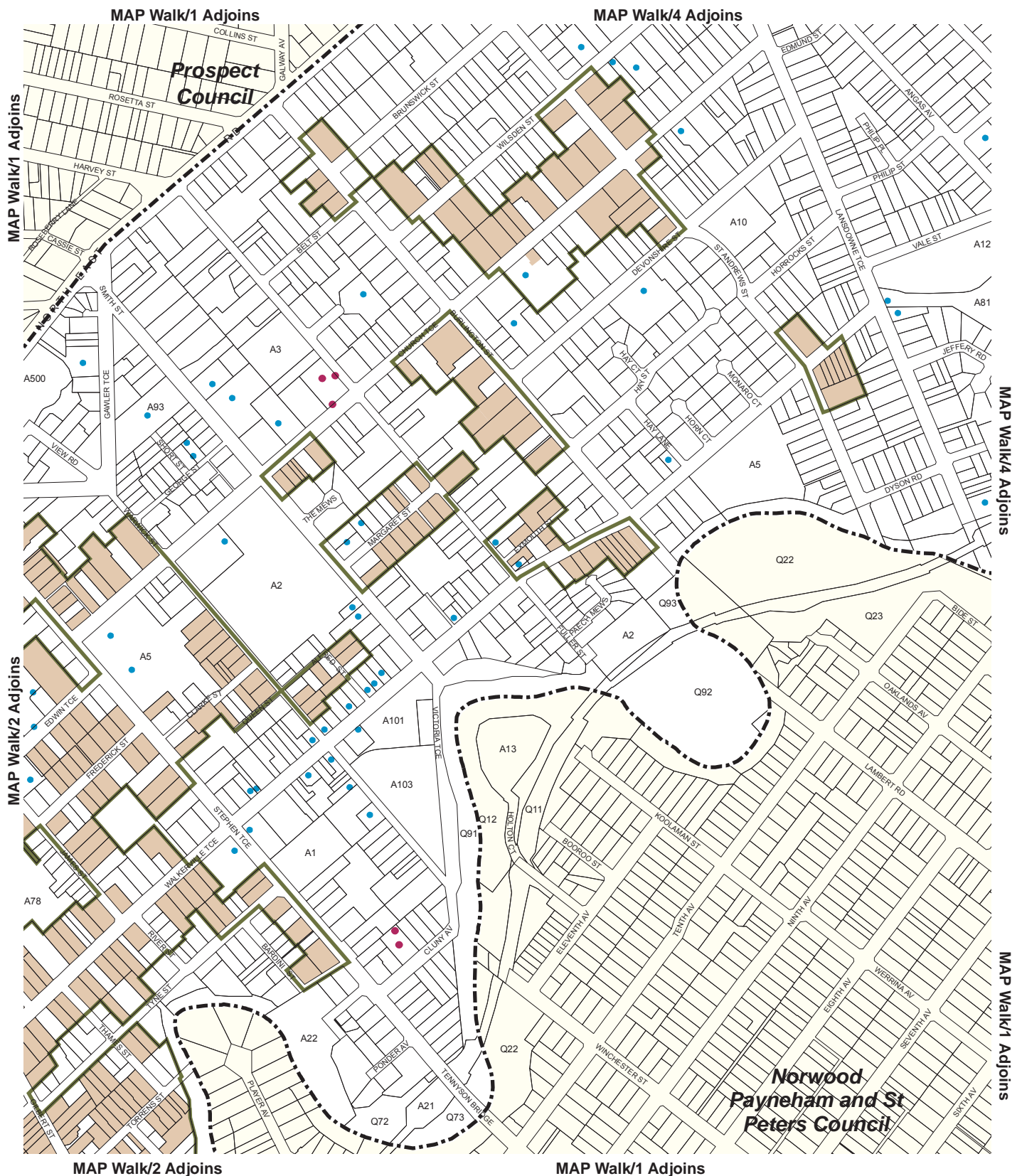
Policy Area

- 1 Linear Park (River Torrens/Karrawirra Parri)
- 11 Gilberton
- 12 Gilberton North
- 13 Gilberton South
- 14 Medindie
- 15 Walkerville Village
- 6 Central
- 7 Gilberton Medium Density
- 8 North East Road Corridor



Policy Area Map Walk/2

- Policy Area Boundary
- Development Plan Boundary



Heritage points are indicative only.
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

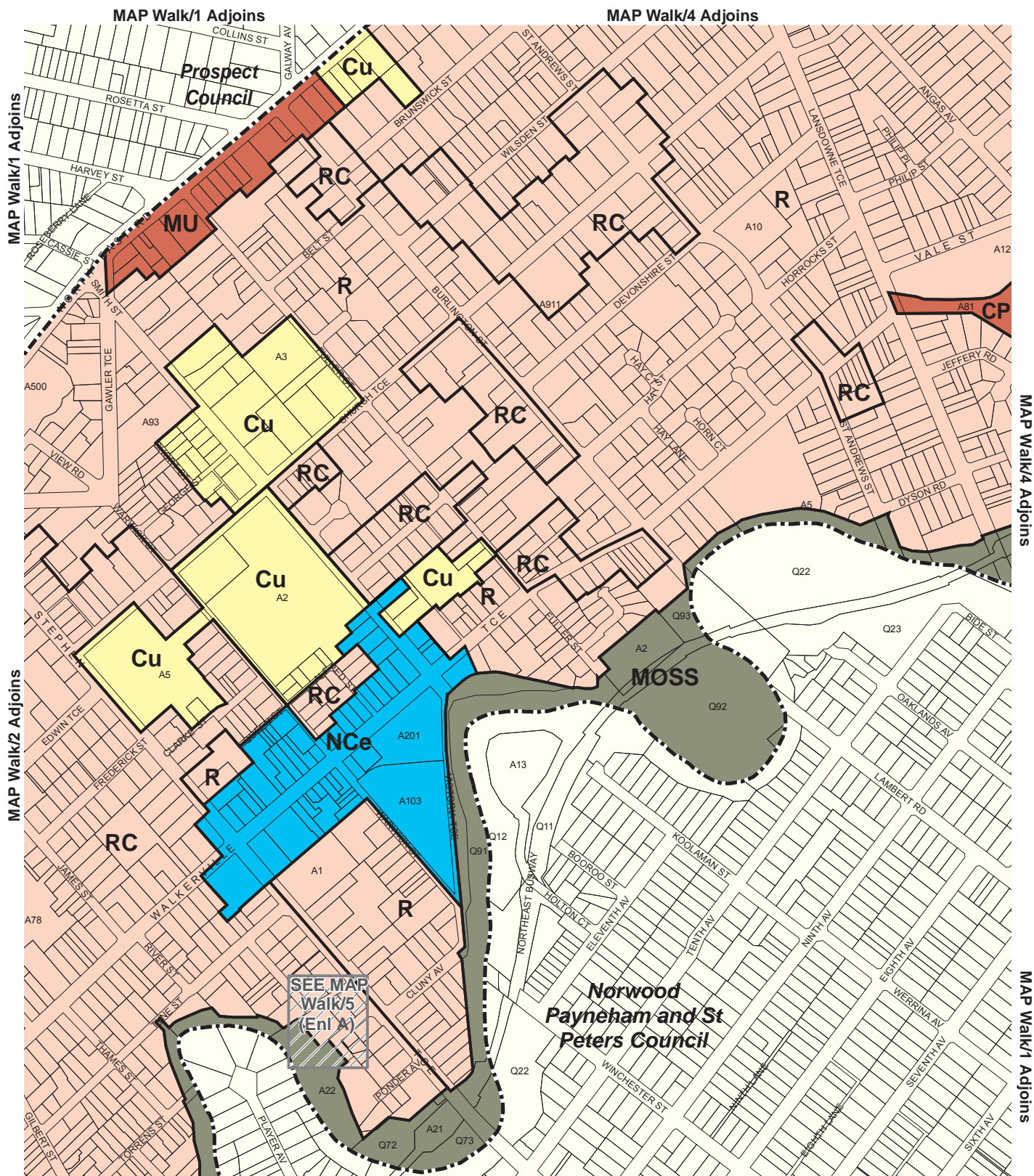


- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Development Plan Boundary

Overlay Map Walk/3

HERITAGE

WALKERVILLE COUNCIL
Consolidated - 6 October 2016



MAP Walk/2 Adjoins

See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

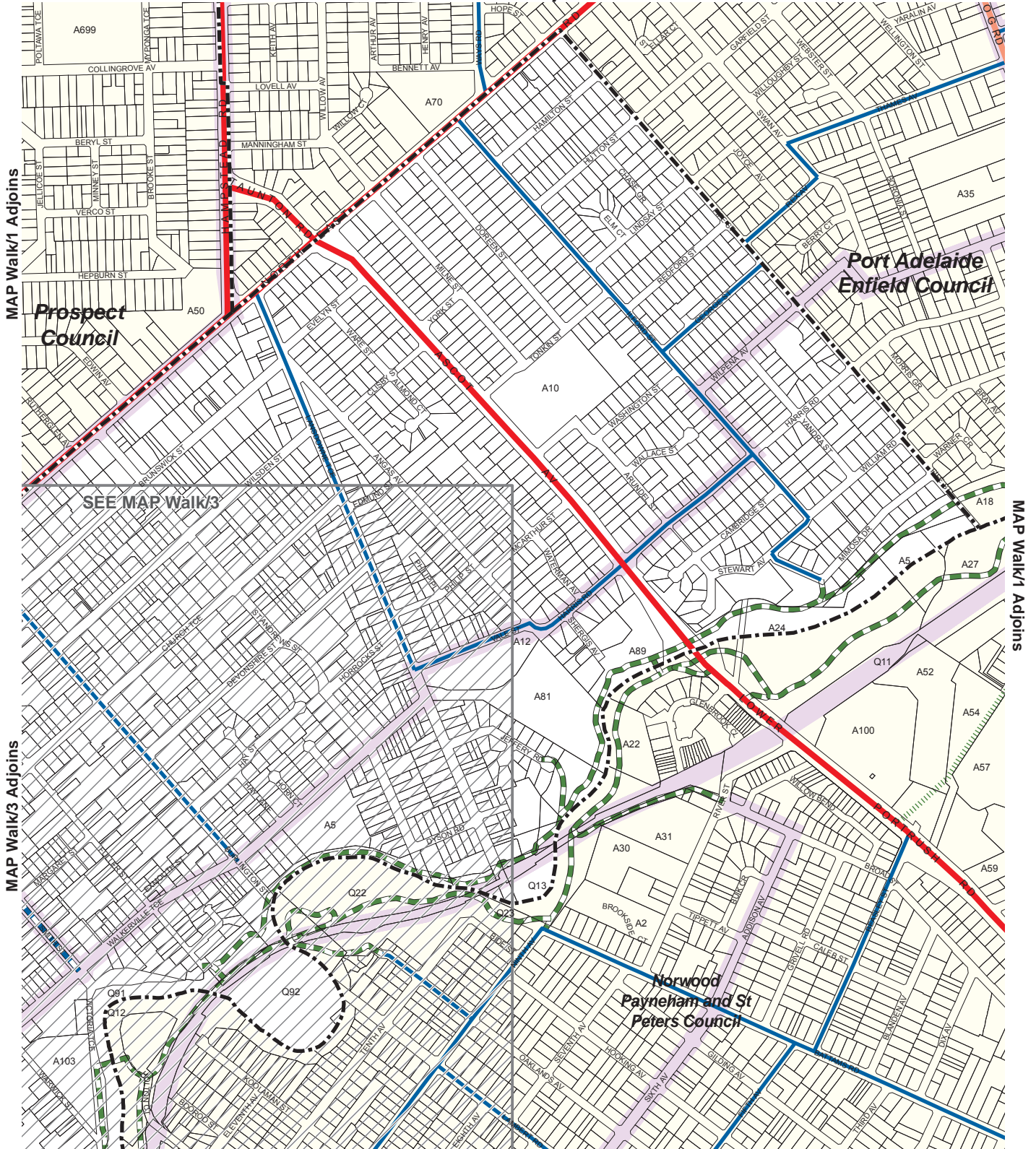
MAP Walk/1 Adjoins

- Zones**
- CP** Caravan and Tourist Park
 - Cu** Community
 - MOSS** Metropolitan Open Space System
 - MU** Mixed Use
 - NCe** Neighbourhood Centre
 - R** Residential
 - RC** Residential Character
 - Zone Boundary**
 - Development Plan Boundary**



Zone Map Walk/3

MAP Walk/1 Adjoins

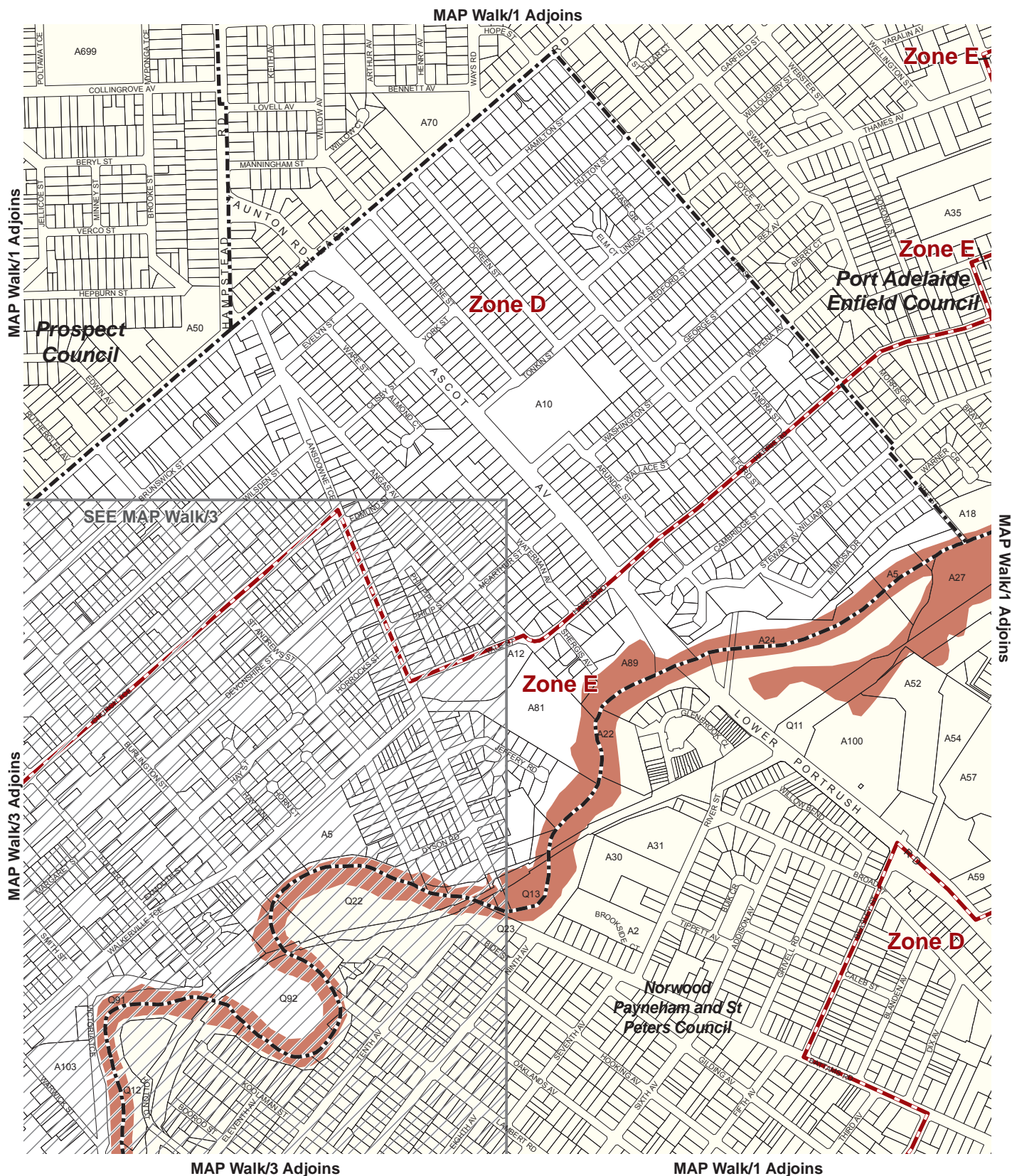


- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network**
- - - Secondary Road - Bike Lane
- Secondary Road
- - - Off Road Sealed Path
- . . . Off Road Track
- Public Transport
- - - - - Development Plan Boundary

Overlay Map Walk/4 TRANSPORT

WALKERVILLE COUNCIL

Consolidated - 6 October 2016



Airport Building Heights

- Zone D** All Structures Exceeding 45 metres above existing ground level
- Zone E** All Structures Exceeding 100 metres above existing ground level

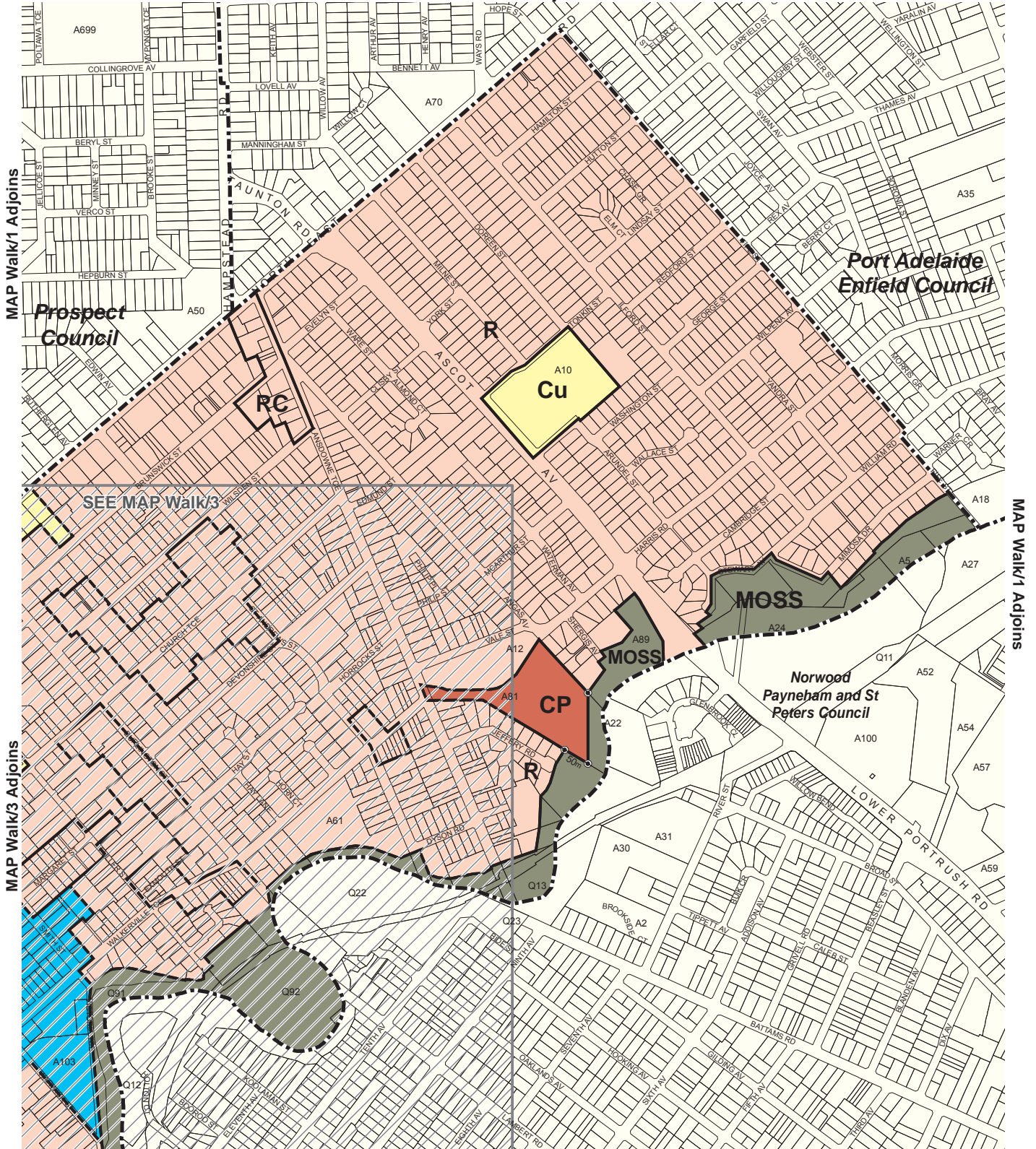
- Airport Building Heights
- Flood Hazard
- Development Plan Boundary

Overlay Map Walk/4 DEVELOPMENT CONSTRAINTS

WALKERVILLE COUNCIL

Consolidated - 6 October 2016

MAP Walk/1 Adjoins



MAP Walk/3 Adjoins

MAP Walk/1 Adjoins

See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Zones

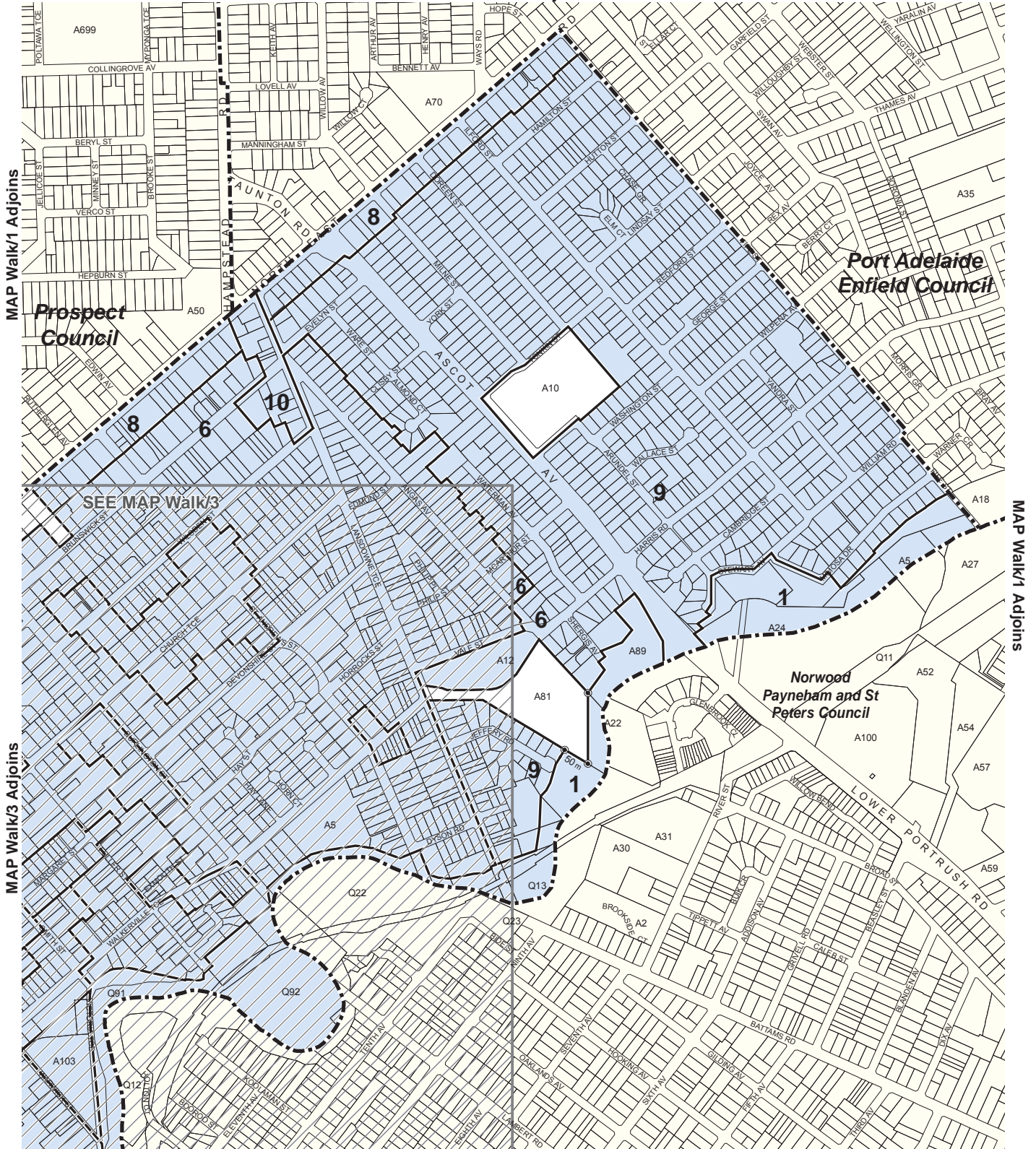
- CP Caravan and Tourist Park
- Cu Community
- MOSS Metropolitan Open Space System
- R Residential
- RC Residential Character
- Zone Boundary
- Development Plan Boundary

Zone Map Walk/4

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MAP Walk/1 Adjoins



MAP Walk/3 Adjoins

MAP Walk/1 Adjoins

See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Linear Park (River Torrens/Karrawirra Parri)
- 10 Church Terrace and Environs
- 6 Central
- 8 North East Road Corridor
- 9 Vale Park

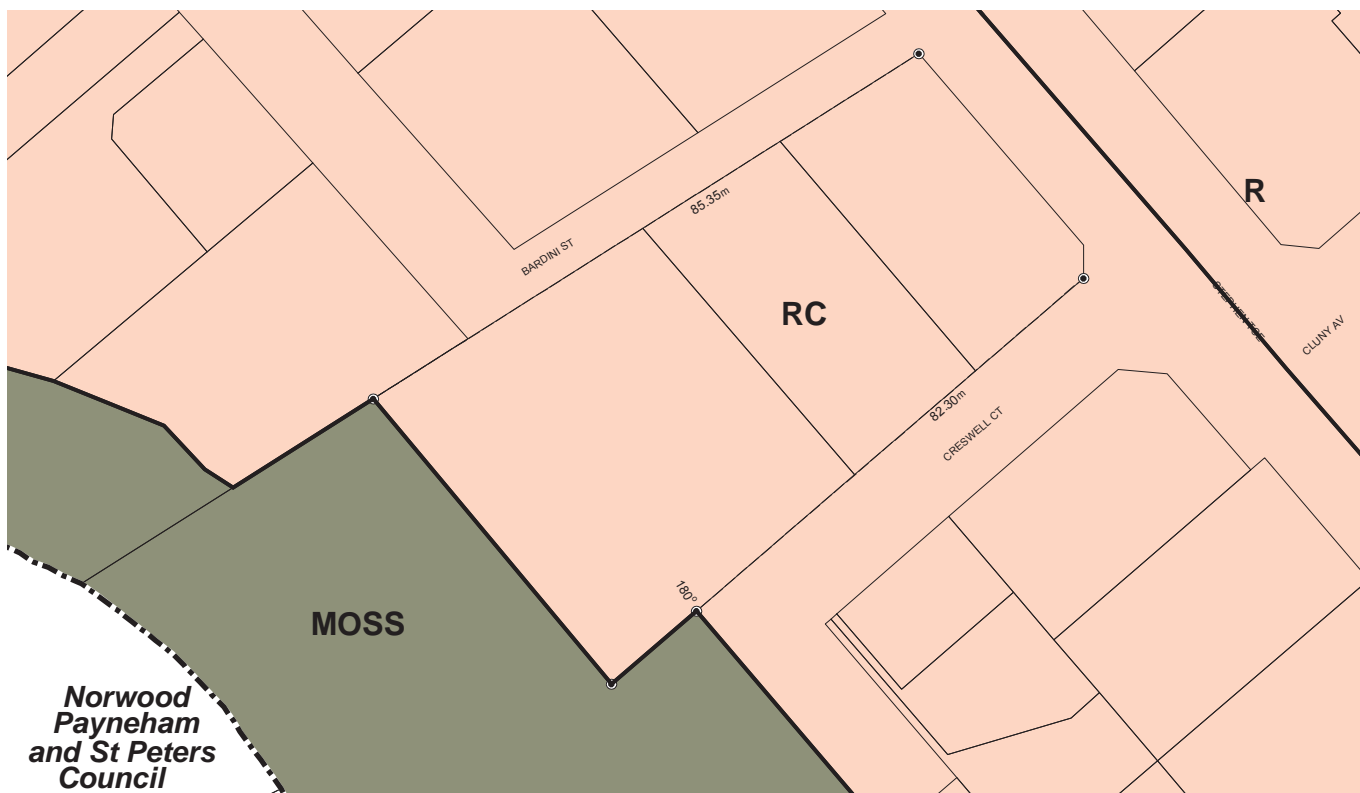


Policy Area Map Walk/4



- Policy Area Boundary
- Development Plan Boundary

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Enlargement A

-  Zone Boundary
-  Development Plan Boundary



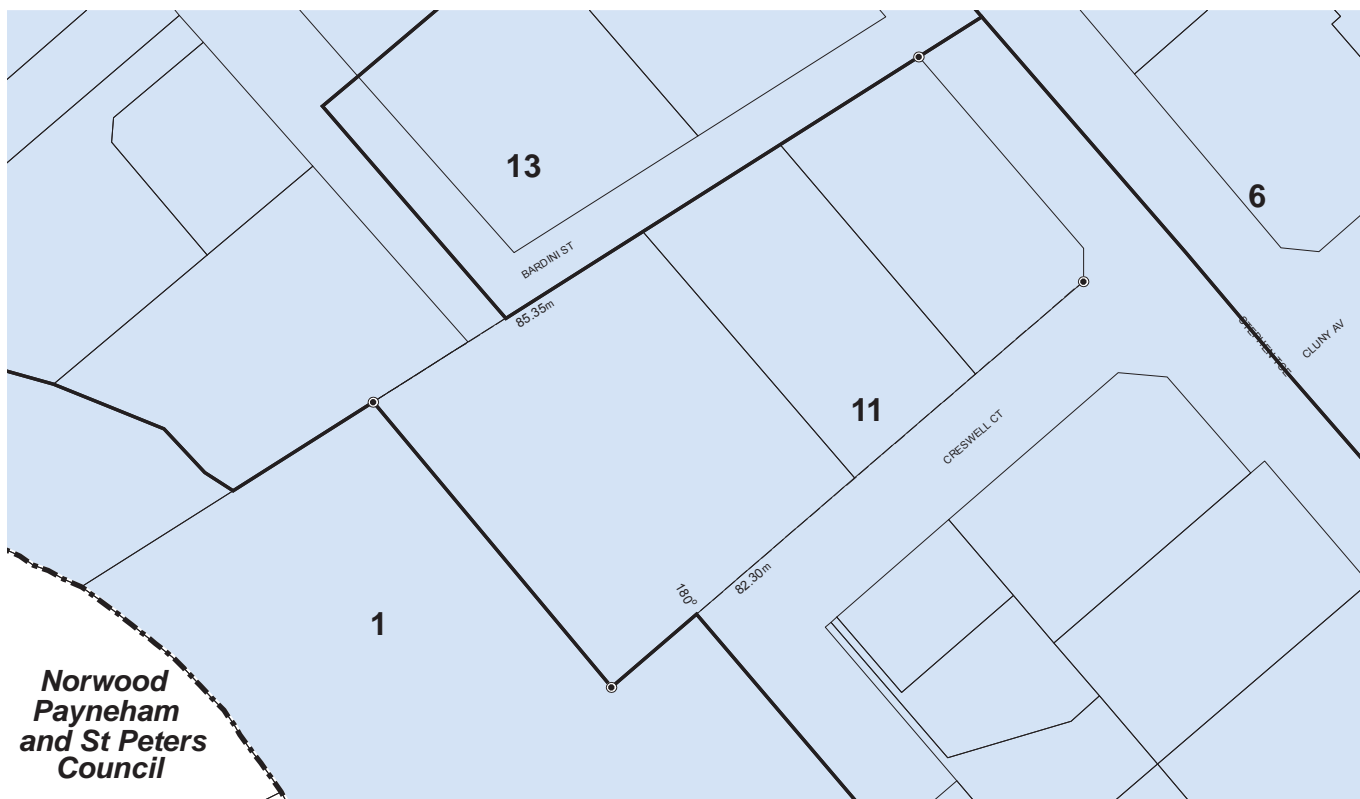


Zone Map Walk/5

ENLARGEMENT A

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Enlargement A



Policy Area Map Walk/5

ENLARGEMENT A

-  Policy Area Boundary
-  Development Plan Boundary

Concept Plan Maps



BUILDING HEIGHTS

- 1-2 Storeys
- 1-3 Storeys
- 1-4 Storeys
- 1-5 Storeys

0 50 100 150 200 250 metres



WALKERVILLE

Concept Plan Map Walk/1

BUILDING HEIGHTS

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