

# Development Plan

## Unley (City)

Consolidated – 15 October 2020

Please refer to Unley (City) page at [www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans) to see any amendments not consolidated.



Government of South Australia  
Attorney-General's Department

The following table is a record of authorised amendments and their consolidation dates for the Unley (City) Development Plan since the inception of the electronic Development Plan on 12 December 1996 for Metropolitan Adelaide Development Plans. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Attorney-General's Department 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	Local Heritage Place (Built Heritage) PAR – [26 June 1997] Miscellaneous Amendments – Metropolitan Adelaide Development Plans PAR ( <i>Ministerial</i> ) – [26 June 1997]
28 October 1999	Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [19 August 1999] Development Plan Format Review PAR – [28 October 1999]
13 January 2000	Metropolitan Adelaide – Industrial Land and Development PAR ( <i>Ministerial</i> ) – [25 November 1999]
8 June 2000	Charles Street Unley Precinct PAR – [8 June 2000] Section 29(2) Amendment – [8 June 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) ( <i>Ministerial</i> ) – [31 August 2000]
1 March 2001	Metropolitan Adelaide Significant Tree Control PAR ( <i>Ministerial</i> ) – [21 December 2000] Section 29(2)(a) Amendment – [1 March 2001]
6 September 2001	Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) – [30 August 2001] Residential Design PAR (Interim) – [6 September 2001]
25 October 2001	Editorial Correction to Table Un/3 – [-]
13 December 2001	The Orphanage Goodwood Road, Millswood PAR – [13 December 2001]
20 June 2002	Significant Tree Management PAR (Interim) – [20 June 2002]
8 August 2002	Public Notification and Minor Matters PAR – [8 August 2002]
29 August 2002	Residential Design PAR – [29 August 2002]
26 September 2002	Section 29(2)(a) Amendment – [26 September 2002]
9 January 2003	Stormwater in Urban Areas PAR ( <i>Ministerial</i> ) – [12 November 2002]
12 June 2003	Significant Trees Management PAR – [12 June 2003]
25 September 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
19 February 2004	Hillsley Avenue, Everard Park PAR (Interim) – [19 February 2004]
24 June 2004	Brown Hill and Keswick Creeks Floodplain PAR ( <i>Ministerial</i> ) (Interim) – [11 June 2004]
23 September 2004	Hillsley Avenue, Everard Park PAR – [23 September 2004]
24 February 2005	Termination of Interim Operation of the 'Brown Hill and Keswick Creeks Flood Plain PAR' ( <i>Ministerial</i> ) and its removal from the Unley (City) Development Plan – [17 February 2005]
20 October 2005	Editorial correction to District Centre Zone - PDC 12
11 May 2006	Editorial corrections to Design Technique cross-references]
4 December 2008	Village Living & Desirable Neighbourhood DPA – Amendment Stage 1 (Interim) – [27 November 2008]
3 December 2009	Village Living & Desirable Neighbourhood DPA – Stage 1 (Residential Historic Conservation and Streetscape Character Areas Pilot) – [26 November 2009]
9 September 2010	Adelaide Showground DPA ( <i>Ministerial</i> ) – [9 September 2010]
26 July 2012	Regulated Trees DPA (Interim) ( <i>Ministerial</i> ) – [17 November 2011]

CONSOLIDATED	AMENDMENT – [Gazetted date]
31 January 2013	Regulated Trees DPA ( <i>Ministerial</i> ) – [15 November 2012] Heritage DPA (Interim) – [31 January 2013]
31 October 2013	Stage 3A – Main Road Corridors and Mixed Use and Residential Vitalisation (Greenhill and Unley Roads) DPA – [29 October 2013]
30 January 2014	Local Heritage Places DPA – [30 January 2014]
5 May 2016	Existing Activity Centres Policy Review DPA ( <i>Ministerial</i> ) – [21 April 2016] (editorial correction to x-ref in Table Un/8)
30 May 2017	Inner and Middle Metropolitan Corridor (Design) DPA (Interim) ( <i>Ministerial</i> ) – [30 May 2017]
4 July 2017	Unley Central Precinct DPA – [4 July 2017] Village Living and Desirable Neighbourhoods DPA program – Stage 2 Residential Character, Growth Areas and Council Wide Residential Policy Review (Part 1 East) DPA – [4 July 2017]
19 December 2017	Section 29(2)(b)(i) and (2)(b)(ii) Amendment – [17 October 2017] Inner and Middle Metropolitan Corridor (Design) DPA ( <i>Ministerial</i> ) – [19 December 2017] Inner and Middle Metropolitan Corridor (Sites) DPA ( <i>Ministerial</i> ) – [19 December 2017]
15 October 2020	Norman Terrace Everard Park Regeneration DPA – [15 October 2020]

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*.

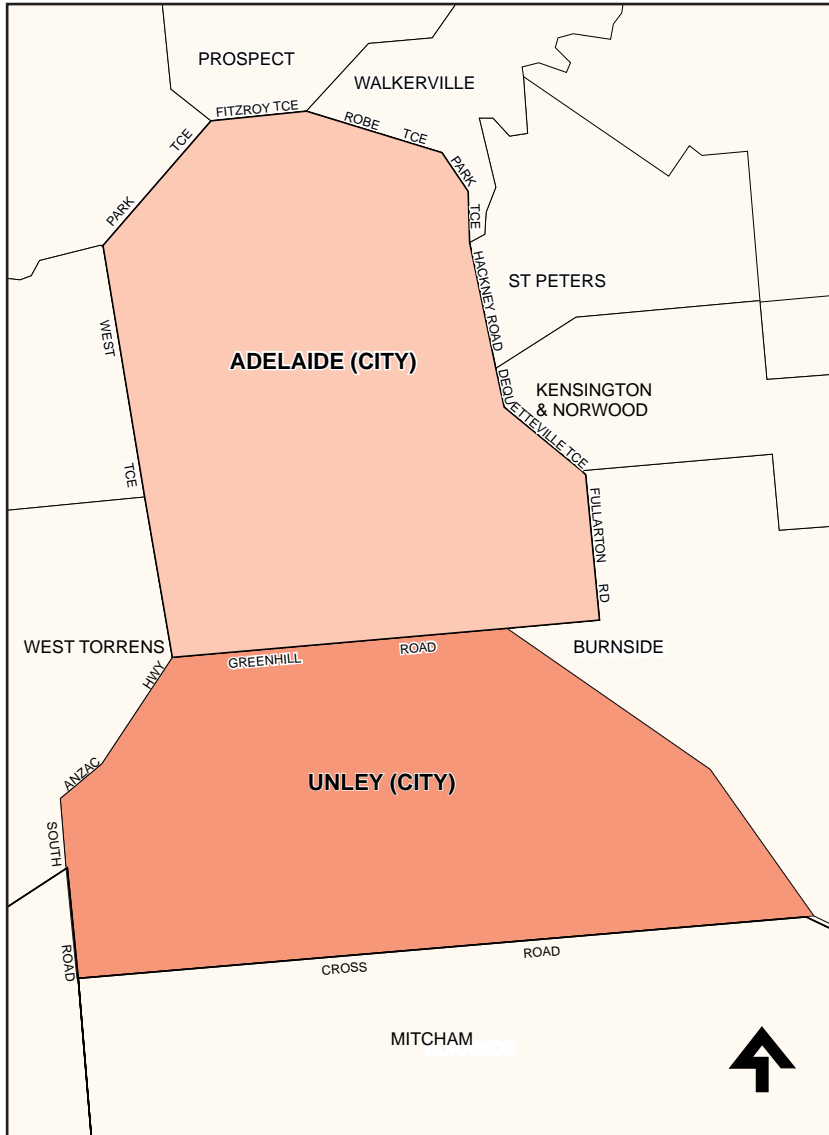
Gazetted: The date of which an authorised amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

# UNLEY (CITY)

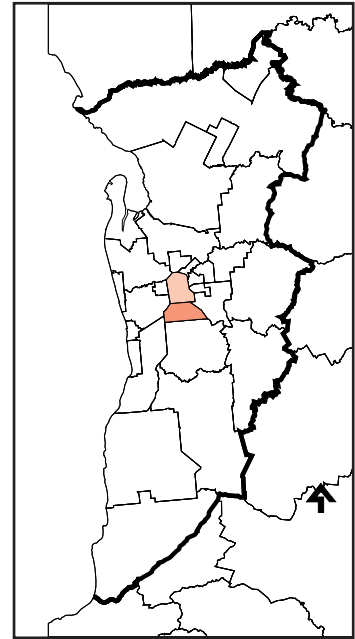
## Preface

The objectives and principles of development control that follow apply within the area of the Unley (City) Development Plan, as shown on Map Un/1.

The Development Plan is arranged with the City-wide objectives and principles of development control grouped by topic first, followed by the zones, tables and maps.



**Enlargement**



**Location Map**



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## UNLEY (CITY)

### Introduction

Welcome to the Development Plan for the City of Unley.

The following introduction is a non-statutory section of this Development Plan to assist you to read and use this document.

This introduction has been prepared by the Attorney-General's Department as an **advisory guide** only.

For full and further particulars of your rights and responsibilities, you are advised to refer to the *Development Act, 1993* and the associated *Development Regulations, 2008* and 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.plan.sa.gov.au](http://www.plan.sa.gov.au) or by contacting the Attorney-General's Department at Level 5, 50 Flinders Street, 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.

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 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 to include:

- 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; or
- other acts or activities in relation to land as declared by the Development Regulations.

The Development Act and Development Regulations detail the processes for making and assessing development applications.

**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 it 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 only applicable when new development is being undertaken, that is when new development is being designed or assessed. Development Plans 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. Other legislation controls the on-going use of land and buildings (eg the Environment Protection Act, Natural Resources Management Act, Liquor Licensing Act etc).

## When do you use the Development Plan?

The Development Plan should be utilised when you are involved with a development application process. This may include:

- when undertaking or proposing to undertake 'development' (eg building a house, factory or converting an office into a shop etc);
- when assessing or determining a development proposal (eg council staff, elected members of council, a Development Assessment Panel, or the Development Assessment Commission); or
- 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.

**General section** - contains strategic and policy objectives and principles of development control that apply to all or nominated development throughout Unley

**Local section** – contains the individual zones, and policy areas and precincts which have development objectives and principles of development control that apply to all development within the specific areas

- Zones - indicate the extent of change that is anticipated and the controls for managing and coordinating the process of change to the desired future outcome, and
- Policy areas and precinct statements - identify the type, nature and attributes of character that are valued, the opportunity that exists for regeneration and development, and indicates specific and more detailed methods to manage change in the differing areas
- Tables which apply to all zones, and
- Zone maps.

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

Importantly, future vision and policy provisions are articulated in both the General Section and the Local Section. Development will be assessed against both Sections and weight will be given to the achievement of desired planning outcomes by all development where expressed in Desired Character Statements. The desired character statements create images of character and its various elements sought for each village or residential neighbourhood.

Criteria within the Development Plan, against which development needs to demonstrate merit, will range from alignment with Unley's Strategic Vision, the forms and function, the valued existing character desired to be retained, the extent of change contemplated within areas, through to the appropriateness of the methods for the management of this change towards the desired future character including in terms of the appropriate type, nature and attributes of development.

To assist with interpretation, Design Techniques are provided in some cases as an example of a method or methods of meeting particular principles of development control. A Design Technique is not the only possible way of achieving the principle. Design Techniques should be used as a guide to the level, quality or standards to be achieved.

In some cases, using design solutions not conforming to the relevant Design Technique may involve an acceptable or beneficial trade-off against other relevant provisions of the Development Plan, or may be warranted due to the nature, condition, shape, dimensions or orientation of the subject land. Alternatively, complying with a Design Technique may nevertheless result in the associated Performance Criterion not being satisfied due to the particular nature and location of the proposed development relative to surrounding development. In all cases, therefore, emphasis should be placed on satisfying the relevant Performance Criteria.

### Further info

Contact the City of Unley, Unley Civic Centre, 181 Unley Road, Unley, South Australia 5061, Telephone (08) 8372 5111, website [www.unley.sa.gov.au](http://www.unley.sa.gov.au)

Visit the Planning and Land Use Services website: [www.plan.sa.gov.au](http://www.plan.sa.gov.au)

Discuss your matter with your Certified Practising Planner.

## Unley Strategic Vision

Originally open woodland plains traversed by a number of creeks and inhabited by the indigenous Kurna people, evolution of the City of Unley after European settlement began in the 1840's, particularly during significant prosperous periods up to the 1940's. This has created a distinctive pattern of early villages on main roads and character housing neighbourhoods established over a wide period of earlier settlement (primarily from the Victorian, Turn of the Century, Inter-World War and immediately following eras) which still constitutes 70 percent of the building stock in the City. Together with associated extensive mature public and private landscaping a valued legacy has been created. The city is now an established inner metropolitan area occupying 14.29 km<sup>2</sup>, accommodating around 37 000 residents in around 16 000 dwellings and a workforce of over 16 000 in around 2500 business and community premises.

The length of settlement and historical and social conditions has led to a comparatively diverse, and in the main, dense pattern of settlement. The older age resident profile and significant growth in ageing 'baby boomers', combined with increased smaller couple and lone households resulting in continued decline in household size and potentially resident population, will see a continuation of change in the community. Future housing needs to be focused towards more flexible and appropriate accommodation to suit changing household and lifestyle needs, and in turn free up existing larger family residences so that better use can be made of the existing housing stock for incoming larger (family) households.

The early village hubs and main roads which primarily developed in the late 19<sup>th</sup> Century are now some of Adelaide's iconic strip shopping and services destinations – Unley Road, King William Road, Goodwood Road, Glen Osmond Road, Greenhill Road - offering a wide variety of food, fashion, home-wares, entertainment, community and business services. Urban design quality will be improved by reinforcing distinctive parades of buildings, pedestrian amenity and integrated parking areas to the rear of village strips. Commuter traffic calming and accessibility to local services, and adjacent CBD, will be improved by giving priority to pedestrian, cycle and public transport through enhanced convenience and quality.

The City of Unley's future vision is depicted in [Map Un/1 \(Overlay 1\)](#). Increased development intensity and scale, including residential opportunities, are focussed along the major transport corridors, adjacent to existing village centres, and in suitable key residential precincts, while affording sensitive respect of existing valued character and interface to adjacent existing residential development and neighbours. The early valued building stock, streetscape character, landscaping, desirable amenity and people friendly qualities of centres and residential areas will be conserved, while compatible adaptation, improvement and new development is sensitively incorporated.

Unley will be a sustainable city that:

- (a) is proud of its history and supports the retention of its character, sound and attractive original building stock and its appealing and largely intact streetscapes, landscaping, amenity of neighbourhoods and accessibility to local services;
- (b) focuses development on the improvement of character buildings and new buildings respecting their context and complementing surrounding streetscape and desired character;
- (c) attracts commercial investment and visitors to continue the vitalisation of the economy and reinforce the distinct identity, character, attraction and activity of strip centres, together with enhanced local accessibility and efficient integrated rear vehicle parking areas, sensitive to existing valued character and interface with adjoining residential neighbourhood development;
- (d) increases population to support local facilities and business and injects new people to invigorate the community;
- (e) allows for flexible design, conversion and construction of accommodation that responds to changing household needs and relative housing affordability through well designed, adaptable, smaller and alternative housing opportunities, particularly along transport corridors, in activity centres and key precincts, and sensitively integrated in-fill in residential neighbourhood areas;



- (f) retains and adapts existing original buildings preserving their irreplaceable character and embodied energy, but incorporates contemporary living, water and energy efficient design and the better management of stormwater and flooding in new development; and
- (g) reduces the reliance on cars and extent of traffic by facilitating and encouraging greater public transport use, cycling and walking, giving enhanced alternatives for local and CBD accessibility, plus personal activity.
- (h) achieves principles of Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) in any new development or any alterations and additions to existing development.

**Council Locality Map ([Map Un/1](#))**

Unley is situated adjoining the South Parklands of the Adelaide CBD and bounded by the City's of Burnside to the east, Mitcham to the south and Marion and West Torrens to the west. Unley is a well established inner metropolitan area extending over 14.29km<sup>2</sup> (1429 Ha).

The topography falls gently from the south-east, adjacent to the foothills, to the north-west, Anzac Highway, and contains floodplain areas for three creeks (Brown Hill, Glen Osmond and Parklands). A network of major roads, rail and tram corridors surround and bisect the City.

Advisory Only



## COUNCIL WIDE

### Introduction

The following policies apply across the area within the boundary of the Unley (City) Development Plan, as shown on [Map Un/1](#). This Development Plan has the City-wide Objectives and Principles of Development Control first, and grouped under various headings. These are followed by the individual zones which also have their Objectives and Principles of Development Control. After this are Tables which apply to all zones, and finally the maps, including zone maps.

Reference should be made to all parts of this Development Plan when ascertaining the relevant policies applying to any site.

## Centres and Shops

### OBJECTIVES

- Objective 1:** Shopping, administrative, cultural, community, entertainment, educational, religious, and recreational, facilities located in integrated centres which are distributed rationally.
- Objective 2:** Centres established and 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.
- Objective 3:** A hierarchy of centres located in centre zones or areas.

The grouping of a wide range of facilities in integrated centres will benefit the community by encouraging economic, and shared, use of facilities, providing a meeting place for communities, and encouraging ready access by both public and private transport. The hierarchy of centres is based on the principle that each type of centre provides a proportion of the total community requirement for goods and services commensurate with its role.

Centres within the area of metropolitan Adelaide are of the following type:

- (a) The Central Business Area of the City of Adelaide;
- (b) Regional Centre;
- (c) District Centre;
- (d) Neighbourhood Centre; and
- (e) Local Centre.

The degree to which the various facilities can be located within a centre will depend, among other things, upon the size of the centre, the specific policies relating to the centre, the implications of competing centres for the population being served, and the characteristics of the population to be served. Each development proposal for a centre should be evaluated against that centre's and other centres', defined roles in the centre hierarchy.

New development in centres should result in the expansion of the total range of retail goods and services available to the population to be served, have regard to the location and role of other existing and proposed centre zones, and be of a size and type which would not demonstrably lead to the physical deterioration of any existing centre zone or designated shopping area.

The identification of each zone in a hierarchy of centres should be such as to:

- (a) cater for the existing and future population's shopping and community needs;

- (b) provide a degree of choice in the location of centre facilities;
- (c) be safely and readily accessible to the population to be served, particularly by public transport, and obviate the need for unscheduled large-scale traffic and transport works;
- (d) have minimal adverse impact on residential areas;
- (e) concentrate development on one side of an arterial road, or one quadrant of an arterial road, intersection and have minimal adverse impact on traffic movement on arterial roads. Linear extension of centre zones or areas along arterial, roads is to be minimised;
- (f) reflect the potential to rehabilitate or extend centre zones or areas, and make effective use of existing investment in public infrastructure, utilities and transport, any costs involved being offset by benefits to the population being served;
- (g) be of a size and shape suitable for their functions, and provide car parking facilities:
- (h) have regard to the maintenance of retail employment levels in the area; and
- (i) have regard to the degree to which existing centres satisfy the above objectives.

The development of new centres may be staged, and specific areas may be set aside for community and other non-retail uses, with the total integrated development producing a character desired for that particular centre.

**Objective 4:** The central business area to provide the principal focus for the economic, social and political life of metropolitan Adelaide, and the State.

The central business area is located in the City of Adelaide.

**Objective 5:** Regional centres to function as the main centres outside the central business area for a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, as public transport interchanges and focus of public transport networks and public and private office development.

Regional centres are shown in the Development Plans for the relevant council areas, at Elizabeth, Modbury, Marion, Noarlunga and Port Adelaide.

In some instances the distribution of existing shopping development will be such that some centres, which provide a full range of other regional facilities, will be unable to develop the full range of shopping facilities envisaged for a regional centre.

**Objective 6:** District centres served by public transport and including shopping facilities that provide mainly 'convenience' goods and a sufficient range of 'comparison' goods to serve the major weekly shopping trips, as well as a comparable range of other community facilities.

The size of a district centre and the range of facilities within it, may vary throughout the area of metropolitan Adelaide but should be related to the size and characteristics of the population it serves. The largest district centres should serve a population in the order of 60 000 people.

The following list indicates those facilities which are appropriate in a fully developed district centre:

Ambulance Station	Community Health Centre
Bank	Consulting Room
Child Minding/Child Care Centre	Day Care Centre
Church	Discount Department Store
Cinema	Further Education
Civic Centre	Hospital
Club/Meeting Hall	Hotel/Tavern
Commercial Development	Indoor Recreation Centre

Library	Primary School
Offices (general, professional, governmental)	Restaurant
Park	Secondary School
Personal Service Establishments	Service Station
Playing Field	Special School
Police Station	Specialty Shop
Pre-school	Supermarket
	Swimming Pool

**Objective 7:** Neighbourhood centres to include shopping facilities that provide mainly 'convenience' goods to serve the day-to-day needs of the neighbourhood, and a limited range of more frequently required 'comparison' goods as well as a narrow range of facilities. There are not likely to be administrative facilities in neighbourhood centres.

The size of a neighbourhood centre and the range of facilities within it may vary within the area of metropolitan Adelaide but it should be related to the size and characteristics of the population it serves. The largest neighbourhood centres should serve a population in the order of 10 000 people.

The following list indicates those facilities which are appropriate in a fully developed neighbourhood centre:

Bank	Park
Branch Library	Personal Service Establishment
Child Minding/Child Care Centre	Playing Field
Church	Pre-school
Club/Meeting Hall	Primary School
Commercial Development	Restaurant
Community Welfare Local Office	Service Station
Consulting Room	Specialty Shop
Local Health Centre	Squash Court
Office (to serve nearby residents)	Supermarket

**Objective 8:** Local centres to include shopping and local community facilities to serve day-to-day needs of the local community.

Local centres on arterial roads should comply with the same criteria as those for other local centres.

**Objective 9:** Retail showroom development should only be allowed outside of designated centres if it can be clearly demonstrated that it could be undesirable or impractical to locate them in the vicinity of designated centres.

Retail showrooms, trading in furniture, floor coverings, household appliances and other similar articles of bulky merchandise, require expensive indoor areas for the display of products and exhibit a lower parking demand than convenience shops. Retail showrooms complement the overall provision of facilities in centres and should be located on the periphery of those centres.

In inner areas, the designation of service retail zones for retail showroom development may be appropriate in the event that a centre location cannot be achieved. Such a zone should not be created in a linear fashion along arterial roads.

**Objective 10:** Retailing not consistent with facilities envisaged in a centre located and operated so as not to adversely affect any designated centre, commercial, business or residential, zones, or areas, and traffic movements on local, primary, and primary arterial roads.

The diversification of locations for retailing providing goods and services not compatible with the grouping of facilities envisaged for regional, district, and neighbourhood, centres may be considered so long as the integrity of the centre hierarchy is not compromised and the development is compatible with land uses in the locality.

Retail development of this kind should be evaluated having regard to:

- (a) its locational and operational compatibility with existing shopping, business, commercial zones, or areas, including the nature of the goods and materials to be stocked, and the noise levels of vehicles and plant used on, and servicing, the site;
- (b) its effect on adjacent residential development;
- (c) the increased use of local and arterial roads;
- (d) the adequacy of vehicular access and car parking; and
- (e) the maintenance of building and site development standards required for centres.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **General**

- 1 Development or redevelopment within centre and mixed use zones, or areas, should meet the following criteria:
  - (a) Their location and assigned role in the centre hierarchy of designated centres and designated centre zones, or areas.
  - (b) The need to integrate facilities in the zone, or area.
  - (c) Staging of development within the centre and the needs for any future expansion of the zone, or area, as a whole.
  - (d) Multiple use of facilities and sharing of utility spaces.
  - (e) Attractive development, with a unified design of buildings and produce a close relationship between shops in a lively setting.
  - (f) Materials compatible with the natural features of the site and adjacent buildings.
  - (g) Acceptable micro-climatic conditions and degree of exposure in designing and orienting buildings, and locating open space and car parking areas.
  - (h) Development and operation of facilities within a zone, or area, compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
  - (i) Signs designed in scale with the amenity of the area, and carefully located. Illumination from signs or floodlights should not spill over to adjacent areas.
  - (j) Access and car parking for residential areas located within centres separate from the access and car parking areas serving the other centre facilities.
  - (k) Integration of public transport requirements.
  - (l) Provision of retail showrooms for the trading of bulky goods on the periphery of centres, or in designated service retail zones in inner areas.
- 2 Centres should have minimal adverse impacts on residential areas.
- 3 Centres should be so located as to make effective use of existing investment in public infrastructure, utilities, transport and other facilities, and any costs involved should be off-set by benefits to the population being served.
- 4 Centres should be located consistent with policies pertaining to adjoining council areas.

- 5 The development of centres should not result in the physical deterioration of any designated centre.

### Location and Design

- 6 Shopping development should be located as follows:
- (a) A shop or group of shops with a total floor area of greater than 250 square metres should be located in a centre or mixed use zone, or area.
  - (b) A shop or group of shops with a gross leasable floor area of 250 square metres or less should not be located on an arterial road as shown on [Map Un/1 \(Overlay 1\)](#) unless located in a centre or mixed use zone, or area.
  - (c) A shop or group of shops with a gross leasable floor area of 250 square metres or less located outside a centre or mixed use zone, or area should not hinder the development or function of any centre or mixed use zone, or area, and should conform with the design, access, car parking and design principles for centre or mixed use zones or areas set out in principle of development control numbered 11 below.
- 7 The total floor area of shops in a Local Centre Zone should not exceed 450 square metres.
- 8 Development within centre zones should conform with the following design and location principles:
- (a) Development should provide for the integration of existing and future facilities so as to promote ease of pedestrian movement and sharing of facilities as well as to retain the opportunity for future expansion within the zone.
  - (b) Within zones which straddle arterial roads or intersections of arterial roads, the major shopping focus, defined by the total floor area and associated car parking, should be restricted to one side of the road or one quadrant of the intersection.
  - (c) Development should not:
    - (i) generate pedestrian or vehicular traffic onto or across an arterial road in such a way as to materially impair the movement of traffic on that road or to cause safety hazards; and
    - (ii) involve utilization of land, including car parking and landscaping, which is required for road widening.
  - (d) Development within centre zones should avoid significant vertical separation between the public footway and ground floor level, or separation of the public footway and ground floor level by voids to undercroft parking areas.
  - (e) Where necessary, development should:
    - (i) provide access and facilities for the disabled and parking in accordance with principles of development control numbered 24 and 25 under the heading Transport (Movement of People and Goods);
    - (ii) minimise energy consumption for lighting, heating, cooling and ventilation;
    - (iii) provide public spaces such as malls, plazas and courtyards;
    - (iv) provide public facilities including toilets, infant changing facilities for parents, seating, telephones and community information boards;
    - (v) provide access for public transport and sheltered waiting areas for passengers;

- (vi) provide lighting for buildings and ancillary areas, with no light spill causing nuisance or hazard;
  - (vii) provide facilities for the parking and securing of bicycles; and
  - (viii) provide facilities for the storage and collection of shopping trolleys.
- (f) Landscaping should be provided and maintained in order to:
- (i) establish a buffer between development in the zone and adjacent areas;
  - (ii) complement the landscaping provided by adjacent development and enhance the visual appearance and character of the zone;
  - (iii) shade, define and create windbreaks for pedestrian paths and spaces; and
  - (iv) screen service yards, loading areas and outdoor storage areas.
- 9** Centres should develop on one side of an arterial road, or one quadrant of an arterial road intersection. Where centre facilities, already straddle an arterial road, or the intersection of two arterial roads, development within them should:
- (a) concentrate on one side of the arterial, road or one quadrant of the arterial road intersection; and
  - (b) minimise the need for pedestrian and vehicular movement across the arterial road, from one part of the centre to another.
- 10** Centre type development located outside centre zones should of a size and type which would not hinder the development or function of any centre zone, in accordance with the objectives for centres and shops and the objectives for the appropriate zones and should conform with the access, car parking and design principles for centre zones set out below.
- 11** Shopping development which is more appropriately located outside business, centre or shopping, zones, or areas, should:
- (a) be of a size and type which would not hinder the development or function of any business, centre, or shopping, zone or area, in accordance with the objectives and principles of development control for centres and shops, and the objectives and principles of development control for the appropriate zones, or areas;
  - (b) conform to the criteria above, and the design, access, and car parking requirements for business, centre, and shopping, zones, or areas, set out in other principles of development control;
  - (c) result in the expansion of the total range of retail goods and services presently available to the community;
  - (d) result in a maintenance of retail employment in the area; and
  - (e) not demonstrably lead to the physical deterioration of any designated centre.
- 12** The location and design of centres and shopping development should ensure that all sources of noise, including refrigeration and air conditioning equipment, garbage collection and car parking, do not cause excessive or disturbing noise at neighbouring properties.

### **Transport, Access and Parking**

- 13** Centres should be highly accessible to the population to be served, especially by public transport, where that applies.



- 14 Centres should have a minimal adverse impact on traffic movements on arterial roads.
- 15 Access points for the development should be determined by Transport SA in consultation with the Planning Authority.
- 16 Development in the form of retail showrooms trading in bulky goods merchandise, should provide adequate manoeuvring and circulation areas in order to accommodate truck and trailer movements.
- 17 Centre type development should make adequate provision on the site to enable the loading, unloading and manoeuvring of vehicles without the necessity to use public roads, and in a manner which results in minimal conflict between service vehicles and customer vehicles, pedestrians and cyclists.
- 18 Provision for the movement of people and goods within business, centre, and shopping zones, or areas, should comply with the following:
  - (a) Development should not cause inconvenient and unsafe traffic and pedestrian movements or be likely to result in the need for significant expenditure on transport and traffic works, or facilities within, or outside, the locality.
  - (b) Development should be concentrated for pedestrian convenience and not allowed to extend unnecessarily along road frontages; (increasing the depth of development is a more desirable alternative).
  - (c) The separation of pedestrian and vehicle movements within zones or areas, is most desirable to ensure safety and convenience.
  - (d) Access to car parking areas should be designed not to cause congestion or detract from the safety of traffic on abutting roads.
  - (e) Adequate and convenient provision should be made for service vehicles and the storage and removal of waste goods and materials.
  - (f) Parking areas should be consolidated and co-ordinated into convenient groups, rather than located individually, and the access points minimised.
  - (g) Car parks should be orientated so as to facilitate direct and convenient access of pedestrians between them and the facilities they serve.
  - (h) On-site parking shall be determined having regard to:
    - (i) the amount, type and timing of movement generated by the use;
    - (ii) the design, location and configuration of parking spaces;
    - (iii) the ability of the site to accommodate the parking spaces;
    - (iv) the potential for shared use of parking spaces;
    - (v) the effect on surrounding activities;
    - (vi) specific in requests of cyclists; and
    - (vii) the availability of appropriate on-street parking.

(Also see Principles 21 and 22 under the heading Transport (Movement of People and Goods) and [Table Un/5](#) for Off Street Vehicle Parking Requirements).

- (i) Retail showroom development should provide appropriate manoeuvring and circulation areas on the site, in order to accommodate trucks and trailer movements for the carriage of bulky products.

**19** Shopping development should provide for separate parking spaces for the disabled. (See [Table Un/5](#))

### **Entertainment and Recreational Facilities**

**20** Entertainment and recreational development should be located in Centre and Mixed Use Zones, and should comply with the relevant principles of development control applying to centres and shops.

**21** Entertainment and recreational facilities should be designed to have minimal impact upon the amenity of abutting residential zones.

**22** All development involving entertainment and recreational facilities should provide at least 50 square metres of area on the site suitable for servicing and temporary waste storage.

**23** Development for which the applicant intends to seek a liquor licence should:

- (a) not be located in residential zones; and
- (b) not exceed the following closing times, unless located in the District Centre Zone:
  - (i) Sunday - 11 pm;
  - (ii) Monday to Thursday - Midnight; and
  - (iii) Friday and Saturday - 1 am on the following day.

**24** A shop which is a restaurant should restrict hours of opening to those compatible with the nature and needs of other development in the vicinity.

### **Landscaping**

**25** Landscaping should form an integral part of centre design, and be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the area.

## **Commercial and Industrial Development**

### **OBJECTIVES**

**Objective 1:** Commercial development located in suitable areas.

Commercial areas cater for wholesaling, storage, and associated, activities. Parts of these areas may be suitable for development that does not generate much traffic, such as car and boat sales yards, small offices, tyre sales outlets and premises which are used primarily for the fabrication, storage, and repair, of goods with only a small ancillary retailing area.

**Objective 2:** An adequate supply of suitable and appropriately located land to accommodate current and projected industrial activities.

Industry requires reasonably level, well drained land, which can be supplied with the appropriate infrastructure and is readily accessible to labour and transport. In choosing suitable locations for industrial land it is also important to consider the effects of industry on surrounding land uses.

While supplies of industrial land are adequate in the short term, Metropolitan Adelaide's stocks of good quality industrial land have been reduced over past years. Industrial land is a valuable economic resource and it is vital that new supplies of suitable, well located land for industry are provided in Metropolitan Adelaide and that land set aside for industry is not developed for other purposes.

**Objective 3:** Industrial land and activities protected from encroachment by incompatible land uses.

Land earmarked for industrial purposes requires protection from encroachment by incompatible land uses. In particular, residential land uses can encroach upon existing industrial activities over time. As residential development moves closer to these industries, the capacity of industry to operate properly or to expand can be threatened. Similarly, increases in residential densities close to industrial areas can also have implications for industry.

The potential conflicts between existing industry and encroaching non-industrial development, either by the take up of vacant land or through residential density increases, need to be assessed when rezoning land, particularly for residential uses, or when reviewing zone policies in adjoining areas.

Distances to existing industrial development need to be taken into account when considering the zoning of land for residential or other potentially sensitive land uses. The use of separation areas along zone boundaries and the management of these areas to mitigate impacts and minimise the potential for conflict between industrial land uses and other incompatible land uses, should also be considered when appropriate.

**Objective 4:** Development at the interface between industrial activities and sensitive uses that is compatible with surrounding activities, particularly those in adjoining zones.

Where industrial zones already adjoin residential areas, it is appropriate that those industrial activities with lower potential for off-site impacts be located on the periphery of industrial zones. Some types of commercial development are also suitable on the periphery of industrial areas as they can perform a separation role between housing and industry. Consideration should also be given to the appropriateness of, and design treatments required, for other land uses located in close proximity to industrial locations. Separation distances can be utilised as a trigger for more detailed assessment to ensure that impacts can be minimised.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Bank, Office and Consulting Room Development

- 1 Bank, office and consulting room development should provide a building line set-back from side and rear boundaries, for the provision of landscaping to adjoining properties of at least three metres, other than in centre zones, where the building adjoining the road alignment may be built closer or to the side boundary to provide a continuous building frontage on the road.

Small protrusions from the building, such as floor slab projections and window and door canopies, may occur within the building line set-back up to a maximum projection of 1.1 metres from the building.

- 2 Where bank, office or consulting room development involves the construction of more than one individual building unit on a site, each building unit should be separated from other buildings on the site by at least six metres, other than for projections from the building referred to in principle of development control numbered 1, with only open, lightweight, uncovered structures therein.
- 3 Bank, office and consulting room development should be designed to provide a continuous physical and visual link between adjacent public footways and the ground floor of the development. Accordingly, the design of development should avoid significant vertical separation between the public footway and ground floor level, or separation of the public footway and ground floor level by voids to undercroft parking areas.
- 4 Bank, office and consulting room development should provide a screened service and storage area of at least 15 square metres.

## Industrial Development

- 5 Warehouses, stores and industries should be located in Light Industry and Mixed Use Zones.
- 6 No dwellings other than caretakers' quarters should be erected in industrial areas.

## Development Associated with the Motor Trades

- 7 Development associated with the motor trades should be located in Light Industry and Mixed Use 2 Zones.
- 8 Development associated with the motor trades should be designed and located to cause minimal inconvenience to existing land uses and be compatible with existing uses, buildings and the character of the zone.

See Principles 21 and 22 under the heading Transport (Movement of People and Goods) and [Table Un/5](#) for Off Street Vehicle Parking Requirements.

## Community Facilities

### OBJECTIVES

- Objective 1:** Appropriate community facilities conveniently accessible to the population they serve.

A sound education system and an adequate health service provide the basis for the social well-being of a community. Therefore, schools, hospitals, cemeteries and other institutions, must be located conveniently for the people they serve.

The changing age structure of the population will affect the range of community facilities required, therefore flexibility should be a major consideration when considering the design, type and life of buildings.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Community facilities should be conveniently located in relation to the population they are to serve.
- 2 Primary school and educational establishment developments should provide an adequate area, preferably within the development site, for buses to pick up and set down passengers.

See Principles 21 and 22 under the heading Transport (Movement of People and Goods) and [Table Un/5](#) for Off Street Vehicle Parking Requirements.

## Crime Prevention

### OBJECTIVES

- Objective 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 promote the personal safety of people by:
  - (a) enabling them to be seen, to see and to interpret their surrounds, through:
    - (i) adequate lighting;

- (ii) clear sightlines;
  - (iii) the elimination of entrapment spots;
  - (iv) the design of buildings to overlook public space;
  - (v) the mixing of activities which facilitate more constant public use;
  - (vi) appropriate use and design of landscaping and fencing;
- (b) enabling them to leave an area or seek assistance when in danger, through legible design and comprehensive signage.
- 2** Development should promote the security of property by:
- (a) clearly defining ownership and legitimate use of private, public and community space
  - (b) minimising access between roofs, balconies and windows of adjacent buildings;
  - (c) avoiding the use of materials which are likely to be susceptible to damage and vandalism;
  - (d) avoiding landscaping and fencing which may present a security risk by providing concealment opportunities;
  - (e) screen planting and use of prickly plant species in areas susceptible to vandalism.

## Design and Appearance

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
- (a) building height, mass, proportion and siting;
  - (b) external materials, patterns, colours and decorative elements;
  - (c) roof form and pitch;
  - (d) façade articulation and detailing;
  - (e) verandahs, eaves, parapets and window screens.
- 2** Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
- (a) the visual impact of the building as viewed from adjoining properties;
  - (b) overshadowing of adjoining properties and allow adequate sunlight access to neighbouring buildings.

- 3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 4 Structures located on the roofs of buildings to house plant and equipment should be screened from view to the street and adjacent building viewing points (existing or envisaged) and should form an integral part of the building and roof top design in relation to creating an attractive appearance, external finishes and colours.
- 5 Balconies should:
  - (a) be integrated with the overall form and detail of the building;
  - (b) include balustrade detailing that enables line of sight to the street;
  - (c) be recessed where wind would otherwise make the space unusable;
  - (d) be self-draining and plumbed to minimise runoff.
- 6 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, and the use of verandahs, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

#### **Development Adjacent Heritage Places**

- 7 The design of multi-storey buildings should not detract from the form and materials of adjacent State or Local Heritage Places listed in [Table Un/3](#) or [Table Un/4](#).
- 8 Development on land adjacent to a State or Local Heritage Places listed in [Table Un/3](#) or [Table Un/4](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

#### **Overshadowing**

- 9 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
  - (a) windows of habitable rooms;
  - (b) upper-level private balconies that provide the primary open space area for a dwelling;
  - (c) solar collectors (such as solar hot water systems and photovoltaic cells).

#### **Visual Privacy**

- 10 Development should minimise direct overlooking of the habitable rooms and private open spaces of dwellings through measures such as:
  - (a) appropriate site layout and building orientation;
  - (b) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct to avoid direct line of sight;
  - (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms;
  - (d) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 11 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

### Relationship to the Street and Public Realm

- 12 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.
- 13 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 14 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.
- 15 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 16 In mixed use and medium and high density residential areas, development facing the street should be designed to provide interesting and pedestrian friendly street frontages by:
  - (a) including features such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas;
  - (b) minimising the frontage for fire escapes, service doors, plant and equipment hatches;
  - (c) avoiding undercroft, semi-basement or ground floor vehicle parking that is visible from the primary street frontage;
  - (d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduce massing; and
  - (e) including awnings, eaves, verandahs or similar, to the street where setbacks and ground floor uses allow.
- 17 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

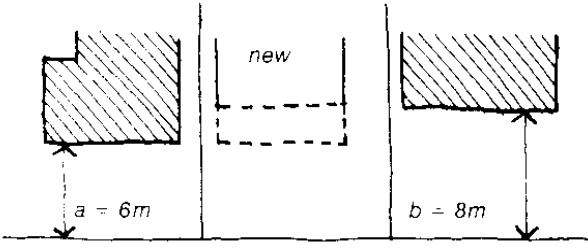
### Outdoor Storage and Service Areas

- 18 Outdoor storage, loading and service areas should be:
  - (a) screened from public view by a combination of built form, solid fencing and/or landscaping;
  - (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles;
  - (c) sited away from sensitive land uses.

### Building Setbacks from Road Boundaries

- 19 Except in areas where a new character is desired, 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 function, appearance and/or desired character of the locality.
- 20 Except where specified in a particular zone, policy area or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table Un/2 – Building Setbacks](#).

- 21 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 style="text-align: center;"><i>When <math>b - a \leq 2</math>, setback of new dwelling = a or b</i></p>
Greater than 2 metres	At least the average setback of the adjacent buildings

- 22 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 23 All setbacks from the road frontage should be additional to the road widening setback established under the *Metropolitan Adelaide Road Widening Plan Act 1972*.

## Energy Efficiency

### OBJECTIVES

- Objective 1:** Development designed and sited to conserve energy.
- Objective 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.
- 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;
  - (c) to allow for cross ventilation and natural cooling of buildings and zoning of building layouts to enable main living room areas to be separately heated and cooled;
  - (d) to incorporate roof top gardens and green 'living' walls, particularly for multi-storey and large developments, to reduce the 'urban heat island effect';
  - (e) to use energy efficient building materials or the re-use of existing materials (embodied energy).



### 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 and lighting, should be designed to generate and use renewable energy.

### Form of Development

#### OBJECTIVES

- Objective 1:** Orderly and economic development.
- Objective 2:** The development of Adelaide as an international and national centre for cooperative research and innovation in science, technology, environmental management, education and the arts.
- Objective 3:** The establishment of urban development which provides models in the conservation and management of resources and the natural environment and the enhancement of natural site features, in urban planning and the provision of physical and social infrastructure.

A concept that encapsulates the vision of Adelaide as an international city where a wide variety of social and economic activities can occur and which provides models, through research, innovation and the application of technology, in the conservation and management of resources, the natural environment, urban planning community development and the provision of physical and social infrastructure.

The Adelaide economy built on research, education and advanced industries, serviced by advanced infrastructure and be export oriented. The principal industries identified for Adelaide are education, information technology and environmental management. Other important industries are media, leisure, tourism and health.

- Objective 4:** A proper distribution and segregation of living, working and recreational activities by the allocation of suitable areas of land for those purposes.

In the 21st Century Adelaide's growth will be accommodated through higher densities within the present urban area and development within the Willunga Basin and northern Adelaide Plains. The future form and nature of the existing metropolitan area will be influenced by meeting housing choice in the metropolitan area. Current and anticipated demographic trends in the metropolitan area indicate population growth but a changing population structure, with falling dwelling occupancy rates and declining population in many areas, particularly in the inner and middle suburbs, will necessitate increasing dwelling density to maintain population levels.

While taking these trends into account, there are social, environmental and economic benefits to be gained from higher residential densities within the metropolitan area and in turn this Plan promotes and seeks to implement a policy of housing choice.

It is an essential element in the future development of Adelaide, to address concerns about increased housing demand, efficient use of urban infrastructure and population change. This can be achieved by increasing the number of dwellings that can be accommodated within the existing boundary of the metropolitan area, and arresting and perhaps reversing the decline in population which has been evident in many parts of the metropolitan area.

While these aims are applicable across the metropolitan area, implementation must recognise the particular requirements of residential character and amenity, environmentally sensitive areas, water catchment areas, and other land which is subject to specific hazard or constraint.

**Objective 5:** Maintenance of the long-term operational, safety and commercial aviation requirements of the Adelaide International Airport and Parafield Airport.

**Objective 6:** Adequate public parks and recreation areas conveniently located.

Open spaces are needed in a city for outdoor recreation, and all age groups must be catered for. The size of the open spaces must be adequate, and they must be located conveniently for the people who use them.

**Objective 7:** The City of Unley will be a City that offers its citizens the best of living and working environments.

In the next decade, the City of Unley will be recognised for community spirit, desirable character, and business success in a sustainable and safe environment.

New people and investment growth will bring vibrancy to the City's tapestry of local communities supporting their environment and each other. Unley will be recognised for its social and economic innovations. Citizens will be proud of their environment, their successes and their strength of community well being.

Development will primarily occur on individual sites as compatible, complementary and reinforcing elements within the existing desirable form and character of localities and the City.

## PRINCIPLES OF DEVELOPMENT CONTROL

### General

- 1 Development should be in accordance with the Unley Plan, [Map Un/1 \(Overlay 1\)](#) primarily by:
  - (a) concentrating comprehensive redevelopment and renewal for more intensive mixed activity and housing development along major transport corridors and within/adjacent to key centres and activity hubs;
  - (b) replacing existing buildings and land uses not contributing to a locality's character within areas of historic and valued streetscape character where revitalisation is warranted;
  - (c) restoring and conserving valued buildings and streetscape character, including the visual rhythms and patterns created by physical elements in a streetscape including the valued buildings, site proportions, building curtilage, fencing, mature trees and private gardens.
- 2 Development should be orderly and economic.
- 3 New housing and other urban development should create a safe, convenient and pleasant environment in which to live.
- 4 No development, other than residential development and advertisements, should be erected, added to or altered on any land so that any portion of it is constructed nearer to the existing boundary of a road, or to the boundary of any land shown as being required for road widening on the plan deposited under the provisions of the *Metropolitan Adelaide Road Widening Plan Act, 1972-1976*, than the distance prescribed for each road or portion thereof in Column 3 of [Table Un/2](#).
- 5 Landfill facilities should not be located in existing or future urban, township, living, residential, commercial, centre, office, business, industry or institutional zones, or environment protection, conservation, landscape, open space or similar zones, or in a Water Protection Area.

### Non-Residential Development in Residential Zones

- 6 Home offices should only be incorporated into a dwelling where:
- (a) the scale of the use is minor and the floor area, including the area allowed for a home activity, does not exceed 50 square metres or 30 percent the total floor area of the associated dwelling (excluding any garage/carport), whichever is the lesser;
  - (b) the nature of the use does not cause detrimental impact to the amenity of residents living in the locality.
- 7 The expansion or redevelopment of a building to be used for non-residential purposes in a residential zone may be appropriate where the proposed non-residential use is confined to a site used, in whole or in part, for non-residential purposes, and:
- (a) the proposed use is non-intensive and primarily serves, or has long established direct associations with, the local community and improves the range and quality of community facilities or other services to that local community; or
  - (b) is located adjacent to a non-residential use, or a non-residential zone boundary, so as to provide a buffer for nearby residential occupiers to the activities arising from that non-residential use; or
  - (c) improves existing unsatisfactory site conditions.
- 8 The expansion or redevelopment of a non-residential use should be minor in scale and nature and:
- (a) preserve, or enhance, the established residential character and streetscape;
  - (b) preserve, or enhance, the residential amenity of the locality in terms of the intensity and scale of non-residential activities including hours of operation, traffic generation, noise nuisance from plant and equipment and general business activity, overlooking and overshadowing, and any odours, overspray or other atmosphere discharges; and
  - (c) not significantly increase the traffic activity or car parking demand associated with the continuing non-residential use, and any minor increase be met by additional car parking provided on-site, or otherwise available within the street at the times likely to be demanded without prejudicing required resident parking, or the amenity and enjoyment of nearby residential occupiers.
- 9 The alteration of, or addition to, an existing building used or intended to be used in whole or in part for non-residential purposes on its existing site may be appropriate where the use enhances the form and setting of the building which is a designated Heritage Place, contributory item or a building on a valued site (located in the Residential Historic (Conservation) Zone and Residential Streetscape (Built Form) Zone, respectively) and where such works supports the retention, conservation and refurbishment of that Place, item or building.

### Building Heights Adjacent to Airports

- 10 Buildings and structures should not adversely affect by way of their height and location the long term operational, safety and commercial aviation requirements of Adelaide International Airport and Parafield Airport.
- 11 Buildings and structures which exceed the heights shown on [Maps Un/1 \(Overlay 2 and 2a\)](#) and which penetrate the obstacle limitation surfaces (OLS) should be designed, marked or lit to ensure the safe operation of aircraft within the airspace around the Adelaide International Airport and Parafield Airport.

## Utility Services

- 12** Development should be capable of economic and effective servicing, including garbage collection and fire protection.
- 13** All non-residential development should be provided with adequate waste receptacles and waste storage areas which should be:
- (a) conveniently located;
  - (b) screened from public view;
  - (c) distanced from any adjacent residential development; and
  - (d) of a total area in accord with the following ratio:
    - (i) one square metre for each 30 square metres, or part thereof, of total floor area of the development up to 120 square metres total floor area.
    - (ii) an additional one square metre for each 50 square metres, or part thereof, of total floor area of the development over 120 square metres total floor area; and
    - (iii) an additional 1.5 square metres for a premises occupied by a restaurant or takeaway food premises to accommodate additional receptacles for their special needs.

## Hazards

### OBJECTIVES

- Objective 1:** Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- Objective 2:** 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.
- Objective 3:** Development located and designed to minimise the risks to safety and property from flooding.
- Objective 4:** Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- Objective 5:** 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.
- Objective 6:** 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

#### Flooding

- 1** 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.
- 2 Development should mitigate peak stormwater outflows by incorporating on-site measures to contain the rate of peak outflow and volume equivalent to the pre-development rates in a 5 year ARI (average recurrence interval) flood event.
  - 3 Development and 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.
  - 4 Stormwater management systems should be sited and designed to avoid surface run-off flows into adjoining properties.
  - 5 Stormwater management systems should be sited and designed to ensure that public health and safety are protected.

#### **Site Contamination**

- 6 Development, including land division, should not occur where site contamination has occurred or there is evidence of past potentially contaminating activity/ies, 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**

- 7 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.
- 8 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.

#### **Sloping Land**

- 9 Development on steep slopes should retain vegetation where such measures would assist in stabilising the land surface and reduce the possibility of surface movement or disturbance.
- 10 Development on sloping land should:
  - (a) not occur on sites where slopes are unsuitable for the purpose for which the site is to be used;

- (b) provide safe and convenient access to the building site;
- (c) complement and not dominate the natural landform by minimising the extent of cut and fill;
- (d) provide drainage measures to ensure surface stability is not compromised;
- (e) ensure natural drainage lines are not obstructed.

## Heritage

### OBJECTIVES

- Objective 1:** The preservation of buildings or sites of architectural, historical, or scientific, interest.
- Objective 2:** The conservation of State and Local Heritage Places, and their setting.
- Objective 3:** Development of, or affecting, an identified Heritage Place complementing and conserving its heritage value.
- Objective 4:** Appropriate use, or re-use, of an identified Heritage Place assisting in its refurbishment, and maintenance, and the enhancement and promotion of its heritage value.
- Objective 5:** Complementary development that responds to the predominant streetscape attributes and context of its locality, and makes a positive contribution to the desired character as identified in the respective zone policy areas and precincts.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Heritage Places

- 1** The "Description of Place of Value" of a Local Heritage Place applies to:
  - (a) all exterior parts of the original portion of the building including exterior walls; roofing and chimneys; verandahs and balconies, including balustrade and lacework; doors and windows and their frames; and also original materials and finishes; as well as any original fencing; and
  - (b) excludes the interior of such buildings and the rear elevation, as well as outbuildings and ancillary structures unless otherwise specifically identified for that Place.
- 2** A Heritage Place should not be demolished in whole or in part, unless:
  - (a) that portion to be demolished or removed is excluded from the Description of Place of Value; or
  - (b) where the building, or that part to be demolished or removed, is structurally unsafe or so unsound as to be unreasonably economically rehabilitated.
- 3** Development should:
  - (a) retain a Heritage Place and conserve, enhance and reinforce the heritage value of the Place; and
  - (b) conserve the street presentation, setting and prominence of the Place;
  - (c) locate additions, alterations and improvements primarily to the rear, and in any event so as to avoid detriment to the original fabric and characteristic features of the Place; and

- (d) design any additions, alterations and improvements in a distinctive manner to form a discrete and identifiable building element that nonetheless respects and complements the original building, and its associated form and features and streetscape presence, and makes a positive contribution to the desired character.
- 4** Development of a Heritage Place should retain, respect and enhance those elements contributing to its heritage value, including:
- (a) its principal facades, including important publicly visible aspects of the Place;
  - (b) characteristic design features and detailing (such as roofing, verandahs, and iconic ornamentation) associated with its period of construction and architectural style;
  - (c) original building fabric including unpainted plaster, brickwork, stonework, or other masonry; and
  - (d) site features and conditions affecting its streetscape presence including its fencing, garden features and driveway access features.
- 5** Original front fencing and gates should be retained, restored whenever reasonably practicable to do so or reinstated so as to define private gardens and the public space as was traditionally created. New and replacement fencing and gates should reflect the features and details characteristic of the associated building's period of construction, and its architectural style and scale. In this respect:
- (a) on narrow-fronted dwelling sites of up to 16 metres in street frontage - low and essentially open-style fencing, including picket or crimped wire or decorative mesh, with or without hedging, up to 1.2 metres in height; or
  - (b) on dwelling sites in excess of 16 metres street frontage - low and essentially open-style fencing as in (a), but may also include a masonry pier and plinth (palisade style) fence with wide decorative open sections of up to 1.8 metres in total height.
- 6** Advertisements and signage, where positioned on a Heritage Place, should:
- (a) be placed only on a building approved for, or already used for, non-residential or community use; and
  - (b) be positioned in a manner traditionally and historically associated with such buildings, in particular on dedicated street-fronting elements of parapets and wall panels, below the verandah or awning on the street-fronting window(s), or on, or hung under, verandah fascias or on infill end panels, of verandahs or awnings; and
  - (c) involve primarily, traditional sign-written format and not comprise neon or flashing lights nor internally lit signs;
  - (d) not conceal or obstruct historical detailing, nor project beyond the silhouette or skyline of the Place; and
  - (e) not overwhelm or detract from the Place.
- 7** The division of land containing a Heritage Place or adjacent to such a place should only occur where the proposed allotment(s) are consistent in width with the predominant allotment pattern in the locality or that prescribed by the desired character. Further, all new allotments should:
- (a) not entail demolition of the Place nor pass through the Place other than for the purposes of a community plan of an approved, and substantially commenced, conversion of the Place; or

- (b) be configured to ensure that the allotment containing the Place should include the whole of its curtilage and all attributes of its “Description of Place of Value” as defined (refer [Table Un/3](#) and [Table Un/4](#)) as well as additional land area for the purposes of conserving and enhancing its valued site features and its setting; or
- (c) where abutting the Place, be of an overall size and proportions to satisfactorily accommodate a future building(s) and associated site works so as not to intrude upon, nor diminish the setting or streetscape presence of the Place.

## Contextual Design

### *Contextual Design in Historic Conservation Zone - Centre*

- 8** Development should:
- (a) conserve and not involve demolition in whole or in part of a Contributory Item, unless the building, or that part to be demolished or removed, is a portion of no heritage value, or otherwise is structurally unsafe or so unsound as to be unreasonably economically rehabilitated; and
  - (b) contribute positively to the desired character of the zone in terms of the building siting, form and scale, boundary set-backs, architectural style, fenestration and detailing, materials, finishes and external colours.
- 9** Existing gardens and landscape features should be retained and complemented where identified as a significant feature of the desired character of the zone.
- 10** Variations to centres design and site development Principles may be appropriate in the development of a Local Heritage Place where:
- (a) the variance is justified by significantly unusual and difficult constraints created by the desired conservation of the Place;
  - (b) there is no adverse impact upon the desired and general character and amenity of the locality; and
  - (c) the variation does not unreasonably interfere with fundamental site development and operational provisions.
- 11** Development adjoining, or with potential to impact on the integrity and setting of, a designated Heritage Place or contributory item should complement its heritage value, integrity and character of that Place or item in terms of its setting, form and scale, boundary setbacks, architectural styles and detailing, fenestration, materials, finishes and external colours.

## Multi-storey Additions

- 12** Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:
- (a) extending into the existing roof space or to the rear of the building;
  - (b) retaining the elements that contribute to the building’s heritage value;
  - (c) distinguishing between the existing and new portion of the building;
  - (d) stepping in parts of the building that are taller than the front facade.



## Interface Between Land Uses

### OBJECTIVES

- Objective 1:** Development located and designed to minimise adverse impact and conflict between land uses.
- Objective 2:** Protect community health and amenity from adverse impacts of development.
- Objective 3:** Protect desired land uses from the encroachment of incompatible development.

### 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 sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 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 desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

### Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.
- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise ( $LA_{90,15min}$ ) for the overall (sum of all octave bands) A-weighted level
Adjacent <i>land</i> property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

### Air Quality

- 11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
- incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
  - ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

### Land Division

#### OBJECTIVES

- Objective 1:** Land in appropriate localities divided into allotments in an orderly and economic manner.
- Objective 2:** Land division to provide for development opportunities appropriate to the desired character.
- Objective 3:** Public open space providing diverse recreational opportunities.
- Objective 4:** Encouragement of walking, cycling and public transport usage.

#### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Land should not be divided:
- in a manner which would prevent the satisfactory future division of the land, or any part thereof;
  - if the proposed use, or the establishment of the proposed use, is likely to lead to undue erosion of the land or land in the vicinity thereof;

- (c) unless wastes produced by the proposed use of the land, or any use permitted by the principles of development control, can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;
- (d) if the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- (e) if any part of the land is likely to be inundated by floodwaters and the proposed allotments are to be used for a purpose which would be detrimentally affected when the land is inundated;
- (f) where community facilities or public utilities are lacking or inadequate;
- (g) where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of the existing allotments have not been used for that purpose;
- (h) if it would cause an infringement of any provisions relating to building work contained in the *Development Act 1993* or any by-law or regulation made thereunder;
- (i) if the division and subsequent use is likely to lead to clearance of or damage to one or more significant trees.

**2** When land is divided:

- (a) any reserves or easements necessary for the provision of public utility services should be provided;
- (b) stormwater not used or disposed of on the subject land should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in a satisfactory manner;
- (c) a water supply sufficient for the purpose for which the allotment is to be used should be made available to each allotment;
- (d) provision should be made for the disposal of waste waters, sewage and other effluent from each allotment without risk to health;
- (e) roads or thoroughfares should be provided where necessary for safe and convenient communication with adjoining land and neighbouring localities;
- (f) each allotment resulting from the division should have safe and convenient access to the carriageway of an existing or proposed road or thoroughfare;
- (g) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare;
- (h) at the intersection of two or more roads, an appropriate corner cut-off is provided to ensure adequate sight lines are maintained for motorists and pedestrians.

**Residential Neighbourhoods**

**3** Neighbourhoods and local infill development should have a layout which:

- (a) integrates movement networks and land use;
- (b) reinforces the traditional grid pattern and allotment configuration characteristic of the City and desired character of particular localities;
- (c) reduces local vehicle trips, travel distances and speeds in residential streets;

- (d) enhances the effectiveness of public transport;
  - (e) facilitates walking and cycling to daily activities.
- 4** Neighbourhood identity should be reinforced by:
- (a) locating a range of community, retail, recreational and commercial facilities and local employment opportunities at convenient focal points; and
  - (b) relating development to site features and characteristics, landmarks, views, existing sound and attractive housing and desired character of particular localities.
- 5** Higher dwelling densities should occur in areas close to centres and public transport, generally in accordance with the structure indicated on [Map Un/1 \(Overlay 1\)](#).
- 6** Land division should:
- (a) provide access to public open space through provision of land or linkages to existing areas of open space;
  - (b) provide for the protection of significant vegetation, including avoiding substantial tree-damaging activity in relation to a significant tree;
  - (c) minimise impact on landform and drainage systems;
  - (d) retain State and Local Heritage Places, contributory items, and valued buildings contributing to streetscape character, and appropriate settings for such places;
  - (e) enable efficient solar access for dwellings and private open space;
  - (f) minimise risk to personal safety and potential for crime;
  - (g) create allotments complementing the existing surrounding subdivision pattern and desired character of particular localities;
  - (h) provide allotments with energy, water, waste water and waste disposal facilities to serve the needs of prospective users;
  - (i) only occur by Community Title where the proposed division results in an element of the development being shared between two or more dwellings;
  - (j) ensure that common land (eg, shared driveways, visitor parking areas, communal open space, etc) is defined as "common property" as part of any Community Title Scheme;
  - (k) only occur by Torrens Title where the proposed allotments and uses thereon are exclusive and have exclusive access to a public road; and
  - (l) only occur where vehicle access is available from a public road having sufficient width to provide safe and functional access and manoeuvring for resident, visitor and service vehicles, or a private road of similar standard connected to a public road.

### **Residential Allotments**

- 7** Residential allotments<sup>1</sup> should have a generally rectangular shape and the appropriate area and dimensions:
- (a) for siting and constructing a dwelling and ancillary outbuildings;
  - (b) for locating private outdoor space directly accessible to a dwelling;
  - (c) for convenient vehicle access and parking; and

- (d) to reinforce the desired character of surrounding development in the relevant Zone or Policy Area.

<sup>1</sup> Residential allotments include Torrens title allotments and primary, secondary, tertiary etc allotments created under community schemes.

- 8 Where a site is to accommodate one dwelling, its minimum frontage to a public street should be 10 metres, unless otherwise stated in the zone or policy area.
- 9 Narrower minimum frontage widths to 7 metres may be suitable for hammerhead allotments or where garaging is provided from a rear lane, subject to desired character and site patterns.
- 10 Allotments should be of sufficient depth to afford development of dwellings with adequate set-back from the street and private rear yard/courtyard space, with the primary elevation of the dwelling being to a public street or shared driveway.
- 11 Unless otherwise stated in the relevant zone or policy area, allotments should have:
  - (a) a minimum depth (exclusive of the length of the handle of a hammerhead allotment) of 20 metres;
  - (b) a depth equal to or exceeding the frontage of the allotment and maintain the characteristic pattern of site configuration.
- 12 Land division should provide for residential allotments:
  - (a) having a variety of sizes to encourage housing diversity;
  - (b) that contribute to the desired character of the zone;
  - (c) of sufficient area to satisfy the relevant zone requirements, or a lesser area if similar to the predominant area and shape of sites in the immediate locality; and
  - (d) that facilitates the retention, upgrading and maintenance of the integrity of a State or Local Heritage Place identified in [Table Un/3](#) or [Table Un/4](#) or a contributory item or building that contribute to the streetscape character.
- 13 Residential allotments should have an orientation, size, shape and dimensions that will:
  - (a) protect natural or cultural features;
  - (b) minimise the need for earthworks and retaining walls;
  - (c) facilitate the siting of dwellings to face streets and open spaces; and
  - (d) provide adequate space for the siting and construction of buildings such that sufficient separation is provided from an existing adjacent dwelling to meet bulk, scale and open space criteria and desired character of particular localities.
- 14 Residential allotments fronting arterial roads should be of a shape and size which allows for dwellings to be sited while enabling vehicles to enter and exit the allotment in a forward direction.

#### **Residential Allotments Created From Rear Yards of Corner Sites**

- 15 In addition to meeting the requirements of the preceding land division policies, residential allotments subdivided from rear yards of corner sites should promote the general or desired character of the locality by ensuring that lots:
  - (a) are rectangular in shape with the shorter boundary on a street frontage;

- (b) include (if necessary) portions of more than one existing allotment to achieve (a) above; and
- (c) preserve an appropriate setting and relationship with the retained, and/or proposed, dwelling in terms of indoor and outdoor areas and spaces around the dwelling.

### **Road Reserve Width**

**16** Residential road reserves should be of a width and alignment that provides for:

- (a) safe and convenient movement and parking of projected volumes of vehicles and other users;
- (b) motorists to enter or reverse from an allotment or site in a single movement when a car is parked on the opposite side of the street;
- (c) street tree planting, landscaping and street furniture;
- (d) locating footpaths adjacent to property boundaries;
- (e) the location, construction and maintenance of stormwater drainage and public utilities; and
- (f) unobstructed, safe and efficient vehicular access to individual lots and sites.

### **Public Open Space**

**17** Public open space should be of a size, dimension(s) and location that:

- (a) facilitates a range of active and passive recreation activities to meet the needs of the community;
- (b) provides for the movement of pedestrians and cyclists;
- (c) incorporates existing significant vegetation, rocks, streams, wildlife habitat and other sites of natural or cultural value;
- (d) links habitats, wildlife corridor, public open spaces and existing recreation facilities; and
- (e) enables effective stormwater management.

## **Landscaping**

### **OBJECTIVES**

**Objective 1:** The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

**1** Landscaping of development should:

- (a) be provided to soften the appearance of built form;
- (b) complement the scale of the built form;
- (c) be consistent with any particular desired character or important contextual features of the landscape setting in the locality;
- (d) define spaces and edges;

- (e) provide microclimate benefits such as shade and shelter;
- (f) retain existing landscaping, where practicable;
- (g) use species and techniques that require low water use and support and enhance local biodiversity;
- (h) enhance the appearance of development, establish visual buffers to adjacent development and screen service, loading, outdoor storage and parking areas.

**2** Landscaping should not:

- (a) unreasonably restrict solar access to habitable rooms and solar collection areas in adjoining development;
- (b) be likely to cause structural damage or impact upon adjoining development through root damage and canopy drop;
- (c) remove opportunities for passive surveillance to public areas;
- (d) promote concealment and the potential for criminal activities adjacent to footpaths and public activity areas;
- (e) introduce environmental weeds to sensitive environmental areas.

## Medium and High Rise Development (3 or More Storeys)

### OBJECTIVES

- Objective 1:** Medium and high rise development that provides housing choice and employment opportunities.
- Objective 2:** Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.
- Objective 3:** Development that is contextual and responds to its surroundings, having regard to adjacent built form and character of the locality and the Desired Character for the Zone and Policy Area.
- Objective 4:** Development that integrates built form within high quality landscapes to optimize amenity, security and personal safety for occupants and visitors.
- Objective 5:** Development that enhances the public environment, provides activity and interest at street level and a high quality experience for residents, workers and visitors by:
  - (a) enlivening building edges;
  - (b) creating attractive, welcoming, safe and vibrant spaces;
  - (c) improving public safety through passive surveillance;
  - (d) creating interesting and lively pedestrian environments;
  - (e) integrating public art into the development where it fronts the street and public spaces;
  - (f) incorporating generous areas of high quality fit for purpose landscaping, green walls and roofs.

**Objective 6:** 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.

**Objective 7:** Buildings designed and sited to be energy and water efficient.

## PRINCIPLES OF DEVELOPMENT CONTROL

*Note: Some of the following Principles of Development Control (PDC) prescribe a measurable design solution as one way of achieving the intent of the PDC. Where this solution is met, it should be taken as meeting the intent of the principle. Alternative design solutions may also achieve the intent of the PDC and, when proposed should be assessed on their merits.*

### Design and Appearance

- 1 Buildings should be designed to respond to key features of the prevailing local context within the same zone as the development. This may be achieved through design features such as vertical rhythm, proportions, composition, material use, parapet or balcony height, and use of solid and glass.
- 2 In repetitive building types, such as row housing, the appearance of building facades should provide some variation, but maintain an overall coherent expression such as by using a family of materials, repeated patterns, facade spacings and the like.
- 3 Windows and doors, awnings, eaves, verandas or other similar elements should be used to provide variation of light and shadow and contribute to a sense of depth in the building façade.
- 4 Buildings should:
  - (a) achieve a comfortable human scale at ground level through the use of elements such as variation in materials and form, building projections and elements that provide shelter (for example awnings, verandas, and tree canopies);
  - (b) be designed to reduce visual mass by breaking up the building façade into distinct elements;
  - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 5 Buildings should reinforce corners through changes in setback, materials or colour, roof form or height.
- 6 Materials and finishes should be selected to be durable and age well to minimise ongoing maintenance requirements. This may be achieved through the use of materials such as masonry, natural stone and prefinished materials that minimise staining, discolouring or deterioration.
- 7 Balconies should be integrated into the overall architectural form and detail of the development and should:
  - (a) utilise sun screens, pergolas, louvres, green facades and openable walls to control sunlight and wind;
  - (b) be designed and positioned to respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy;
  - (c) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas;
  - (d) be of sufficient size, particularly depth, to accommodate outdoor seating.



**Street Interface**

- 8** Development facing the street should be designed to provide attractive, high quality and pedestrian friendly street frontage(s) by:
- (a) incorporating active uses such as shops or offices, prominent entry areas for multi-storey buildings (where it is a common entry), habitable rooms of dwellings, and areas of communal public realm with public art or the like where consistent with the Zone and/or Policy Area provisions;
  - (b) providing a well landscaped area that contains a deep soil zone space for a medium to large tree in front of the building (except in a High Street Policy Area or other similar location where a continuous ground floor façade aligned with the front property boundary is desired).  
  
One way of achieving this is to provide a 4 metre x 4 metre deep soil zone area in front of the building;
  - (c) designing building façades that are well articulated by creating contrasts between solid elements (such as walls) and voids (for example windows, doors and balcony openings);
  - (d) positioning services, plant and mechanical equipment (such as substations, transformers, pumphouses and hydrant boosters, car park ventilation) in discreet locations, screened or integrated with the façade;
  - (e) ensuring ground, undercroft, semi-basement and above ground parking does not detract from the streetscape;
  - (f) minimising the number and width of driveways and entrances to car parking areas to reduce the visual dominance of vehicle access points and impacts on street trees and pedestrian areas.
- 9** Common areas and entry points of the ground floor level of buildings should be designed to enable surveillance from public land to the inside of the building at night.
- 10** Entrances to multi-storey buildings should:
- (a) be oriented towards the street;
  - (b) be visible and clearly identifiable from the street, and in instances where there are no active or occupied ground floor uses, be designed as a prominent, accentuated and welcoming feature;
  - (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;
  - (e) be located as close as practicable to the lift and/or lobby access;
  - (f) avoid the creation of potential areas of entrapment.
- 11** To contribute to direct pedestrian access and street level activation, the finished ground level of buildings should be no more than 1.2 metres above the level of the footpath, except for common entrances to apartment buildings which should be at ground level or universally accessible.
- 12** Dwellings located on the ground floor with street frontage should have individual direct pedestrian street access.

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

One way of achieving this is for ground floor level dwellings in multi-storey developments to be raised by up to 1.2 metres (provided access is not compromised where relevant).

### **Building Separation and Outlook**

- 14** Residential buildings (or the residential floors of mixed use buildings) should have habitable rooms, windows and balconies designed and positioned with adequate separation and screening from one another to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.

One way of achieving this is to ensure any habitable room windows and/or balconies are separated by at least 6 metres from one another where there is a direct 'line of sight' between them and be at least 3 metres from a side or rear property boundary. Where a lesser separation is proposed, alternative design solutions may be applied (such as changes to orientation, staggering of windows or the provision of screens or blade walls, or locating facing balconies on alternating floors as part of double floor apartments), provided a similar level of occupant visual and acoustic privacy, as well as light access, can be demonstrated.

- 15** Living rooms should have a satisfactory short range visual outlook to public, communal or private open space.

### **Dwelling Configuration**

- 16** Buildings comprising more than 10 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 17** Dwellings located on the ground floor with street frontage should have habitable rooms with windows overlooking the street or public realm.
- 18** Dwellings with 3 or more bedrooms, should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

### **Adaptability**

- 19** Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse, including the conversion of ground floor residential to future commercial use (i.e. by including floor to ceiling heights suitable for commercial use).

### **Environmental**

- 20** 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 photovoltaic cells and other features that enhance sustainability (including landscaping).
- 21** 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 for all new residential commercial or mixed use buildings.
- 22** 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.

**23** Deep soil zones should be provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies.

One way of achieving this is in accordance with the following table:

Site area	Minimum deep soil area	Minimum dimension	Tree/ deep soil zones
<300m <sup>2</sup>	10m <sup>2</sup>	1.5 metres	1 small tree/10m <sup>2</sup> deep soil
300-1500m <sup>2</sup>	7% site area	3 metres	1 medium tree/30m <sup>2</sup> deep soil
1500-3000m <sup>2</sup>	7% site area	6 metres	1 large or medium tree/60m <sup>2</sup> deep soil
>3000m <sup>2</sup>	15% site area	6 metres	1 large or 2 medium tree(s)/60m <sup>2</sup> deep soil
<b>Tree size and site area definitions</b>			
Small tree:	< 6 metres mature height and < less than 4 metres canopy spread		
Medium tree:	6-12 metres mature height and 4-8 metres canopy spread		
Large tree:	12 metres mature height and > 8 metres canopy spread		
Site area:	The total area for development site, not average area per dwelling		

**24** Deep soil zones should be provided with access to natural light to assist in maintaining vegetation health.

### Site Facilities and Storage

**25** 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, outbuilding or an on-site communal facility and be conveniently located and screened from view from streets and neighbouring properties.

**26** Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse, green organic waste and wash-bay facilities for the ongoing maintenance of bins. This area should be screened from view from public areas so as to not to detract from the visual appearance of the ground floor.

**27** Where the number of bins to be collected kerbside is 10 or more at any one time, provision should be made for on-site collection.

**28** The size of lifts, lobbies and corridors should be sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

## Zone Interface

- 29** Unless separated by a public road or reserve, development site(s) adjacent to any zone that has a primary purpose of accommodating low rise (1 to 2 storey) residential activity should incorporate deep soil zones along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more storeys in height.

One way of achieving this is for development comprising building elements of three or more storeys in height to be setback at least 6 metres from a zone boundary, and incorporate a deep soil zone area capable of accommodating medium to large trees with a canopy spread of not more than 8 metres when fully mature.

## Natural Resources

### OBJECTIVES

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

**Objective 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 or wetlands.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

#### **Water Sensitive Design**

- 5 Development should be designed to maximise conservation, minimise consumption and encourage reuse of water resources.
- 6 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 7 Development should be sited and designed to:
  - (a) capture and re-use stormwater, where practical;
  - (b) minimise surface water runoff;
  - (c) prevent soil erosion and water pollution;
  - (d) protect and enhance natural water flows;
  - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies;
  - (f) not contribute to an increase in salinity levels;
  - (g) avoid the water logging of soil or the release of toxic elements;
  - (h) 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.
- 8 Water discharged from a development site should:
  - (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state;
  - (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.

- 10 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.
- 11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 12 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.
- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 Stormwater management systems should:
  - (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source;
  - (b) utilise, but not be limited to, one or more of the following harvesting methods:
    - (i) the collection of roof water in tanks;
    - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks;
    - (iii) the incorporation of detention and retention facilities;
    - (iv) aquifer recharge.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
  - (a) ensure public health and safety is protected;
  - (b) minimise potential public health risks arising from the breeding of mosquitoes.

### **Water Catchment Areas**

- 17 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.
- 18 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.
- 19 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.
- 20 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.
- 21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off 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 locally 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.
- 22** 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.
- 23** 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) not negatively affect 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.
- 24** Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 25** Development should comply with the current *Environment Protection (Water Quality) Policy*.

### **Biodiversity and Native Vegetation**

- 26** Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 27** Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.
- 28** 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 locally 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.
- 29** 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.
- 30** 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.
- 31** Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 32** 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 nonindigenous 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.
- 33** 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.

**34** Horticulture involving the growing of olives should be located at least:

- (a) 500 metres from:
  - (i) a national park;
  - (ii) a conservation park;
  - (iii) a wilderness protection area;
  - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area;
- (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.

**35** Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

### **Soil Conservation**

- 36** Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 37** Development should be designed and sited to prevent erosion.
- 38** Development should take place in a manner that will minimise alteration to the existing landform.
- 39** 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.

## **Outdoor Advertisements**

### **OBJECTIVES**

- Objective 1:** An urban environment not disfigured by advertisements.
- Objective 2:** Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.
- Objective 3:** Advertisements not hazardous to any person.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **General**

- 1** Lettering, colouring and other design work on any advertisement should be carried out in a competent manner, and relate to the activity carried out upon the site on which it is erected.
- 2** Advertisements should be simple in form and provide for instant recognition and should not dominate or obscure other advertisements or result in visual clutter.
- 3** In residential zones advertisements should only be erected upon non-residential premises.
- 4** Advertisements affixed to a building should be affixed as closely as possible to the building to prevent the entry of birds and vermin behind the advertisement.

- 5 Advertisements should not be erected upon:
- (a) public footways, verandah posts or public utility poles located on public footways;
  - (b) a vehicle carriageway, dividing strip or traffic island;
  - (c) a vehicle adapted and exhibited primarily as an advertisement;
  - (d) a building so as to extend above the silhouette of the building; and
  - (e) residential land unless erected to fulfil a statutory requirement associated with the residential use of the land.
- 6 Advertisements not complying with Column 2 of the section of [Table Un/1](#) relating to Advertisements should, however, comply with the relevant conditions specified in Column 3 of that section of [Table Un/1](#).

### **Amenity and Character**

- 7 The location, siting, size, shape and materials of construction, of advertisements should be:
- (a) consistent with the desired character of areas or zones as described by their objectives;
  - (b) consistent with the predominant character of the urban or rural landscape; or
  - (c) in harmony with any building or site of historic significance or heritage value in the locality.
- 8 Advertisements should not detrimentally affect by way of their siting, size, shape, scale, glare, reflection or colour the amenity of areas, zones, or localities, in which they are situated.
- 9 Advertisements should not impair the amenity of areas, zones, or localities, in which they are situated by creating, or adding to, clutter, visual disorder and the untidiness of buildings and spaces.
- 10 Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.
- 11 The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.
- 12 Advertisements wholly or partly consisting of bunting, streamers, flags, windvanes, and the like should not detrimentally affect the amenity of areas, zones or localities in which they are situated.
- 13 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements to identify the tenants and their types of businesses.
- 14 Structural supports of any advertisement should be designed wherever possible to be concealed from public view.
- 15 Advertisements should be located so as not to require the lopping of street and site vegetation.
- 16 Illuminated advertisements should not be erected in residential zones.

### **Safety**

- 17 Advertisements should not create a hazard to persons travelling by any means.
- 18 Advertisements should not obscure a driver's view of other road vehicles, of rail vehicles at or approaching level crossings, of pedestrians and of features of the road such as junctions, bends, changes in width, traffic control devices and the like that are potentially hazardous.

- 19 Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in their perception of the road, or of persons or objects on it.
- 20 Advertisements should not be 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.
- 21 Advertisements should not detract drivers from the primary driving task at a location where the demands on driver concentration are high.
- 22 Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.

### **Advertising in Mixed Use, Corridor and District Centre Zones**

- 23 Advertisements and/or advertising hoardings should be:
  - (a) no higher than the height of the finished floor level of the second storey of the building to which it relates;
  - (b) where located below canopy level, flush with the wall or projecting horizontally;
  - (c) where located at canopy level, in the form of a fascia sign;
  - (d) where located above the canopy, flush with the wall and within the height of the parapet.
- 24 Advertisements or advertising hoardings should not exceed 25 percent of the ground floor wall area on the façade the sign is placed.

## **Public Notification**

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 The public notification requirements for development are specified in each zone and in [Table Un/8](#) subject to the following:
  - (a) where a development is comprised of a number of components and each of those components are assigned to either Category 1 or Category 2 or a combination of both Categories under the relevant zone provisions, [Table Un/8](#) or Schedule 9 to the *Development Regulations 2008*, the development is assigned as follows:
    - (i) where each component is assigned to Category 1 the development is assigned to Category 1; and
    - (ii) where each component is assigned to Category 2 or where the components of the development are a combination of Category 1 and Category 2 the development is assigned to Category 2; and
  - (b) a reference to a particular kind of development expressed in the singular also means the plural and vice versa.

## Regulated and Significant Trees

### OBJECTIVES

- Objective 1:** The conservation of regulated trees that provide important aesthetic and/or environmental benefit.
- Objective 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.
- Objective 3:** The preservation of significant trees in The City of Unley which provide important aesthetic and environmental benefit.

Trees are a highly valued part of the Metropolitan Adelaide and Unley environment and are important for a number of reasons including high aesthetic value, preservation of bio-diversity, provision of habitat for fauna, and preservation of original and remnant vegetation.

While indiscriminate and inappropriate significant tree removal should be generally prevented, the preservation of significant trees should occur in balance with achieving appropriate development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Regulated Trees

- 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.

#### Significant Trees

- 4 The trees listed in the "Significant Trees Register" identified in [Table Un/9](#) together with any others controlled by Development Regulations are designated as significant trees. This designation extends to all parts of the root system, trunk, canopy and other parts of each tree, including those parts which have grown since the initial designation of the tree as a significant tree.

- 5** Development should be designed and undertaken to retain and protect significant trees and advice should be obtained from suitably qualified persons with regard to such retention and protection
- 6** Where a significant tree or significant tree grouping:
- (a) makes an important contribution to the character or amenity of the local area, or
  - (b) forms a notable visual element to the landscape of the local area, or
  - (c) contributes to habitat value of an area individually, or provides links to other vegetation which forms a wildlife corridor

development should be designed and undertaken to retain and protect such significant trees and to preserve these attributes.

- 7** Development should be undertaken with the minimum adverse affect on the health of a significant tree.
- 8** Significant trees should be preserved and tree damaging activity should not be undertaken unless:
- (a) in the case of tree removal;
    - (i) the tree is diseased and its life expectancy is short; or
    - (ii) the tree represents an unacceptable risk to public or private safety; or
    - (iii) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been determined to be ineffective; or
    - (iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring; or
  - (b) in any other case;
    - (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; or
    - (ii) the work is required due to unacceptable risk to public or private safety; or
    - (iii) the tree is shown to be causing, or threatening to cause damage to a substantial building or structure of value; or
    - (iv) the aesthetic appearance and structural integrity of the tree is maintained; or
    - (iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activities occurring.

- 9** Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether such work takes place on the site of the tree or otherwise) within a distance equal to the under-tree canopy of a significant tree, should only be undertaken where the aesthetic appearance, health and integrity of the significant tree, including its root system, will not be adversely affected.

- 10** Land should not be divided where the division and subsequent fencing, boundary definition, roads, buildings or structures would be likely to result in a substantial tree-damaging activity occurring to a significant tree, or significant tree grouping.

- 11** Where development is to take place in respect of, or in close proximity to, a significant tree (whether such development takes place on the site of the tree or otherwise) that tree should be protected by appropriate measures during the course of the development. In particular, the area in which the tree's branches and roots are located should be protected by the erection of a secure fence prior to commencement of any work on site to prevent and disturbance to such area, for example by compaction, excavation, filling or contact causing damage to branches.
- 12** Temporary fencing erected for the protection of a tree designated as a significant tree during construction and development activity to appropriate standards of practice should:
- (a) consist of a minimum 2.0 metre high solid, chain mesh, steel or similar fabrication with posts at maximum 3.0 metre intervals;
  - (b) incorporate on all sides a clearly legible sign displaying the words "Tree Protection Zone";
  - (c) not be erected closer to the tree than a distance equal to half of the height of the tree or the full width of the branch spread (whichever is the lesser).

## Renewable Energy

### OBJECTIVES

- Objective 1:** The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- Objective 2:** Renewable energy facilities located, sited, designed and operated to avoid or minimise adverse impacts and maximise positive impacts on the environment, local community and the State.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Renewable energy facilities, including wind farms, should be located, sited, designed and operated in a manner which avoids or minimises adverse impacts and maximises positive impacts on the environment, local community and the State.
- 2** Renewable energy facilities, including wind farms, and ancillary developments should be located in areas that maximise efficient generation and supply of electricity.
- 3** Renewable energy facilities, including wind farms, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) should be located, sited, designed and operated in a manner which:
  - (a) avoids or minimises detracting from the character, landscape quality, visual significance or amenity of the area;
  - (b) utilises elements of the landscape, materials and finishes to minimise visual impact;
  - (c) avoids or minimises 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/occupiers, road users and wildlife by way of:
    - (i) shadowing, flickering, reflection and blade glint impacts;
    - (ii) noise;

- (iii) interference to television and radio signals;
- (iv) modification to vegetation, soils and habitats; and
- (v) bird and bat strike.

## Residential Development

### OBJECTIVES

- Objective 1:** Safe, convenient, sustainable and healthy living environments.
- Objective 2:** Preservation and enhancement of the existing character within historic conservation and streetscape character zones and policy areas through contextual design and conservation measures that promotes the retention of buildings and the sensitive re-development, alterations, additions and adaptive re-use of buildings.
- Objective 3:** Higher dwelling densities yielded from sensitive and well designed residential infill and comprehensive residential redevelopment of selected living areas outside those zones or policy areas of identified historic conservation and streetscape character.
- Objective 4:** A diversity of housing to meet the needs and preferences of the community.
- Objective 5:** Residential areas free of incompatible uses and activities.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Design and Appearance

- 1 The design and appearance of buildings and their surrounds should respect the contextual qualities of the locality and be consistent with the desired character for the zone or policy area and therefore should have regard to:
  - (a) site dimensions and configurations;
  - (b) street and boundary setbacks;
  - (c) site coverage;
  - (d) private and communal open space;
  - (e) building form, scale, mass and height;
  - (f) building orientation to public streets;
  - (g) building facades and detailing;
  - (h) roof form and pitch;
  - (i) fences, walls and landscaping;
  - (j) overlooking and overshadowing;
  - (k) noise;
  - (l) access and car parking;
  - (m) site facilities and storage.

### Site Dimensions and Configurations

- 2 A dwelling site should have:
- sufficient dimensions (street frontage width and site area) to accommodate a dwelling which enjoys a setback from its street frontage and adjoining properties, together with suitable land for useable private open space to the rear of the dwelling, landscaping, vehicle parking and domestic storage and functional needs;
  - a site area and dimensions consistent with the typical ranges prescribed under the zone, policy area or relevant locality in order to make a positive contribution to the desired character.
- 3 A dwelling site should be primarily rectangular in shape and a hammerhead configuration should:
- be avoided where it is incompatible with the prevailing streetscape pattern of development within the locality;
  - not create multiple access points onto a road that would adversely affect the amenity or functionality of the locality;
  - allow adequate site area to allow for access and egress to and from the site in a forward direction.
- 4 The site of any dwelling should be proportioned such that its depth is equal to or exceeds its width and in any event is no less than 20 metres (excluding the handle of a hammerhead site).

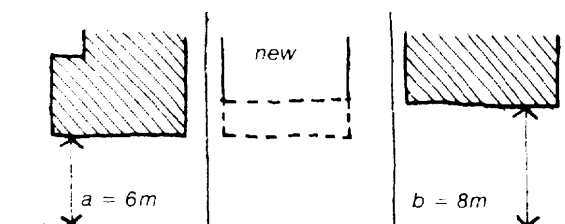
### Street and Boundary Setbacks

- 5 A dwelling should be setback from allotment boundaries to:
- contribute to existing streetscape character and be compatible with the desired streetscape character as described for the zone or policy area;
  - reduce the appearance of building bulk by progressively increasing setbacks as height increases;
  - allow for adequate provision for front yard landscaping, driveways, private open space and outdoor utility areas.

### Public Road

#### Dwellings

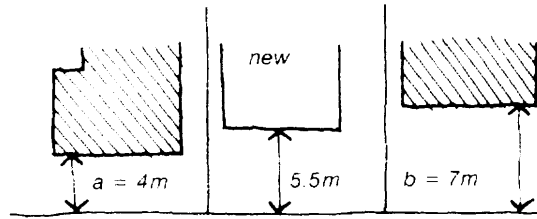
- 6 Except where specified in a particular zone, policy area or precinct, a dwelling should be setback from the primary street frontage:
- where adjacent dwellings have reasonably consistent setbacks (difference is less than 2 metres), the same distance as one or the other of the adjacent dwellings.



When  $b - a \leq 2$ ,  
set-back of new dwelling =  $a$  or  $b$



- (b) where adjacent setbacks are variable (difference of greater than 2 metres) the average of the setbacks of adjoining buildings.



When  $b - a > 2$ ,  
set-back of new dwelling  $\geq (a + b) \div 2$

- 7 Except where specified in a particular zone, policy area or precinct, a dwelling setback from its secondary street frontage should be in accordance with the following parameters:

Height of building (metres)	Width of site to primary street frontage (metres)	Minimum setback to secondary street frontage (metres)
≤4	≤10	1
	>10	2
>4 – 7	≤10	2.5
	>10	4
>7	≤10	5
	>10	6

#### *Garages, carports and outbuildings*

- 8 A garage, carport or outbuilding should be setback from the primary street frontage:
- at least 1.0 metres further than the setback of the associated dwelling;
  - no closer than the front alignment of walls of the associated dwelling if the dwelling incorporates street facing attached verandahs, porticos and similar structures;
  - at least 5.5 metres where a car parking space is required within the driveway.
- 9 A carport only, may be located forward of the dwelling where the existing exceptional site circumstances prevent the practical undertaking of its construction at the rear of the site or behind the front dwelling wall, providing it does not unreasonably diminish the streetscape presence of the dwelling and the following parameters are met:
- a single width and permanently open on all sides;
  - setback no less than half the setback of the nearest adjacent dwelling.
- 10 A garage, carport or outbuilding should be setback no less than 1 metre from its secondary street frontage.

#### **Public Lane**

##### *Dwellings and outbuildings*

- 11 Where a site adjoins a public lane, no wider than 6.10 metres, vested in Council, and performs as a secondary road to the majority of abutting properties in that lane, no building setback is

required, other than where direct pedestrian doorway access or windows are provided then appropriate setbacks should be provided.

#### *Garages and carports*

- 12** Garages and carports accessed from a public lane should be sited and designed to provide safe and functional vehicle access in accordance with relevant Australian Standards AS 2890.1 for vehicle turning and manoeuvring.

#### **Side and Rear Boundaries**

##### Dwellings

- 13** Except where specified in a relevant zone or policy area, dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to minimise massing and overshadowing impacts to adjoining properties and should be in accordance with the following parameters:

<b>Building height from ground level of the adjoining affected land (metres)</b>	<b>Site area (square metres)</b>	<b>Minimum side boundary setback (metres)</b>	<b>Minimum rear boundary setback (metres)</b>
≤4	≤300	1	3
	>300	1	5
>4 – 7	≤300	2	6
	>300	3	8
>7	≤300	3 (plus half the equivalent increase in building height over 7m)	6 (plus the equivalent increase in building height over 7m)
	>300	4 (plus the equivalent increase in building height over 7m)	8 (plus the equivalent increase in building height over 7m)

- 14** Dwellings sited on side boundaries (other than on secondary road frontages) should be located and limited in length and height to maintain visual amenity and allow adequate provision of natural light to adjacent properties (habitable room windows and private open space) and should be in accordance with the following parameters:

- (a) the same or lesser length and height dimensions of any abutting boundary wall;
- (b) setback at least 1 metre behind the main face of the associated dwelling and the nearest adjoining dwelling;
- (c) up to 3 metres above ground level and a maximum length of 9 metres (including all other attributable boundary walls) or 50 percent of the boundary length that is not forward of the dwelling, whichever is the lesser amount;
- (d) developed along one side boundary only with the other side setback of no less than 1 metre or as prescribed;
- (e) not within 0.9 metres of a habitable room window of an adjacent dwelling.

#### *Garages, carports, verandahs, pergolas, outbuildings and like structures*

- 15** Garages, carports, verandahs, pergolas, outbuildings and like structures should be sited and designed to be ancillary to the dwelling and not visually dominate the locality and should:

- (a) site any solid wall at least 600 millimetres off the boundary or on the boundary
- (b) site boundary walls immediately abutting other adjacent walls and have the same or lesser length and height
- (c) have a minimum setback of 1.8 metres for solid walls or a minimum setback of 0.9 metres for an open sided structure to a habitable room window of an adjacent dwelling
- (d) have a minimum distance of 3 metres to any other attributable walls on the boundary
- (e) be sited clear of easements and the canopy of significant trees, where practicable.

### Site Coverage

- 16** A dwelling site should be provided with sufficient space that is not covered by roofed buildings so as to provide:
- (a) front, side and rear setbacks appropriate for the desired character of the locality;
  - (b) private open space and landscaping;
  - (c) entry of natural light;
  - (d) permeable surfaces to allow for on-site water harvesting;
  - (e) pedestrian and vehicle access and parking;
  - (f) storage and clothes drying area/s.
- 17** Roofed buildings (excluding verandahs and eaves up to 2 metres in width or garden structures up to 10 square metres in area) should:
- (a) cover no more than 50 percent of the area of the site (excluding the area of the handle of a hammerhead allotment, any right of way or any shared driveway access)
  - (b) together with the impervious areas (private driveways, car parking spaces, paths and outdoor entertainment areas) cover no more than 70 percent of the site.
- 18** Within the Residential Streetscape Zone and the Residential Zone the total floor area of above ground floor levels should not exceed 50 percent of the total ground floor area of a dwelling.

### Private and Communal Open Space

- 19** Private and communal open space should be provided as part of a residential development to:
- (a) create outdoor living areas;
  - (b) provide 'soft' landscapes within an urban setting;
  - (c) allow reasonable entry of natural light;
  - (d) provide opportunities for permeable areas to allow for on-site water harvesting and aquifer recharge;
  - (e) facilitate landscaping, food production and backyard biodiversity.
- 20** Private open space should be provided for each dwelling and sited and designed to be:
- (a) located adjacent or behind the primary street facing building facade and be exclusive of storage areas, outbuildings, carports, driveways, parking spaces and roofed pergolas and associated structures;

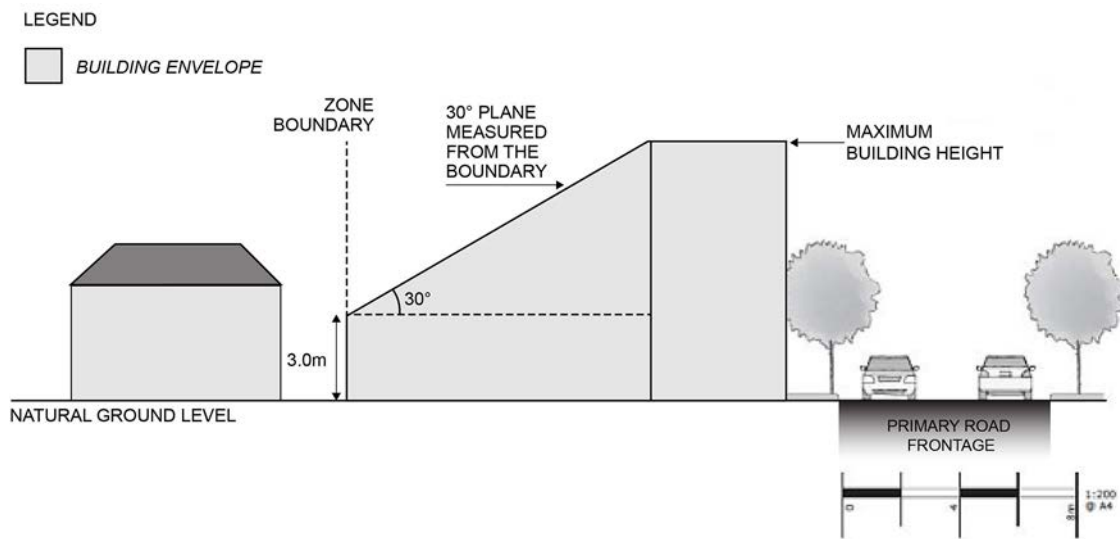
- (b) screened from public areas and adjoining properties with fencing of not less than 1.8 metres above finished ground level;
  - (c) sited to receive direct winter sunlight;
  - (d) of sufficient area with a minimum of 20 percent of the site area (>300 square metre site area per dwelling) and 35 square metres (≤300 square metres site area per dwelling) within a residential zone and 20 square metres for each site within a non-residential zone;
  - (e) useable for residents and visitors with a minimum of 4 metres (residential zone) and 3 metres (non-residential zone) in any one direction, a maximum grade of 1:10, and directly accessible from a habitable room.
- 21** Communal open space shared by more than one dwelling should be provided on-site for medium and higher density development without direct access to ground level private outdoor living areas and sited and designed to be:
- (a) screened from public areas and adjoining properties by fencing to a height of no less than 1.8 metres above finished ground level;
  - (b) capable of receiving direct winter sunlight and good natural daylighting;
  - (c) only located on elevated gardens or roof tops where acoustic, safety, visual privacy and amenity issues have been addressed;
  - (d) of sufficient area with no less than 25 square metres for each dwelling (residential zone) and 15 square metres for each dwelling (non-residential zone) in combination with indoor communal facilities provided to supplement the primary outdoor living spaces;
  - (e) safe, convenient and usable space for residents and visitors with a minimum dimension of 4 metres (residential zone) and 3 metres (non-residential zone) in any one direction.
- 22** Private and communal open space may also include balcony areas, roof patios and similar structures provided the area:
- (a) is screened to 1.7 metres high;
  - (b) has a minimum dimension of 2 metres;
  - (a) has at least 70 percent uncovered by roofed structures.

### **Building Form, Scale, Mass and Height**

#### *General*

- 23** Building form, scale, mass and height should be compatible with development in the locality and in particular the desired character and built form parameters for the zone or policy area.
- 24** Development should be sited and designed to minimize negative visual impacts on existing and potential future land uses that are considered appropriate in the locality.
- 25** To minimise impacts at the interface with lower scale sensitive development, buildings of 3 storeys or more (or heights greater than 7 metres) should be constructed within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above ground level (of the adjoining affected land) at the zone or Policy Area boundary (except where this boundary is the primary road frontage), as illustrated in **Figure 1**:

Figure 1



- 26** Buildings on hammerhead allotments or the like should be designed to maintain the privacy and amenity of adjoining properties.
- 27** Within residential zones (other than the Residential Regeneration Zone), sites greater than 5000m<sup>2</sup> should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities higher than, but compatible with, adjoining residential development.
- 28** Within residential zones on sites for existing or proposed aged care housing, supported accommodation or institutional housing, minor ancillary non-residential services may be included providing that the development interface is compatible with adjoining residential development.

#### *Garages and carports*

- 29** Garages and carports facing the street (excluding public lanes) should reinforce the prominence of the associated dwelling in the streetscape, and be compatible with the prevailing built form within the zone and locality, and in any case:
- (a) have a roof form that visually distinguishes between the garage/carport and the main dwelling and should not be in the form of an extension to the main roof line of the associated dwelling;
  - (b) be compatible with, but substantially subservient in scale, mass and height to, the associated dwelling and adjacent dwellings;
  - (c) have a width of no greater than 30 percent of the site width or a maximum garage or carport width of 6.5 metres, whichever is the lesser amount;
  - (d) reduce the scale of wide garages by the adoption of one or more of the following design measures:
    - (i) single width doors horizontally separated by no less than 300 millimetres;
    - (ii) limiting double width garage openings to no wider than 5 metres;
    - (iii) increased setback behind the main façade of the associated dwelling or sited and designed to be obscured or partially obscured from the streetscape.

### *Outbuildings and like structures*

- 30** Outbuildings and like structures should be sited and designed to be ancillary to the dwelling and not visually dominate the locality by having:
- (a) a maximum wall height of 3 metres and roof height of 5 metres (sited at least 2 metres from the side boundary) above ground level;
  - (b) a maximum wall length of 8 metres for solid walls and 12 metres for open-sided structures (including all other boundary walls) or no longer than 50 percent of the boundary length behind the front face of the dwelling, whichever is the lesser amount;
  - (c) a total floor area not exceeding 80 square metres or 10 percent of the site, whichever is the lesser amount.

### **Building Orientation to Public Streets**

#### *Dwellings*

- 31** Dwellings adjacent to streets should be designed so that the front doorway and main façade of the dwellings faces toward the primary road frontage and should be clearly visible to visitors. Where this is not practicable, the design of the development should respect the rhythm of the building form and provide visual interest to the streetscape.

### **Building Facades and Detailing**

- 32** The appearance of buildings should be of high quality, visual massing of facades minimised and external fixtures integrated through design methods that have regard to:
- (a) colour finishes;
  - (b) building materials and textures;
  - (c) façade detailing and proportions of solid walling and window and other building penetrations or voids;
  - (d) articulation of walls and roofs and use of verandahs and eaves;
  - (e) minimizing the visual intrusiveness of structures such as antennae, wind turbines, satellite dishes and air conditioners and other plant and equipment located on roofs or parapet wall levels;
  - (f) the careful siting and design of ancillary buildings to be recessive features and not dominate or conflict with the main dwelling.

### **Roof Form and Pitch**

- 33** Buildings should be designed to incorporate well designed roofs that:
- (a) reinforce the desired character of the locality, as expressed in the relevant zone or policy area;
  - (b) protect reasonable skyline and local views;
  - (c) contribute to the architectural quality of the building;
  - (d) are articulated into smaller roof elements where there would otherwise be excessive roof volume and mass, particularly on large buildings;
  - (e) create minimal glare;
  - (f) facilitate discrete solar energy collection; and

- (g) provide opportunities for roof top gardens and/or communal open space in higher density developments.

**34** Where prevailing roof forms in the locality are consistent with the desired character of the zone or policy area, new roof forms should complement the form and pitch of such roofs. In these circumstances, flat roofs or monopitch roofs may be inappropriate.

### **Fencing, Walls and Landscaping**

**35** Fences and walls that form part of a development should be designed to:

- (a) maintain attractive streetscapes, clearly define the boundary between public and private property, and enhance safety and surveillance by incorporating:
  - (i) low solid fencing of up to 1.2 metres high (measured from ground level);
  - (ii) substantially open front fencing (greater than 50 percent transparent) to 2 metres high (measured from finished ground levels or the lower of the two adjoining finished ground levels) that complements the associated development;
- (b) minimize noise and associated nuisances from adjacent major collector and arterial roads through the use of:
  - (i) solid structures that do not exceed 2 metres in height (measured from finished ground levels or the lower of the two adjoining finished ground levels);
  - (ii) materials and designs that complement the associated development, its prevailing or desired streetscape character, and provide visual interest;
- (c) ensure adequate visibility and driver sight lines at intersections with a maximum wall height of 1 metre extending 6 metres in both directions of a corner allotment;
- (d) provide visual interest and relief by incorporating articulation or other detailing every 5 metres where there is a large expanse of solid fencing facing the street or in public view;
- (e) create visual privacy between properties on side and rear boundaries behind the front building façade through the use of light weight and visually impermeable boundary fences or structures that do not exceed 2.1 metres in height (measured from finished ground levels or the lower of the two adjoining finished ground levels);
- (f) provide structures that are semi visually impermeable (greater than 50 percent open) such as lattice extensions above solid boundary fences to a total height of 2.8 metres (measured from finished ground levels or the lower of the two adjoining finished ground levels) in circumstances where it does not adversely affect the visual amenity of the locality nor reasonable access to sunlight of adjoining land.

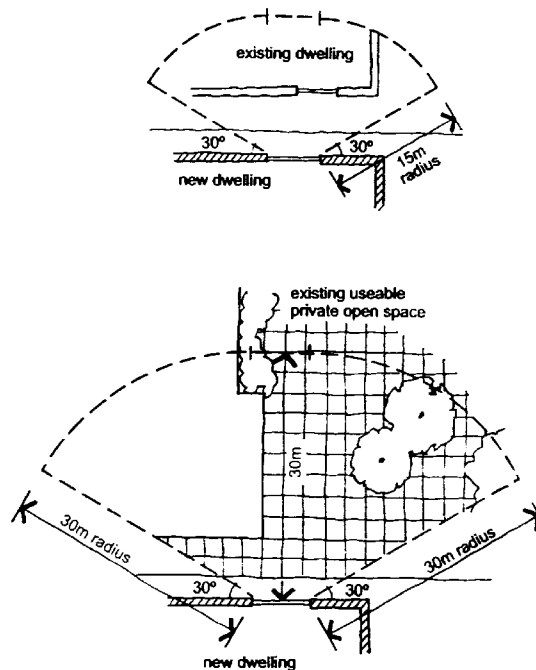
**36** Landscaping should be provided as part of a development to:

- (a) contribute to the typical garden setting and streetscape character within front yards;
- (b) soften and complement the scale of the built form, retaining walls, driveways and common parking areas;
- (c) screen storage, service and parking areas;
- (d) complement existing vegetation;
- (e) provide opportunities for on-site water harvesting;
- (f) promote the use of low water use plants such as local native plants where practicable.

- 37 Landscaping should be provided along both sides of access driveways serving more than one dwelling at a minimum width of 1 metre.

### Overlooking

- 38 Direct overlooking from upper level (above ground floor level) habitable room windows and external balconies, roof patios, terraces and decks to habitable room windows and useable private open space of other dwellings should be minimised through adoption of one or more of the following:
- building layout;
  - location and design of windows, balconies, roof patios and decks;
  - screening devices;
  - adequate separation distances;
  - existing landscaping and supplementary screen tree planting.
- 39 To maintain a reasonable level of visual privacy to adjacent residential properties the following measures are sought:
- orientate and stagger windows and upper level viewing areas to prevent direct views into adjoining property indoor and outdoor living areas;
  - obscure viewing by raising window sills or incorporating obscure glass windows to a height at least 1.7 metres above floor level;
  - use permanently fixed external screening devices such as screens, fences, wing walls, panels, planter boxes or similar measures adequate to restrict 120 degree views;
  - provide a separation distance of 15 metre radius to windows of habitable rooms in potentially impacted dwellings and 30 metre radius to private open space as described in the Figure below;
  - incorporate plants capable of providing and seasonally sustaining a privacy screen.



*Area likely to be primarily affected by overlooking from upper level windows, balconies and decks.*



- 40** Decks and finished levels adjacent to pools/spas have a maximum finished height of 0.5 metres above ground level within 5 metres of a property boundary and 1.5 metres above ground level elsewhere on the site, subject to adequate screening to minimise overlooking into adjoining properties.

### Overshadowing and Natural Light

- 41** Development should allow direct winter sunlight access to adjacent residential properties and minimise the overshadowing of:
- living room windows, wherever practicable;
  - the majority of private open space areas, communal open space and upper level balconies that provide the primary open space provision;
  - roof areas, preferably north facing and suitable for the siting of at least 4 solar panels on any dwelling;

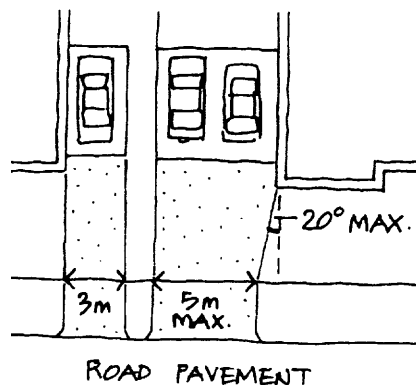
or where such affected areas are already shaded, the additional impact should not significantly worsen the available sunlight access.

- 42** To ensure an adequate level of daylight and outlook, light wells and similar devices should not be relied on as the primary source of daylight for habitable rooms.

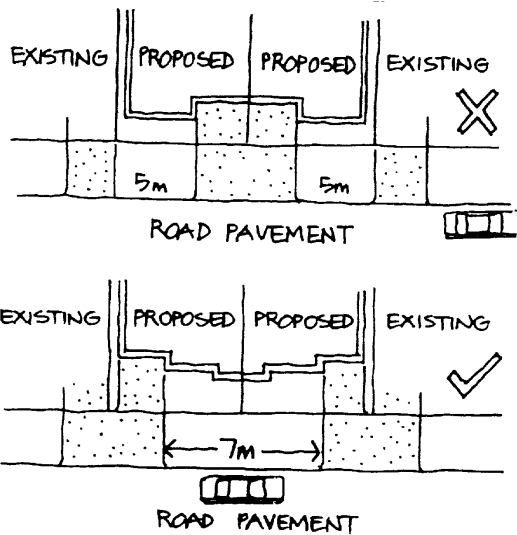
### Access and Car Parking

#### Driveways

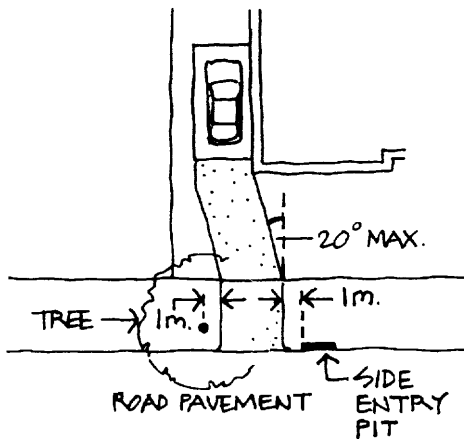
- 43** Driveways and cross-overs should be located and designed to:
- provide safe and convenient access for users, including appropriate dimensions and grades;
  - provide adequate space for vehicles to park, manoeuvre on-site and to allow vehicles to enter and exit in a forward direction on sites with common driveways;
  - provide appropriate access points to allow for adequate sight distances, separated to allow for on-street car parking spaces, located away from intersections to avoid adverse effects on traffic safety and avoid compromising existing infrastructure and street trees;
  - reinforce or contribute to attractive streetscapes by minimising the width, number and straight line lengths of driveways;
  - to allow for infiltration of surface water into the ground through the use of measures such as permeable paving.



Where narrowing of the driveway is required, the deviation angle does not exceed 20 degrees



Crossovers located to create on-street parking opportunities



Crossovers should have a 1m clearance to street trees, stobie poles and stormwater side entry pits

44 Access driveway pavements should be constructed in accordance with the following parameters:

Number of dwellings served by the driveway	Minimum width of driveway within 6 metres of the front boundary (metres)	Minimum width beyond the first 6 metres (metres)
1-2	3	3
3-7	5	3
>7	6	5

The access driveway is to widen to 5 metres for a distance of 7 metres every 25 metres measured from the front property boundary or another passing point, to enable the passing of vehicles.

Car Parking

45 The number of car parking spaces should be provided in accordance with [Table Un/5](#).

**46** Site car parking may be varied according to the projected needs of users and taking account of the:

- (a) type of housing, particularly affordable and supported accommodation;
- (b) availability and 'after-hours' agreement to use shared non-residential car parking spaces within close walking distance of the dwellings;
- (c) availability of public transport in close proximity to the dwellings;
- (d) availability of on-street parking;

but disregarding infrequent, high-visitation events (eg, parties, garage sales, auctions etc).

**47** Garages and carports should have minimum internal dimensions in accordance with the following parameters:

- (a) 3 metres by 6 metres for a single vehicle;
- (b) 5.8 metres by 6 metres for two vehicles.

**48** The design of car parking spaces and access ways should be provided in accordance with Australian Standards 2890.1 (latest version).

**49** Development and driveway cross-overs that reduce available on-street parking in front of a site to less than 1 space per 2 dwellings should address any shortfall with additional on-site visitor spaces.

### **Swimming Pools and Outdoor Spas**

**50** Swimming pools, outdoor spa baths and ancillary equipment and structures should be designed and located so as to protect the privacy and visual and acoustic amenity of adjoining residential occupiers and should be constructed in accordance with the following parameters:

- (a) located at least 1.5 metres from any adjoining residential property boundary;
- (b) ancillary pool and spa equipment is located within a sound attenuated enclosure and located at least 5 metres from a habitable room window in an adjoining residential building;
- (c) have a maximum finished height above ground level of 0.5 metres for in-ground pools/spas and 1.5 metres for above-ground pools/spas.

### **Site Facilities and Storage**

**51** Refuse and storage areas for a dwelling on an individual allotment should incorporate adequate area for recycling and waste collection and be limited to those items that are ancillary to residential living and for this purpose such areas should be:

- (a) a minimum of 2 square metres;
- (b) readily accessible;
- (c) sited and designed to minimise any detrimental impacts to adjoining properties and the streetscape.

**52** Site facilities for group dwellings and residential flat buildings should include:

- (a) a common mailbox structure located close to the major pedestrian entrance to the site;
- (b) garbage and recyclable material storage areas;

- (c) for dwellings which do not incorporate ground level open space:
  - (i) an external clothes drying area;
  - (ii) a safe and secure bicycle storage and parking area;

which is readily accessible to each dwelling and complement the development and streetscape character.

### **Affordable Housing**

- 53** Development on sites with greater than 20 dwellings should include a minimum 15 percent of residential dwellings for affordable housing.
- 54** Affordable housing should be preferentially located in close proximity to centres, public transport stops and public open space whilst avoiding an over-concentration within a particular area.

### **Dependent Accommodation**

- 55** Dependent accommodation should only be developed on the site of an existing dwelling where:
  - (a) the site of the existing dwelling is greater than 600 square metres;
  - (b) the accommodation is located on the same allotment as the associated dwelling;
  - (c) the accommodation has a small floor area relative to the main dwelling and does not exceed 60 square metres;
  - (d) outdoor space of at least 120 square metres is available to be shared by both residences;
  - (e) on-site car parking is maintained for the existing dwelling and an additional space provided for exclusive use by occupants of the dependent accommodation;
  - (f) the additional accommodation continues the architectural style and general appearance of the main dwelling.

### **Supported Accommodation**

- 56** 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 transport;
  - (b) located where the on-site slope allows for convenient on-site movement;
  - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy;
  - (d) of a streetscape appearance that reflects the scale and pattern of dwellings and/or the streetscape character of its locality.
- 57** Supported accommodation and housing for seniors should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
  - (a) communal areas and private spaces;
  - (b) useable indoor and outdoor 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 small electric powered vehicles, boats, trailers and caravans;
  - (e) mail boxes and waste disposal and recycling areas within easy walking distance of all dwellings or residential units.
- 58** 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.
- 59** Car parking associated with supported accommodation and housing for seniors should:
- (a) be conveniently located on site within easy walking distance of all dwellings or resident units;
  - (b) have adequate spaces provided for residents, service providers and visitors;
  - (c) include covered and secure parking for residents' vehicles;
  - (d) allow ease of vehicle manoeuvrability;
  - (e) be designed to allow the full opening of all vehicle doors;
  - (f) minimise the impact of car parking on adjacent residences from unreasonable visual intrusion and noise;
  - (g) be appropriately lit to enable safe and easy movement to and from vehicles.
- 60** Where security fencing and restricted key card or coded access gates are provided in a gated-style estate the location of associated entry point(s) should not impact on the safe and convenient flow of traffic and any speaker devices should minimise disturbance to any residential neighbours.

### **Multiple Dwellings**

- 61** Multiple dwellings (including lodging houses and backpackers accommodation) should be located close to public transport, public open space and community facilities or located within Centre, Mixed Use, or Office zones.
- 62** Multiple dwellings should comprise the following parameters:
- (a) a maximum of 8 residents within Residential Zones
  - (b) a minimum of 5 square metres indoor recreation space and 10 square metres outdoor recreation space provided for each resident.

## Telecommunications Facilities

### OBJECTIVES

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

Telecommunications facilities are an essential infrastructure required to meet the rapidly increasing community demand for communications technologies. To meet this demand there will be a need for new telecommunications facilities to be constructed.

The *Commonwealth Telecommunications Act 1997* is pre-eminent in relation to telecommunications facilities. The Telecommunications (Low-impact Facilities) Determination 1997 identifies a range of facilities that are exempt from State planning legislation. The development of low impact facilities to achieve necessary coverage is encouraged in all circumstances where possible to minimise visual impacts on local environments.

Where required, the construction of new facilities is encouraged in preferred industrial and commercial and appropriate non-residential zones. Recognising that new facility development will be unavoidable in more sensitive areas in order to achieve coverage for users of communications technologies, facility design and location in such circumstances must ensure visual impacts on the amenity of local environments are minimised.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Telecommunications facilities should:
  - (a) be located and designed to meet the communication needs of the community;
  - (b) utilise materials and finishes that minimise visual impact;
  - (c) have antennae located as close as practical to the support structure;
  - (d) primarily be located in industrial, commercial, business, office, centre, and rural zones;
  - (e) incorporate landscaping to screen the development, in particular equipment shelters and huts; and
  - (f) 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 or significant vistas.
- 2 Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.
- 3 Telecommunications facilities in areas of high visitation and community use should utilise, where possible, innovative design techniques, such as sculpture and art, where the facilities would contribute to the character of the area.
- 4 Telecommunications facilities should only be located in residential zones if sited and designed so as to minimise visual impact by:
  - (a) utilising screening by existing buildings and vegetation;
  - (b) where possible being incorporated into, and designed to suit the characteristics of an existing structure that may serve another purpose; and
  - (c) taking into account existing size, scale, context and characteristics of existing structures, land forms and vegetation so as to complement the local environment.

- 5 Telecommunications facilities should not detrimentally affect the character or amenity of Historic Conservation Zones or Policy Areas, Local Heritage Places, State Heritage Places, or State Heritage Areas.

## Transportation (Movement of People and Goods)

### OBJECTIVES

- Objective 1:** Control the movement of traffic within the city having regard to a hierarchy of roads in order to ensure compatibility between development adjacent to roads and the position of the road in the hierarchy.

The following arterial roads are of primary importance to metropolitan traffic movement:

Anzac Highway;  
Cross Road;  
Glen Osmond Road;  
Greenhill Road; and  
South Road.

The following arterial roads supplement the above arterial roads in catering for metropolitan traffic movement, but are of secondary importance to the above roads in this role:

Fullarton Road;  
Goodwood Road; and  
Unley Road.

The following major collector roads carry a small component of through traffic particularly during peak periods. Traffic restraint is necessary due to the impacts upon adjacent land use arising from through traffic on the road:

Duthy Street;  
George Street;  
East Avenue/Leah Street/Leader Street; and  
King William Road/Northgate Street/Victoria Avenue.

The following roads have a local crossing/collector function in that:

- (a) they fulfil a need to subdivide a local traffic area because, in one dimension at least, the area is too large to be reasonably circumnavigated by intra-suburban traffic; and/or
- (b) distribute traffic between the arterial roads and the local street system:

Albert Street;  
Arthur Street (Unley);  
Ferguson Avenue;  
Fisher Street;  
Forest Avenue;  
Mills Street;  
Mitchell Street;  
Park Street;  
Victoria Street; and  
Wattle Street.

All other local streets and roads have a main function of providing access to abutting property and are not designed to facilitate through traffic movement.

- Objective 2:** A network of roads, paths and tracks, to accommodate satisfactorily a variety of vehicular, cycle and pedestrian, traffic.

- Objective 3:** A safe and efficient vehicular and pedestrian movement system.

**Objective 4:** Safe and easy movement of pedestrians across arterial roads.

**Objective 5:** A comprehensive, integrated, and efficient, public and private transport system which will:

- (a) provide access to adequate transport services for all people, at an acceptable cost;
- (b) effectively support the economic development of metropolitan Adelaide and the State;
- (c) ensure a high level of safety; and
- (d) maintain the options for the introduction of suitable new transport technologies.

**Objective 6:** A compatible arrangement between land uses and the transport system which will:

- (a) ensure minimal noise and air pollution;
- (b) protect amenity of existing and future land uses;
- (c) provide adequate access; and
- (d) ensure maximum safety.

**Objective 7:** A form of development adjoining main roads which will:

- (a) ensure traffic can move efficiently and safely;
- (b) prevent large traffic-generating uses outside designated shopping/centre zones;
- (c) provide for adequate off-street parking; and
- (d) provide limited and safe points of access and egress.

**Objective 8:** A high degree of visibility at intersections for drivers of motor vehicles entering arterial roads.

**Objective 9:** The retention of all present road reserve widths in the city, other than in respect of arterial roads.

Due to the magnitude of impacts that road widening has upon properties abutting roads affected by these actions, widening of arterial roads should only take place where detailed investigations of both local and regional needs indicate such widening is desirable.

**Objective 10:** Non-local traffic utilizing the arterial road system, and not local streets.

**Objective 11:** Development located and designed to direct traffic away from local crossing/collector roads and local streets, and the improvement of the environment of these classes of streets.

**Objective 12:** A co-ordinated and integrated bicycle movement system which complements other vehicles movement systems.

**Objective 13:** Off-street parking areas able to cater for the demands of existing and proposed development in Office, Mixed Use and Centre Zones.

The main elements of the transport system are shown on [Map Un/1 \(Overlay 1\)](#).



## PRINCIPLES OF DEVELOPMENT CONTROL

### General

- 1 Development adjacent to every road and street should conform with the objectives relating to movement of people and goods and be compatible with the hierarchy of roads shown on [Map Un/1 \(Overlay 1\)](#).
- 2 Where traffic control works, public works or facilities are required as a direct result of a development, the cost of such works or facilities should be borne by the developer.
- 3 Development should:
  - (a) provide safe and convenient access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles;
  - (b) include access points located and designed in such a way as to minimise traffic hazards, vehicle queuing on public roads and intrusion of vehicles into adjacent residential areas; and
  - (c) provide off-street loading, service and vehicle manoeuvring areas.
- 4 The number, location and design of access points onto the arterial roads shown on [Map Un/1 \(Overlay 1\)](#) should be such as to minimise traffic hazards, queuing on the roads, right turn movements and interference with the function of intersections, junctions and traffic control devices.

### Cycling and Walking

- 5 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, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 6 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with:
  - (a) open space networks, recreational trails, parks, reserves, and sport and recreation areas;
  - (b) Adelaide's principal cycling network (Bikedirect), which includes arterial roads, local roads and off-road paths.
- 7 New developments should give priority to and not compromise existing designated bicycle routes.
- 8 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 9 Development 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) bicycle parking facilities provided at the rate set out in [Table Un/6](#) – Off-street Bicycle Parking requirements for Mixed Use, Corridor and District Centre Zones.
- 10 On-site secure bicycle parking facilities should be:
  - (a) located in a prominent place;

- (b) located at ground floor level;
- (c) located undercover;
- (d) located where surveillance is possible;
- (e) well lit and well signed;
- (f) close to well used entrances;
- (g) accessible by cycling along a safe, well lit route.

**11** Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

### **Access**

**12** Development should have direct access from an all-weather public road.

**13** Development should be provided with safe and convenient access which:

- (a) avoids unreasonable interference with the flow of traffic on adjoining roads
- (b) provides appropriate separation distances from existing roads or level crossings
- (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
- (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

**14** Development should not restrict access to publicly owned land such as recreation areas.

**15** The number of vehicle access points onto arterial roads shown on Strategic Transport Routes [Maps Un/1 \(Overlay 4a and 4b\)](#) should be minimised and, where possible, access points should be:

- (a) limited to local roads (including rear lane access)
- (b) shared between developments.

**16** Development with access from arterial roads or roads as shown on Strategic Transport Routes [Maps Un/1 \(Overlay 4a and 4b\)](#) should be sited to avoid the need for vehicles to reverse onto or from the road.

**17** Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:

- (a) signalised intersections
- (b) heavy vehicles
- (c) street lighting
- (d) overhead electricity lines
- (e) street trees
- (f) bus stops.

**18** 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 surface runoff
- (d) avoid the removal of existing vegetation
- (e) be consistent with Australian Standard AS 2890 Parking facilities.

### **Parking Area - Design, Location and Provision**

**19** Development should provide sufficient off-street parking to accommodate resident, visitor, customer, employee, and service vehicles.

**20** Off-street vehicle parking should be in accordance with [Table Un/5](#) Off Street Vehicle Parking Requirements.

**21** Car parking areas should:

- (a) be located and designed in such a way as to ensure safe and convenient pedestrian access from vehicles to facilities; safe and convenient traffic circulation; include adequate provision for manoeuvring into and out of parking bays, and, in the case of centre-type development, result in minimal conflict between customer and service vehicles; and
- (b) be designed so as to obviate the necessity for vehicles to back onto public roads.

**22** Individual parking areas should, wherever possible, be so located and designed that:

- (a) vehicular movement between them does not require the use of public roads; and
- (b) the number of access points is minimised.

**23** Development should provide the opportunity for the shared use of car parking and integration of car parking areas with adjacent development so as to reduce the total extent of car parking areas.

**24** Development providing 25 or more car parking spaces should provide at least one car parking space in every 25 spaces for the use of the disabled, up to a maximum of five spaces. (See [Table Un/5](#)).

**25** Parking for the disabled should be allocated and located within a short distance and convenient to major building entrances, ramps and other pedestrian access facilities useable by disabled people.

### **Vehicle Parking for Mixed Use, Corridor and District Centre Zones**

**26** Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand.

**27** Loading areas and designated parking spaces for service vehicles should:

- (a) be provided within the boundary of the site;
- (b) not be located in areas where there is parking provided for any other purpose.

**28** Vehicle parking spaces and multi-level vehicle parking structures within buildings should:

- (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages;

- (b) complement the surrounding built form in terms of height, massing and scale;
- (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.

**29** In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

### **Undercroft and Below Ground Garaging and Parking of Vehicles**

**30** Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:

- (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties;
- (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist 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 to undercroft areas are integrated 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 (e.g. visual impact, building bulk, front setbacks relative to adjacent development).

**31** In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

### **Parking Area - Screening and Landscaping**

**32** Landscaping should be provided and maintained in order to screen, shade and enhance the appearance of car parking areas. To this end, grade level car parking areas should not be located closer than two metres to the street alignment and 1.2 metres to the common boundary of adjoining property located within a residential zone.

**33** To allow for adequate landscaping and screening, below ground level parking areas should:

- (a) be set-back from property boundaries a distance which is the lesser of the building set-back or:
  - (i) in the case of the primary road frontage, six metres;
  - (ii) in the case of the secondary road frontage, three metres; and
  - (iii) in the case of other boundaries, two metres;
- (b) ensure that the finished ground floor level of the building does not exceed a height of 1.3 metres, when measured from the lowest point of existing natural ground level on the site;
- (c) incorporate earth mounding or raised ground levels in the landscaping areas and/or screening structures adjacent to any opening between ground level and the underside of the building; and

- (d) be designed to comply with Australian Standard 2890.1 (Off Street Parking).

## Waste

### OBJECTIVES

- Objective 1:** Development that, in order of priority, avoids the production of waste, minimises the production of waste, re-uses waste, recycles waste for re-use, treats waste and disposes of waste in an environmentally sound manner.
- Objective 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 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 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) where the base of the lagoon would be below any seasonal water table.
- 9** Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

### **Waste Treatment Systems**

- 10** Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of 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 on-site wastewater treatment system/ re-use 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, waste or recycling depots 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.

## OVERLAYS

### Overlay – Affordable Housing

Refer to [Maps Un/1 \(Overlay 5a and 5b\)](#) that relates to this overlay. The following policies apply to the 'designated area' marked on the relevant Overlay Map.

#### INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

#### OBJECTIVES

- Objective 1:** Affordable housing that is integrated into residential and mixed use development.
- Objective 2:** Development that comprises a range of affordable dwelling types that caters for a variety of household structures.

#### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development comprising 20 or more dwellings should include a minimum of 15 percent affordable housing (as defined by the *South Australian Housing Trust Regulations 2010* as amended).

### Overlay – Strategic Transport Routes

Refer to [Maps Un/1 \(Overlay 4a and 4b\)](#) that relates to this overlay. The following policies apply to the 'designated area' marked on the relevant Overlay Map.

#### INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

#### OBJECTIVES

- Objective 1:** Development that recognises the importance of strategic transport routes and does not impede traffic flow or create hazardous conditions for pedestrians, cyclists or drivers of vehicles, including emergency services vehicles.

#### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development adjacent to a strategic transport route should:
  - (a) avoid the provision of parking on the main carriageway;
  - (b) be accessible via service roads, where possible, that provide:
    - (i) parking off the main carriageway;
    - (ii) a buffer from the main carriageway for pedestrian and cycle activity;
  - (c) not impede the potential for overhead cabling and associated infrastructure to be established in an existing or proposed tram corridor.
- 2 Vehicular site access should not be provided along the main street frontage where an alternative access is available.



- 3 Development adjacent kerbside bus stops should be set back to provide sufficient space for indented bus bays with associated hard stand area, shelter and a 1.2 metre wide continuous accessible path behind the bus shelter.

## Overlay – Noise and Air Emissions

Refer to [Maps Un/1 \(Overlay 3a, 3b and 3c\)](#) that relate to this overlay. The following policies apply to the 'designated area' marked on the relevant Overlay Map.

### INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

### OBJECTIVES

- Objective 1:** Protect community health and amenity from adverse impacts of noise and air emissions.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
  - (a) shield sensitive uses and areas through one or more of the following measures:
    - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas;
    - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source;
    - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met;
  - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable;
  - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

## RESIDENTIAL B200 ZONE

### Introduction

The desired character, objectives and principles of development control that follow apply in the Residential B200 Zone shown on [Maps Un/6, 7, 10 and 11](#). They are additional to those expressed for the whole of the council area.

### *Existing Features*

The Residential B200 Zone includes parts of the suburbs of Fullarton, Parkside and Clarence Park with substantial frontages to Fullarton Road and Cross Road in these respective areas.

The Fullarton - Parkside section of the Zone was subdivided in the period 1865 to 1875 with the Clarence Park area being developed much later in the 1903 to 1915 period. Allotment sizes in the Zone vary in the range of 400 to 800 square metres or more. Streets are laid out on the traditional grid pattern with a variety in street widths ranging from the wider Florence Street to much narrower local residential streets. Allotments vary in shape but are generally rectangular with frontages of 15 metres or more.

The zone incorporates land with frontage to major roads as well as other sites with good accessibility to public transport.

### Desired Character

The Zone will continue its historical role of providing a variety of detached and other types of housing with substantial infill and redevelopment occurring in the future. All types of single storey and two-storey housing development in this Zone should ensure that the character and levels of amenity of the locality enjoyed by existing residents is substantially maintained.

### *Housing Types*

A wide variety of housing will develop in the Zone in the future including:

- Residential flat buildings in localities already containing such development;
- Residential flat buildings and terrace house development on the major roads of Cross Road and Fullarton Road with noise-attenuated design;
- Detached and semi-detached dwellings on small allotments;
- Development and redevelopment of existing dwellings on larger allotments.

Development of two storey row dwellings, group dwellings and residential flat buildings will focus on the Emerson railway station on the Cross Road frontage and adjacent to retail and community centres.

Development in the Zone will reflect the siting, front boundary set-backs and side boundary set-backs, form and external appearance of attractive housing within the immediate locality. Development will desirably occur on amalgamated sites offering larger and more functional site layout opportunities and on sites containing unsound dwellings or incompatible land uses. Development adjacent to major roads will incorporate protection from traffic noise.

### *Streetscape*

Landscaping of development should be an important consideration in the Residential B200 Zone given the variety of planting and in some areas lack of substantial planting. Smaller allotment sizes are characteristic of much of the Zone and therefore large gardens with mature trees and extensive street tree planting are less common. With smaller allotments the built form and detailing of development and its appearance to the street becomes more important, with buildings tending to enclose or define spaces. Nevertheless, sufficient building set backs should be provided where appropriate to enable small trees to be planted in front gardens to enhance streetscape quality and environmental amenity.

## OBJECTIVE

**Objective 1:** Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily for dwellings of up to two storeys compatible in form, scale and design with existing positive elements of the character of the area.
- 2 Dwellings should have a site area of not less than 200 square metres (averaged for three or more dwellings sharing a common access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas.
- 3 Dwelling sites should have a primary street frontage and site width consistent with the typical ranges specified in the following table in order to make a positive contribution to the desired character:

### Required Minimum Street Frontage Width (Metres)

Detached	Semi-Detached	Row Dwelling	2 Dwellings	3 Dwellings	4 or more Dwellings
7.5	7	6	15	22	22

- 4 Development should be primarily accommodated by infill between existing sound and attractive dwellings or replacement of incompatible land uses and unsatisfactory dwellings.
- 5 Residential development should insulate its occupants from disturbance caused by existing non-residential land uses and traffic.
- 6 Development should provide for attractive front garden landscaping, including the planting of at least one tree per dwelling.

### Complying Development

- 7 Those kinds of development listed in [Table Un/7](#), together with the following kinds of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Residential B200 Zone, other than in respect to State or Local Heritage Places identified in [Table Un/3](#) or [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#):

The change of use of land, erection of a building, additions or alterations to, earthworks or any other construction for the purposes of:

Addition of not more than single-storey to a Detached, Semi-detached or Row Dwelling  
 Carport attached to an Existing Dwelling  
 Domestic Outbuilding of not more than single-storey  
 Fence  
 Garage attached to an Existing Dwelling  
 Outdoor Spa Bath  
 Recreation Area  
 Swimming Pool  
 Verandah attached to an Existing Dwelling

### Non-complying Development

- 8 All kinds of development are **non-complying** in the Residential B200 Zone other than:
  - (a) complying development whether meeting or not the relevant conditions in [Table Un/1](#); and

- (b) the following kinds of development (including combinations thereof, or more than one of a particular kind):

Advertisement  
Alteration and/or addition of not more than two storeys to an existing building or structure on its existing site  
Demolition  
Domestic Outbuilding of not more than two storeys  
Dwelling of not more than two storeys  
Dwelling of not more than two storeys incorporating a home office  
Land Division  
Lodging House  
Multiple Dwelling  
Nursing Home  
Public Car Park  
Rest Home  
Retirement Village  
Tree Damaging Activity

#### **Public Notification**

- 9** Those kinds of development listed in Part 1 of [Table Un/8](#) are assigned as **Category 1 Development** in the Residential B200 Zone.
- 10** Those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Residential B200 Zone.

## RESIDENTIAL B250 ZONE

### Introduction

The desired character, objectives and principles of development control that follow apply in the Residential B250 Zone shown on [Maps Un/6 and 8](#). They are additional to those expressed for the whole of the council area.

### *Existing Features*

The Residential B250 Zone comprises limited parts of the suburb of Clarence Park adjacent to Cross Road and the eastern section of the suburb of Parkside.

These areas were developed in the 1875 to 1886 period as an extension of the grid pattern covering all of the City of Unley. The subdivision pattern is characterised by narrow streets and a variety of allotments sizes.

### Desired Character

The Zone is intended to continue its historical role as a residential area containing a variety of housing much of which is on allotments varying between 400 and 800 square metres. All types of single storey and two-storey housing development in this Zone should ensure that the character and levels of amenity of the locality enjoyed by existing residents is substantially maintained.

### *Housing Types*

Development in the Zone should generally complement the smaller detached and semi-detached dwellings from both the Victorian era and the bungalow style. Development in the Zone should therefore complement the surrounding dwelling forms and types having particular regard to wall height, roof forms, external materials and front and side boundary set-backs. In Clarence Park the predominant housing form is the bungalow, while in Parkside the predominant form is from the Victorian era. These respective building forms should be reflected in new development.

Two storey row dwellings, group dwellings and residential flat buildings will focus on the Cross Road frontage, the Fullarton Road frontage, and adjacent to retail and community centres and public transport routes. In these situations amalgamated sites would be desirable to offer larger and more functional site layout and development opportunities.

Development adjacent to major roads will incorporate protection from traffic noise.

### *Streetscape*

A variety of mature trees on private allotments and street trees contribute significantly to the character of this Zone. However, in general the built form within the Zone is highly visible and an important contributor to character and amenity.

## OBJECTIVE

**Objective 1:** Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily for dwellings of up to two storeys compatible in form, scale and design with existing positive elements of the character of the area.
- 2 Dwellings should have a site area of not less than 250 square metres (averaged for three or more dwellings sharing a common access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas.

- 3 Dwelling sites should have a primary street frontage and site width consistent with the typical ranges specified in the following table in order to make a positive contribution to the desired character:

**Required Minimum Street Frontage Width (Metres)**

Detached	Semi-Detached	Row Dwelling	2 Dwellings	3 Dwellings	4 or more Dwellings
7.5	7	6	15	22	22

- 4 Development should be primarily accommodated by infill between existing sound and attractive dwellings or replacement of incompatible land uses and unsatisfactory dwellings.
- 5 Residential development should insulate its occupants from disturbance caused by existing non-residential land uses and traffic.
- 6 Development should provide for attractive front garden landscaping, including the planting of at least one tree per dwelling.

**Complying Development**

- 7 Those kinds of development listed in [Table Un/7](#), together with the following kinds of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Residential B250 Zone, other than in respect to State or Local Heritage Places identified in [Table Un/3](#) or [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#):

The change of use of land, erection of a building, additions or alterations to, earthworks or any other construction for the purposes of:

Addition of not more than single-storey to a Detached, Semi-detached or Row Dwelling  
 Carport attached to an Existing Dwelling  
 Domestic Outbuilding of not more than single-storey  
 Fence  
 Garage attached to an Existing Dwelling  
 Outdoor Spa Bath  
 Recreation Area  
 Swimming Pool  
 Verandah attached to an Existing Dwelling

**Non-complying Development**

- 8 All kinds of development are **non-complying** in the Residential B250 Zone other than:
- (a) complying development whether meeting or not the relevant conditions in [Table Un/1](#); and
- (b) the following kinds of development (including combinations thereof, or more than one of a particular kind):

Advertisement  
 Alteration and/or addition of not more than two storeys to an existing building or structure on its existing site  
 Demolition  
 Domestic Outbuilding of not more than two storeys  
 Dwelling of not more than two storeys  
 Dwelling of not more than two storeys incorporating a home office  
 Land Division  
 Lodging House  
 Multiple Dwelling  
 Nursing Home

Public Car Park  
Rest Home  
Retirement Village  
Tree Damaging Activity

**Public Notification**

- 9 Those kinds of development listed in Part 1 of [Table Un/8](#) are assigned as **Category 1 Development** in the Residential B250 Zone.
- 10 Those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Residential B250 Zone.

## RESIDENTIAL B300 ZONE

### Introduction

The desired character, objectives and principles of development control that follow apply in the Residential B300 Zone shown on [Maps Un/3, 4, 6, 7, 9, 10 and 11](#). They are additional to those expressed for the whole of the council area.

### *Existing Features*

The Residential B300 Zone includes the suburbs of Unley and most parts of Parkside, Wayville, Hyde Park, and Goodwood. It also contains parts of the suburbs of Malvern, Highgate and Kings Park on Cross Road and portion of Myrtle Bank and Fullarton.

Allotments contained within this Zone were created over an extended period from the initial development in Unley in 1845 to some of the more recent initial subdivisions in Myrtle Bank in 1937. Throughout the Zone the grid pattern provides access to a large variety of allotment sizes. The Zone covers much of the early urban area of Unley which began as an agricultural village and became a dormitory village for City workers.

### Desired Character

This Zone is intended to continue as an established and attractive housing area offering a variety of dwelling types of not more than two storeys on a range of allotment sizes over much of the Unley area.

All types of single storey and two-storey housing development in this Zone should ensure that the character and levels of amenity of the locality enjoyed by existing residents is substantially maintained.

### *Housing Types*

A wide variety of housing types is evident in the Residential RB300 Zone. Development should reflect the type and appearance of housing in its immediate environs having regard to wall heights, roof forms, use of and style of verandahs, external materials, proportions and areas of windows and front and side boundary set-backs.

It is intended to continue as an established residential area containing a variety of sound, existing dwellings on individual allotments with limited and appropriate infill, mainly in the form of semi-detached dwellings and other forms of infill housing on larger sites or sites containing uses incompatible with living areas or unsound dwellings. Areas adjoining tram and train stations and Cross Road may be most suitable for development.

### *Streetscape*

The balance between trees and planting and built form as dominant elements in the Zone varies from locality to locality. Development should respond to both elements ensuring a high standard of compatible built form as well as tree planting and landscaping which maintains and improves the appearance of the locality.

## OBJECTIVE

- Objective 1:** Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily for dwellings of up to two storeys compatible in form, scale and design with existing positive elements of the character of the area.
- 2 Dwellings should have a site area of not less than 300 square metres (averaged for three or more dwellings sharing a common access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas.



- 3 Dwelling sites should have a primary street frontage and site width consistent with the typical ranges specified in the following table in order to make a positive contribution to the desired character:

**Required Minimum Street Frontage Width (Metres)**

Detached	Semi-Detached	Row Dwelling	2 Dwellings	3 Dwellings	4 or more Dwellings
9	7.5	7	15	22	22

- 4 Development should be primarily accommodated by infill between existing sound and attractive dwellings or replacement of incompatible land uses and unsatisfactory dwellings.
- 5 Residential development should insulate its occupants from disturbance caused by existing non-residential land uses and traffic.
- 6 Development should provide for attractive front garden landscaping, including the planting of at least one tree per dwelling.

**Complying Development**

- 7 Those kinds of development listed in [Table Un/7](#), together with the following kinds of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Residential B300 Zone, other than in respect to State or Local Heritage Places identified in [Table Un/3](#) or [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#):

The change of use of land, erection of a building, additions or alterations to, earthworks or any other construction for the purposes of:

Addition of not more than single-storey to a Detached, Semi-detached or Row Dwelling  
 Carport attached to an Existing Dwelling  
 Domestic Outbuilding of not more than single-storey  
 Fence  
 Garage attached to an Existing Dwelling  
 Outdoor Spa Bath  
 Recreation Area  
 Swimming Pool  
 Verandah attached to an Existing Dwelling

**Non-complying Development**

- 8 All kinds of development are **non-complying** in the Residential B300 Zone other than:
- complying development whether meeting or not the relevant conditions in [Table Un/1](#); and
  - the following kinds of development (including combinations thereof, or more than one of a particular kind):

Advertisement  
 Alteration and/or addition of not more than two storeys to an existing building or structure on its existing site  
 Demolition  
 Domestic Outbuilding of not more than two storeys  
 Dwelling of not more than two storeys  
 Dwelling of not more than two storeys incorporating a home office  
 Land Division  
 Lodging House  
 Multiple Dwelling  
 Nursing Home

Public Car Park  
Rest Home  
Retirement Village  
Tree Damaging Activity

**Public Notification**

- 9 Those kinds of development listed in Part 1 of [Table Un/8](#) are assigned as **Category 1 Development** in the Residential B300 Zone.
- 10 Those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Residential B300 Zone.

## RESIDENTIAL B350 ZONE

### Introduction

The desired character, objectives and principles of development control that follow apply in the Residential B350 Zone shown on [Maps Un/3, 7 and 8](#). They are additional to those expressed for the whole of the council area.

### *Existing Features*

The Residential B350 Zone is located in the western sector of the City and includes the suburb of Forestville, most of the suburbs of Black Forest and Clarence Park and part of the suburb of Everard Park. Southern parts of the Zone in the Clarence Park area were subdivided before the turn of the century including workman's blocks in Black Forest and Clarence Park in the 1890's. Areas of the Zone within Forestville and Everard Park were developed later in the 1903 to 1915 period. As with the majority of land within the City of Unley these areas were always intended for living purposes in close proximity to the City.

### Desired Character

This Zone is intended to continue as an attractive and established living area with limited infill development. All types of single storey and two-storey housing development in this Zone should ensure that the character and levels of amenity of the locality enjoyed by existing residents is substantially maintained.

### *Housing Types*

Given the extended period over which areas of the Residential B350 Zone developed a wide range of housing types is evident in the Zone. These include single fronted detached dwellings on small allotments to larger villas and bungalows on larger allotments. Residential flat buildings constructed in the 1960's and 1970's are also scattered throughout the Zone. Development should reflect the character and improve the amenity of the immediate area in which it is proposed having particular regard to wall height, roof form, external materials, siting and front and side boundary set-backs.

Allotment sizes vary but are generally between 500 and 700 square metres with sound buildings, thus limiting individual site infill redevelopment opportunities. As such infill development is envisaged through aggregation of larger sites or the replacement of unsound dwellings. Areas formed by the older buildings in the zone, close to railway stations may offer better opportunities for new higher density development.

### *Streetscape*

A wide variety of mature vegetation in private gardens and in street reserves is evident in the Zone. Landscaping associated with development should complement and enhance existing planting thereby improving the established character of the area.

## OBJECTIVE

- Objective 1:** Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily for dwellings of up to two storeys compatible in form, scale and design with existing positive elements of the character of the area.
- 2 Dwellings should have a site area of not less than 350 square metres (averaged for three or more dwellings sharing a common access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas.

- 3 Dwelling sites should have a primary street frontage and site width consistent with the typical ranges specified in the following table in order to make a positive contribution to the desired character:

**Required Minimum Street Frontage Width (Metres)**

Detached	Semi-Detached	Row Dwelling	2 Dwellings	3 Dwellings	4 or more Dwellings
9	7.5	7	15	22	22

- 4 Development should be primarily accommodated by infill between existing sound and attractive dwellings or replacement of incompatible land uses and unsatisfactory dwellings.
- 5 Residential development should insulate its occupants from disturbance caused by existing non-residential land uses and traffic.
- 6 Development should provide for attractive front garden landscaping, including the planting of at least one tree per dwelling.

**Complying Development**

- 7 Those kinds of development listed in [Table Un/7](#), together with the following kinds of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Residential B350 Zone, other than in respect to State or Local Heritage Places identified in [Table Un/3](#) or [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#):

The change of use of land, erection of a building, additions or alterations to, earthworks or any other construction for the purposes of:

Addition of not more than single-storey to a Detached, Semi-detached or Row Dwelling  
 Carport attached to an Existing Dwelling  
 Domestic Outbuilding of not more than single-storey  
 Fence  
 Garage attached to an Existing Dwelling  
 Outdoor Spa Bath  
 Recreation Area  
 Swimming Pool  
 Verandah attached to an Existing Dwelling

**Non-complying Development**

- 8 All kinds of development are **non-complying** in the Residential B350 Zone other than:
- (a) complying development whether meeting or not the relevant conditions in [Table Un/1](#); and
- (b) the following kinds of development (including combinations thereof, or more than one of a particular kind):

Advertisement  
 Alteration and/or addition of not more than two storeys to an existing building or structure on its existing site  
 Demolition  
 Domestic Outbuilding of not more than two storeys  
 Dwelling of not more than two storeys  
 Dwelling of not more than two storeys incorporating a home office  
 Land Division  
 Lodging House  
 Multiple Dwelling  
 Nursing Home

Public Car Park  
Rest Home  
Retirement Village  
Tree Damaging Activity

**Public Notification**

- 9 Those kinds of development listed in Part 1 of [Table Un/8](#) are assigned as **Category 1 Development** in the Residential B350 Zone.
- 10 Those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Residential B350 Zone.

## RESIDENTIAL C150 ZONE

### Introduction

The desired character, objectives and principles of development control that follow apply in the Residential C150 Zone shown on [Maps Un/3 and 7](#). They are additional to those expressed for the whole of the council area.

### *Existing Features*

The Residential C150 Zone is located in those parts of the Everard Park suburb adjoining and adjacent to South Road and Anzac Highway.

Development comprises a mixture of detached dwellings on individual allotments, residential flat buildings and minor non-residential uses fronting the arterial roads.

The zone incorporates land with frontage to major roads as well as other sites with good accessibility to public transport.

### Desired Character

The area was generally developed in the period between 1903 and 1937. This Zone is intended to contain development of a medium-high density nature up to three-storeys, close to public transport and close to the City.

### *Housing Types*

Medium-higher density development in the Zone should occur mainly through site amalgamation rather than on individual allotments to afford larger, more functional development sites. Development should respond particularly to the issues of access from Anzac Highway and South Road, protection of amenity enjoyed by adjoining existing dwellings, car parking, noise attenuation design and the creation of attractive new residential environments.

Allotments are generally 600 square metres or more in area and as such offer potential for substantial intensification of dwelling development.

### *Landscape and Built Form*

Built form will be the predominant element in the locality and should be located and shaped to minimise impact on adjoining dwellings.

## OBJECTIVES

- Objective 1:** A zone primarily accommodating residential buildings up to three storeys high.
- Objective 2:** Provision for compact forms of dwellings to take advantage of the ready accessibility of the land to transport facilities in the zone.
- Objective 3:** Residential development which establishes a character typified by high quality landscaping and building design and in a manner which minimises adverse impact upon the amenity of adjacent residential areas and zones.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be for single, two and three-storey residential buildings.
- 2 Medium density development should occur on amalgamated sites to:
  - (a) facilitate appropriate site planning and building layout;
  - (b) facilitate safe vehicular access, egress and parking;

(c) improve opportunities for traffic noise attenuation.

- 3 Dwellings should have a site area of not less than 150 square metres (averaged for three or more dwellings sharing a common access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas.
- 4 Dwelling sites should have a primary street frontage and site width consistent with the typical ranges specified in the following table in order to make a positive contribution to the desired character:

**Required Minimum Street Frontage Width (Metres)**

Detached	Semi-Detached	Row Dwelling	2 Dwellings	3 Dwellings	4 or more Dwellings
7.5	7	6	15	22	22

- 5 Residential development should insulate its occupants from disturbance caused by existing non-residential land uses and traffic on adjacent arterial roads.
- 6 Development should protect the amenity of existing housing including that in adjacent residential zones by:
- (a) siting larger built form and higher density residential development towards the arterial road frontage in properties fronting Anzac Highway or South Road; and
  - (b) introducing a building design and scale at the interface between the zone and the adjoining RB350 Zone that complements the adjacent established residential zone characterised by a lower scale and lower density form of housing.
- 7 Development should provide for:
- (a) attractive and complementary front garden landscaping and screening to adjoining development; and
  - (b) appropriately scaled landscaping along allotment boundaries at the interface between the zone and the adjoining RB350 Zone.

**Complying Development**

- 8 Those kinds of development listed in [Table Un/7](#), together with the following kinds of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Residential C150 Zone, other than in respect to State or Local Heritage Places identified in [Table Un/3](#) or [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#):

The change of use of land, erection of a building, additions or alterations to, earthworks or any other construction for the purposes of:

Addition of not more than single-storey to a Detached, Semi-detached or Row Dwelling  
 Carport attached to an Existing Dwelling  
 Domestic Outbuilding of not more than single-storey  
 Fence  
 Garage attached to an Existing Dwelling  
 Outdoor Spa Bath  
 Recreation Area  
 Swimming Pool  
 Verandah attached to an Existing Dwelling

**Non-complying Development**

- 9 All kinds of development are **non-complying** in the Residential C150 Zone other than:
- (a) complying development whether meeting or not the relevant conditions in [Table Un/1](#); and
  - (b) the following kinds of development (including combinations thereof, or more than one of a particular kind):

Advertisement

Alteration and/or addition of not more than three storeys to an existing building or structure on its existing site

Demolition

Domestic Outbuilding of not more than two storeys

Dwelling of not more than three storeys

Dwelling of not more than three storeys incorporating a home office

Land Division

Lodging House

Multiple Dwelling

Nursing Home

Public Car Park

Rest Home

Retirement Village

Tree Damaging Activity

**Public Notification**

- 10 Those kinds of development listed in Part 1 of [Table Un/8](#) are assigned as **Category 1 Development** in the Residential C150 Zone.
- 11 Those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Residential C150 Zone.



## RESIDENTIAL HISTORIC (CONSERVATION) ZONE

### Introduction

The objectives and principles of development control that follow apply in the Residential Historic (Conservation) Zone shown on [Maps Un/3 to 10](#). They are additional to those expressed for the whole of the Council area.

The Residential Historic (Conservation) Zone contains 7 policy areas as shown on [Maps Un/13 to 19](#).

### OBJECTIVES

- Objective 1:** Conservation and enhancement of the heritage values and desired character described in the respective policy areas, exhibited in the pattern of settlement and streetscapes of largely intact original built fabric.
- Objective 2:** A residential zone for dwellings primarily in street-fronting format, together with the use of existing buildings and sites used for non-residential purposes for small-scale local businesses and community facilities supporting an appealing, pleasant and convenient living environment.
- Objective 3:** Retention, conservation and enhancement of contributory items, and the complementary replacement or redevelopment of non-contributory buildings.
- Objective 4:** Sensitive adaptation of contributory items for alternate, small household, living where offering tangible benefit in the retention and refurbishment of such items.

### Heritage Value

The Residential Historic (Conservation) Zone and its 7 policy areas have particular significance to the history of Unley's settlement. These areas tell a story about life in the late 19<sup>th</sup> and early 20<sup>th</sup> Century, and of the features and circumstances of the original European communities in Unley. It is for this reason, as well as the appealing and coherent streetscapes of largely intact original building stock, that these areas merit particular attention and protection.

The important defining heritage values and statements of desired character are expressed for each of the zones seven distinctive policy areas. These values stem from the original road layout and settlement patterns. There is a strong consistency and an identifiable pattern in the way buildings, of varying proportions, are sited and massed relative to the site sizes and widths of street frontages. There is also an identifiable rhythm of spaces between buildings and their street setbacks. Dwellings are of a traditional street-fronting format and adopt a strong street "address" with open front gardens and fencing, and with outbuildings and garaging being a recessive or minor streetscape element. There is also a consistency in the built fabric itself with characteristic use of building forms, detailing, materials and colours.

### Contributory Items

A building making a positive contribution to the heritage value and desired character of the respective policy areas is termed a "contributory item". All contributory items are highly valued and ought not be demolished as this would significantly erode the integrity of the zone. Sensitive designed alterations and additions to a contributory item are appropriate, as are changes removing or making more positive contribution of discordant building features detracting from its contributory value. The adaptation of a contributory item for alternative residential accommodation where this provides for the retention, and ongoing refurbishment, of such items is also appropriate.

### Non-contributory Buildings

A building which detracts from the heritage value and desired character of the zone is termed a "non-contributory building". The demolition and replacement of a non-contributory building with carefully designed infill is supported subject to meeting stringent design parameters to ensure compatible building forms and complementary, rather than inferior reproduction, buildings or building elements.

## PRINCIPLES OF DEVELOPMENT CONTROL

### General

- 1 Development should conserve and enhance the desired character as expressed for each of the seven policy areas.
- 2 Development should comprise:
  - (a) alterations and/or additions to an existing dwelling; and
  - (b) ancillary domestic-scaled structures and outbuildings; and
  - (c) the adaptation of, and extension to, a contributory item to accommodate and care for aged and disabled persons, or for a multiple dwelling or residential flat building; and
  - (d) selected infill of vacant and/or under-utilised land for street-fronting dwelling type(s) appropriate to the policy area; and
  - (e) replacement of a non-contributory building or site detracting from the desired character with respectful and carefully designed building(s).

### Contributory Items

- 3 Development should retain and enhance a contributory item by:
  - (a) refurbishing, restoring and improving the original fabric and maintaining its streetscape contribution; and
  - (b) avoiding works detrimentally impacting on the built form and its characteristic elements, detailing and materials of the front and visible sides as viewed from the street or any public place (ie the exposed external walls; roofing and chimneys; verandahs, balconies and associated elements; door and window detailing; and original finishes and materials) together with any associated original fencing forward of the main building façade; and
  - (c) removing discordant building elements, detailing, materials and finishes, outbuildings and site works; and
  - (d) altering or adding to the item and carrying out works to its site only in a manner which maintains or enhances its contribution to the desired character, and responds positively to the characteristic elements and streetscape context of its locality, in terms of the:
    - (i) rhythm of buildings and open spaces (front and side setbacks) of building sites and gaps between neighbouring building sites; and
    - (ii) building scale and forms (wall heights and proportions, and roof height, volumes and forms); and
    - (iii) open fencing and garden character; and
    - (iv) recessive or low key nature of vehicle garaging and the associated driveway.
- 4 Alterations and additions to a contributory item should be located primarily to the rear of the building and not be visible from the street or any public road unless involving the dismantling and replacement of discordant building elements so as to reinstate or better complement the building's original fabric, form and key features.
- 5 A contributory item adapted, expanded or redeveloped for alternative residential accommodation and/or care, or alternatively for a community or non-residential use should be:

- (a) confined to an existing non-residential building or its site;
- (b) of a form and nature readily able to accommodate such a use; and
- (c) of a small scale and low impact, or serves a local community function, and in any event, have a minimal impact on abutting or nearby residential occupiers.

### Demolition

**6** Demolition should only be undertaken in the following circumstances:

- (a) demolition of the whole of a contributory item - where the building:
  - (i) is structurally unsafe or so unsound as to be unreasonably economically rehabilitated; or
  - (ii) is so compromised or altered that there is no reasonable prospect of its original fabric, and characteristic form and key features being revealed; or
- (b) demolition of portion only of a contributory item – where the portion of the item to be demolished does not involve the essential built form, characteristic elements, detailing and materials of the front or visible sides of the item as viewed from the street or any public place; or
- (c) demolition of any other building – where it has no heritage value and does not contribute positively to the desired character.

### New Development

**7** A non-contributory building and its site should be brought into conformity with the desired character, or otherwise consistent with a prevailing, character of the locality at every opportunity through:

- (a) demolition and redevelopment of the whole of such buildings on their sites; or
- (b) removing elements, features or materials of the building, and/or its outbuilding(s) as well as fencing, that detract from the desired character; or
- (c) redeveloping such building(s) with alterations and additions that complement the desired character.

**8** Development should comprise street fronting dwellings whose setting and form is consistent with the desired character. In this respect:

- (a) sites should not be amalgamated for the purposes of developing residential flat buildings, group dwellings or non street-fronting dwellings unless involving existing large sites occupied by non-contributory buildings where the consolidated site and its replacement dwellings produce a streetscape setting and built forms complementing the desired character; and
- (b) “hammerhead” allotment(s) should not be created, nor should a dwelling be located in a rear yard of an existing street-fronting dwelling site where this would detrimentally impact on the established settlement pattern or impose on the characteristic spacious setting of neighbouring dwelling sites, exceed single storey, or impose excessive building bulk.

**9** Development should present a single storey built scale to the streetscape. Any second storey building elements should be integrated sympathetically into the dwelling design, and be either:

- (a) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing

intruding on neighbouring spacious conditions nor increasing the evident wall heights as viewed from the street; or

- (b) set well behind the primary street façade of the dwelling so as to be inconspicuous in the streetscape, without being of a bulk or mass that intrudes on neighbouring properties.

**10** Buildings should be of a high quality contemporary design and not replicate historic styles. Buildings should nonetheless suitably reference the contextual conditions of the locality and contribute positively to the desired character, particularly in terms of:

- (a) scale and form of buildings relative to their setbacks as well as the overall size of the site; and
- (b) streetscape setting or the characteristic pattern of buildings and spaces (front and side setbacks), and gaps between buildings; and
- (c) primarily open front fencing and garden character and the strong presence of dwellings fronting the street.

**11** In localities of a distinctive and generally coherent character consistent with the pertinent desired character building facades should be composed in a more traditional manner adopting key building elements, materials and detailing complementing the characteristic architectural styles.

### **Boundary Walls**

**12** Building walls on side boundaries should be avoided other than:

- (a) a party wall of semi-detached dwellings or row dwellings; or
- (b) a single storey building, or outbuilding, which is not under the main dwelling roof and is setback from, and designed such that it is a minor, low and subservient element and not part of, the primary street façade, where:
  - (i) there is only one side boundary wall; and
  - (ii) the minimum side setback prescribed under the desired character is met on the other side boundary; and
  - (iii) the desired gap between buildings, as set-out in the desired character, is maintained in the streetscape presentation.

### **Carports and Garages**

**13** A carport or garage should form a relatively minor streetscape element and should:

- (a) be located to the rear of the dwelling as a freestanding outbuilding; or
- (b) where attached to the dwelling be sited alongside the dwelling and behind the primary street façade, and adopt a recessive building presence. In this respect, the carport or garage should:
  - (i) incorporate lightweight design and materials, or otherwise use of materials complementing the associated dwelling; and
  - (ii) be in the form of a discrete and articulated building element not integrated under the main roof of the dwelling, nor incorporated as part of the front verandah on any other dwelling form where attached alongside the dwelling; and
  - (iii) have a width which is a proportionally minor element relative to the dwelling façade and its primary street frontage; and

- (iv) not be sited on a side boundary, except for minor scale carports and only where the desired building setback from the other side boundary is achieved.

**14** Vehicle access should be taken from:

- (a) a rear laneway or secondary street or a common driveway shared between dwellings, wherever possible; or
- (b) a driveway from the primary street frontage but only of a single car width for as long as is practicable to minimise the impact on the garden character, and on street trees and the road verge.

### **Fencing**

**15** Fencing of the primary street frontage and the secondary street on corner sites, forward of the front façade of the dwelling, should complement the desired character, and be compatible with the style of the associated dwelling and its open streetscape presence, and comprise:

- (a) on narrow-fronted dwelling sites of up to 16 metres in street frontage - low and essentially open-style fencing up to 1.2 metres in height, including picket, dowel, crimped wire, with or without hedging; or
- (b) on dwelling sites in excess of 16 metres street frontage - low and essentially open-style fencing as in (a), but may also include a masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height,

provided that, for contributory items, the fencing should be of a style and height appropriate to that historically associated with the architectural style of that dwelling.

### **Land Division**

**16** Land should only be divided:

- (a) on a detached dwelling site - where the resultant allotment(s) conform with the minimum street frontage and site area set-out in the desired character; or
- (b) on a site of other dwelling types - to give separate title to approved dwelling(s) site(s) (including any common land of a community land division) upon which the dwelling construction or conversion has been substantially commenced; or
- (c) in those parts of the zone where the prevailing settlement pattern is clearly at variance with the desired character of the respective policy area – where the resultant allotment(s) are consistent with those in the locality, providing the allotment(s) provide for dwellings of street-fronting format and the building settings and proportions which reinforce the desired character.

### **Complying Development**

Complying developments are prescribed in [Table Un/7](#).

In addition, the following forms of development are designated as complying:

Fencing up to 2.1 metres in height where not located on the street frontage or forward of the primary front wall of the building.

**Non-complying Development**

<b>Form of Development</b>	<b>Exceptions</b>
Advertisement	Except where associated with a non-residential use
Advertising Hoarding	
Amusement Machine Centre	
Auction Room	
Bank	
Builders Yard	
Bus Depot	
Bus Station	
Car Wash	
Consulting Room	Except where located on the same site and involves the following: (a) alterations and/or additions to an existing consulting room; (b) the conversion of an existing non-residential building to a consulting room.
Crematorium	
Electricity Station	
Fire Station	
Fuel Depot	
Hall	
Horse Keeping	
Hospital	
Hotel	
Indoor Recreation Centre	
Industry	
Junk Yard	
Motel	
Motor Repair Station	
Office	Except where located on the same site and involves the following: (a) alterations and/or additions to an existing office; (b) the conversion of an existing non-residential building to an office.
Petrol Filling Station	
Plant Nursery	
Post Office	
Public Service Depot	
Radio or TV Studio	

Form of Development	Exceptions
Refuse Destructor	
Road Transport Terminal	
Service Trade Premises	
Shop	Except for alterations and/or additions to an existing shop or group of shops on the same site
Showground	
Stadium	
Store	
Telecommunications Facility	
Timber Yard	
Transport Depot	
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 are designated:

Category 1	Category 2
Those kinds of development listed in Part 1 of the <a href="#">Table Un/8</a> as applicable in this Zone	Those kinds of development listed in Part 2 of <a href="#">Table Un/8</a> as applicable in this Zone

## Policy Area 1 – Compact Goodwood Estate

(Refer [Map Un/13](#) and [Figure & Table Un\(RHC\)/1](#))

### Heritage Value

An important appreciation of the heritage value is formed by the layout of the original Goodwood Estate and the substantially intact remains of the initial development of 30 acres (12.1 hectares) by the National Building Society in 1875, shortly after the tramline was constructed. This is one of the early housing estates developed outside the CBD for affordable housing, and was notable for its locally provided facilities and services as well as its proximity and accessibility to the CBD by the tramway and Goodwood Road.

### Desired Character

The compact streetscape character is founded on the simple grid subdivision with short narrow streets and verges, and modest street trees. Intrinsic to the area's desired character is the extensive collection of contributory items of original standard estate Victorian double fronted cottages, individualised through roof louvres, verandahs, feature ornamentation and front fences. Corner shops, originally for every 30 houses within the Estate, remain a feature and are desirably retained.

Development will:

- (a) conserve contributory items, in particular symmetrical and asymmetrical cottages and complementary buildings, such as former corner shop buildings; and
- (b) be of a compact street-fronting dwelling format, primarily of detached dwelling, semi-detached dwelling and row dwelling types, except for the adaptation of a contributory item for a multiple dwelling or residential flat building; and
- (c) maintain or enhance the predominant streetscapes and regular road allotment patterns associated with:
  - (i) dwelling sites typically of 15 metres street frontages and with site areas of 550 square metres; and
  - (ii) street setbacks of some 4 metres; and
  - (iii) side setbacks of between 1 metre and 3 metres so as to maintain a total spacing between neighbouring dwelling walls of some 4 metres; and
- (d) maintain and respect important features associated with architectural styles of contributory items having typically:
  - (i) building wall heights in the order of 3.5 metres; and
  - (ii) total roof heights in the order of 5.7 metres; and
  - (iii) roof pitches in the order of 27 degrees and 35 degrees.

## Policy Area 2 – Compact Parkside St Ann’s Estate

(Refer [Maps Un/14 and 15](#) and [Figure & Table \(RHC\)/2](#))

### Heritage Value

An important appreciation of the heritage value is formed by this village township, the first on the southern edge of the Parklands, proximate and readily accessible to the Unley and CBD facilities and services. The formal subdivision in 1854 created the tightly angled pattern of short and narrow streets.

### Desired Character

While the earliest colonial buildings have not survived, the contributory items erected in the later half of the 19<sup>th</sup> century to circa 1910 are integral to the predominant and desired character. The compact streetscape character comprises a mix of Victorian and Turn-of-the-Century style single-fronted, attached and double-fronted cottages and villas, and also complementary, later Inter-War styles, together with corner shop variations and institutional buildings.

Development will:

- (a) conserve contributory items, in particular, single and double-fronted and attached cottages and villas and also original school and church buildings; and
- (b) be of a compact street-fronting dwelling format, primarily of detached dwelling, semi-detached dwelling and row dwelling types, except for the adaptation of a contributory item for a multiple dwelling or residential flat building, but retaining remnant and notable community and educational buildings, and uses; and
- (c) maintain or enhance the predominant streetscapes and allotment patterns associated with the more predominant:



- (i) dwelling sites typically of 14 metres to 18 metres street frontages and with site areas of 500 square metres; and
  - (ii) street setbacks of some 4m; and
  - (iii) side setbacks more commonly of between 1 metre and 3 metres so as to maintain a total spacing between neighbouring dwelling walls of some 3.5metres; and
- (d) maintain or enhance the predominant streetscapes and allotment patterns associated with existing narrow-fronted and attached cottages are on sites typically 8 metres in width and 300 square metres in site area, and having side setbacks and a spacing between dwelling walls of between 0 metres and 1 metre; and
- (e) maintain and respect important features associated with architectural styles of contributory items having typically:
- (i) building wall heights in the order of 3.3 metres to 3.5 metres; and
  - (ii) total roof heights in the order of 5.7 metres; and
  - (iii) roof pitches in the order of 27 degrees and 35 degrees.

### **Policy Area 3 – Spacious Fullarton Roseberry Estate**

(Refer [Map Un/19](#) and [Figure & Table Un\(RHC\)/3](#))

#### **Heritage Value**

An important appreciation of the heritage value is formed by the original, simple subdivisions of the notable farming estates of Hughes, Fisher and Frew during 1921-27, demonstrating the late consolidation of residential suburbs in Unley.

#### **Desired Character**

The spacious streetscape character is established by wide tree-lined streets and large front gardens. Intrinsic to the area is an extensive, intact collection of contributory items comprising earlier period villas and Inter-war period bungalows, and some unusual spanish mission and complementary latter styles. Notable original homesteads include “Rosefield” c1842 and “Woodfield” c1883.

Development will:

- (a) conserve contributory items, in particular villas and Inter-war bungalows; and
- (b) be of a street-fronting dwelling format, primarily detached dwellings; and
- (c) maintain or enhance the regular, predominant streetscapes and allotment patterns associated with:
  - (i) dwelling sites typically of 18 metres street frontages and with site areas of 900 square metres; and
  - (ii) generous front setbacks of some 8.0 metres; and
  - (iii) side setbacks of between 1.5 metres and 3.5 metres so as to maintain a total spacing between neighbouring dwelling walls of some 5.0 metres; and
- (d) maintain and respect important features associated with architectural styles of contributory items having typically:
  - (i) building wall heights in the order of 3.6 metres; and

- (ii) total roof heights in the order of 5.6 metres; and
- (iii) roof pitches in the order of 27 degrees and 35 degrees.

## **Policy Area 4 – Spacious Millswood Page Estate**

(Refer [Maps Un/12, 13, 16 and 17](#) and [Figure & Table Un\(RHC\)/4](#))

### **Heritage Value**

An important appreciation of the heritage value is formed by the original comprehensive formal subdivision by Page in 1918, of the last major agricultural area in Unley, demonstrating a comprehensive suburban development in the later period of 1920's.

### **Desired Character**

The spacious streetscape character is created by the large front gardens and wide tree-lined streets. This estate exhibits a basic grid street layout around the central recreation feature of Goodwood Oval, but with long curvilinear and some truncated streets around the bisecting train lines laid in the 1870's. The extensive, intact, collection of contributory items, of primarily distinctive Inter-War bungalow, art deco, tudor and complementary latter styles contribute to the desired character.

Development will:

- (a) conserve contributory items, in particular, bungalows, art deco and tudor architectural styles; and
- (b) be of low density street-fronting dwelling format, primarily detached dwellings; and
- (c) maintain or enhance the regular, predominant streetscapes and allotment patterns associated with:
  - (i) dwelling sites typically of 23 metres street frontages and occupying site areas of 900 square metres; and
  - (ii) street setbacks of some 8 metres; and
  - (iii) side setbacks of between 1.5 metres and 4.5 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 6 metres; and
- (d) maintain and respect important features associated with architectural styles of contributory items having typically:
  - (i) building wall heights in the order of 3.6 metres; and
  - (ii) total roof heights in the order of 5.6 metres; and
  - (iii) roof pitches in the order of 27 degrees and 35 degrees.

## **Policy Area 5 – Spacious Millswood Wooldridge Estate**

(Refer [Map Un/17](#) and [Figure & Table Un\(RHC\)/5](#))

### **Heritage Value**

An important appreciation of the heritage value is formed by the original, simple subdivision of the Wooldridge family farm estate in 1927, demonstrating the late consolidation of residential suburbs in Unley and the difficult economic period of 1929–30, with most houses not built until after 1934.

### Desired Character

The spacious streetscape character is founded on wide tree-lined streets, short grid street layout and large front gardens. Intrinsic to the area is an extensive, intact collection of contributory items of the late Inter-War period (between 1934 and 1940) in particular of bungalow, tudor, art deco and complementary latter English domestic styles. Central to this estate is the notable original homestead "Bella Vista" c1862.

Development will:

- (a) conserve contributory items, in particular bungalow, tudor, art deco and english domestic architectural styles; and
- (b) be of low density street-fronting dwelling format, primarily detached dwellings; and
- (c) maintain or enhance the predominant streetscapes and regular road and allotment patterns with:
  - (i) dwelling sites typically of 23 metres street frontages and with site areas of between 750 and 1000 square metres; and
  - (ii) generous street setbacks of some 11 metres; and
  - (iii) side setbacks of between 2 metres and 6 metres so as to maintain a total spacing between neighbouring dwelling walls of some 8.0 metres; and
- (d) maintain and respect important features associated with architectural styles of contributory items having typically:
  - (i) building wall heights in the order of 3.6 metres; and
  - (ii) total roof heights in the order of 5.6 metres; and
  - (iii) roof pitches in the order of 27 degrees and 35 degrees.

## Policy Area 6 – Spacious Unley And Malvern Trimmer Estate

(Refer [Maps Un/14, 15, 18 and 19](#) and [Figs & Tables Un\(RHC\)/6A & 6B](#))

### Heritage Value

An important appreciation of the heritage value is formed by the comprehensive subdivision by Trimmer (and Grainger) during 1881-1884 of the area originally known as 'New Parkside', 'Malvern' and 'Malvern Extension'. This subdivision demonstrates the extensive growth of Unley as a suburban area in the late 19<sup>th</sup> Century.

### Desired Character

The spacious streetscape character is founded on wide, tree-lined streets, grid street layout (with axial views focussed on the central oval feature in 'New Parkside') and generous front gardens. Intrinsic to the area is an extensive, intact collection of contributory items including distinctive Victorian and Turn-of-the-Century villas (asymmetrical and symmetrical), double-fronted cottages and limited complementary, Inter-war era, styles. More affluent, original owners developed some larger, amalgamated allotments in the southern areas establishing grander residences and gardens.

Development will:

- (a) conserve contributory items, in particular symmetrical and asymmetrical villas of Victorian and Turn-of-the-Century era and double-fronted cottages; and
- (b) be of a street-fronting dwelling format, primarily detached dwellings; and

- (c) maintain or enhance the predominant streetscapes and regular road and allotment patterns with:
  - (i) dwelling sites typically of 15 metres in street frontages and with site areas of 750 square metres; and
  - (ii) front set backs of some 7 metres; and
  - (iii) side setbacks of between 1 metre and 3 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 4 metres; and
- (d) maintain and respect important features of architectural styles of contributory items having typically:
  - (i) building wall heights in the order of 3.6 metres; and
  - (ii) total roof heights in the order of 5.6 metres or 6.5 metres; and
  - (iii) roof pitches in the order of 27 degrees and 35 degrees.

## Policy Area 7 – Grand Unley Park Heywood Estate

(Refer [Maps Un/17 and 18](#) and [Figure & Table Un\(RHC\)/7](#))

### Heritage Value

An important appreciation of the heritage value is formed by the generous subdivision of farmland by Whistler around “Heywood Estate” in 1855 (completed c1862), the extension west, along Northgate Street (1880 to 1900) by affluent owners, the Council’s purchase of Heywood park in 1921 and other early 20<sup>th</sup> Century development. This reflects the social history of Unley in this notable, residential area for wealthy settlers and later residents around the natural remnant landscape of Brown Hill Creek and Heywood Park.

### Desired Character

The grand streetscape character is founded on wide streets with avenues of substantial trees and expansive allotments, street frontages and gardens. Intrinsic to the area is an extensive collection of contributory items of a grand scale, being unique Victorian and Turn-of-the-Century villas and mansions, 1930’s and 1940’s International styles, together with Gentleman’s Tudors and Bungalows. These contributory items are individualised by original architectural inspirations.

Development will:

- (a) conserve contributory items, in particular villas, mansions, bungalows, tudors and latter complementary international architectural styles; and
- (b) be of a street-fronting dwelling format, primarily detached dwellings; and
- (c) maintain or enhance the predominant streetscapes and regular road allotment patterns with:
  - (i) dwelling sites typically of no less than 30 metres street frontages and with site areas of 1500 square metres (and as much as 3000 square metres); and
  - (ii) generous front setbacks of some 11 metres; and
  - (iii) side setbacks of between 4 metres and 8 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 12 metres; and
- (d) maintain and respect the grand built scale and form of contributory items and the characteristic substantial, well landscaped gardens, behind complementary, preferably open, fences.

## RESIDENTIAL STREETScape (BUILT FORM) ZONE

### Introduction

The objectives and principles of development control that follow apply in the Residential Streetscape (Built Form) Zone shown on [Maps Un/3 to 10](#). They are additional to those expressed for the whole of the Council area.

The Residential Streetscape (Built Form) Zone contains 3 policy areas as shown on [Maps Un/12 to 19](#).

### OBJECTIVES

- Objective 1:** Enhancement of the desired character of areas of distinctive and primarily coherent streetscapes by retaining and complementing the siting, form and key elements as expressed in the respective policy areas and precincts.
- Objective 2:** A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.
- Objective 3:** Retention and refurbishment of buildings including the sensitive adaptation of large and non-residential buildings as appropriate for supported care or small households.
- Objective 4:** Replacement of buildings and sites at variance with the desired character to contribute positively to the streetscape.

### DESIRED CHARACTER

#### Streetscape Value

The Residential Streetscape (Built Form) Zone encompasses much of the living area in inner and western Unley, (excluding the business and commercial corridors and those areas of heritage value). The zone is distinguished by those collective features (termed “streetscape attributes”) making up the variable, but coherent streetscape patterns characterising its various policy areas and precincts. These attributes include the:

- (a) rhythm of building sitings and setbacks (front and side) and gaps between buildings; and
- (b) allotment and road patterns; and
- (c) landscape features within the public road verge and also within dwelling sites forward of the building façade; and
- (d) scale, proportions and form of buildings and key elements.

#### Streetscape Attributes

It is important to create high quality, well designed buildings of individuality and design integrity that nonetheless respect their streetscape context and contribute positively to the desired character in terms of their:

- (a) *siting* - open style front fences delineate private property but maintain the presence of the dwelling front and its garden setting. Large and grand residences are on large and wide sites with generous front and side setbacks, whilst compact, narrow-fronted cottages are more tightly set on smaller, narrower, sites. Infill dwellings ought to be of proportions appropriate to their sites and maintain the spatial patterns of traditional settlement; and

- (b) *form* - there is a consistent and recognisable pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and forms associated with the various architectural styles. Infill and replacement buildings ought to respect those traditional proportions and building forms; and
- (c) *key elements* - verandahs and pitched roofs, the detailing of facades and the use of traditional materials are important key elements of the desired character. The use of complementary materials, careful composition of facades, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements assist in complementing the desired character.

Sites greater than 5000 square metres will be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities higher than, but compatible with, adjoining residential development.

Sites for existing or proposed aged care housing, supported accommodation or institutional housing may include minor ancillary non-residential services providing that the development interface is compatible with adjoining residential development.

## PRINCIPLES OF DEVELOPMENT CONTROL

### General

- 1 Development should support and enhance the desired character (as expressed for each of the three policy areas, and the respective precincts).
- 2 Development should comprise:
  - (a) alterations and/or additions to an existing dwelling; and
  - (b) ancillary domestic-scaled structures and outbuildings; and
  - (c) the adaptation of, and extension to, a building to accommodate and care for aged and disabled persons, or for a multiple dwelling or residential flat building; and
  - (d) selected infill of vacant and/or under-utilised land for street-fronting dwelling type(s) appropriate to the policy area; and
  - (e) replacement of a building or site detracting from the desired character of a precinct with respectful and carefully designed building(s).
- 3 Development should retain and enhance the streetscape contribution of a building by:
  - (a) retaining, refurbishing, and restoring the building; and
  - (b) removing discordant building elements, detailing, materials and finishes, outbuildings and site works; and
  - (c) avoiding detrimental impact on the building's essential built form, characteristic elements, detailing and materials as viewed from the street or any public place (ie only the exposed external walls, roofing and chimneys, verandahs, balconies and associated elements, door and window detailing, and original finishes and materials of the street façade); and
  - (d) altering or adding to the building and carrying out works to its site only in a manner which maintains its streetscape attributes and contribution to the desired character, and responds, positively to the streetscape context of its locality in terms of the:
    - (i) rhythm of buildings and open spaces (front and side setbacks) of building sites; and

- (ii) building scale and forms (wall heights and proportions, and roof height, volumes and forms); and
  - (iii) open fencing and garden character; and
  - (iv) recessive or low key nature of vehicle garaging and the associated driveway.
- 4 Alterations and additions to a building should be located primarily to the rear of the building and not be visible from the street or any public place unless involving the dismantling and replacement of discordant building elements so as to better complement the building's original siting, form and key features.
- 5 Adaptation, expansion or redevelopment of a building for a community or non-residential use should be:
- (a) confined to an existing non-residential building or its site; and
  - (b) of a form and nature readily able to accommodate such a use; and
  - (c) of a small scale and low impact, or serving a local community function, and in any event have minimal impact on abutting or nearby residential occupiers.

### Replacement Development

- 6 Demolition of the whole of a building should only be undertaken – where the replacement building(s) makes a comparable or more positive contribution to the desired character than the building to be demolished, or alternatively where the building to be demolished:
- (a) is structurally unsafe or so unsound as to be unreasonably economically rehabilitated; or
  - (b) is so compromised or altered that there is no reasonable prospect of its original character being revealed; or
  - (c) adds little value to the desired character due to its discordant form and poor streetscape contribution; or
  - (d) is incongruous with, and makes a poor contribution to the particular character of its streetscape.
- 7 Demolition of portion only of a building should only be undertaken where it does not involve the essential built form, characteristic elements, detailing and materials of the front or visible sides of the building as viewed from the street or any public place.

### New Development

- 8 Development should comprise street-fronting dwellings exhibiting streetscape attributes consistent with the desired character. In this respect:
- (a) sites should not be amalgamated for the purposes of developing residential flat buildings, group dwellings or non street-fronting dwellings unless involving existing large sites occupied by buildings of discordant character where the consolidated site and its replacement dwellings produce a streetscape setting and built forms complementing the desired character; and
  - (b) "hammerhead" allotment(s) should not be created, nor should a dwelling be located in a rear yard of an existing street-fronting dwelling site where this would detrimentally impact on the established settlement pattern or impose on the characteristic spacious setting of neighbouring dwelling sites, exceed single storey, or impose excessive building bulk.

- 9** Development should present a single storey built scale to the streetscape. Any second storey building elements should be integrated sympathetically into the dwelling design, and be either:
- (a) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions, nor increasing the evident wall heights as viewed from the street; or
  - (b) set well behind the primary street façade of the dwelling so as to be inconspicuous in the streetscape, without being of a bulk or mass that intrudes on neighbouring properties.
- 10** Buildings should be of a high quality contemporary design and not replicate historic styles. Buildings should nonetheless suitably reference the contextual conditions of the locality and contribute positively to the desired character, particularly in terms of:
- (a) scale and form of buildings relative to their setbacks as well as the overall size of the site; and
  - (b) characteristic patterns of buildings and spaces (front and side setbacks), and gaps between buildings; and
  - (c) primarily open front fencing and garden character and the strong presence of buildings fronting the street.
- 11** In localities of a distinctive and generally coherent character consistent with the pertinent desired character, building facades should be composed in a more traditional manner adopting key building elements, materials and detailing complementing the characteristic architectural styles.
- 12** In localities where the built character and streetscape qualities are incoherent or generally in discord with the desired character, development should redevelop a site by replacing the discordant elements, key features or materials and better support the desired character.

### **Boundary Walls**

- 13** Building walls on side boundaries should be avoided other than:
- (a) a party wall of semi-detached dwellings or row dwellings; or
  - (b) a single storey building, or outbuilding, which is not under the main dwelling roof and is setback from, and designed such that it is a minor, low and subservient element and not part of, the primary street façade, where:
    - (i) there is only one side boundary wall, and
    - (ii) the minimum side setback prescribed under the desired character is met on the other side boundary; and
    - (iii) the desired gap between buildings, as set out in the desired character, is maintained in the streetscape presentation.

### **Carports and Garages**

- 14** A carport or garage should form a relatively minor streetscape element and should:
- (a) be located to the rear of the dwelling as a freestanding outbuilding; or
  - (b) where attached to the dwelling be sited alongside the dwelling and behind its primary street façade, and adopt a recessive building presence. In this respect, the carport or garage should:



- (i) incorporate lightweight design and materials, or otherwise use materials which complement the associated dwelling; and
- (ii) be in the form of a discrete and articulated building element not integrated under the main roof, nor incorporated as part of the front verandah or any other key element of the dwelling design; and
- (iii) have a width which is a proportionally minor relative to the dwelling façade and its primary street frontage; and
- (iv) not be sited on a side boundary, except for minor scale carports, and only where the desired building setback from the other side boundary is achieved.

**15** Vehicle access should be taken from:

- (a) a rear laneway or secondary street, or a common driveway shared between dwellings, wherever possible; or
- (b) a driveway from the primary street frontage but only of a single car width for as long as is practicable to minimise the impact on the garden character, and on street trees and the road verge.

### Fencing

**16** Fencing of the primary street frontage and the secondary street on corner sites, forward of the front façade of the dwelling, should complement the desired character, and be compatible with the style of the associated dwelling and its open streetscape presence, and comprise:

- (a) on narrow-fronted dwelling sites of up to 16 metres in street frontage - low and essentially open-style fencing up to 1.2 metres in height, including picket, dowel, crimped wire or alternatively low hedging; or
- (b) on dwelling sites in excess of 16 metres in street frontage - low and essentially open-style fencing as in (a), but may also include masonry pier and plinth fencing with decorative open sections of up to 1.8 metres in total height.

### Land Division

**17** Land should only be divided:

- (a) on a detached dwelling site - where the resultant allotment(s) conform with the minimum street frontage and site area set out in the desired character; or
- (b) on a site of other dwelling types - to give separate title to approved dwelling(s) site(s) (including any common land of a community land division) upon which the dwelling construction or conversion has been substantially commenced; or
- (c) in those parts of the zone where the prevailing settlement pattern is clearly at variance with the desired character of the respective policy area – where the resultant allotment(s) are consistent with those in the locality, providing the allotment(s) provide for dwellings of street-fronting format and the building settings and proportions which reinforce the desired character.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, those forms of developments listed in [Table Un/7](#) are designated as complying development.

**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:

<b>Form of Development</b>	<b>Exceptions</b>
Advertisement and/or advertising hoarding	Except where associated with a non-residential use
Amusement Machine Centre	
Auction Room	
Bank	
Bus Depot	
Bus Station	
Car Wash	
Consulting Room	Except where it involves one of the following: (a) alterations and/or additions to an existing consulting room; (b) the conversion of an existing non-residential building to a consulting room; (c) it is ancillary to supported accommodation.
Crematorium	
Fire Station	
Fuel Depot	
Hall	
Home Office and Dwelling	Except where the total floor area is less than 50 square metres or 30% of the associated dwelling, including the area for a home activity
Horse Keeping	
Hospital	
Hotel	
Indoor Recreation Centre	
Industry	
Intensive Animal Keeping	
Motel	
Motor Repair Station	
Office	Except where it involves one of the following: (a) alterations and/or additions to an existing office; (b) the conversion of an existing non-residential building to an office; (c) it is ancillary to supported accommodation.
Petrol Filling Station	
Plant Nursery	
Public Service Depot	

Form of Development	Exceptions
Radio or TV Studio	
Road Transport Terminal	
Service Trade Premises	
Shop or Group of Shops	Except where it involves one of the following: (a) alterations and additions to an existing shop or group of shops on its existing site(s); (b) it is ancillary to supported accommodation.
Stadium	
Stock Sales Yard	
Stock Slaughter Works	
Store	
Telecommunications Facility	
Transport Depot	
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 classified as non-complying) are designated:

Category 1	Category 2
Those kinds of development listed in Part 1 of <a href="#">Table Un/8</a> as applicable in this Zone	Those kinds of development listed in Part 2 of <a href="#">Table Un/8</a> as applicable in this Zone

## Policy Area 8 – Compact

### Introduction

This policy area contains five precincts located across the northern parts of City of Unley near the Parklands fringe, from Forestville in the west to Parkside in the east.

The desired character and streetscape attributes to be retained and enhanced for each of these precincts is set out below. The table below identifies in detail the differences between the six precincts in terms of the predominant:

- (a) allotment widths and sizes; and
- (b) front and side building setbacks including the collective side setbacks.

The streetscape attributes include the:

- (a) low scale building development;

- (b) compact road verges and building setbacks to the street;
- (c) building forms and detailing of the predominant cottages and villas; and
- (d) varied but coherent rhythm of buildings and spaces along its streets.

Development will:

- (a) be of street-fronting dwelling format, primarily detached dwellings, together with semi-detached dwelling and row dwelling types. The conversion or adaptation of a building for a multiple dwelling or residential flat building may also be appropriate; and
- (b) maintain or enhance the streetscape attributes comprising:
  - (i) *siting* - the regular predominant allotment pattern, including the distinctive narrow-fronted sites associated with the various cottage forms produces an intimate streetscape with a compact building siting and low scale built character with generally low and open style fencing and compact front gardens. Street setbacks are generally of some 6 metres and side setbacks are consistently of 1 metre or greater, other than for narrow, single-fronted and attached cottages producing a regular spacing between neighbouring dwellings of generally 3 to 5 metres (refer table below); and
  - (ii) *form* - the consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles in (iii) below; and
  - (iii) *key elements* - the defining design features, including the verandahs and pitched roofs, use of wall and roofing materials-facades of the predominant architectural styles (Victorian and Turn-of-the-Century double-fronted and single-fronted cottages and villas, and complementary Inter-war bungalows as well as attached cottages).

Precinct	Predominant Allotment Size		Predominant Setbacks		
	Area	Width	Street setbacks	Minimum side setbacks	Collective side setbacks†
8.1 Forestville (North)	550m <sup>2</sup>	15m	6.0m	1.0m	4.0m
8.2 Goodwood and Hyde Park	500m <sup>2</sup>	15m	6.0m	1.0m	5.0m
8.3 Parkside (North)	400m <sup>2</sup>	15m	5.0m	1.0m	3.0m
8.4 Parkside (South)	500m <sup>2</sup>	15m	7.0m	1.0m	4.0m
8.5 Unley (West) and Hyde Park	500m <sup>2</sup>	15m	5.0m	1.0m	4.0m

† is the distance between the main walls of neighbouring dwellings.

## Policy Area 9 – Spacious

### Introduction

This policy area contains eleven precincts located across the City of Unley from Everard Park and Clarence Park in the west through to Parkside and Fullarton in the east.

The desired character and streetscape attributes to be retained and enhanced for each of these precincts is set out below. The table below identifies in detail the differences between the twelve precincts in terms of the predominant:

- (a) allotment widths and sizes;
- (b) front and side building setbacks including the collective side setbacks; and
- (c) the prevailing architectural styles (and characteristic built forms and detailing).

### Desired Character

The streetscape attributes include the:

- (a) low scale building development;
- (b) spacious road verges and front and side building setbacks from the street;
- (c) forms and detailing of the predominant architectural styles (variously Victorian and Turn-of-the-Century double-fronted cottages and villas, and Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles); and
- (d) varied but coherent rhythm of buildings and spaces along its streets.

Development will:

- (a) be of a street-front dwelling format, primarily detached dwellings; and
- (b) maintain or enhance the streetscape attributes comprising:
  - (i) *siting* - the regular predominant subdivision and allotment pattern, including the distinctive narrow-fronted sites associated with the various cottage forms (found only in the Unley (North) and Wayville Precincts). This produces a streetscape pattern of buildings and gardens spaces set behind generally open fenced front boundaries. Street setbacks are generally 6 to 8 metres and side setbacks consistently no less than 1 metre and most often greater, other than for narrow fronted cottages. Such patterns produce a regular spacing between neighbouring dwellings of generally between 5 metres and 7 metres (refer table below); and
  - (ii) *form* - the consistent and recognisable pattern of traditional building proportions, including the wall heights and widths of facades and roof heights, volumes and shapes associated with the architectural styles identified in the table below; and
  - (iii) *key elements* - the iconic and defining design features including, in particular the detailed composition and use of materials on facades and roofing of the predominant architectural styles identified in the table below.

Precinct	Predominant Architectural Style	Predominant Allotment Size		Predominant Setbacks		
		Area	Width	Street setbacks	Minimum side setbacks	Collective side setback†
9.1 Clarence Park	Cottages, Villas, Bungalows, Tudor and Art Deco	700m <sup>2</sup>	15m	7.0m	1.0m	6.0m
9.2 Everard Park and Forestville (East)	as per Precinct 9.1	800m <sup>2</sup>	18m	7.0m	1.0m	5.0m
9.3 Kings Park	Cottages, Villas, and Bungalows	750m <sup>2</sup>	18m	8.0m	1.5m	7.0m

Precinct	Predominant Architectural Style	Predominant Allotment Size		Predominant Setbacks		
		Area	Width	Street setbacks	Minimum side setbacks	Collective side setbacks†
9.4 Millswood, Hyde Park (West) and Goodwood (South)	as per Precinct 9.3	600m <sup>2</sup>	15m	6.0m	1.0m	5.0m
9.5 Millswood (South)	Cottages, Villas, Bungalows, Tudor and Art Deco	1,000m <sup>2</sup>	21m	8.0m	1.5m	9.0m
9.6 Unley (Allen Grove)	Art Deco	600m <sup>2</sup>	18m	8.0m	1.0m	6.0m
9.7 Unley (North)	Cottages (inc narrow fronted styles), Villas and Bungalows	600m <sup>2</sup>	15m	6.0m	1.0m	5.0m
9.8 Unley Park (East)	as per Precinct 9.1	1,000m <sup>2</sup>	21m	8.0m	1.5m	8.0m
9.9 Wayville	as per Precinct 9.7	600m <sup>2</sup>	15m	7.0m	1.0m	6.0m
9.10 Fullarton (West)	Bungalows and Art Deco	700m <sup>2</sup>	16m	7.0m	1.0m	4.0m
9.11 Unley Park (West)	Interwar & Turn of Century	900m <sup>2</sup>	20m	10m	1.5m	6.0m

† is the distance between the main walls of neighbouring dwellings.

## Policy Area 10 – Grand

### Introduction

This policy area contains one precinct only being a small area of Myrtle Bank bounding Ferguson Avenue, a short distance east of Fullarton Road.

The desired character and streetscape attributes to be retained and enhanced is set out below.

### Desired Character

The streetscape attributes include the:

- (a) grand, but single storey, buildings on very large and wide allotments, with well developed mature landscaping;
- (b) building scale, forms and detailing of the predominant Turn-of-the-Century and Inter-war era villas, bungalow and tudor architectural styles; and
- (c) varied but coherent rhythm of buildings and spaces along its streets.

Development will:

- (a) be of grand street-fronting detached dwellings; and
- (b) maintain or enhance the streetscape attributes comprising:
  - (i) *siting* - the regular allotment pattern with sites typically of no less than 25 metres street frontages and with site areas of no less than 1500 square metres. This produces a generous and grand scale characterised by large gardens set behind open style fencing and deeply set dwellings. Street setbacks are predominantly of some 14 metres and side setbacks of between 3 metres and 7 metres. Such patterns produce a regular spacing between neighbouring dwellings of some 10 metres; and
  - (ii) *form* - the consistent and recognisable pattern of traditional building proportions including the wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles in (iii) below; and
  - (iii) *key elements* - the iconic and defining design features, in particular the detailed composition and use of materials on facades and roofing of the predominant architectural styles (Turn-of-the-Century villas and inter-war bungalows and tudors).

## RESIDENTIAL STREETSCAPE (LANDSCAPE) ZONE

The objectives and principles of development control that follow apply in the Residential Streetscape (Landscape) Zone shown on [Maps Un/3, 4, 6, 7 and 9 to 11](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

- Objective 1:** Enhancement of the distinctive and primarily coherent streetscapes by retaining and complementing the built form, setting and surrounding landscape features.
- Objective 2:** A residential zone for primarily street-fronting-dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.
- Objective 3:** Sensitive in-fill development opportunities where appropriate and complementary to the desired character and streetscape setting or providing for the improvement of areas of variable character by replacing discordant buildings and their associated landscape patterns.
- Objective 4:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The Residential Streetscape (Landscape) Zone encompasses living areas in the west and south eastern section of the City of Unley. The zone is distinguished by coherent streetscape patterns. These attributes include the consistent:

- (a) rhythm of building sitings, scale, form and setbacks (front and side) and gaps between buildings;
- (b) allotment and road patterns;
- (c) landscape features within streetscapes, including the road verge and forward of the building façade.

Development should respect and contribute positively to the streetscape setting, and where appropriate, the collective features of distinctive and primarily coherent streetscapes. The key considerations are:

- (a) *siting* – sites with generous front and side setbacks to main dwelling buildings and wide road reserves. Building envelopes should reflect this siting, scale and form to maintain the spatial patterns of traditional settlement. Low open style front fences provide transparent streetscape views of landscaped front yards and compatible development.
- (b) *form* – a consistent pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and form is associated with the various architectural styles. Infill dwellings and dwelling additions should maintain traditional scale, proportions and building forms when viewed from the primary streetscape.
- (c) *key elements* – the articulation of the built form, verandahs and pitched roofs, are important key elements in minimising the visual dominance of buildings to the primary streetscape setting. The careful composition of facades to reduce building mass, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements, assist in complementing the desired character. Low open style front fences complement the style and predominant form of dwellings within the street and streetscape views of landscaped front yards.

Sites greater than 5000 square metres will be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities higher than, but compatible with, adjoining residential development.



Sites for existing or proposed aged care housing, supported accommodation or institutional housing may include minor ancillary non-residential services providing that the development interface is compatible with adjoining residential development.

## **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 in existing non-residential buildings that serves the local community
  - 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.
- 4 Re-development of existing non-residential development 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;
  - (d) does not compromise coordinated centre development.
- 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 retain and enhance its streetscape contribution by being sited and designed to respond positively to the streetscape context of its locality in terms of the:
  - (a) rhythm and setting of buildings and open spaces (front and side setbacks);
  - (b) dominant garden and landscape vistas;
  - (c) recessive or low key nature of vehicle garaging and the associated driveway and minimising the number and width of access points to public roads.
- 8 Development should comprise dwellings of a form and setting consistent with the desired character. In this respect:
  - (a) sites should not be amalgamated for the purposes of developing residential flat buildings, group dwellings or non street-fronting dwellings unless it involves existing large sites occupied by buildings of discordant character where the consolidated site and its replacement dwellings produce a streetscape setting and built form that complements the desired character;

- (b) infill development should maintain and complement the primary streetscape setting of the established settlement pattern, in terms of site width, building siting and providing a single width driveway (for shared use) or utilise a new side road or rear lane driveway where possible, and not impose excessive built form impacts to neighbouring sites and dwellings. Allotment areas may be reasonably varied where the development maintains a consistent primary street frontage and streetscape setting (siting, form and key elements).
- 9** Development should present a single storey built scale to its streetscape. Any second storey building elements should be:
- (a) integrated sympathetically into the dwelling design and landscape setting;
  - (b) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions, nor increasing the evident wall heights as viewed from the street;
  - (c) set well behind the primary street façade of the dwelling so as to be inconspicuous from the streetscape.
- 10** Buildings and structures should suitably reference the contextual conditions of its locality and contribute positively to the desired character, particularly in terms of its:
- (a) building scale and form relative to its setback and the overall size of its site;
  - (b) streetscape setting or the pattern of buildings and spaces (front and side setbacks), and gaps between buildings;
  - (c) front fencing being low and visually permeable to emphasise a strong streetscape landscape character.
- 11** A building adapted, expanded or redeveloped for a community or non-residential use should be:
- (a) confined to an existing non-residential building or its site;
  - (b) of a form and nature readily able to accommodate such a use;
  - (c) of a small scale and low impact, or serving a local community function, and in any event has minimal impact on abutting or nearby residential occupiers.
- 12** Building walls on side boundaries should be avoided other than:
- (a) a party wall of semi-detached dwellings or row dwellings;
  - (b) a single storey building, or outbuilding, which is not under the main dwelling roof and is setback from, and designed such that it is minor and subservient and not part of, the primary street façade, where:
    - (i) there is only one side boundary wall;
    - (ii) the minimum side setback (on the other side boundary) and collective side setbacks as prescribed under the relevant precinct parameters are met.
- 13** A carport or garage should form a relatively minor streetscape element and should:
- (a) be located to the rear of the dwelling as a freestanding outbuilding;
  - (b) where attached to the dwelling be sited alongside the dwelling and behind its primary street façade, and adopt a recessive building presence. In this respect, the carport or garage should:

- (i) incorporate lightweight design and materials, or otherwise use materials which complement the associated dwelling;
- (ii) be in the form of a discrete and articulated building element not integrated under the main roof, nor incorporated as part of the front verandah or any other key element of the dwelling design;
- (iii) have a width which is a proportionally minor relative to the dwelling façade and its primary street frontage;
- (iv) not be sited on a side boundary, except for minor scale carports, and only where the desired building setback from the other side boundary is achieved.

**14** Vehicle access should be taken from:

- (a) a rear laneway or secondary street, or a common driveway shared between dwellings, wherever possible;
- (b) a driveway from the primary street frontage but only of a single car width for as long as is practicable to minimise the impact on the garden character, and on street trees and the road verge.

**15** Fencing of the primary street frontage should establish, or maintain, the desired character, compatibility with the style of the associated dwelling and its open streetscape presence, and comprise:

- (a) on narrow-fronted dwelling sites of up to 16 metres in street frontage - low and essentially open-style fencing, including picket, crimped wire or decorative mesh of up to 1.2 metres in height or low hedging also of up to 1.2 metres in height
- (b) on dwelling sites in excess of 16 metres in street frontage - low and essentially open-style fencing as in (a), but may also include masonry pier and plinth (palisade style) fencing with decorative open sections of up to 1.8 metres in total height.

### Land Division

**16** Land should only be divided where:

- (a) the resultant allotment(s) conform with the minimum allotment areas and frontage widths; or
- (b) the resultant allotment(s) are consistent with the desired character or a distinct prevailing pattern and character of a particular locality; or
- (c) the resultants allotment(s) are consistent with an approved and commenced development.

## Landscape Policy Area 11

Refer to [Maps Un/12, 13, 15, 16 and 18 to 20](#) that relate to this policy area.

### OBJECTIVES

**Objective 1:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area comprises three precincts with allotment sizes of 300, 400 and 560 square metres. Development will seek to retain the prevailing low scale of development and the coherent rhythm, building spacing and landscaped setting. The policy area is confined to Fullarton, Highgate, Malvern (south), Forestville (south) and Myrtle Bank.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should:
  - (a) be primarily detached dwellings, with sensitive infill development sited and designed so as to be inconspicuous from the streetscape, and maintain the desired character and key streetscape setting features.
  - (b) conserve the physical attributes and key streetscape setting features comprising:
    - (i) *setting* - the regular prevailing subdivision and allotment pattern that produces a characteristic streetscape pattern of allotment frontages, buildings and gardens spaced behind generally open fenced front boundaries. Primary street setbacks are generally 6m to 8m and side setbacks consistently no less than 1m and most often greater.
    - (ii) *form* - the characteristic features of consistent scale and proportions of buildings including wall heights and roof designs to the streetscape
    - (iii) *key elements* – good articulation of walls and roofs to street facades to reduce the scale, bulk and dominance of buildings to the streetscape.
- 3 In Policy Area 11 a dwelling should have a minimum site area and a frontage width to a public road not less than that shown in the following table:

Precinct	Minimum Site Area (square metres)	Minimum Frontage Width for Dwelling (metres) *
11.1 Landscape 300	300	10
11.2 Landscape 400	400	12.5
11.3 Landscape 560	560	15

\* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, those kinds of developments listed in [Table Un/7](#) are assigned as complying development.

### 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 associated with a non-residential use
Amusement Machine Centre	
Auction Room	
Bank	

Form of Development	Exceptions
Bus Depot	
Bus Station	
Car Wash	
Consulting Room	Except where it involves one of the following: (a) alterations and/or additions to an existing consulting room; (b) the conversion of an existing non-residential building to a consulting room; (c) it is ancillary to supported accommodation.
Crematorium	
Fire Station	
Fuel Depot	
Hall	
Home Office and Dwelling	Except where the total floor area is less than 50 square metres or 30 percent of the associated dwelling, including the area for a home activity
Horse Keeping	
Hospital	
Hotel	
Indoor Recreation Centre	
Industry	
Intensive Animal Keeping	
Motel	
Motor Repair Station	
Office	Except where it involves one of the following: (a) alterations and/or additions to an existing office; (b) the conversion of an existing non-residential building to an office; (c) it is ancillary to supported accommodation.
Petrol Filling Station	
Plant Nursery	
Public Service Depot	
Radio or TV Studio	
Road Transport Terminal	
Service Trade Premises	
Shop or Group of Shops	Except where it involves one of the following: (a) alterations and additions to an existing shop or group of shops on its existing site(s) (b) it is ancillary to supported accommodation.
Stadium	

Form of Development	Exceptions
Stock Sales Yard	
Stock Slaughter Works	
Store	
Telecommunications Facility	
Transport Depot	
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 classified as non-complying) are designated:

Category 1	Category 2
Those kinds of development listed in Part 1 of the <a href="#">Table Un/8</a> as applicable in this Zone	Those kinds of development listed in Part 2 of <a href="#">Table Un/8</a> as applicable in this Zone

## RESIDENTIAL ZONE

The objectives and principles of development control that follow apply in the Residential Zone shown on [Maps Un/4 to 6 and 8 to 11](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

- Objective 1:** A residential zone comprising a range of dwelling types of up to two storeys.
- Objective 2:** Dwellings at low to medium densities including new housing opportunities created through sensitive infill development of individual allotments and amalgamation of allotments and coordinated development particularly in close proximity to centres, public transport stops and public open spaces.
- Objective 3:** The siting and design of development driven by contextual design considerations and environmentally sustainable outcomes.
- Objective 4:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The Residential Zone covers various areas of the council including Wayville, Parkside, Fullarton, Malvern and Myrtle Bank. These residential areas consist of a wide range of housing eras and land division patterns. Pockets of pre-1940's character housing are interspersed with homes built since 1950 and mainly comprise conventional detached housing, but also provide examples of other dwelling types including group dwellings, residential flat buildings and supported accommodation. The zone will continue to display a diversity of different building eras with pre-1940's character housing interspersed with sympathetic contemporary dwellings. Design responses may vary but are underpinned by local area context characterised by the rhythm and patterns of sites and buildings, particularly where sites adjoin lower density residential zones.

The character of the Residential Zone will gradually evolve as sensitive infill re-development of existing sites occurs, complementing surrounding dwelling types and forms and having particular regard to the design and siting of built form. Whilst the dominant character is expected to be detached low density housing, smaller sites will also encourage other housing types, particularly semi-detached dwellings and small scale group dwellings. Medium density housing comprising residential flat buildings of up to 2 storeys in height is appropriate on larger sites and preferably in close proximity to centres, public transport and public open space

Sites greater than 5000 square metres will be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities higher than, but compatible with, adjoining residential development.

Sites for existing or proposed aged care housing, supported accommodation or institutional housing may include minor ancillary non-residential services providing that the development interface is compatible with adjoining residential development.

Residential neighbourhoods are to be interconnected with the retention and reinforcement of the traditional grid street pattern to promote social interaction and access to centres, community facilities and public open space via a street network of pedestrian and bicycle linkages.

New development is to achieve positive environmental outcomes through passive energy design, water sensitive design, urban landscaping and biodiversity.

Landscaping, particularly within front yards, garden areas, alongside driveways and parking areas, should be an important consideration to contribute to the character and amenity of the locality.

## 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
  - Home office and dwelling
  - Supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and complementary manner with the pattern of the established residential development but with dwellings at increased densities to provide greater housing choice.
- 4 Redevelopment of existing non-residential development 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;
  - (d) does not compromise coordinated centre development.
- 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 Low to medium density development that achieves net densities of between 28 to 33 dwellings per hectare.
- 8 Development should primarily be in the form of street fronting dwelling types and of low to moderate scale, up to 2 storeys in building height, where any upper level should be:
  - (a) integrated sympathetically into the dwelling and overall building design;
  - (b) articulated along the façades, between floor levels and around rooflines to minimize building bulk and provide appropriate separation and a gradual transition to adjacent sites;
  - (c) complementary to the contextual design considerations (site and building patterns and forms) within the locality and contributes to the desired character.



- 9 Buildings should be designed in accord with the following parameters:

Parameter	Value
Maximum height (from ground level)	7 metres (2 storeys)
Minimum setback from primary street boundary	5 metres (wall height less than or equal to 4 metres) 5 metres plus 1 metre for every 2 metres increase in wall height above 4 metres

### Land Division

- 10 Land should only be divided where:
- the resultant allotment(s) conform to minimum site areas and frontage widths of dwellings;
  - the resultant allotment(s) are consistent with the desired character for the zone.
- 11 Allotments should vary in size and be suitable to facilitate a diversity of housing types.
- 12 Smaller allotments should be amalgamated to form larger development sites to ensure coordinated and efficient development suitable for affordable housing, supported accommodation and for higher density housing, particularly in areas within 200 metres of centres, public transport stops and public open space.

### Infill Policy Area 12

Refer to [Maps Un/13, 15, 18, 19 and 20](#) that relate to this policy area.

### OBJECTIVES

**Objective 1:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area comprises two precincts with low growth residential compatible infill character and allotment sizes of 300 and 350 square metres. The policy area is widely dispersed in pockets across council from Wayville to Parkside, Fullarton, Malvern and Myrtle Bank in the east.

### PRINCIPLES OF DEVELOPMENT CONTROL

- Development should not be undertaken unless it is consistent with the desired character for the policy area.
- In Policy Area 12 a dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling inclusive of the common roadway parking areas and open spaces) and a frontage width to a public road not less than that shown in the following table:

Precinct	Minimum Site Area (square metres)	Minimum Frontage Width (metres) *				
		Detached	Group	Row	Semi-detached	Residential Flat
12.1 Fullarton, Malvern, Parkside and Wayville	300	10	15	7	8	22
12.2 Myrtle Bank	350	10	15	7	8	22

\* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

- 3 Site sizes in the north side of Aragon Street, Fullarton, may be reduced below the minimum site area for the zone if minimum street frontages can be satisfied.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, those kinds of developments listed in [Table Un/7](#) are assigned as complying development.

### 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
Advertisements/Advertising Hoarding	Except where associated with a non-residential use
Amusement Machine Centre	
Bus Depot	
Bus Station	
Car Wash	
Consulting Room	Except where it involves one of the following: (a) alterations and/or additions to an existing consulting room; (b) the conversion of an existing non-residential building to a consulting room; (c) it is ancillary to supported accommodation.
Crematorium	
Emergency Services Station	
Farming	
Fuel Depot	
Hall	
Home Office and Dwelling	Except where the total office floor area is less than 50 square metres or 30 percent of the floor area of its associated dwelling, including the area for a home activity
Horse Keeping	

Form of Development	Exceptions
Horticulture	
Hospital	
Hotel	
Indoor Recreation Centre	
Industry	
Motel	
Motor Repair Station	
Office	Except where it involves one of the following: (a) alterations and/or additions to an existing office; (b) the conversion of an existing non-residential building on its existing site to an office; (c) it is ancillary to supported accommodation.
Petrol Filling Station	
Plant Nursery	
Public Service Depot	
Radio or TV Studio	
Road Transport Terminal	
Service Trade Premises	
Shop or Group of Shops	Except where it involves one of the following: (a) alterations and/or additions to an existing shop or group of shops on its existing site(s); (b) it is ancillary to supported accommodation.
Showground	
Stadium	
Store	
Telecommunications Facility	
Transport Depot	
Warehouse	
Waste Reception, Storage, Treatment or Disposal	
Wrecking Yard	

### Public Notification

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

Those kinds of developments listed in Part 1 of [Table Un/8](#) are assigned as **Category 1 Development** in the Residential Zone.

Those kinds of developments listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Residential Zone.

## RESIDENTIAL REGENERATION ZONE

The objectives and principles of development control that follow apply in the Residential Regeneration Zone shown on [Maps Un/5, 6, 7, 10, 11 and 16](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

- Objective 1:** A predominantly medium density residential zone that comprises a range of dwelling types of 2 storeys together with associated local community services and facilities.
- Objective 2:** Provision of medium to high dwelling densities of up to 3 to 5 storeys within designated policy areas achieved through the re-development of under-utilised or aggregated land and land in close proximity to centres, public transport stops and public open spaces.
- Objective 3:** Increased mix in the range of dwellings, including a minimum of 15 percent affordable housing, available to cater for changing demographics, particularly smaller household sizes, aged persons accommodation, retirement living and supported accommodation.
- Objective 4:** Increased dwelling densities and population.
- Objective 5:** Sustainable development outcomes through the provision of water sensitive design, energy efficiency, waste minimisation and urban landscaping and biodiversity.
- Objective 6:** High quality urban design where buildings are sited, composed and scaled to mitigate visual and amenity impacts on residential neighbours in adjoining residential zones.
- Objective 7:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Areas within this zone are widely dispersed across the City of Unley and have been identified for regeneration and housing growth for one or more of the following reasons:

- (a) development is nearing the end of its economic life or is under-utilised;
- (b) are located outside of designated character areas;
- (c) comprise existing medium density housing development;
- (d) have strategic locational benefits supporting higher density residential living such as close proximity to centres, public transport and open space.

This zone provides opportunities for strategic urban growth, housing diversity and innovative environmental sustainable outcomes.

Existing traditional suburban allotments offer potential for substantial intensification of dwelling development within the zone. Opportunities are available to increase dwelling numbers on existing and amalgamated sites. To promote the delivery of housing growth and diversity, incentives are prescribed in relation to site area, frontage and building height. Minimum and maximum site areas are also designated within the policy areas to target specific densities for growth.

This zone is envisaged to comprise predominantly medium density residential housing with higher density strategic areas represented in designated policy areas. Within the zone, the built form will support a range of housing types to 2 storeys in height. Policy Areas are envisaged to support predominantly apartment style living at higher densities with building heights from 3 to 5 storeys. The

design and siting of multi-storey development is to be underpinned by good design principles and contextual considerations. Car parking is to be provided to the rear of the site or underneath buildings in the form of underground parking.

Residential neighbourhoods are to be interconnected with the retention and reinforcement of the traditional grid street pattern to promote social interaction and access to centres, community facilities and public open space via a street network of pedestrian and bicycle linkages.

New development is to achieve positive environmental outcomes through passive energy design, water sensitive design, urban landscaping and biodiversity. Hard and soft urban form coverage will be provided in different proportions and patterns to suit the desired character within each of the policy areas. In addition to front yards and private open space, communal open space, living walls and roof top gardens will be expected within higher density residential buildings as a design response to limited ground level opportunities for green space and to minimise the 'urban heat island effect'.

Land uses will be predominantly residential and supported by compatible small scale non-residential development that serves the local community. More extensive non-residential development may be envisaged in selected locations as allocated in specific Policy Areas where it will provide community, health and administration services to support the related community.

## **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 addition  
 Dwelling  
 Residential flat building  
 Small scale community facilities that serves the local community, for example:

- office in association with a dwelling
- open space
- recreation area

Student accommodation  
 Supported accommodation.

**2** The following additional types of development, or combination thereof, are envisaged within specified Policy Areas:

Aged persons accommodation  
 Detached dwelling  
 Group dwelling  
 Nursing home  
 Retirement village  
 Residential care facility  
 Row dwelling  
 Semi-detached dwelling

**3** A community centre, consulting room, indoor recreation centre, library or office may be established where it is ancillary to or in association with a proposed use envisaged for the zone or policy area.

**4** Development listed as non-complying is generally inappropriate.

**5** Residential development should include higher concentrations of dwellings in suitable locations, in particular:

(a) within 400 metres walking distance of a neighbourhood, district or local centre;

- (b) close to public transport or major employment nodes;
  - (c) adjacent to public open space.
- 6** Higher density development should occur on amalgamated sites to:
- (a) facilitate appropriate site planning and building layout;
  - (b) provide appropriate site dimensions to cater for larger scale developments.
- 7** Re-development of existing, and minor ancillary, non-residential development should be of a nature and scale that:
- (a) primarily serves the associated site and to a lesser degree the local community;
  - (b) is consistent with the character of the locality;
  - (c) does not detrimentally impact on the amenity of nearby residents;
  - (d) does not compromise coordinated centre development.

### Form and Character

- 8** Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9** Medium density development should achieve average net densities within the zone of between 45 to 50 dwellings per hectare and should typically be in the form of 2 storey residential buildings, or 40 to 120 dwellings per hectare and typically in the form of 3 to 5 storey residential buildings within the policy areas.
- 10** Except where otherwise specified in the Policy Area provisions buildings should be designed in accord with the following parameters:

Parameter	Value
Maximum wall height (from ground level)	7 metres (2 storeys)
Minimum setback to the front main wall from the primary street boundary	6 metres (wall height less than or equal to 4 metres) 6 metres plus 1 metre for every 3 metres increase in wall height above 4 metres

- 11** Except where otherwise specified in the Policy Area provisions a dwelling should be designed in accord with the following parameters:

Dwelling type	Minimum site area per dwelling (square metres)	Minimum frontage width (metres)*
Detached Dwelling	230	9
Group Dwelling	230 (average)	12
Row Dwelling	230	6
Semi-detached Dwelling	230	7
Residential Flat Building	200 (average)	22

\* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

- 12** Development should not exceed 2 storeys in height, except where prescribed, and all upper floor levels should be:
- (a) integrated sympathetically into the dwelling design;
  - (b) articulated along the façades, above podiums, and around rooflines to minimise building bulk and provide a human scale to development;
  - (c) increased in setback to provide a gradual transition in building heights to adjacent sites.
- 13** The siting and design of garages and carports should be subservient to the main dwelling or dwellings and have minimal impact on the character of the area.

### **Affordable Housing**

- 14** Development should include a minimum 15 percent of residential dwellings for affordable housing.
- 15** Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

### **Land Division**

- 16** Land should only be divided where:
- (a) the resultant allotment(s) conform to minimum site areas and frontage widths as prescribed;
  - (b) the resultant allotment(s) are consistent with the desired character for the zone.
- 17** Allotments should vary in size and be suitable to facilitate a diversity of housing types.
- 18** Allotments should be amalgamated to facilitate larger sites suitable for affordable housing, supported accommodation and medium density living.

## **Fisher Street Policy Area 13**

Refer to [Map Un/19](#) that relates to this policy area.

### **OBJECTIVES**

- Objective 1:** Development of medium to high residential densities with a built form pattern that comprises high vertical elevation, low horizontal site coverage and within a generous landscape setting.
- Objective 2:** Development that contributes to the desired character of the policy area.

### **DESIRED CHARACTER**

The Fisher Street Policy Area has a strong sense of place characterised by clustered, vertical built form within a generous landscape setting. The desired high density residential living environment will emphasise vertically-proportioned buildings that are well separated from property boundaries, each other, and display low site coverage. To achieve a high density, dwelling types other than detached and semi-detached housing are envisaged in this policy area.

The policy area has a strong landscape character with its prominent tree lined street and property edges. Generous street and property boundary setbacks are appropriate for all buildings, with the tallest buildings located centrally on-site and more moderate-scaled buildings framing its edges.

Development will be of high quality in terms of external materials used, detailing and articulation of facades to streets and other public areas. Front fencing will incorporate well designed streetscape features and be substantially open in appearance to ensure a visually interesting public realm. On-site parking will be designed, where possible, to utilise shared driveway access and rear parking areas so as to preserve on-street visitor parking and minimise the visual impact of paving and garaging of vehicles to the streetscape.

Environmental sustainability benefits are to accord with zone requirements. In addition, generous space surrounding buildings allows for generous provision of urban landscaping, biodiversity and opportunities for on-site water harvesting.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Development should be primarily for residential flat buildings.
- 2 Non-residential development should be ancillary to on-site residential living, small in scale with a maximum total floor area of 100 square metres and situated on the ground floor level only.

### Form and Character

- 3 Development should be consistent with the desired character of the policy area.
- 4 Medium to high density development that achieves net densities of between 40 to 100 dwellings per hectare typically in the form of four to five storey buildings.
- 5 Development should provide a positive streetscape contribution by:
  - (a) reinforcing the setting of buildings in the streetscape and provide well landscaped surrounds;
  - (b) strong garden character and landscape vistas;
  - (c) confining the garaging of vehicles as a relatively minor element when viewed from the public realm and desirably located below ground in basement levels or located discretely to the rear;
  - (d) site works should preserve the treed and open garden character and established landscape features and limit the extent of hard-standing areas and number of separate driveways.
- 6 Buildings should be designed in accord with the following parameters:

Parameter	Value
Maximum site coverage	40 percent
Maximum wall height (from ground level)	17.5 metres (5 storeys)
Minimum setback to the front main wall from the primary street boundary	8 metres (wall height less than or equal to 7 metres) 15 metres (wall height greater than 7 metres and less than or equal to 10.5 metres) 20 metres (wall height greater than 10.5 metres)



- 7 A dwelling should be designed in accord with the following parameters:

Dwelling type	Site area per dwelling (square metres)	Site area per dwelling for allotments >2000 square metres (square metres)	Minimum frontage width (metres)
Dwelling	180 minimum 230 maximum	150 minimum 230 maximum	8
Residential flat building	120 minimum (average) 230 maximum (average)	100 minimum (average) 230 maximum (average)	20

\* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

## Major Roads Policy Area 14

Refer to [Maps Un/15 and 19](#) that relate to this policy area.

### OBJECTIVES

- Objective 1:** Medium to high density residential development is to be achieved through the development of multiple level buildings of distinctive and high urban design quality with an emphasis on vertical proportions whilst maintaining a strong and enclosed streetscape.
- Objective 2:** Development that is designed and sited in response to the traffic movement demands, access restrictions and noise conditions associated with major transport corridors.
- Objective 3:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is envisaged to contain residential development of a scale that is commensurate with its exposure to major transport corridors. Medium density residential living of up to three storeys along Fullarton Road is envisaged. Modest front and side setbacks are proposed to reinforce this sense of enclosure. Transition and integration of development towards adjacent lower density residential zones is to occur with progressive setbacks as height increases and substantial open areas located behind the built form for open space, car parking and landscaping.

Residential development on main transport corridors will need to be designed to provide protection to living areas from traffic noise. The desired configuration of buildings is to provide an almost continuous building form with small but notable gaps between buildings that provides a sense of enclosure to the major road, locates sensitive areas away from major noise sources and incorporates solid building materials and window treatments to minimise the impacts of traffic noise.

Sustainable forms of development that support energy and water conservation are encouraged. Roof top gardens, living walls, balconies, courtyards and rear yards will provide 'soft' landscape areas for water harvesting and urban landscaping and biodiversity in addition to public open spaces.

Large scale development located close to the street boundary will also need to make a positive contribution to the streetscape in terms of amenity and how it interfaces with the public space. Small but notable gaps between buildings and articulation of the facades of buildings will be required to reduce the mass of the built form. There is the opportunity to create distinctive streetscapes from built form enclosure and softened by appropriately scaled front yard landscaping. Front fencing will incorporate well designed streetscape features and be substantially open in appearance to ensure a visually interesting public realm. Car parking is to be internalised and accommodated underground or

sensitively designed behind the buildings to avoid unreasonable impacts to the street or to adjacent lower density housing. Access will be shared for multiple dwellings and restricted in number onto main roads and designed to allow for forward access and egress from the sites.

Development will desirably occur on amalgamated sites to allow for comprehensive development opportunities and to promote a range of medium density housing. Dwelling types other than detached and semi-detached housing are envisaged in this policy area. Affordable housing and supported accommodation are encouraged to take advantage of the good linkages to public transport.

Non-residential development is to be situated on the ground floor only, small in scale, and ancillary to the overall residential design of the development.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Development should be primarily for row dwellings and residential flat buildings.
- 2 Non-residential development should be ancillary to on-site residential living, small in scale and have a gross leasable area of less than 100 square metres and situated on the ground floor level only.

### Form and Character

- 3 Development should be consistent with the desired character of the policy area.
- 4 Medium to high density development that achieves average net densities of between 40 to 120 dwellings per hectare and should typically be up to three storey buildings.
- 5 A dwelling should be designed in accord with the following parameters:

Dwelling type	Site area per dwelling (square metres)	Site area per dwelling for allotments >2000 square metres (square metres)	Minimum frontage width* (metres)
Dwelling	180 minimum 230 maximum	150 minimum 230 maximum	8
Residential flat building	100 minimum (average) 230 maximum (average)	80 minimum (average) 230 maximum (average)	20

\* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

- 6 Dwelling design should support a moderate scale and intensity that reflects its major road location adjoined by low density character housing and primarily using apartment style buildings interspersed with other dwelling types.
- 7 A dwelling should be designed in accord with the following parameters:

Parameter	Value
Maximum site coverage	60%
Maximum wall height (from ground level)	10.5 metres (three storeys)
Minimum setback from primary street boundary	6 metres

## Renewal Policy Area 15

Refer to [Map Un/14](#) that relates to this policy area.

### OBJECTIVES

- Objective 1:** Medium to high density residential development is to be achieved through the development of multi-level buildings of high urban design quality with consistent moderate building heights, higher site coverage and extensive building frontage widths.
- Objective 2:** Development that minimises the potential impact of vehicles on the character, liveability and functionality of the area.
- Objective 3:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area mainly comprises under-utilised former light industrial land that consists of buildings of two to three storeys high with extensive site coverage.

New residential development will be consistent in height, scale and coverage to the general industrial history of the area and provided at medium to high densities. Dwellings principally in the form of row dwellings and residential flat buildings are expected to be of attractive contemporary design and well integrated into the pattern of emerging housing re-development in the locality. New development is to respect adjacent existing residential development with interface areas having consistent setback and height.

Furthermore, minimum and maximum site areas are prescribed to ensure higher residential densities and greater housing diversity (in the form of smaller house types) is achieved. Housing types, other than detached dwellings and semi-detached dwellings, are encouraged within this policy area. The only exception is in Area 3 (Concept Plan [Fig RR/1](#)), where all types of housing are envisaged.

Development is desired that enhances streetscapes with well designed dwellings located close to street boundaries, complementary front yard landscaping, internalised parking areas and shared and restricted site access. Front fencing will incorporate well designed streetscape features and be substantially open in appearance to ensure a visually interesting public realm.

Sustainable forms of development that support energy and water conservation are encouraged. Roof top gardens, balconies, courtyards and rear yards will provide additional 'soft' landscape areas for water harvesting and opportunities for urban landscaping and biodiversity in addition to public open spaces.

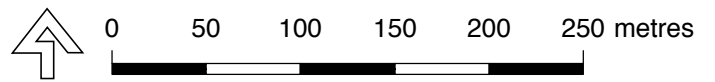
### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development should be primarily for row dwellings and residential flat buildings.
- 2 Non-residential development should be ancillary to on-site residential living and have a maximum total floor area of 100 square metres and situated on the ground floor level only.

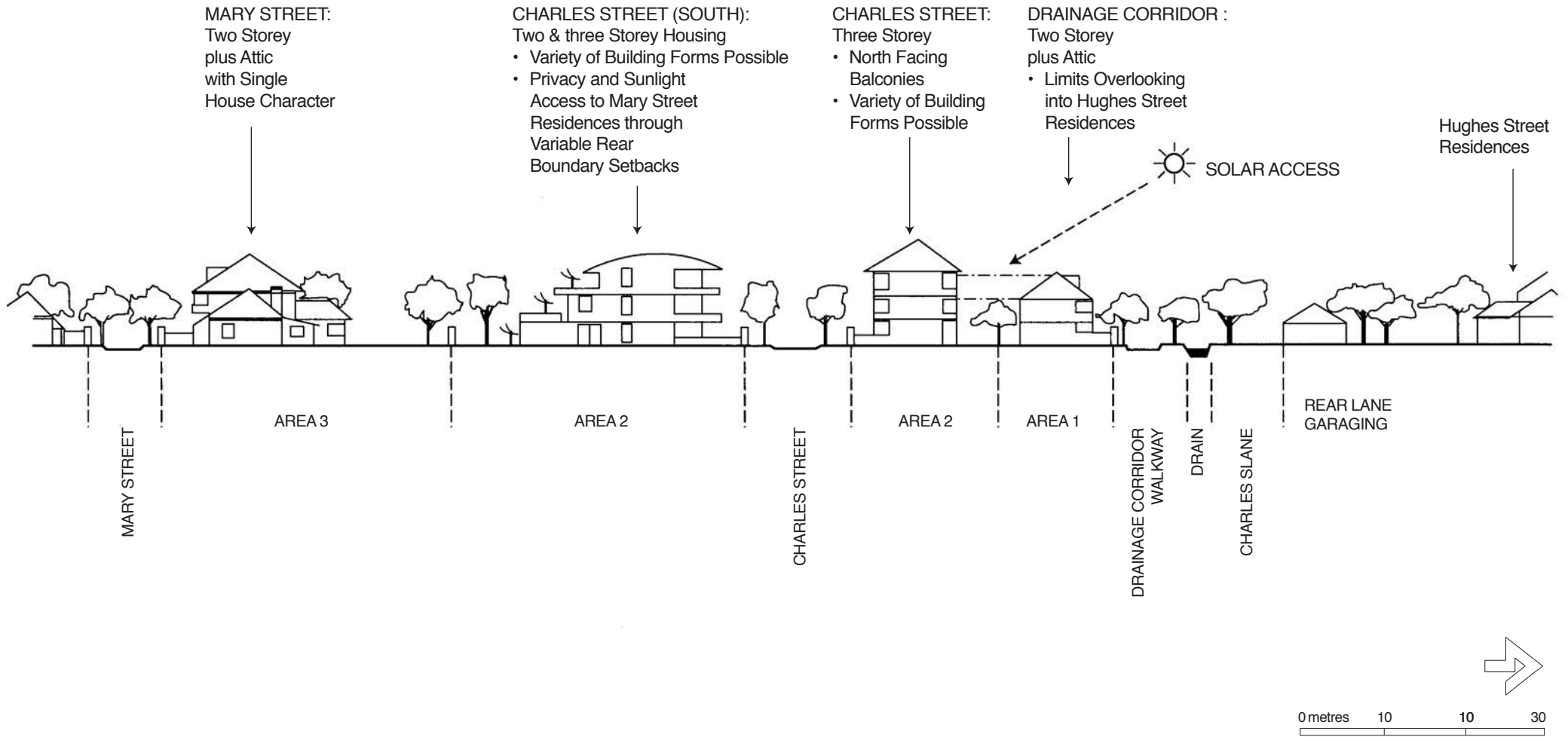
#### Form and Character

- 3 Development should be consistent with the desired character of the policy area.
- 4 Medium to high density development that achieves net densities of between 40 to 80 dwellings per hectare and should typically be in the form of two to three storey buildings in accord with the Concept Plans [Figure RR/1 and 2](#) for the identified Areas 1, 2 and 3.
- 5 A dwelling should be designed in accord with the following parameters:



2 Area  
 — Area Boundary

# UNLEY (CITY) RENEWAL POLICY AREA CONCEPT PLAN Fig RR/1



**INDICATIVE BUILT FORM  
BY AREA**

**UNLEY (CITY)  
RENEWABLE POLICY AREA  
CONCEPT PLAN**

**Fig RR/2**

Consolidated - 15 October 2020

Dwelling type	Site area per dwelling (square metres)	Site area per dwelling for large allotments of >2000 square metres (square metres)	Minimum frontage width* (metres)
Dwelling & Residential flat building	140 minimum 180 maximum	120 minimum 180 maximum	8 & 20
Dwelling & Residential flat building (Area 3)	180 minimum (average) 230 maximum (average)	180 minimum (average) 230 maximum (average)	8 & 20

\* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

- 6 In Areas 1 and 2, design will suggest the general industrial history of the area using apartment style buildings and design elements. Mary Street adjacent to Area 3 will retain its existing small scale residential character. Built form, scale and height of development should be in accordance with Concept Plan/s [Figure RR/1 and 2](#).
- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Maximum site coverage (except Area 3)	70%
Maximum wall height (from ground level):	
Area 1 ( <a href="#">Figure RR/1</a> )	7 metres plus attic within roof space (two storeys)
Area 2 ( <a href="#">Figure RR/1</a> )	10.5 metres (three storeys)
Area 3 ( <a href="#">Figure RR/1</a> )	7 metres plus attic within roof space (two storeys)
Minimum setback from Mary Street	5 metres
Minimum setback from all other streets	3 metres

## Spence Avenue Policy Area 16

Refer to [Map Un/20](#) that relates to this policy area.

### OBJECTIVES

- Objective 1:** Medium to high density residential development is to be achieved through the development of clustered multi-level buildings of high urban design quality in a generous landscaped setting.
- Objective 2:** Development that minimises the potential impact of vehicles on the character, liveability and functionality of the area.
- Objective 3:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The Spence Avenue Policy Area is located in the south east corner of the City of Unley within the suburb of Myrtle Bank and is bounded by Cross Roads (south), Glen Osmond Road (east), Ridge Park (north) and Ridge Avenue (west).

















The policy area is a strategic site for the development of coordinated medium to high density residential living and comprises:

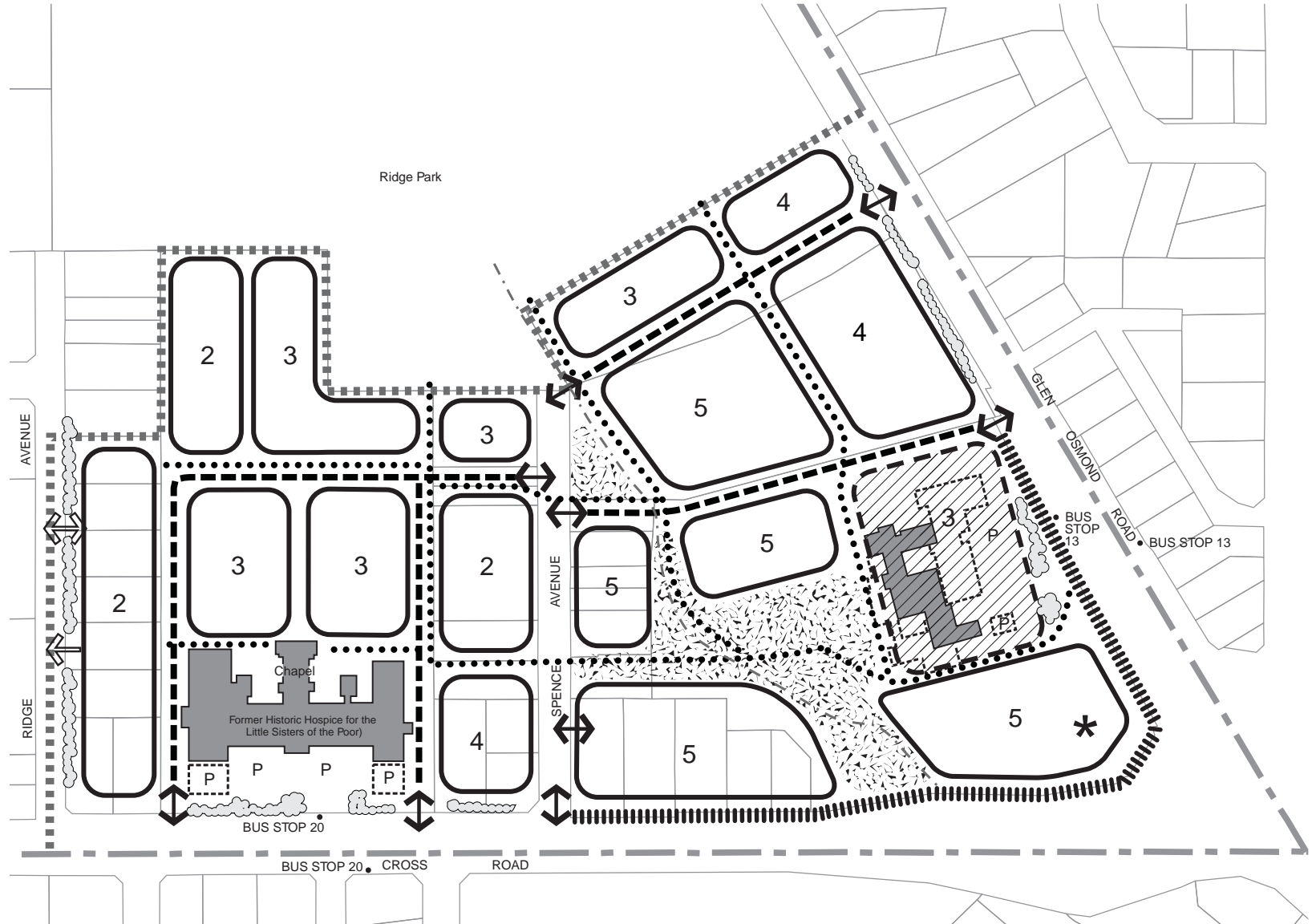
- (a) under-utilised and consolidated land within limited ownership;
- (b) existing higher density aged person accommodation and mixed character housing;
- (c) spatial and functional separation from low density character housing areas;
- (d) an opportunity to cater for an integrated development with gateway prominence to the City of Unley from the south eastern freeway;
- (e) frontage to major roads (Glen Osmond and Cross Roads), public transport (bus) and public open space (Ridge Park).

Well designed multi-storey residential buildings in garden surroundings are sought, in accordance with the Spence Avenue Concept Plan [Fig SA/1](#) and which:

- (a) spatially cluster the built form to be located close to and address streets (public and internal community access ways) and allow for a generous garden setting, key vistas between heritage buildings and to Ridge Park, protection and enhancement of existing vegetation (natural and cultural) and natural features (eg, creekline);
- (b) provide building heights of between 2 and 5 storeys (referenced from the adjacent street level) sufficient to provide medium to high density dwelling yields and offer aspect and surveillance of Ridge Park and along important internal vistas;
- (c) provide a well designed landmark building at the corner of Glen Osmond Road and Cross Road;
- (d) transition the scale and height of development across the policy area from specific locations of greater height down to lower height towards adjacent lower density residential areas, heritage places and public realms;
- (e) create architectural richness through distinct, articulated and elegant buildings of high design quality;
- (f) conserve and sensitively adapt heritage places for either aged persons housing, ancillary administration or resident activities and provide site features at key visual termination points, encourage connectivity and historical references for unique place identity;
- (g) transition Spence Avenue from a local access street serving detached dwellings to one serving multi-level housing within a village environ. Existing dwelling amenity and privacy is to be maintained until these properties are available for future multi-level development;
- (h) minimise the potential impact of vehicles by providing internalised/ under building parking areas for residents and visitors, avoid large open voids to street frontages and incorporate shared and restricted site access;
- (i) front fencing will incorporate well designed streetscape features and be substantially open in appearance to ensure a visually interesting public realm;
- (j) adopt ecologically sustainable design and amenity solutions in building orientation and spaces for energy efficiency and noise attenuation, favourable micro-climates, biodiversity and water sensitive design;
- (k) provide good pedestrian linkages to public transport stops and open space;
- (l) optimise resident and visitor safety and convenience;
- (m) screen and locate goods storage and refuse collection in a sensitive and effective manner.

LEGEND

-  Development Plan Boundary
-  Policy Area Boundary
-  Heritage Building
-  Remove unsympathetic Building Fabric
-  Community / Commercial
-  Maximum Building Height (Storeys) excluding basement car parking
-  Pedestrian Link
-  Open Space & Areas of Existing Regulated / Significant Trees
-  Landmark Building Subject to Urban Design and Gateway Assessment
-  Area subject to potential road widening requirement
-  Indicative vehicle access points
-  Indicative secondary / restricted vehicle access and egress points
-  Primary Vehicle Access Links
-  Parking
-  Drainage Alignment
-  Street Garden Setting



Scale 1:2500



# UNLEY (CITY) SPENCE AVENUE POLICY AREA CONCEPT PLAN

Consolidated - 11 October 2020  
**FIGURE SA/1**



Furthermore, a range of minimum and maximum site areas are prescribed to ensure higher residential densities and greater housing diversity are achieved. Housing types, other than detached dwellings and semi-detached dwellings, are encouraged within this policy area.

Non-residential development providing community, health and administrative services to the community is envisaged adjacent to Glen Osmond Road and should be developed to facilitate the restoration of the associated heritage building and formulation of a community hub.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Development should be primarily for residential flat buildings comprising aged persons accommodation or supported accommodation.
- 2 Non-residential development should either:
  - (a) be ancillary to residential living, small in scale with a maximum total floor area of 100 square metres and situated on the ground floor level only; or
  - (b) be located within the designated area for Community/Commercial development in accordance with Concept Plan [Fig SA/1](#) and comprise community facilities, consulting rooms for allied health professionals, offices or shops in the form of a café.

### Form and Character

- 3 Development should be consistent with the desired character of the policy area.
- 4 Development should be in accordance with Concept Plan [Fig SA/1](#).
- 5 Medium to high density residential development that achieves net densities of between 40 to 100 dwellings per hectare.
- 6 Development should provide a positive streetscape contribution by:
  - (a) reinforcing the pattern and scale of buildings in the public streetscape whilst allowing for thematic estate development
  - (b) providing a strong garden character and landscape vistas that provide a treed and open garden character and highlights key heritage buildings
  - (c) siting and designing the garaging and parking of vehicles as a relatively minor element from the public realm and desirably located below ground in basement levels or located discretely to the rear and limiting the number of separate driveways.
- 7 Buildings of larger scale or with long or large facades should incorporate design elements including varying composition, setbacks and articulation to breakdown and disguise bulk, create interest and relieve visual intrusion to streets, adjoining land and public perspectives.
- 8 Buildings should be designed in accord with the following parameters:

Parameter	Value
Maximum site coverage	40 percent
Maximum wall height (from adjacent road or access way)	17.5 metres (5 storeys)
Minimum setback from the street boundary	8 metres

- 9 A dwelling should be designed in accord with the following parameters:

Dwelling type	Site area per dwelling (square metres)	Site area per dwelling for large allotments of >2000 square metres (square metres)	Minimum frontage width* (metres)
Dwelling	180 minimum 230 maximum	150 minimum 230 maximum	8
Residential flat building	120 minimum (average) 230 maximum (average)	100 minimum (average) 230 maximum (average)	20

\* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

## Norman Terrace Policy Area 26

Refer to [Map Un/16](#) that relates to this policy area.

### OBJECTIVES

- Objective 1:** Coordinated development of residential, retirement living, aged care and supported accommodation of medium to high density with small-scale supporting community and allied services.
- Objective 2:** Low and medium rise buildings of distinctive and high urban design quality with an emphasis on vertical proportions along Norman Terrace in accordance with Norman Terrace Policy Area [Concept Plan Fig Un/12](#).
- Objective 3:** Development that contributes to the desired character of the policy area.

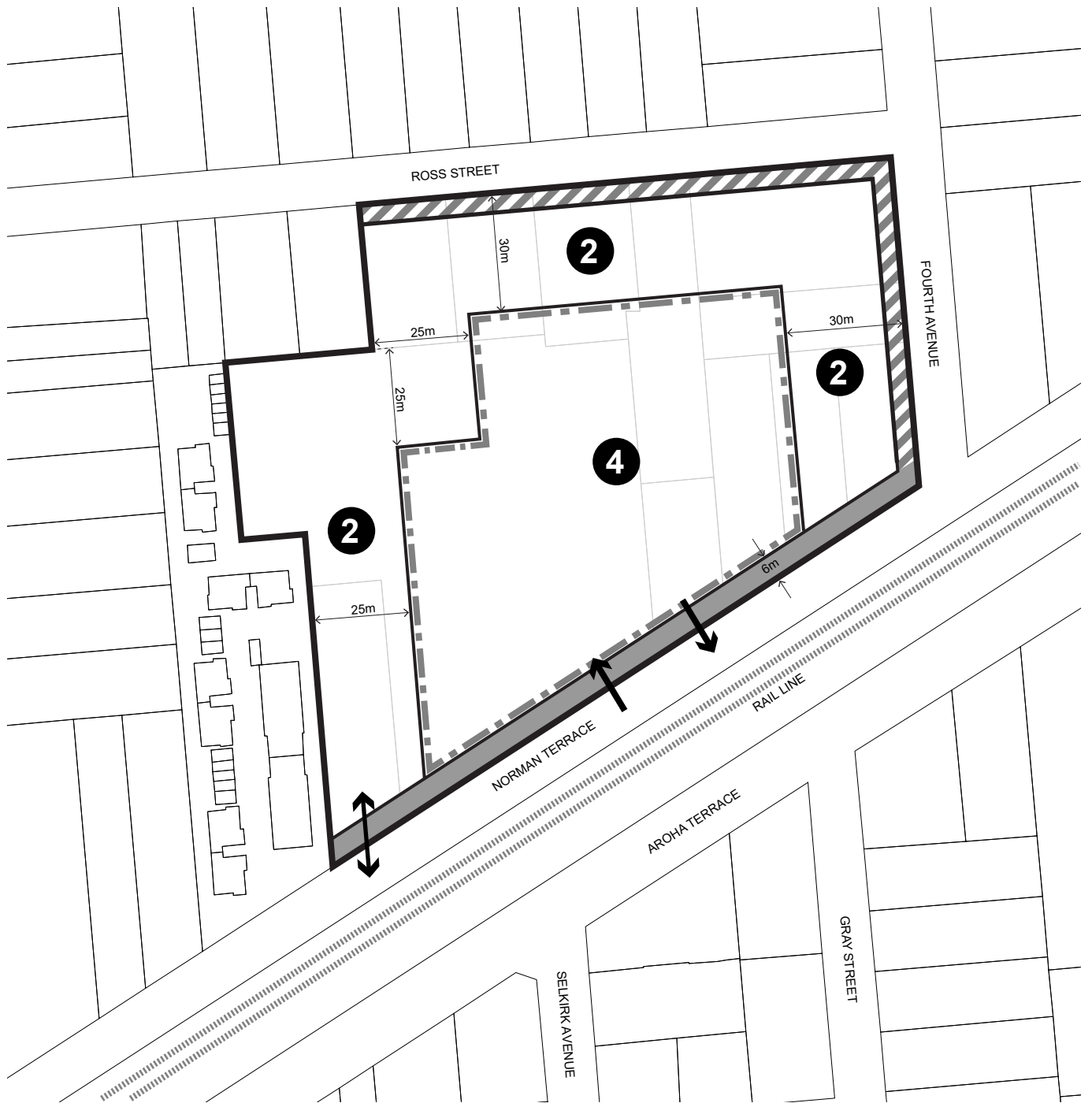
### DESIRED CHARACTER

The Norman Terrace Policy Area is a strategic site for the coordinated development of low and medium rise, medium to high density residential and retirement living including various forms of aged care accommodation.

The policy area will be predominantly medium rise and medium density development set within generous landscaped grounds including adequate space and depth for deep root tree planting capable of supporting large tree canopies. The greatest intensity of development and buildings of up to four storeys is envisaged in the core of the policy area and toward the Norman Terrace frontage. Building heights will transition down in scale to low-rise buildings of up to two-storeys at the interface with Ross Street and Fourth Avenue to complement existing residential built form.

Building siting, design and landscape treatments will be used to clearly demarcate entry points in multi-storey buildings via Norman Terrace. Vehicle access points will be designed, where possible, to minimise the number of access points along road frontages. On-site parking for multi-level buildings will be designed to utilise rear or basement parking areas and to minimise the impacts on adjacent lower density housing. Dwellings facing Ross Street and Fourth Avenue should make a positive contribution to streetscape through building design and landscaping. Design responses may vary but are underpinned by local area context with sympathetic contemporary dwellings. Dwellings may be provided at densities higher than but complementary to adjoining development in lower density residential zones. Garaging for dwellings should be designed as an integrated component of the building to minimise the visual impact on the streetscape and to seek to minimise the number of vehicle crossovers in Ross Street and Fourth Avenue.

Small scale non-residential land uses are envisaged at ground floor level of multi-level buildings only and should contribute to a coordinated development.



↔ Primary desired / consolidated vehicle access/egress

➔ In only / out only vehicle access

Ground level setback

▨ 5m setback

■ 6m setback

Maximum building height

**2** 2 storey (8m) / low density (minimum 15% deep soil)

**4** 4 storey (14m) / medium/high density (minimum 15% deep soil)

▤ 4 storey level recessed 2.5m

— Concept Boundary

Scale 1:1,500



0 50metres

**UNLEY (CITY)**

**NORMAN TERRACE POLICY AREA**

**Concept Plan Map Un/12**

Consolidated - 15 October 2020

Outdoor advertisements are appropriate in the policy area where it is complementary to the overall development, design elements and land uses.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Development should be primarily for residential and all forms of aged care accommodation.
- 2 Non-residential development should be ancillary to residential and aged care living, situated at ground level and located toward the Norman Terrace frontage.

### Form and Character

- 3 Low and medium rise, medium to high density development should typically be in the form of 3 to 4 storey buildings in the core of the policy area and along Norman Terrace and not extending closer than 30 metres from Ross Street and Fourth Avenue.
- 4 Any building comprising 4 storeys should have the fourth level set back a minimum of 2.5 metres from the main face of the building.
- 5 Low rise, low density development should typically be in the form of 2 storey buildings facing Ross Street and Fourth Avenue.
- 6 Except where airport building height restrictions prevail, buildings should be designed in accord with the following parameters:

Parameter	Value
Maximum site coverage	50 percent
Maximum wall height (from ground level excluding any rooftop located mechanical plant or equipment)	14.0 metres (4 storeys) in the core of the policy area and along Norman Terrace 8 metres (2 storeys) for buildings fronting Ross Street and Fourth Avenue.
Minimum setback from Ross Street and Fourth Avenue	5 metres
Minimum setback from Norman Terrace	6 metres

- 7 A dwelling should be designed in accord with the following parameters:

Dwelling type	Site area per dwelling (square metres)	Site area per dwelling for large allotments of >2000 square metres (square metres)	Minimum frontage width* (metres)
Dwelling	180 minimum 300 minimum+	100 minimum 285 minimum+	8
Residential flat building	120 minimum (average) 300 minimum (average)+	80 minimum (average) 285 minimum (average)+	20

\* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

+ Minimum site area for dwellings in low density area fronting Ross Street and Fourth Avenue.

- 8** Development should provide a positive streetscape contribution by:
- (a) providing an open garden character and minimum 3 metre perimeter landscaping to Ross Street and Fourth Avenue and between groups of dwellings fronting those roadways;
  - (b) providing a series of individual buildings with notable gaps, and articulation of building facades to reduce apparent building mass, in order to complement the streetscape character and built form composition in Ross Street and Fourth Avenue;
  - (c) providing front fencing that is low and substantially open in appearance facing Ross Street and Fourth Avenue;
  - (d) providing a high quality distinctive public streetscape along Norman Terrace, that may include one or more of the following:
    - (i) public plaza;
    - (ii) tall stemmed tree canopy;
    - (iii) feature tree planting;
    - (iv) artist sculpture;
    - (v) building entry statement.
  - (e) siting and designing the garaging and parking of vehicles as a relatively minor element when viewed from the public realm and desirably located below ground in basement levels or located discretely to the rear and limiting the number of separate driveways.
- 9** Buildings of larger scale or with long or large facades should incorporate design elements including varying composition, setbacks and articulation to breakdown and disguise bulk, create interest and relieve visual intrusion to streets, adjoining land and public perspectives, and may include one or more of the following:
- (a) breaking of facades into horizontal and vertical elements;
  - (b) materials and finishes complementary to the locality;
  - (c) recessed elements that break the horizontal mass of structures;
  - (d) located behind smaller-scaled buildings fronting Ross Street and Fourth Avenue.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, those kinds of developments listed in [Table Un/7](#) are assigned as complying development.

### 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 associated with a non-residential use

Form of Development	Exceptions
Amusement Machine Centre	
Consulting Room	Except where any one or more of the following are satisfied: (a) alterations and/or additions to an existing consulting room or conversion of an existing non-residential building (b) the total floor area is less than 100 square metres within Policy Areas 13 to 15 and it does not front an arterial road (c) is located within Policy Area 16 (d) is located within Policy Area 26.
Crematorium	
Dairy	
Detached Dwelling within policy areas 13 to 16	Except in Area 3 Policy Area 15
Farming	
Fuel Depot	
Home Office and Dwelling	Except where the total floor area of the office component is less than 50 square metres or 30 percent of the associated dwelling.
Horse Keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive Animal Keeping	
Motor Repair Station	
Office	Except where either or any of the following are satisfied: (a) alterations and/or additions to an existing office or conversion of an existing non-residential building (b) the total floor area is less than 100 square metres within Policy Areas 13 to 15 and it does not front an arterial road (c) is located within Policy Area 16 (d) is located within Policy Area 26.
Petrol Filling Station	
Public Service Depot	
Road Transport Terminal	
Semi Detached Dwelling within policy areas 13 to 16	Except in Area 3 Policy Area 15
Service Trade Premises	
Shop or Group of Shops	Except where any one or more of the following are satisfied: (a) alterations and/or additions to an existing shop or group of shops or conversion of an existing non-residential building (b) the total floor area is less than 100 square metres within Policy Areas 13 to 15 and it does not front an arterial road (c) is located within Policy Area 16.

Form of Development	Exceptions
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
Those kinds of developments listed in Part 1 of <a href="#">Table Un/8</a> are assigned as <b>Category 1 Development</b> in the Residential Regeneration Zone.	Those kinds of developments listed in Part 2 of <a href="#">Table Un/8</a> are assigned as <b>Category 2 Development</b> in the Residential Regeneration Zone.

## INSTITUTIONAL ZONE

### Introduction

The objective and principles of development control that follow apply in the Institutional Zone shown on [Maps Un/8 to 10 and 17](#). They are additional to those expressed for the whole of the council area.

The Institutional Zone contains 2 Policy Areas shown on [Map Un/17](#). Each Policy Area has been defined to reflect the unique character and desired future of the respective State Heritage Place and Open-Space features of The Orphanage site on Goodwood Road Millswood.

The policies for development in the Institutional Zone are expressed both as general policies applying throughout the zone, and more specific provisions for each of the policy areas.

### OBJECTIVE

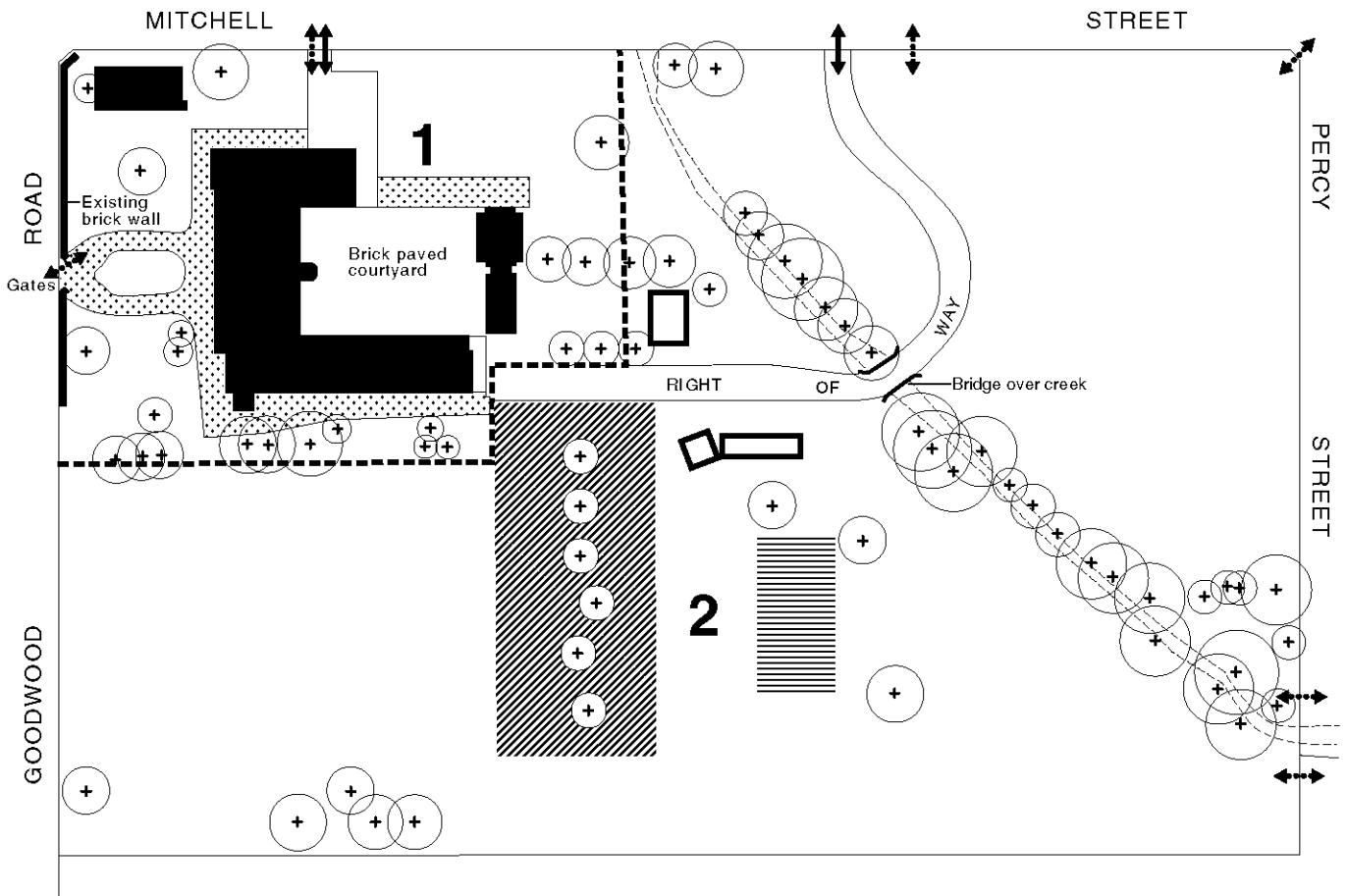
- Objective 1:** A zone primarily accommodating existing educational, health, community or institutional land uses.
- Objective 2:** Development compatible with existing adjacent development and in particular respecting the amenity of adjoining residential zones and properties.

### PRINCIPLES OF DEVELOPMENT CONTROL











#### General

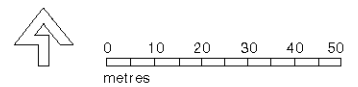
- 1 Development should be primarily for the purposes of existing education, health, community or institutional establishments and land uses.
- 2 Residential development, other than that of an institutional nature should be primarily for single-storey detached dwellings on individual allotments.
- 3 Dwelling site areas and design should be in accordance with all relevant Council-wide principles applicable to the adjacent Residential Zone provisions.
- 4 Development should preserve the amenity and residential character of adjacent residential zones.
- 5 Development within the portion of the zone adjacent to other zones should:
  - (a) respect and be compatible with the nature and character of existing and appropriate development of the adjoining zone; and
  - (b) at the interface with residential zones in particular be sensitive and complementary to existing residential amenity and buildings in regard to:
    - (i) building function, bulk, scale, form and design;
    - (ii) building set-backs to road and property boundaries, where more generous provision should be provided to appropriately separate buildings and activities of a more intensive nature;
    - (iii) locating intensive and/or potentially noisy development and activities, indoor and outdoor, in central areas of sites, with less intensive development and activities at the perimeter of the site and adjacent to residential boundaries; and
    - (iv) incorporating suitable boundary fencing and substantial landscaping to screen and provide a buffer to non-residential activities and development.
- 6 Development should not result in significant increases in traffic in residential streets.
- 7 Development should be in accordance with The Orphanage Concept Plan [Figure I/1](#).





NOTE: For Policy Area, Right Of Way and Carpark dimensions see DP50274.

- 1 Policy Area 1 (State Heritage Site)
- 2 Policy Area 2 (Open Space)
-  State Heritage Buildings
-  Ancillary Out-buildings
-  Gravel Paths
-  Shared Paved Carpark
-  Tennis Court
-  Major Trees
-  Vehicle Access
-  Pedestrian Access
-  Creek
-  Policy Area Boundary



# UNLEY (CITY) POLICY AREA THE ORPHANAGE CONCEPT PLAN Fig I/1

### Complying Development

- 8 Those kinds of development listed in [Table Un/7](#), together with the following kinds of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Institutional Zone, other than in respect to State or Local Heritage Places identified in [Table Un/3](#) and [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#):

The change of use of land, erection of a building, additions or alterations to, earthworks or any other construction for the purposes of:

Addition of not more than single-storey to a Detached, Semi-detached or Row Dwelling (except in The Orphanage Policy Area 17 and 18)

Carport attached to an Existing Dwelling (except in The Orphanage Policy Area 17 and 18)

Domestic Outbuilding of not more than single-storey (except in The Orphanage Policy Area 17 and 18)

Fence associated with a dwelling (except in The Orphanage Policy Area 17 and 18)

Garage attached to an Existing Dwelling (except in The Orphanage Policy Area 17 and 18)

Outdoor Spa Bath associated with a dwelling (except in The Orphanage Policy Area 17 and 18)

Recreation Area

Swimming Pool associated with a dwelling (except in The Orphanage Policy Area 17 and 18)

Verandah attached to an Existing Dwelling (except in The Orphanage Policy Area 17 and 18)

### Non-complying Development

- 9 All kinds of development are **non-complying** in the Institutional Zone other than:

- (a) those kinds of development listed in [Table Un/7](#) and in principle of development control 8 above; and
- (b) the following kinds of development (including combinations thereof, or more than one of a particular kind):

Advertisement

Alteration and/or addition to an existing building or structure on its existing site

Community Centre

Demolition

Domestic Outbuilding of not more than two storeys (except in The Orphanage Policy Area 17 and 18)

Dwelling and dwelling additions of not more than two storeys (except in The Orphanage Policy Area 17 and 18)

Educational Establishment

Hospital (except in The Orphanage Policy Area 17 and 18)

Land Division

Lodging House

Meeting Hall

Multiple Dwelling (except in The Orphanage Policy Area 17 and 18)

Nursing Home (except in The Orphanage Policy Area 17 and 18)

Place of Worship

Pre-school

Primary School

Rest Home (except in The Orphanage Policy Area 17 and 18)

Retirement Village

Stadium (except in The Orphanage Policy Area 17 and 18)

Tree Damaging Activity

Welfare Institution

### Public Notification

- 10 The following kinds of development are assigned as **Category 1 Development** in the Institutional Zone:

- (a) minor development and minor non-complying development as defined in Part 1 of [Table Un/8](#); and

- (b) those kinds of development listed in Part 1 of [Table Un/8](#) and the following kinds of development where:
- (i) the site of the proposed development is more than 60 metres from a residential zone boundary; and
  - (ii) the development is not more than two storeys in height; and
  - (iii) the development does not involve the demolition of a Local or State Heritage Place;

Non-internally Illuminated Advertisements  
 Nursing Home  
 Rest Home  
 Retirement Village  
 Welfare Institution

- 11** The following kinds of development, together with those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Institutional Zone, provided that the development is not more than two storeys in height, or in the case of the extension of the north wing of the main Orphanage building in Policy Area 17 the walls and roof do not exceed the existing building, in height:

Community Centre  
 Educational Establishment  
 Hospital  
 Lodging House  
 Meeting Hall  
 Non-internally Illuminated Advertisements  
 Nursing Home  
 Place of Worship  
 Pre-school  
 Primary School  
 Rest Home  
 Retirement Village  
 Welfare Institution

## The Orphanage Policy Area 17

The objective and principles of development control that follow apply in The Orphanage Policy Area 17 of the Institutional Zone shown on [Map Un/17](#) and [Figure I/1](#). They are additional to those expressed for the whole of the zone.

### OBJECTIVE

- Objective 1:** The compatible use and conservation of the landmark heritage buildings and their setting within The Orphanage Policy Area 17.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use and General Development

- 1** In The Orphanage Policy Area 17, development, land uses and activities should:
- (a) complement and maintain the prominence and integrity of the existing buildings; and
  - (b) not involve erection of new buildings, other than for minor ancillary structures in association with the existing development; and

- (c) only involve educational, community, institutional or shared/communal residential accommodation, within existing buildings and suitable complementary alterations and additions thereto.

### State Heritage Place and Setting

- 2 The Orphanage State Heritage Place, comprising its three (3) masonry buildings, mature garden and associated open setting, as shown in The Orphanage Concept Plan [Fig/1](#), should be appropriately conserved and complemented by:
  - (a) appropriate conservation of the existing main and associated buildings, including the internal original room configuration and attendant detailing, and the external built form, materials and decorative features and finishes; and
  - (b) containment of any substantial addition to the complementary extension of the north wing, in matching form to the southern wing, of the existing main building; and
  - (c) all building alterations and additions being consistent with the corresponding scale, form, detail and features of the affected existing heritage building(s) and/or elements; and
  - (d) retention of surrounding open setting and curtilage to perimeter of existing buildings, with no new building to north and west nor within a minimum 20 metre clearance to the east and south; and
  - (e) only new small ancillary single storey outbuilding(s) be erected, and located to the east of the existing buildings, to ensure the prominence and setting of the existing main buildings are maintained; and
  - (f) conservation and complementary enhancement, in a consistent form and nature, of the symmetrical front garden layout, features, gravel paths, garden beds and the many mature trees around this main garden as well as on the perimeter of the grounds of its site; and
  - (g) retention of existing red brick and wrought iron fencing and gates to Goodwood Road, with future extensions on this alignment to be matching, and replacement fencing on Mitchell Street frontage (and as may be required for road widening and/or corner cut off at Goodwood Road junction) may differ but still accord with good architectural and heritage design principles utilising complementary materials, height, form, articulation and detailing, with only existing, or similar number and nature of vehicle and pedestrian openings, to preserve appropriate visual appreciation, access and traffic arrangements and features; and
  - (h) no further fencing being erected within, or at common boundaries of the site, to ensure maintenance of appropriate building(s) setting and open nature of site.

### Traffic and Parking

- 3 Existing vehicle and pedestrian access locations, provisions and shared arrangements, in accord with The Orphanage Concept Plan [Figure 1/1](#), should be preserved and no new vehicle access or egress points should be provided to Goodwood Road.
- 4 Traffic treatments to the Mitchell Street and Goodwood Road junction may be required for provision of road widening and/or a larger corner cutoff. The existing masonry fence on Goodwood Road should only be altered as or if necessary and reinstated in matching detail, with existing buildings (most notably previous laundry building adjacent to this corner) not to be affected. New complementary replacement fencing should be erected in accord with good architectural and heritage design principles and Principle of Development Control 2(g);

## Stormwater

- 5 Stormwater disposal from altered, extended or new development into drains or the watercourse, which traverses Policy Area 18 as shown on The Orphanage Concept Plan [Figure I/1](#), may occur, subject to prior agreement with the owner, if appropriate pre-treatment by suitable settlement and filtering devices located within Policy Area 17 are provided.

## The Orphanage Policy Area 18

The objective and principles of development control that follow apply in The Orphanage Policy Area 18 of the Institutional Zone shown on [Map Un/17](#) and [Figure I/1](#). They are additional to those expressed for the whole of the zone.

### OBJECTIVE

- Objective 1:** The maintenance of the natural and recreation open-space nature within The Orphanage Policy Area 18.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use and General Development

- 1 In The Orphanage Policy Area 18, development, land uses and activities should:
  - (a) complement the existing natural, open space and recreation area character and facilities; and
  - (b) only involve development of ancillary buildings, structures and earth works to support these uses and activities; and
  - (c) incorporate complementary tree planting and landscaping to enhance natural character, recreational amenity and softened appearance of ancillary buildings and paved areas.

#### Traffic and Parking

- 2 Existing vehicle access locations, provisions and shared arrangements, in accord with The Orphanage Concept Plan [Figure I/1](#), should be preserved.
- 3 Adequate and convenient pedestrian access and permeability to Policy Area 18, and between Policy Areas 17 and 18, should be provided, and no internal fencing (apart from suitable and complementary safety fencing adjacent to the creek and for sports or child safety areas) should be erected, to ensure appropriate accessibility for the public.

#### Watercourse

- 4 The watercourse, Brownhill Creek, which traverses the open-space area as shown on The Orphanage Concept Plan [Figure I/1](#), affords unique opportunities for enhancement of visual contribution to the area, function and local and regional stormwater management, by:
  - (a) maintenance and enhancement of a natural setting, and preservation where reasonable and possible of existing suitable species of mature trees; and
  - (b) investigation of the potential and merit for innovative stormwater practices, including creation of small ponds, slow points, filter treatments and re-charge opportunities so as to reduce downstream flooding potential, improve water quality and allow re-use potential for the recreation and open space areas in summer; and
  - (c) restriction of direct stormwater disposal into the watercourse by providing settlement and filtering devices on adjacent sites and land before discharge into the watercourse.

## URBAN CORRIDOR ZONE

Refer to [Maps Un/3, 4, 5 and 9](#) that relate to this zone.

### OBJECTIVES

- Objective 1:** A mixed use zone accommodating a range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor.
- Objective 2:** Integrated, mixed use, medium and high rise buildings with ground floor uses that create active and vibrant streets with residential development above.
- Objective 3:** A mix of land uses that enable people to work, shop and access a range of services close to home.
- Objective 4:** Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.
- Objective 5:** A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.
- Objective 6:** A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.
- Objective 7:** Noise and air quality impacts mitigated through appropriate building design and orientation.
- Objective 8:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone supports mixed use development on major road corridors and comprises non-residential development in association with medium to high density residential living, including more than 15 percent of dwellings as affordable housing. Development will create a linear corridor that will focus and frame the main road and create active street frontages. Buildings of 3 or more storeys will be the predominant built form, with key strategic sites developed with landmark buildings that will feature prominent, attractive and activating road facades.

The siting and design of buildings will achieve high quality urban design outcomes. Development will be undertaken within defined building envelopes. Buildings at the periphery of the zone will have an appropriate transition that relates to development in adjacent zones of a lower scale and intensity. Contextual qualities, including the setting and juxtaposition of heritage places/character items with new or refurbished development, will be respected.

Heritage buildings will be adapted, maintaining their heritage qualities with development encouraged to the rear and behind the front façades. Buildings adjacent to heritage buildings will be sympathetic to the heritage nature in their design.

The urban corridor roads function as major metropolitan transport movement systems as well as for local movement, access and parking. Restricted and consolidated vehicle access points will be available and access will be mainly from secondary road frontages, limited rear access lanes and through-site integrated and shared rights-of-way. Controlled pedestrian and cycle crossing points will be focused and consolidated at key locations. Development design and function will be people orientated with safe and convenient accessibility to and through buildings from roads and parking.

Parking areas will be consolidated and shared and screened from public view. Access and parking are to be sited and designed to minimise negative impacts on adjoining residential areas, including appropriate separation and screen and buffer landscaping. Road treatments are to be provided at the

interface of the zone that correspond with the likely associated uses and discourage non-related traffic in residential streets.

A high amenity pedestrian environment will be established that provides integrated linkages to adjacent centres, public transport stops and public spaces. Access for people with disabilities, signage, seating and street lighting will be provided along key walking routes between public transport stops and major activity nodes. Cycle routes will be visible, safe, accessible, well signed and connected with key local destinations and the Parkland fringe.

Overlooking, overshadowing and emission impacts will be moderated through good design and mitigation techniques, however, it is noted noise and air amenity cannot be expected to be equivalent to a purely residential area. Impacts on adjoining zones will be minimised through appropriate land uses, building envelopes, transition of building heights, design and location of on-site activities/windows/balconies, and use of landscaping.

Well-designed landscaping will assist to visually soften large building façades, screen and buffer parking/service areas/zone interface areas, and provide amenity, biodiversity and micro-climate benefits.

Water sensitive urban design (WSUD) for the harvest, treatment, storage and reuse of stormwater, and environmentally sustainable design (ESD) for reduction in energy consumption through passive design, construction and operation is envisaged with development. Green (vegetated) places will assist urban heat island effects and roof top gardens will provide opportunities for private and communal open space.

Given the distinctly different land use mixes, urban design features and street character intended for the various sites to which the zone is applied, four different policy areas have been designated as follows:

- (a) Boulevard Policy Area – where taller, mixed use buildings of predominantly office uses at ground and low building levels and residential apartments above are intended along the Greenhill Road and Glen Osmond Road frontage with its premium Park Land interface where grand buildings and strong landscape settings are appropriate.
- (b) High Street Policy Area – where more moderate scaled buildings of mixed use are intended along Unley Road with predominantly small scale shops, mixed business services and hospitality uses at ground and low building levels and upper level comprising residential apartments.
- (c) Business Policy Area – where development will be varied in focus on commercial and business land uses at street level with dwellings located above along the more commercially oriented parts of Leader Street.
- (d) Transit Living Policy Area – where taller, mixed use buildings are intended for predominantly residential development together with low impact, generally commercial uses that support the daily needs of the local population (such as offices, consulting rooms, shops, cafés and restaurants) located at ground level. Upper levels are intended to provide residential apartments to take advantage of high frequency public transport corridors upon which such developments are located.

Detailed concept plans are prepared for distinct sections of the roads, detailing matters including desired accessways/road links, excluded property frontage access, variations to prescribed building heights, consolidated sites, heritage sites and any particular intended urban design element or feature.

The potential for buildings within the zone to penetrate the Adelaide International Airport Obstacle Surface Limitation exists. It is essential that development within the zone not impede the long-term operational, safety and commercial aviation requirements of the Adelaide International Airport.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:

Affordable housing  
 Aged persons accommodation  
 Community centre  
 Consulting room  
 Dwelling  
 Educational establishment  
 Entertainment venue  
 Licensed premises  
 Office  
 Pre-school  
 Residential flat building  
 Retirement village  
 Shop or group of shops  
 Supported accommodation  
 Tourist accommodation.

- 2 Development listed as non-complying is generally inappropriate.

### Form and Character

- 3 Development should be consistent with the desired character for the zone.
- 4 Development should be in accordance with Concept Plan [Maps Un/1 to 7 and 11](#).
- 5 Residential development should achieve a minimum net residential site density in accordance with the following:

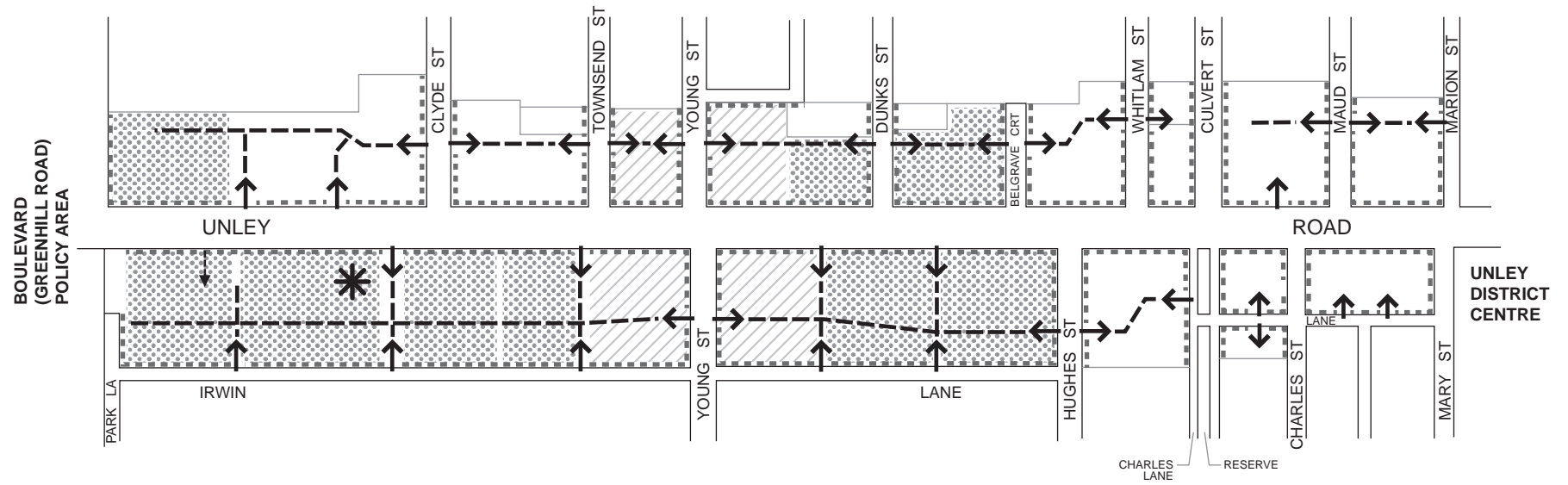
Policy Area	Minimum net residential site density
Boulevard (Greenhill Road) Policy Area 19	75 dwellings per hectare net (except within the southern half of the Annesley Campus Area fronting Rose Terrace 35 dwellings per hectare net)
High Street (Unley Road) Policy Area 20	60 dwellings per hectare net
Transit Living (Anzac Highway) Policy Area 24	45 dwellings per hectare net
Business (Leader Street and Maple Avenue) Policy Area 25	No minimum

- 6 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.

### Design and Appearance

- 7 Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in forms, materials, openings and colours.
- 8 Buildings should be designed and sited to address the primary public road and to face other public thoroughfares (other than rear laneways) and open spaces and to enable suitable sunlight access to public and common private open space as well as good daylighting of habitable room windows of dwellings.



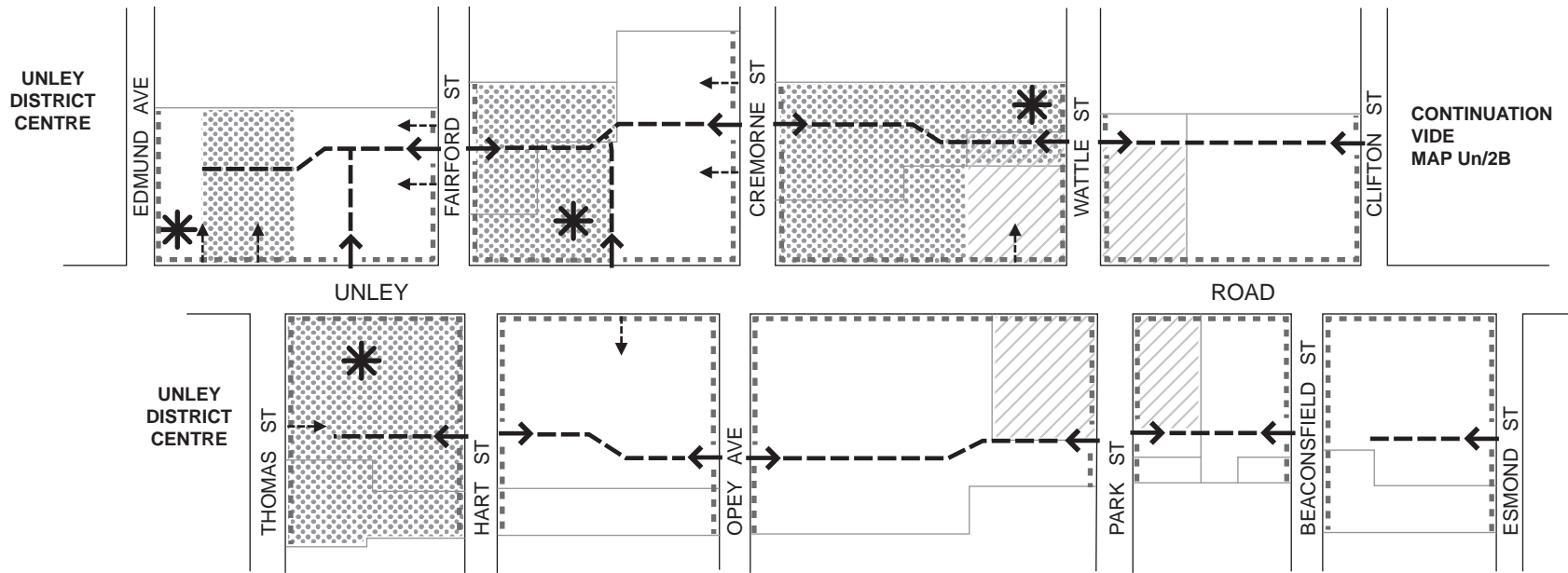









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**Unley Road (North)**

**UNLEY (CITY)  
HIGH STREET (Unley Road) POLICY AREA  
Concept Plan Map Un/1**



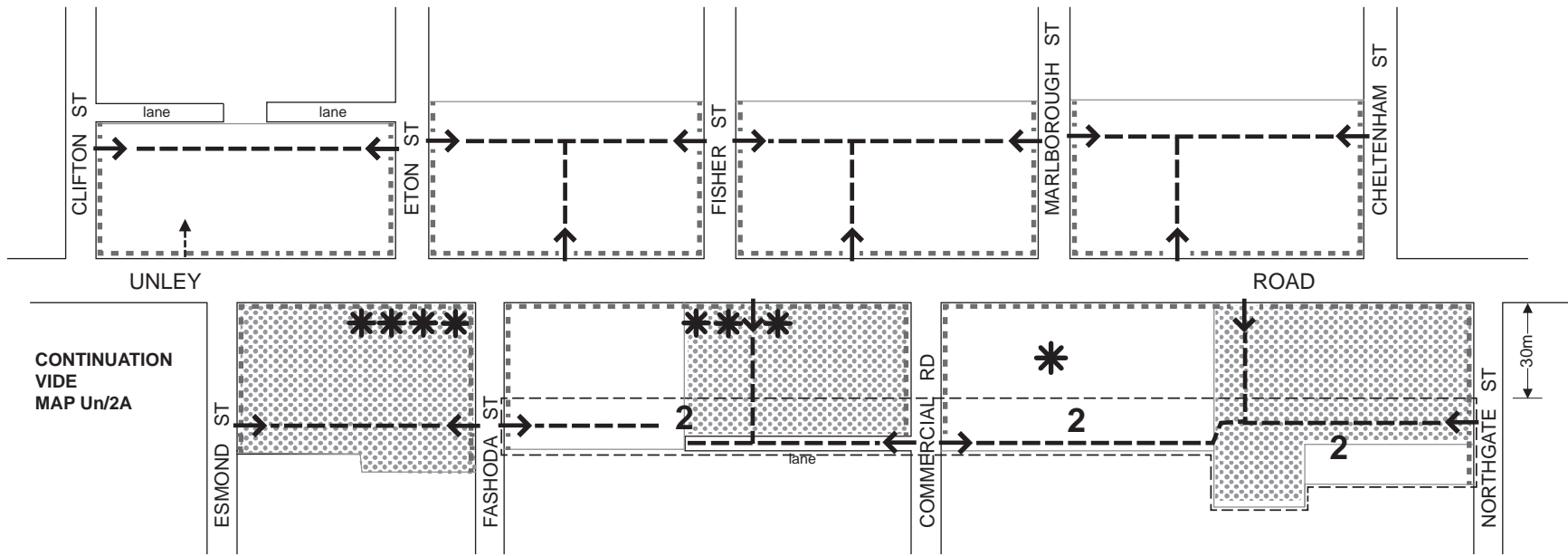
-  Landmark development site (desirably consolidated)
-  Sites desirably consolidated
-  Desired vehicle link
-  Desired/consolidated vehicle access/egress
-  Existing vehicle access to be closed
-  No vehicle access
-  Heritage Place









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**Unley Road South**

**UNLEY (CITY)  
HIGH STREET (Unley Road) POLICY AREA  
Concept Plan Map Un/2A**



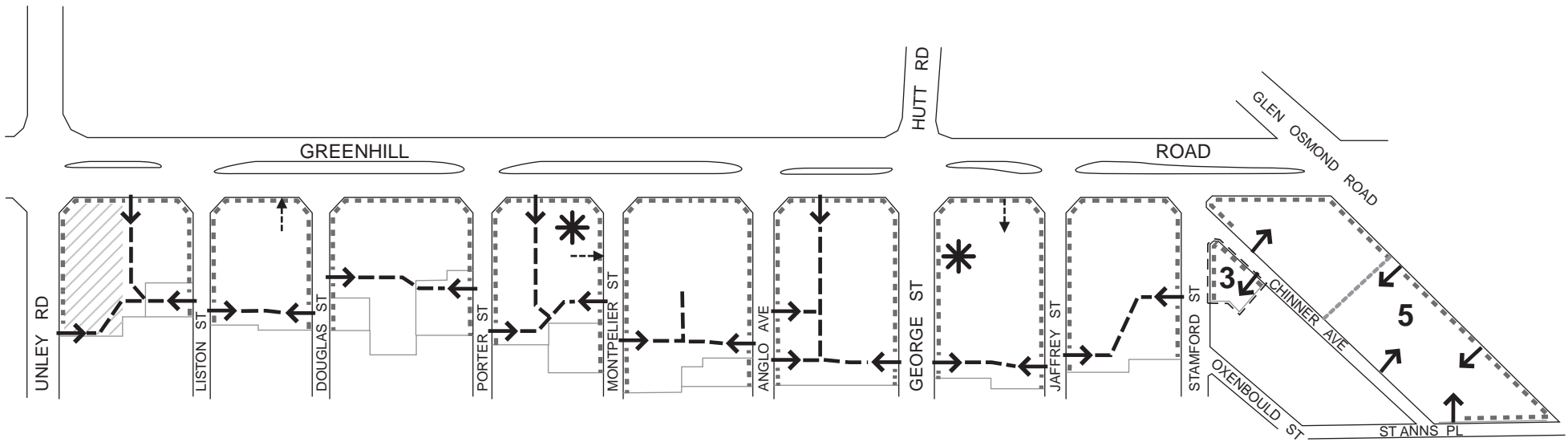
-  Landmark development site (desirably consolidated)
-  Sites desirably consolidated
-  Desired vehicle link
-  Desired/consolidated vehicle access/egress
-  Existing vehicle access to be closed
-  No vehicle access
-  Heritage Place
-  Maximum building height (2 storey = 8.0m )









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## Unley Road (South)

# UNLEY (CITY) HIGH STREET (Unley Road) POLICY AREA Concept Plan Map Un/2B

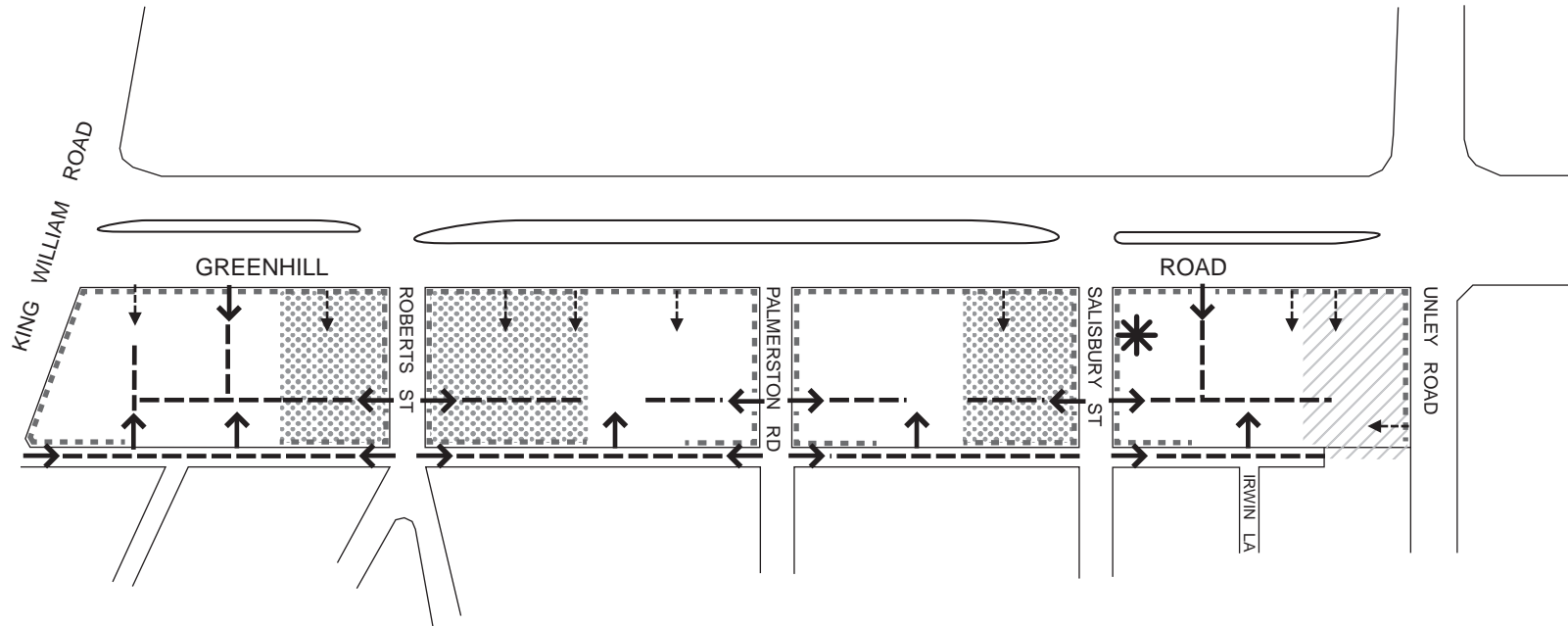









-  Landmark development site (desirably consolidated)
-  Pedestrian Access
-  Desired vehicle link
-  Desired/consolidated vehicle access/egress
-  Existing vehicle access to be closed
-  No vehicle access
-  Heritage Place
-  3 Maximum building height (3 storeys = 11.5metres)

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**Parkside**

# UNLEY (CITY) BOULEVARD (Greenhill Road) POLICY AREA Concept Plan Map Un/3

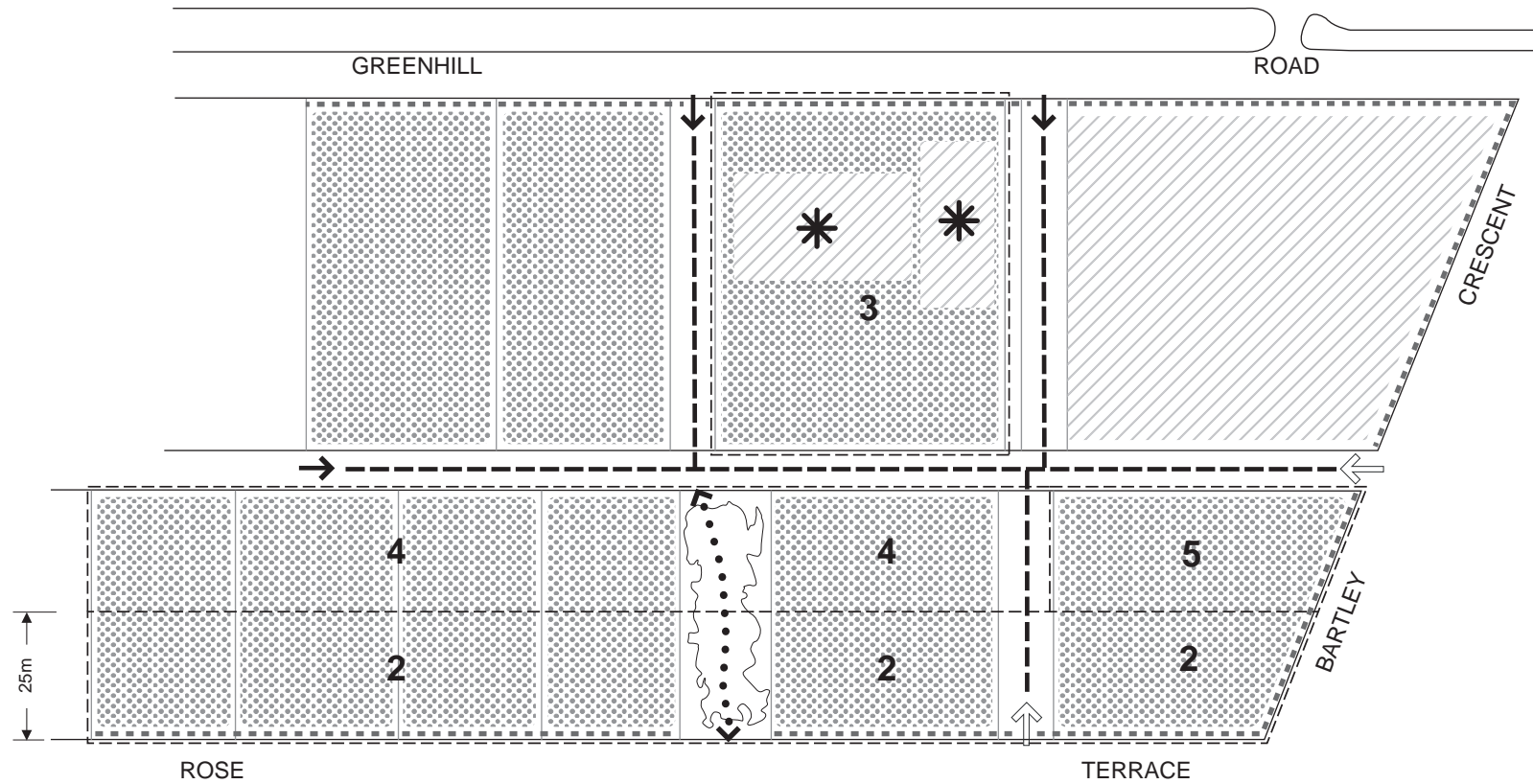











-  Landmark development site (desirably consolidated)
-  Sites desirably consolidated
-  Desired vehicle link
-  Desired/consolidated vehicle access/egress
-  Existing vehicle access to be closed
-  No vehicle access
-  Heritage Place


1:2,000 

**Unley**

# UNLEY (CITY) BOULEVARD (Greenhill Road) POLICY AREA Concept Plan Map Un/4

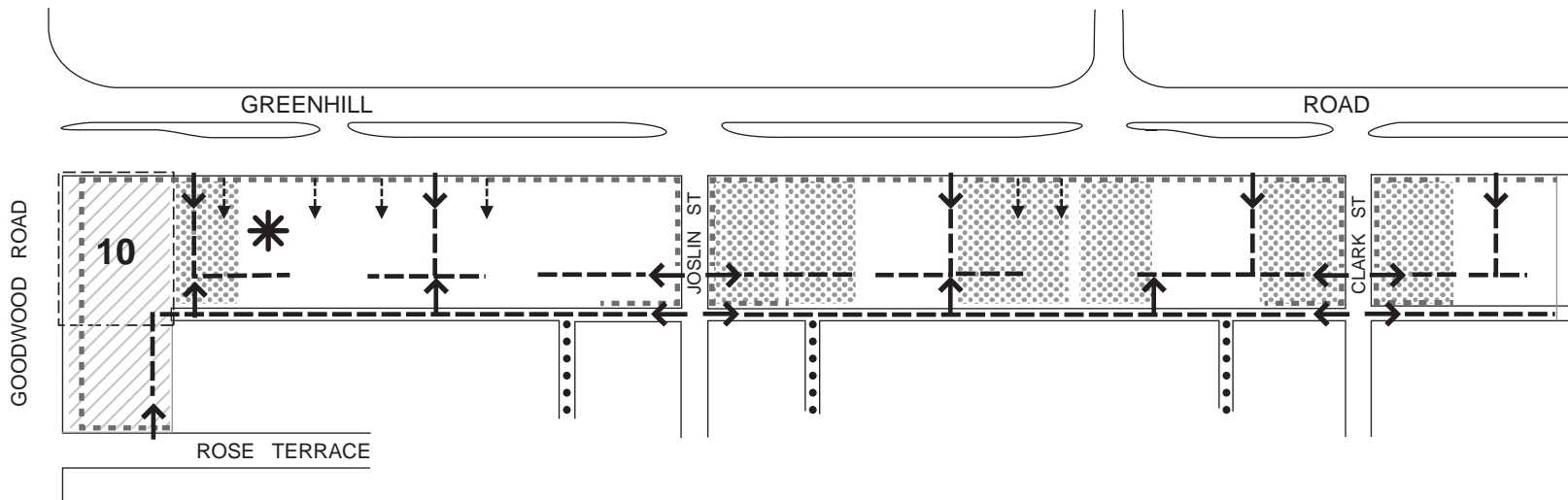











-  Landmark development site (desirably consolidated)
-  Desired/consolidated vehicle access/egress
-  Desired vehicle link
-  In only, no exit
-  No vehicle access
-  Pedesrian/cycle link (open space/landscaped)
-  Sites desirably consolidated
-  Heritage Place
-  Maximum building height  
(2 storey = 8.0metres , 3 storey = 11.5metres  
4 storey = 15.0metres , 5 storey = 18.5metres)


1:1,250 

**Annesley Campus**

**UNLEY (CITY)  
BOULEVARD (Greenhill Road) POLICY AREA  
Concept Plan Map Un/5**

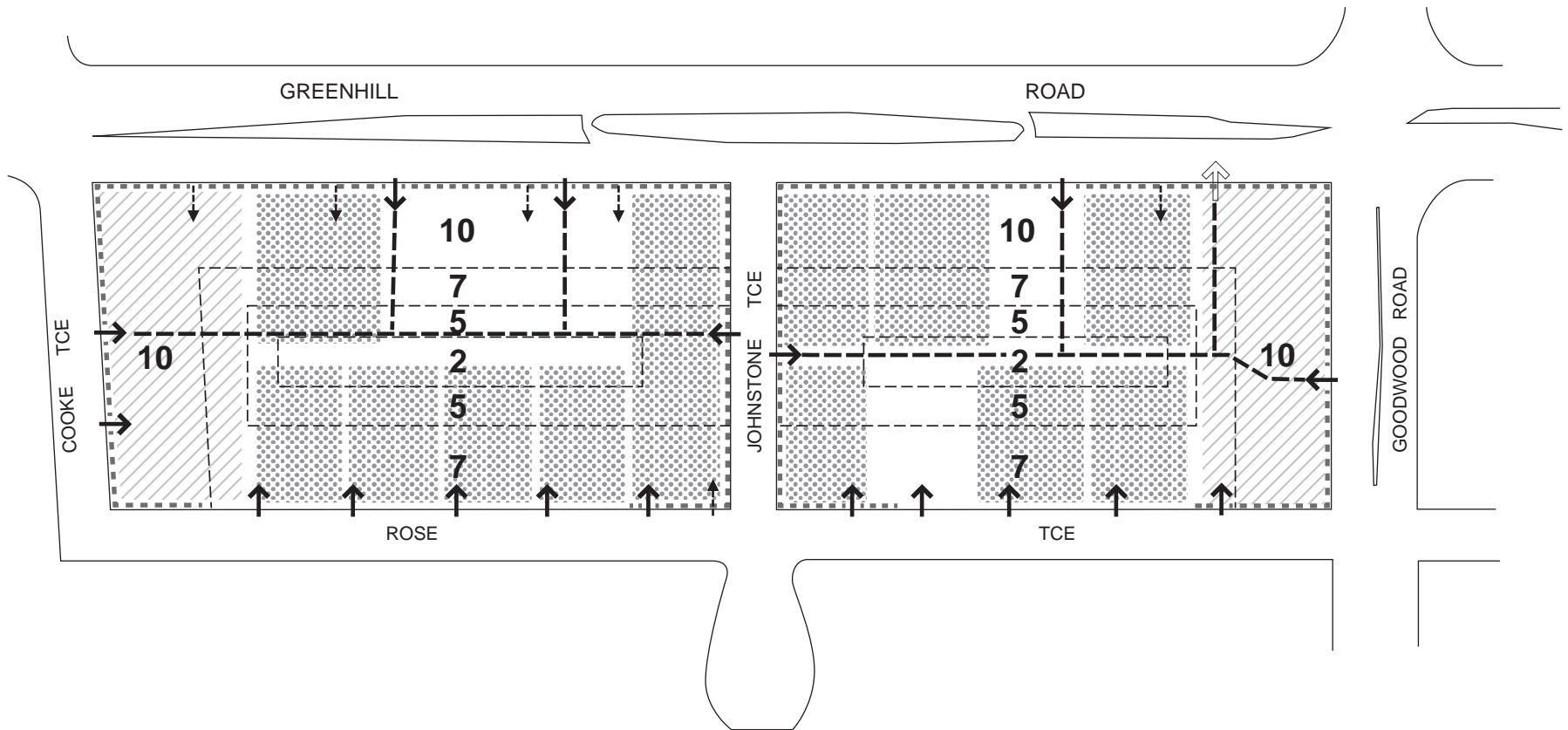










-  Landmark development site (desirably consolidated)
-  Sites desirably consolidated
-  Desired vehicle link
-  Desired/consolidated vehicle access/egress
-  Existing vehicle access to be closed
-  No vehicle access
-  Primarily pedestrian link
-  Heritage Place
-  Maximum building height (10 storey = 36.0metres)

1:3,000 

**Wayville**

# UNLEY (CITY) BOULEVARD (Greenhill Road) POLICY AREA Concept Plan Map Un/6



-  Landmark development site (desirably consolidated)
-  Sites desirably consolidated
-  Private lane extension
-  Desired/consolidated vehicle access/egress
-  Exit only, no entry
-  Existing vehicle access to be closed
-  No vehicle access
-  Maximum building height  
(2 storey = 8.0metres , 5 storey = 18.5metres  
7 storey = 25.5metres , 10 storey = 36.0metres)

1:2,500 

**Keswick**

**UNLEY (CITY)  
Boulevard (Greenhill Road) POLICY AREA  
Concept Plan Map Un/7**





Landmark development site (desirably consolidated)

Sites desirably consolidated

Desired/consolidated vehicle access/egress

No new vehicle access

Heritage Place

Maximum building height  
(6 storeys = 22 metres)

Creeks

Future Traffic Control device

Desired Vehicle link

Pedestrian / Cycle link  
(Open Space / Landscaped)

Transit Living



1:3,500



# UNLEY (CITY) POLICY AREAS

## Transit Living (Anzac Hwy) and Business (Leader St and Maple Ave)

### Concept Plan Map Un/11

Prepared October 2020

- 9 To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.
- 10 Development should minimise the number of access points onto an arterial road, and where possible access points should be:
- from local streets (including rear lane access) as identified on Concept Plan [Maps Un/1 to 7 and 11](#);
  - shared between developments.
- 11 Vehicle access points on side streets and rear access ways should be located and designed to:
- minimise the impacts of headlight glare and noise on nearby residents;
  - avoid excessive traffic flows into residential streets.

## Building Envelope

### Building Height

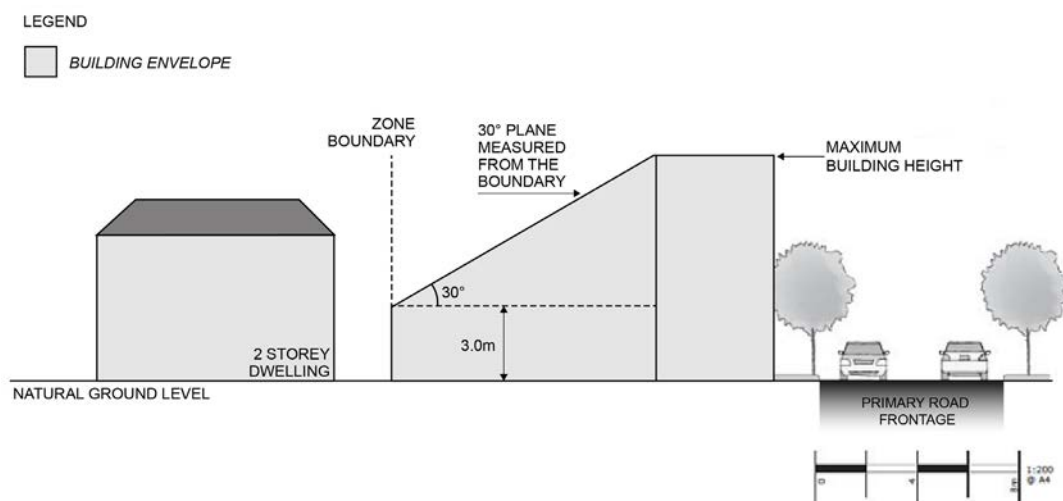
- 12 Except where airport building height restrictions prevail, the interface height provisions require a lesser height, or an alternative maximum building height is shown on Concept Plan [Maps Un/1 to 7 and 11](#), building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

Policy area	Minimum building height	Maximum building height
Boulevard (Greenhill Road) Policy Area 19	3 storeys (11.5 metres), or 4 storeys (15 metres) for land that is directly adjacent to or facing the Adelaide Park Lands.	7 storeys and up to 25.5 metres
High Street (Unley Road) Policy Area 20	3 storeys (11.5 metres)	5 storeys and up to 18.5 metres
Transit Living (Anzac Highway) Policy Area 24	3 storeys or no less than 11.5 metres for sites fronting Anzac Highway, and 2 storeys or no less than 8 metres for sites fronting Leader Street or Maple Avenue	6 storeys and up to 22 metres.
Business (Leader Street and Maple Avenue) Policy Area 25	2 storeys or no less than 8 metres	6 storeys and up to 22 metres.

## Interface Height Provisions

- 13 To minimise building massing at the interface with development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage, as illustrated in Figure 1).

Figure 1



### Setbacks from Road Frontages

- 14 Buildings (excluding verandahs, porticos and the like) should be set back from the primary road frontage (exclusive of any land required under the Metropolitan Road Widening Act) in accordance with the following parameters

Policy area	Minimum setback from the primary road frontage
Boulevard Policy Area	6 metres
High Street Policy Area	No minimum (3 metre maximum setback where extended outdoor dining/licensed area only is proposed forward of the building)
Transit Living Policy Area	3 metres, and 6 metres to Third Avenue
Business Policy Area	3 metres

- 15 Buildings (excluding verandahs, porticos and the like) should be set back from the secondary road frontage or a vehicle access way in accordance with the following parameters:

Designated area	Minimum setback from secondary road	Minimum setback from a rear access way
Boulevard Policy Area	3 metres	No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
High Street Policy Area	0 metres for a distance of 20 metres from the primary road junction and 2 metres thereafter	As above

Designated area	Minimum setback from secondary road	Minimum setback from a rear access way
Transit Living Policy Area	2 metres, and 6 metres to Third Avenue	No minimum where the access way is 6.5 metres or more  OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
Business Policy Area	2 metres	No minimum where the access way is 6.5 metres or more  OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles

### Other Setbacks

- 16 Buildings (excluding verandahs, porticos and the like) should be set back in accordance with the following parameters:

Designated area	Minimum setback from rear allotment boundary	Minimum setback from side boundaries (where not on a road boundary)
Boulevard Policy Area	5 metres where the subject land directly abuts an allotment of a different zone  3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.	For allotments with a frontage width of :  (a) 20 metres or less: no minimum to one boundary but at least 3 metres to the other side boundary, with respective setbacks to create an orderly pattern of built form in accord with the Desired Character and desired consolidated sites in Concept Plan <a href="#">Maps Un/1 to 7</a>  (b) more than 20 metres: 3 metres.
High Street Policy Area	As above	0 metres
Transit Living Policy Area	5 metres where the subject land directly abuts an allotment of a different zone  3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.	For allotments with a frontage width of:  (a) 20 metres or less: no minimum to one boundary but at least 3 metres to the other side boundary, with respective setbacks to create an orderly pattern of built form in accord with the Desired Character and desired consolidated sites in Concept Plan <a href="#">Map Un/11</a>  (b) more than 20 metres: 3 metres.

Designated area	Minimum setback from rear allotment boundary	Minimum setback from side boundaries (where not on a road boundary)
Business Policy Area	5 metres where the subject land directly abuts an allotment of a different zone 3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.	For allotments with a frontage width of: (a) 20 metres or less: no minimum to one boundary but at least 3 metres to the other side boundary, with respective setbacks to create an orderly pattern of built form in accord with the Desired Character and desired consolidated sites in Concept Plan <a href="#">Map Un/11</a> (b) more than 20 metres: 3 metres.

### Car Parking Efficiency

- 17** A lesser on-site car parking rate that still affords adequate provision may be applied to applicable elements of a development where justified based on local circumstances in relation to a reduced overall demand, efficiency of use of the parking provided or practical constraints, where:
- (a) amalgamation of allotments occurs, or an agreement is formed to integrate and share adjoining parking areas, to create larger more functional and efficient parking areas incorporating a number of features, as follows:
    - (i) sites of greater than 2000 square metres and providing greater than 60 parking spaces;
    - (ii) side road frontage with two-way vehicle access provided;
    - (iii) convenient flow through two-way vehicle accessibility created between side roads;
    - (iv) rationalised, minimised or coordinated vehicle crossovers to roads and optimisation of on-street parking;
  - (b) development includes affordable housing or student accommodation;
  - (c) sites are located within 200 metres walking distance of a convenient and frequent service fixed public transport stop;
  - (d) mixed use development including residential and a variety of non-residential development has respective peak demands for parking occurring at different times;
  - (e) the proposed development is on or adjacent to the site of a heritage place, or includes retention of a desired traditional building and its features, which hinders the provision of on-site parking or the most effective use of the spaces within the building;
  - (f) the parking shortfall is met by contribution to the Car Parking Contributions Fund, or other arrangements, to provide improved or increased on-site parking elsewhere in convenient proximity;
  - (g) 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 the probable future priority for traffic flow, parking restrictions, road modifications or widening (eg Strategic Transport Routes [Maps Un/1 \(Overlay 4a and 4b\)](#)).

### Land Division

- 18** 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.

- 19 Streets that provide rear access for vehicles should be created in accordance with Concept Plan [Maps Un/1 to 7 and 11](#).

### Vehicle Parking

- 20 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies)

## PROCEDURAL MATTERS

### Complying Development

- 21 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 subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) or [Table Un/4](#).

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 development is located inside any of the following area(s):
  - High Street (Unley Road) Policy Area
- (c) the building is not a State heritage place;
- (d) 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;
- (e) 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;
- (f) 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;
- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever table applies) to the nearest whole number, except in and 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

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

Any development or portion thereof within 5 metres of the Leader Street road boundary that exceeds 2 storeys, or 9 metres in height above natural ground level within the Transit Living Policy Area and Business Policy Area north of Leader Street

Industry, except Light Industry and Service Industry located within the Business Policy Area

Fuel depot

Petrol filling station, except where located within the Business Policy Area

Major public service depot

Road transport terminal

Store, except where located within the Business Policy Area

Transport depot

Warehouse, except where located within the Business Policy Area

Waste reception storage treatment and disposal

### Public Notification

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

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

#### Category 1

Advertisement

Aged persons accommodation

All forms of development that are ancillary and in association with residential development

Consulting room

Dwelling

Educational establishment

Office  
 Pre-school  
 Residential flat building  
 Retirement village  
 Supported accommodation

Shop or group of shops:

- (a) located within the High Street (Unley Road) Policy Area 17;
- (b) located within the Boulevard (Greenhill Road) Policy Area 19 with a gross leasable area of 450 square metres or less;
- (c) located within the Transit Living (Anzac Highway) Policy Area 24 or Business (Leader Street and Maple Avenue) Policy Area 25 with a gross leasable area of 500 square metres or less

Tourist accommodation

### Category 2

All forms of development not listed as Category 1

Any development listed as Category 1 and located on adjacent land to a residential zone that:

- (a) is 3 or more storeys, or 11.5 metres or more, in height above natural ground level;
- (b) exceeds the maximum building height in the Building Envelope Building Height or Concept Plan [Maps Un/1 to 7 and 11](#);
- (c) exceeds the Building Envelope Interface Height Provisions.

## Boulevard (Greenhill Road) Policy Area 19

Refer to [Maps Un/12 to 15](#) that relate to this policy area.

### OBJECTIVES

- Objective 1:** Medium and high rise development framing the street, including mixed use buildings that contain offices together with small scale shops and mixed business development at lower floors with residential land uses above.
- Objective 2:** A uniform streetscape edge established through a largely consistent front setback and tall, articulated building façades.
- Objective 3:** Development that does not compromise the transport functions of the road corridor.
- Objective 4:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area includes the whole of the corridor adjacent to Greenhill Road and within the City of Unley, from Anzac Highway, Keswick through to, and including northern portion of, Glen Osmond Road, Parkside.

The Boulevard (Greenhill Road) Policy Area 19 is framed by avenues of exotic and native trees and wide grassed and landscaped medians and verges on Unley's interface with the Park Lands. Development within the policy area will reinforce its significance as one of Adelaide's most prominent and well trafficked City-fringe commercial corridors and comprising strong and imposing buildings of high design quality within well landscaped surrounds.

The predominant built form will front and frame Greenhill Road, with smaller scale and compatible built form and land uses adjacent to lower density residential zones. This corridor is to develop primarily as a premium fringe office and medium to high density living area with dwellings or residential apartments



provided at least in the upper levels of new and refurbished buildings. In general, no single use buildings are to be developed, unless residential or in combination with other on-site buildings to achieve the desired mixed use. The non-residential component of multi-storey buildings (primarily offices together with associated minor shop and personal service establishments and restaurants supporting primarily the development occupiers) are to be limited to lower floor levels.

The Annesley Campus, as shown in Concept Plan [Map Un/5](#), requires a comprehensive master planned redevelopment if the college does not continue as an educational facility. The Greenhill Road frontage is for wholly residential or mixed use development comprising upper level dwellings and ground level offices together with tourist accommodation or serviced apartments for short term stay. The central hub of the campus, including the heritage buildings should be developed with compatible scale and form of buildings and for low key residential use alone or in association with educational, mixed business, conference, recreational, hospitality, community uses and retail services for resident occupiers. The Rose Terrace frontage is for low to medium scale and density land use or buildings.

The area adjacent to the Showgrounds, as shown in Concept Plan [Map Un/7](#), requires a consistency in the pattern of development with higher building tower elements concentrated near road frontages and lower heights and spaces provided away from street frontages, to allow appropriate juxtaposition of buildings and spaces to afford appropriate outlooks, access to light, daylight and air within, and between, developments.

Vehicle access and movement is to be restricted to consolidated points onto Greenhill Road and via side streets and where applicable rear laneways, with primarily local resident access onto Rose Terrace.

Well designed buildings and associated site works are sought which:

- (a) reinforce the importance of Greenhill Road and the northern end of Glen Osmond Road with buildings of grand and consistent proportions, with height relative to width, and dominant solid bases, well articulated middle levels and lighter construction on top levels, which together with neighbouring sites create a complementary built form with noticeable gaps and landscaping framing the street and filling the gaps between buildings at ground level;
- (b) create simple and elegant buildings of high design quality with a consistent rhythm, proportions and form but of individuality and enduring appeal;
- (c) avoid glass curtain walls of mirrored/highly reflective or tinted finishes and create visual transparency and interest at ground floor and lower levels (particularly for non-residential buildings);
- (d) create appealing at-grade public entries linked to and complementing access from car parks, pedestrian and cycle paths, and associated plazas or forecourts providing active streetscape environments;
- (e) locate parking areas under, behind or within buildings, and avoid exposed or raised undercroft or parking areas and the raising of ground floor levels above footpath levels or voids along road frontages and around entries, to provide for planting, easy access entry paths and direct interaction to the public realm.

Create high quality living environments by:

- (a) applying sustainable design solutions to optimise ventilation and capture of sunlight;
- (b) optimising resident and visitor safety, convenience and amenity by providing reserved and secured car parks, lighting and surveillance of public and common spaces;
- (c) locating and screening goods storage and refuse collection areas in a sensitive manner;
- (d) locating and designing sensitive habitable rooms and balconies to optimise the utility of those spaces and minimise noise intrusion.

In order to achieve the desired building design outcome and car parking and access links it will be necessary for existing small and narrow sites to be amalgamated and their redevelopment coordinated.

### **Glen Osmond Road Section**

Buildings will be designed to front onto Glen Osmond Road with a strong lower podium built form edge and lighter weight recessed tall facades, with small front and side setbacks when viewed from Glen Osmond Road. Articulation with finer details such as balconies, verandahs and canopies over a pedestrian friendly and active streetscape will reinforce the connections with transport and cycling networks.

Buildings of up to five storeys in height will have their focus and greatest height at the Glen Osmond Road frontage including use of podium designs up to three storeys at ground level, with a transition down from Glen Osmond Road to the rear of sites fronting Chinner Avenue.

Vehicle access will be limited and consolidated to avoid disturbance and retain the primary role of Glen Osmond Road as a strategic transport corridor, with secondary access from side and rear roads provided via a limited number of well distributed, consolidated locations.

Development will be carefully designed to minimise overshadowing impacts on existing low density residential development.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 Development should predominately comprise mixed use across larger sites or within buildings.
- 2 In a mixed use building, non-residential development (offices and small scale shops, restaurants) should be located on the ground floor and lower levels, and residential development should be located on upper levels.
- 3 Existing service industries, workshops and storage activities should be removed or redeveloped to reduce these land uses to a minor floor area and not having a public street frontage.
- 4 Shops or groups of shops contained in a single building, should be of a minor and local scale to support envisaged local services.

### **Form and Character**

- 5 Development should be consistent with the desired character for the policy area.
- 6 The finished ground floor level should be at grade and level with the footpath.
- 7 The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 3.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.
- 8 A minimum of 50 percent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.
- 9 No new access points are appropriate onto Greenhill Road except where rationalising existing crossovers on consolidated sites. All ramped driveways accessing parking areas are to encompass a vehicle length near level standing area within the property boundary.
- 10 Access points onto side or rear roads should be consolidated in accordance with Concept Plan [Map Un/3](#) and only provide limited levels of vehicle movement.

- 11 Laneway-style links between side streets should be retained where provided or re-established under coordinated redevelopments at the rear of consolidated sites and formalised through reciprocal rights of way.
- 12 Development should be in accordance with Concept Plan [Maps Un/3 to 7](#).

## High Street (Unley Road) Policy Area 20

Refer to [Maps Un/14 and 18](#) that relate to this policy area.

### OBJECTIVES

- Objective 1:** A mix of land uses including retail, office, commercial, community, civic and medium and high density residential development that support the economic vitality of the area.
- Objective 2:** Buildings sited to provide a continuous and consistent built edge with verandahs/awnings over the public footpath and an intimate built scale, with fine-grained detailing of buildings in the public realm.
- Objective 3:** An interesting and varied skyline as viewed from the street and afar, provided by modulation in roof forms and the use of parapets.
- Objective 4:** An intimate public realm with active streets created by buildings designed with frequently repeated frontage form and narrow tenancy footprints.
- Objective 5:** A high degree of pedestrian activity and a vibrant street-life with well lit and engaging shop fronts and business displays including alfresco seating and dining facilities and licensed areas.
- Objective 6:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area includes two sections of the Unley Road corridor either side of the Unley District Centre and extending the full length of the road as far south as Northgate Street from Greenhill Road.

The maintenance of a safe and efficient movement system (for significant private vehicle numbers as well as critical public transport links) needs to be balanced with the desire to transform these strips into vibrant, intimate and appealing mixed use pedestrian friendly corridors of small scale retail, mixed business and entertainment facilities at ground and lower levels with medium to high density living at upper levels of multi-storey buildings.

Some incompatible land uses such as service trade premises, bulky goods outlets, warehousing and workshops need to be progressively replaced or redeveloped such that they are reduced to a minor floor area and/or without public road frontage.

High quality buildings and associated site works are sought which:

- (a) improve the comfort, safety, convenience and appeal of the public realm and the pedestrian environment for visitors and residents by creating:
- (i) visually interesting, highly transparent and varied shop fronts and building entries;
  - (ii) continuity of verandahs, awnings or canopies to provide shelter and shade;
  - (iii) appealing through links to shops and businesses set behind the street frontage and also to ground level and multi-level car parking areas at the rear or underneath buildings;

- (iv) occasional outdoor dining areas extending in part over the public footway and linked to recessed buildings comprising restaurants and licensed premises;
  - (v) paving, lighting, tree planting, furniture and amenities in areas to the rear of street fronting buildings and linked to key local movement networks, public reserves and common private spaces;
  - (vi) parking areas under, behind or within buildings, to ensure ground floor levels match public footpath levels along road frontages and provide for level access and direct interaction to the public realm.
- (b) respect the predominant, traditional rhythm of narrow-fronted shop tenancies and the siting, height and street format by:
- (i) retaining, adapting and redeveloping existing historic or appealing traditional buildings and developing 'behind' the converted street fronting shop or business facades;
  - (ii) developing or maintaining a dominant street level podium building form along the main road reflecting the one to two storey shop or commercial parapet façades traditionally associated with this strip and developing the core building element (and any building above 8.5 metres in total building height) offset and setback behind the ground level façade;
  - (iii) complementing in an innovative and contemporary manner, using modern materials and finishes, the key traditional building and shop-front elements including verandahs, parapet facades, detailed pediments, and clear-glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries;
  - (iv) developing narrow buildings built side by side so as to create a largely continuous built edge to the street and reflecting the traditional narrow-fronted tenancies by creating varied and distinctive building facades through careful and fine-grained attention to building detailing;
  - (v) supporting the predominant street boundary setback, and no more than 3 metres (to allow for a wider pedestrian footway and outdoor dining area forward of the building) setback from the main road;
- (c) create high quality living environments by:
- (a) applying sustainable design solutions to optimise natural ventilation and capture of sun or natural daylight;
  - (b) optimising resident and visitor safety, convenience and amenity by providing reserved and secure car parks, lighting and surveillance of public and common spaces;
  - (c) locating and screening goods storage, refuse collection areas in a sensitive manner;
  - (d) locating and designing sensitive habitable rooms and balconies to optimise the utility of those spaces and minimise noise intrusion.

In order to achieve the desired building design outcome and car parking and access links, it will be necessary for existing small and narrow sites to be amalgamated and their redevelopment co-ordinated.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Development should provide continuity of predominately narrow small ground floor shops, and limited offices and other non-residential land uses along the road corridor at ground level or first floor level, and residential development above.

- 2 Existing service industries, workshops and storage activities should be removed or redeveloped to reduce these land uses to a minor floor area and not having a public street frontage.
- 3 Shops or group of shops contained in a single building should have a maximum gross leasable area in the order of 450 square metres (per tenancy).

### Form and Character

- 4 Development should be consistent with the desired character for the policy area.
- 5 The finished ground floor level should be at grade and level with the footpath.
- 6 The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 3.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.
- 7 A minimum of 50 percent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.
- 8 Buildings should maintain a pedestrian scale at street level, and on land identified on Concept Plan [Maps Un/1, 2A and 2B](#), should:
  - (a) include a clearly defined podium or street wall fronting the High Street (Unley Road) Policy Area 20 main road and side streets where appropriate, of a height consistent with traditional one and two storey facades and no greater than two storeys or 8.5 metres in height;
  - (b) have levels above the defined podium or street wall setback a minimum of 3 metres from that wall.
- 10 The integrity and spatial setting of a heritage place, and positive character facades, be respected by adjacent development providing appropriate setbacks, wall heights, format and features, and new and taller building elements being distinctly further setback and of lightweight subservient appearance.
- 11 Development should be in accordance with Concept Plan [Maps Un/1, 2A and 2B](#).

## Transit Living (Anzac Highway) Policy Area 24

Refer to Policy Areas [Map Un/12](#) that relates to this policy area.

### OBJECTIVES

- Objective 1:** A medium density residential area supported by local shops, offices and community land uses.
- Objective 2:** A highly varied built streetscape allowing multiple built form design responses that support innovative housing and mixed use development.
- Objective 3:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area will primarily serve a residential function with local shops, offices and community land uses to support the daily living and working needs of residents and local workers.

The form of buildings, setbacks and street pattern will vary and make use of site opportunities, provide space for landscaping and good design outcomes. Buildings of up to 6 storeys are anticipated and will be developed with dominant lower 3 storey podium façades fronting Anzac Highway, and 2 storey

podium facades facing Leader Street and Maple Avenue. Upper building levels will be recessed, increasing with height to relieve overall visual building height and mass. Development will provide a strong presence and focus towards to main roads with a transition down to the adjoining residential areas. Behind the main road a variety of building forms will be developed, creating housing opportunity for people of various life stages and accommodating a variety of small businesses.

Development will contribute positively to the quality of the public realm by articulating buildings with canopies, modelled facades and balconies that make use of light and shade, and by providing architectural detail. Solid material will be balanced with glazed areas, and plant and service equipment will be enclosed and out of view from the street and neighbouring sites.

The range of setbacks provided in the policy area to accommodate development fronting a primary and/or secondary road frontage will also be critical in softening the continuous edge of new built form and provide a higher amenity streetscape and pedestrian environment which is shaded by street trees and other forms of mature vegetation.

Development will be interspersed with landscaping, particularly behind the main road frontage, along with small side setbacks to ensure space between boundaries to soften the appearance of buildings from the street and reduce heat load in summer. On-site vehicle parking will not be visible from the primary street frontage through the use of design solutions such as locating parking areas behind the front building façade and screening parking areas with landscaping and articulated screening.

### **North of Leader Street**

The Le Cornu site should be developed as an integrated mixed use development that provides landmark quality buildings and a setting to respect and celebrate the important history and gateway to the Anzac Highway Memorial Avenue, and which comprises a mixture of commercial uses including retail showrooms, offices, medical services, and residential uses above.

Development will provide variations in scale, and building mass will be carefully articulated and distributed across the site. Development will also be carefully designed to minimise massing of buildings and overshadowing impacts on existing residential land uses on the southern side of Leader Street.

Development should seek to create a vibrant and active street frontage to Anzac Highway and Leader Street, with commercial activities on the ground floor promoting transparent and/or articulated frontages for interest.

Retail development will be of scale that supports an active, mixed use environment which is compatible with residential development. Shops and commercial uses will be primarily accommodated on the ground floor or lower floor levels within mixed use buildings. The development of any large floor plate retailing will be 'sleeved' by smaller specialty shops to ensure an activated street frontage.

Parking will be predominantly under or at the rear of buildings and, where possible, vehicle access will be from the rear or side rather than the main road. The creation of laneways and shared vehicle access is encouraged.

### **South of Leader Street**

In the area south of Leader Street, bound by Anzac Highway and Grove and Third Avenues, taller buildings will be developed toward the Anzac Highway frontage with a transition down from Anzac Highway to Third and Grove Avenues to provide a sensitive two to three storey interface and minimise overshadowing impacts to the established residential area in this location.

Vehicle access should be consolidated to single points primarily to Anzac Highway with secondary movement to Third Avenue, and designed so that they do not connect or provide through movement for vehicles between the frontages. Bicycle and pedestrian through access is encouraged.

Provision should be made for a bicycle and pedestrian link connecting through to Anzac Highway as an extension of Wilberforce Walk.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land use

- 1 Shops or groups of shops contained in a single building should have a gross leasable area of less than 500 square metres, except for sites located north of Leader Street.
- 2 Shops or group of shops with a gross leasable area of more than 500 square metres should be integrated with residential development and comprise a range of tenancies.

### Form and Character

- 3 Development should be undertaken in accordance with Concept Plan [Map Un/11](#).
- 4 Development should be consistent with the desired character for the policy area.
- 5 Detached dwellings should take the form and appearance of row dwellings (i.e. constructed to side boundaries) and achieve the desired net residential site density.
- 6 A minimum of 50 percent of the ground floor primary frontage of buildings containing non-residential development should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.
- 7 No vehicle parking is to be located or made visible from the Anzac Highway or Leader Street frontages, except where parking is required for people with a disability.
- 8 Access to loading areas and parking for service vehicles should not occur from Anzac Highway and Leader Street for those sites located north of Leader Street.

## Business (Leader Street And Maple Avenue) Policy Area 25

Refer to Policy Areas [Map Un/12](#) that relates to this policy area.

### OBJECTIVES

- Objective 1:** A mixed use business policy area that accommodates a range of commercial and light industrial land uses together with compatible medium and high density residential development.
- Objective 2:** Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- Objective 3:** A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity.
- Objective 4:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area will have a strong employment focus, encouraging the continuation and expansion of retail, office, commercial and light industrial uses with supporting medium density residential and shops to support the local workforce's daily needs.

Development will be varied in form to accommodate a mixture of commercial and business land uses, with residential dwellings located above the ground floor. Development will be cognisant of the nearby industrial, commercial and residential uses and be designed to minimise the impacts to and from these land uses.

Development will provide variations in scale, and building mass will be carefully articulated and distributed across the policy area. A variety of building forms will be developed, creating housing opportunity for people of various life stages and accommodating a variety of business activities.

The form of buildings, setbacks and street pattern will also vary and make use of site opportunities, provide space for landscaping and encourage good design outcomes. Development will provide a strong presence and focus towards the main roads with a transition down to the adjoining residential areas and road frontages, including Leader Street.

New residential dwellings will be in the form of medium to high density apartment buildings focussed around the transportation corridors of Anzac Highway, Leader Street and the railway line. The location will contain a variety of building heights predominantly between 2 and 6 storeys. Buildings will be developed with lower two storey podium façades fronting Leader Street and Maple Avenue. Upper building levels will be recessed, increasing with height to relieve overall visual building height and mass. Development will also be carefully designed to minimise massing of buildings and overshadowing impacts on existing residential land uses on the southern side of Leader Street.

The footpath will be sheltered with awnings, verandahs and similar structures, and street tree planting will provide shade and shelter and soften hard building edges. Development will also be interspersed with landscaping, particularly behind the main road frontage, along with small side and appropriate rear setbacks to ensure space between boundaries to soften the appearance of buildings from the street and reduce heat load in summer.

Parking will be predominantly under or at the rear of buildings and, where possible, vehicle access will be from the rear or side rather than the main road. Some parking conveniently located near the front of the building on the site is anticipated for short term and visitor use. The creation of laneways and shared vehicle access is encouraged.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1** The following types of development or combination thereof, are envisaged in the Business Policy Area and are additional to those identified in the zone:

- Bulky goods outlet
- Light industry
- Petrol filling station
- Service industry
- Service trade premises
- Store
- Warehouse.

- 2** Land uses on the ground floor of buildings should be predominantly non-residential.
- 3** Shops or groups of shops should have a gross leasable area of less than 500 square metres.
- 4** Light industry should comprise high technology and/or research and development related uses.

### **Form and Character**

- 5** Development should be consistent with the desired character for the policy area.
- 6** Vehicle parking should be predominantly located at the rear or underneath buildings with limited short-term parking located to the front.
- 7** The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 4.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.
- 8** A minimum of 50 percent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.



## DISTRICT CENTRE ZONE

Refer to [Map Un/5](#) that relates to this zone.

### OBJECTIVES

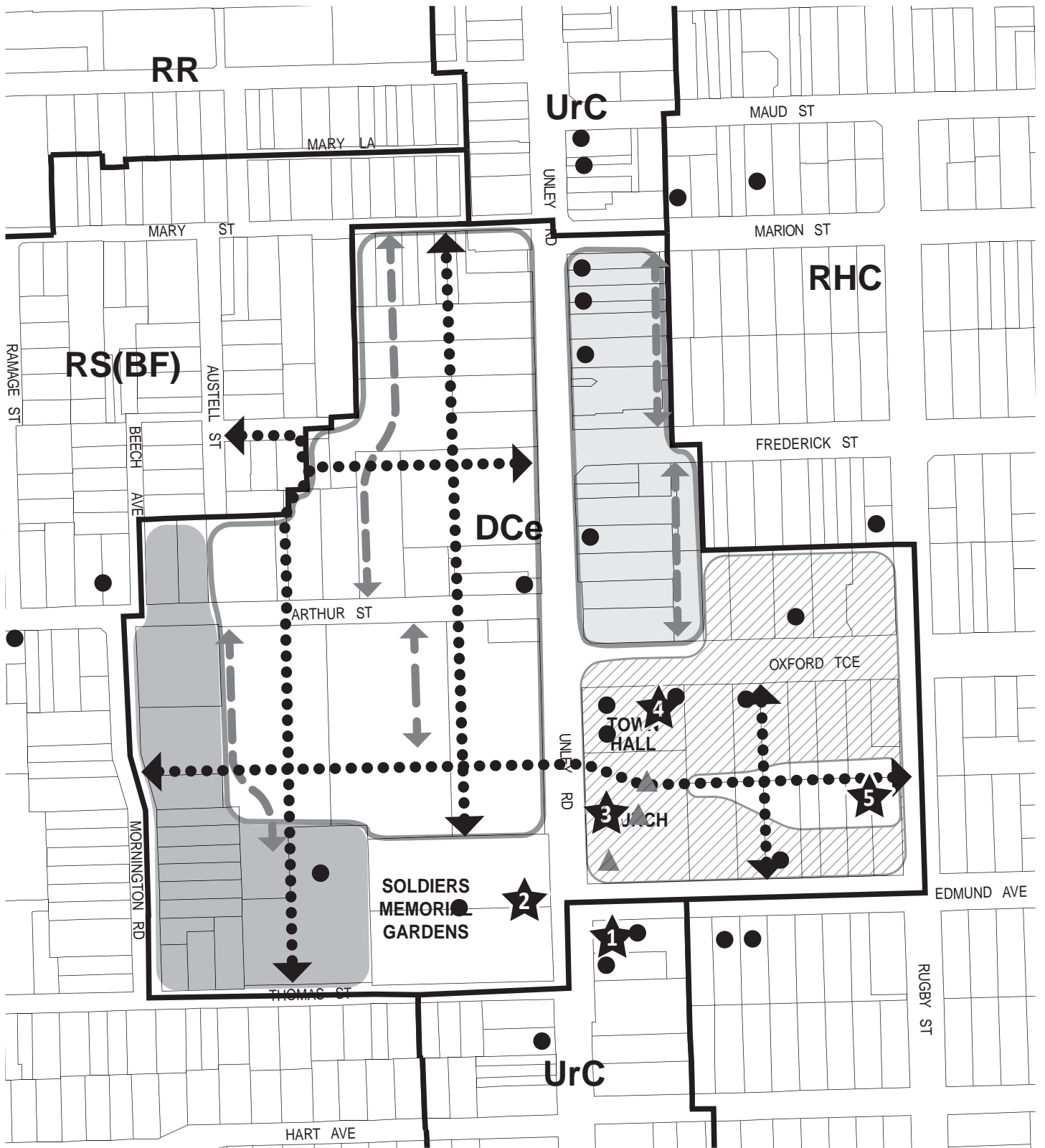
- Objective 1:** A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- Objective 2:** Development of a visually and functionally cohesive and integrated district centre.
- Objective 3:** A centre accommodating medium to high-density residential development in conjunction with non-residential development.
- Objective 4:** A mix of land uses that enable people to work, shop and access a range of services close to home.
- Objective 5:** Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.
- Objective 6:** A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.
- Objective 7:** Ground and lower floor level uses that create active and vibrant streets with only residential development along peripheral local streets.
- Objective 8:** A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.
- Objective 9:** The retention and enhancement of important existing ground level public open space areas, and their landscaping, vistas and open connections via street frontages and key pedestrian access links.
- Objective 10:** Noise and air quality impacts mitigated through appropriate separation of land uses, building design and orientation.
- Objective 11:** A high quality contemporary built form promoting medium to high rise development while addressing internal and external amenity issues.
- Objective 12:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER






#### Land Use





The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses in accordance with the nature of the areas designated in [Concept Plan Map Un/8](#) – Connections & Key Areas. Mixed use developments will be supported on both sides of Unley Road and comprise non-residential development in association with medium to high density residential living, and medium density residential development to peripheral local residential streets.






Retail developments, including specialty shops and cafes with narrow frontages that promote greater pedestrian activity and shopping variety for visitors, will be the focus of land use at ground level. Above ground level, business uses such as offices, consulting rooms, gyms and other commercial land uses, as well as residential uses, will be developed. The development of large floor plate retailing



- RHC** Residential Historic Conservation
- RS(BF)** Residential Streetscape (Built Form)
- DCE** District Centre
- RR** Residential Regeneration
- UrC** Urban Corridor

-  Zone Boundary
-  Residential - Residential land uses
-  West (Unley Road) - Larger scale shops/commercial/entertainment/residential land uses
-  East (Unley Road) - Modest scale shops/commercial/residential land uses
-  Community - Civic/ community/ commercial/residential - except south of Oxford Terrace/Village Green land uses

-  Desired Key Vehicle link
-  Possible Pedestrian Link (Private/Public)
-  State Heritage Place
-  Local Heritage Place

- Landmarks**
-  1 Unley Uniting Church
  -  2 Soldiers Memorial Gardens
  -  3 St Augustine's Anglican Churches/Hall
  -  4 Unley Town Hall/Library
  -  5 Village Green

0 200m  
Scale 1:3000



# UNLEY (CITY) CONNECTIONS & KEY AREAS CONCEPT PLAN MAP Un/8

Consolidated - 15 October 2020

will be focussed on the western side of Unley Road, and will be 'sleeved' by smaller specialty shops in order to provide a 'high street' village character and vibrancy similar to other frontages along the eastern side of Unley Road, Arthur Street and Oxford Terrace.

Outdoor dining, which is complementary to existing businesses, is encouraged along Unley Road frontages and, on corner sites, may extend into side streets if it can be accommodated without disruption to convenient and safe pedestrian and vehicular movements. Opportunities to create upper level outdoor dining spaces which overlook Unley Road, Oxford Terrace, Arthur Street or open spaces will be encouraged where they contribute to the vibrancy of the area.

Development which incorporates a significant residential component (more than 20 dwellings) will provide a range of dwelling sizes and a minimum of 15 percent affordable housing suitable for a range of ages and lifestyles. Short term residential accommodation, in the form of serviced apartments and tourist accommodation, is also desired as part of the overall mix of accommodation in the zone.

Entertainment venues, such as cinemas, theatres, small bars and small live entertainment venues, are envisaged within the zone. Larger venues which offer night-time entertainment may also be appropriate. All such venues will be suitably designed and separated/buffered from residential development, including in adjacent residential zones, to ensure an appropriate level of amenity is provided.

### **Design/Built Form**

New buildings will be recognised for their design excellence. A range of building heights is anticipated within the zone, with sensitive consideration of transitional arrangements at the street frontages, to open space and zone interfaces as depicted on [Concept Plan Map Un/9](#) – Indicative Building Heights to promote a human-scale streetscape.

The scale and massing of taller building elements within the zone will be designed to maximise access to natural light to these buildings and avoid large uniform building bulk and mass. Building designs will carefully manage overlooking and overshadowing impacts on residential land uses and private and public open spaces, both within the zone and in adjacent residential zones. Development in proximity to a State or Local Heritage Place will maintain key public vistas, an appropriate curtilage and a suitable setting to the Heritage Place, including in relation to building height.

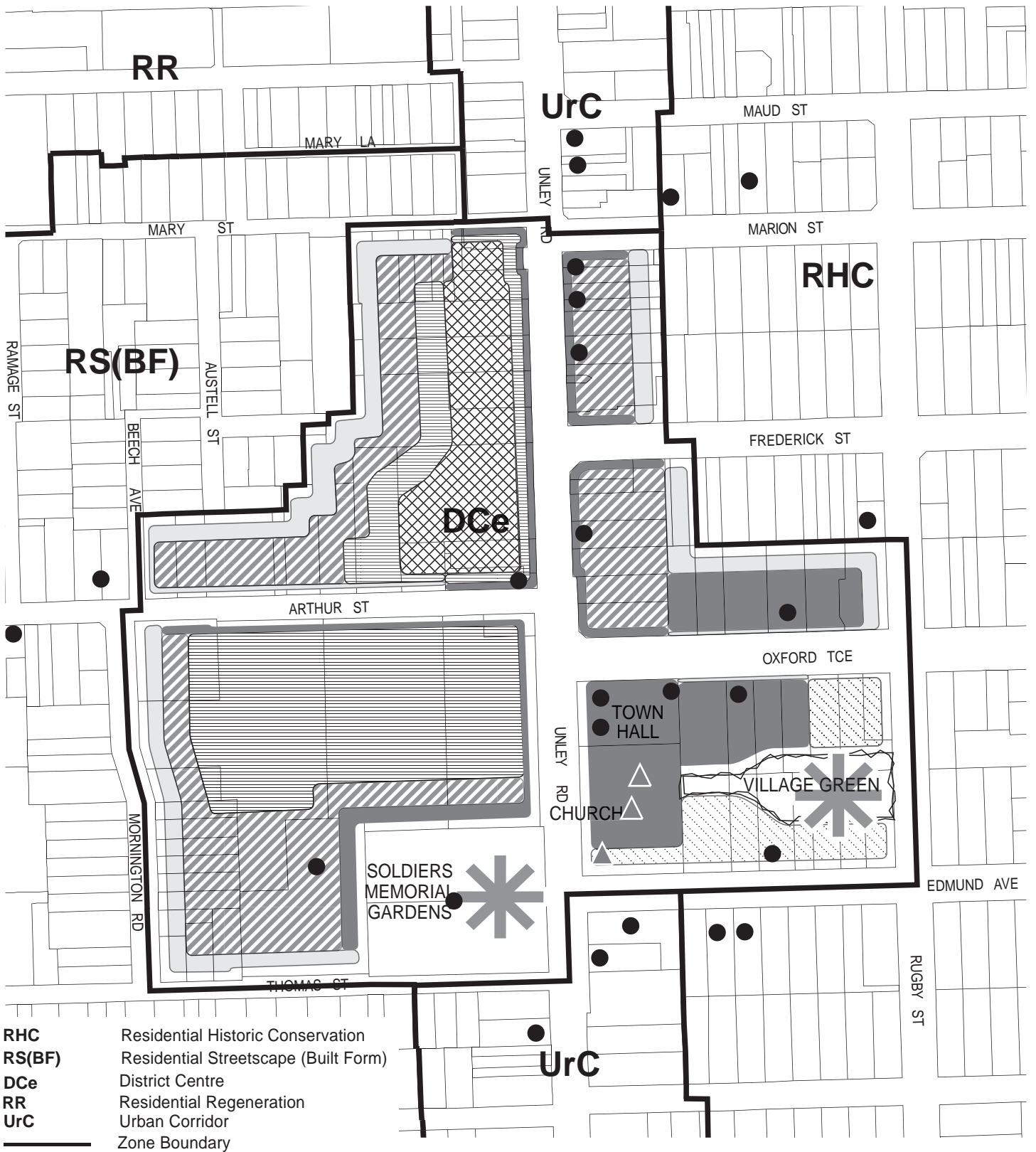
The character of street frontages will be reinforced by a well-defined low to medium scale built form edge, continuing the established width, rhythm and pattern of facades with narrow shop fronts, raised stall-board window displays, feature parapets, pediments, detailing and protruding canopies that generally support a variety of tenancies with narrow frontages along Unley Road and continuous active side street frontages. In areas of longer commercial side streets away from Unley Road, and residential street frontages, buildings will have side setbacks, scale and articulation to reflect their differing nature.

Varied ground level setbacks will be provided, as depicted on [Concept Plan Map Un/10](#) - Ground Level Setbacks, to create a reflection of the Unley Road heritage churches setting and distinguish the core of the precinct, provide an adequate sense of space in narrow streets and allow room for outdoor pedestrian activated places along key road frontages, public open spaces and areas of interest.

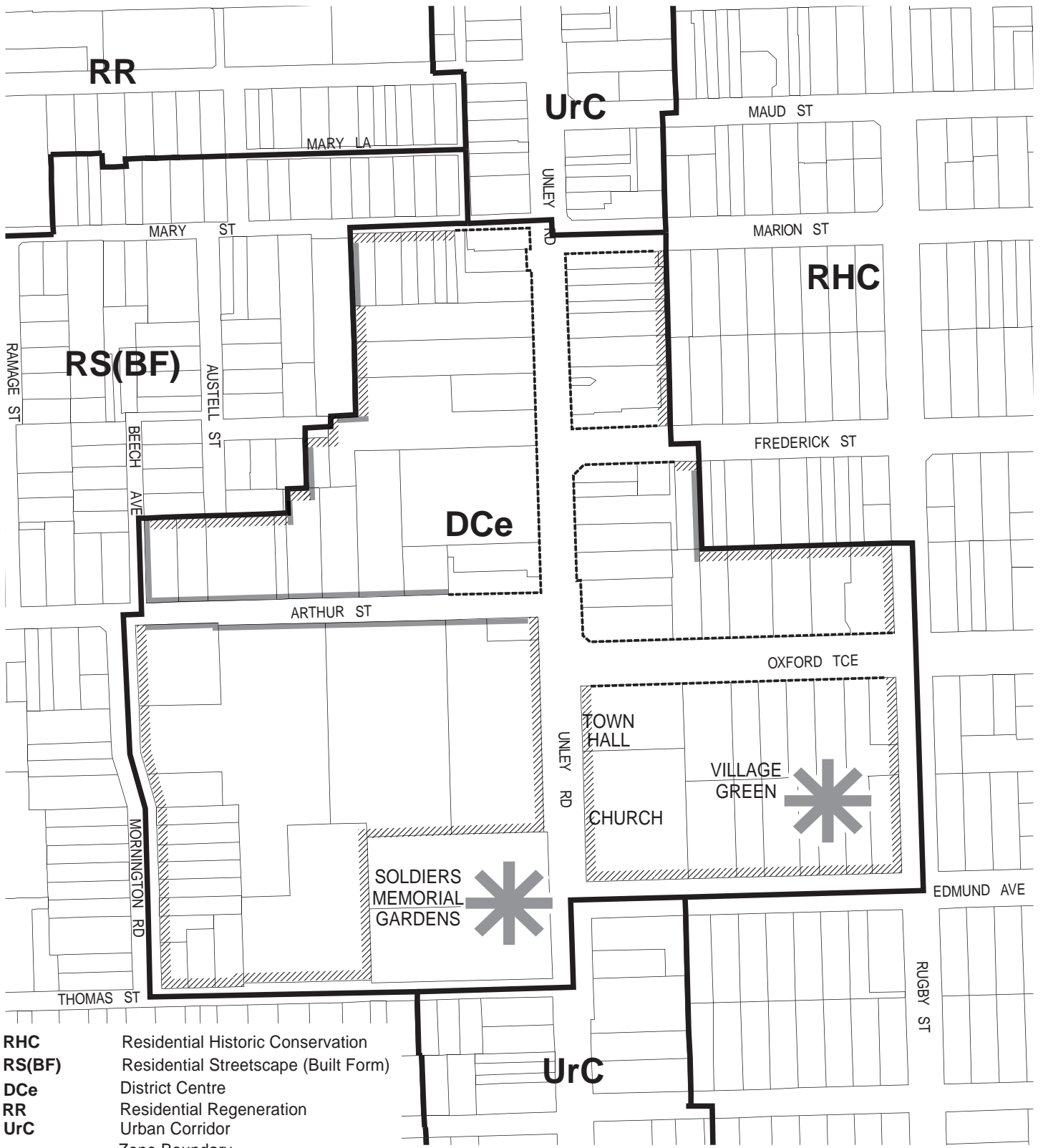
To maintain the character and a human-scale at street level, the upper levels of buildings will be recessed behind the dominant 2 and 3 storey podium/street wall heights. Upper level setbacks will be increased progressively and variably to reflect the desired nature, features and scale of the respective road corridors, opposite street frontages and an openness and sunlight access for public spaces.

These buildings will establish an interesting pedestrian environment and human-scale at ground and lower levels, through building setbacks as designated in [Concept Plan Map Un/9](#) - Indicative Building Heights and [Concept Plan Map Un/10](#) - Ground Level Setbacks, articulation and fenestration, verandas, balconies, canopies and landscaping.

Small allotments will not fully realise potential development opportunities unless amalgamated to create sites of sufficient size, in the order of 35 metres street frontage, to allow for efficient and functional on-site vehicle parking, waste and servicing and appropriate building envelopes, setbacks and design.



# UNLEY (CITY) INDICATIVE BUILDING HEIGHTS CONCEPT PLAN MAP Un/9



- RHC** Residential Historic Conservation
- RS(BF)** Residential Streetscape (Built Form)
- DCe** District Centre
- RR** Residential Regeneration
- UrC** Urban Corridor
- Zone Boundary

**Legend**

**Ground Level setback (metres)**

- 0 metres
- 3 metres
- 5 metres

- Soldiers Memorial Gardens to be retained
- Village Green to be retained (potentially enlarged)



# UNLEY (CITY) GROUND LEVEL SETBACKS CONCEPT PLAN MAP Un/10

Well-designed landscaping integrated with the building design (including roof top gardens and green walls) will assist to visually soften large building façades, screen and buffer parking/service areas/zone interface areas, and provide amenity, biodiversity and micro-climate benefits.

The potential for buildings within the zone to penetrate the Adelaide International Airport Obstacle Surface Limitation exists. It is essential that development within the zone not impede the long-term operational, safety and commercial aviation requirements of the Adelaide International Airport.

### **Movement Networks and Parking**

The zone will be characterised by permeable pedestrian access networks (in private or public ownership) of appropriate widths, flanked by speciality shops and cafes to provide street interest at ground and lower levels and promotion of crime prevention through environmental design principles. These networks, as designated in [Concept Plan Map Un/8 – Connections & Key Areas](#), will provide integrated linkages to adjacent activity nodes, public transport stops and public spaces. Access for people with disabilities, signage, seating, shade and street lighting will be provided along key walking routes between activity nodes and to service public transport stops.

Development on public and private land will consider the needs of cyclists, in terms of providing secure bicycle parking and storage facilities and creating linkages through the zone which can be shared safely by both pedestrians and cyclists. Larger scale commercial developments will also provide appropriate end of journey facilities such as showers and change rooms.

The function of Unley Road as a peak hour major transport corridor will be recognised by consolidating and minimising vehicle access points and providing vehicular access to developments from secondary road frontages and rear integrated access ways where possible. This function will be balanced with the need to primarily calm traffic, provide convenient and safe pedestrian and cycle crossings and other attributes as an active people place. The creation of new vehicle access points from Unley Road is not desired. Parking areas will be consolidated, shared and screened from the street or public spaces.

### **Open Space**

Open space will be considered as an integral part of development of the zone with its ability to improve the liveability, amenity and sustainability of the area. Existing key areas of ground level public open space, the Soldiers Memorial Gardens and the informal 'Village Green' (albeit in a potentially enlarged form), are to be retained and enhanced while maintaining wide openings and vistas to street frontages and connections via key pedestrian links.

With increased residential densities within the zone, opportunities to increase the overall amount of outdoor and green space will be pursued through innovative measures such as plazas, forecourts, green walls and publicly accessible or communal roof top gardens. Any upgrading of Oxford Terrace will provide improved accessibility to the open space facilities at Unley Oval and the Village Green.

### **Environmental Design**

Water sensitive urban design for the harvest, treatment, storage and reuse of stormwater, and environmentally sustainable design for reduction in energy consumption through passive design, construction and operation is envisaged with development.

Green infrastructure elements, including vegetation in streetscapes, green roofs, green walls, green facades and rain gardens, will be established. Some of the benefits of successfully establishing and maintaining these elements will be improved liveability and amenity for residents, workers and visitors, reduced urban heat island effects and energy requirements, and re-use of water on-site. Green roofs can also provide additional open space for residents and the opportunity for food or other gardens.



## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

Affordable housing  
 Aged persons' accommodation  
 Bank  
 Child care centre  
 Civic centre  
 Community centre  
 Consulting room  
 Discount department store  
 Dwelling  
 Educational establishment  
 Emergency services facility  
 Entertainment venue  
 Health facility  
 Hospital  
 Hotel  
 Indoor games centre  
 Library  
 Licensed premises  
 Motor repair station  
 Office  
 Place of worship  
 Pre-school  
 Primary school  
 Recreation area/facility  
 Residential flat building  
 Retirement village  
 Restaurant  
 Service industry  
 Shop  
 Small bar and live music venues  
 Supermarket  
 Supported accommodation  
 Tourist accommodation.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of medium to high-density residential (including affordable housing) and non-residential uses should be developed only if it does not prejudice the operation of existing or future non-residential activity within the zone through separation, building design or orientation.

### Form and Character

- 4 The Key Areas designated on [Concept Plan Map Un/8](#) - Connections & Key Areas should have a scale of development and range of functions and land uses as designated below:

Key Areas	Scale of development	Functions and land use
West (Unley Road)	Large scale development and building floor areas, with larger development sleeved with small premises to street frontages at ground level	Shop, showroom, entertainment venue, licensed premise, restaurant/cafe, office, consulting room and the like land uses with residential above  Reinforcement and enhancement of the 'Soldiers Memorial Garden' as key ground level public open space with wide openings and vistas to street frontages and connected via key pedestrian links.
Residential - Mornington Road, Thomas Street and Beech Avenue	Smaller scale development respecting the context and nature of development opposite and providing an attractive street frontage	Residential development and building forms
East (Unley Road)	Modest scale development and small individual premises to street frontages at ground level	Shop, restaurant/cafe, office, consulting room and the like land uses at ground and lower levels, with residential above
Community - Oxford Terrace, Edmund Avenue and Rugby Street	Modest scale development with smaller premises with direct access to street frontages at ground level	Community centre, library, educational establishment, places of worship, office, consulting room, complementary small retail/cafe and like land uses with residential above, except south of Oxford Terrace.  Retention (potentially in an enlarged form) and enhancement of the 'Village Green' as key ground level public open space with wide openings and vistas to street frontages and connected via key pedestrian links.

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Residential development should achieve a minimum net residential site density of 75 dwellings per hectare.
- 7 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining roads, public places and open space.
- 8 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 9 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.
- 10 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.
- 11 Dwellings should be located only behind or above non-residential uses on the same allotment, other than where in a solely residential development in the Residential Key Area illustrated in [Concept Plan Map Un/8](#) - Connections & Key Areas or where fronting peripheral local residential streets.



- 12 Development should occur in accordance with [Concept Plan Maps Un/8, 9 and 10](#).

### Design and Appearance

- 13 New development should achieve high design quality by being:
- (a) Contextual – so that it responds to its surroundings, recognises and carefully considers the adjacent built form, and positively contributes to the character of the immediate area;
  - (b) Durable – by being fit for purpose, adaptable and long lasting, and carefully considers the existing development around it;
  - (c) Inclusive – by integrating landscape design to optimize pedestrian and cyclist usability, privacy, and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimize security and safety both internally and into the public realm, for occupants and visitors alike;
  - (d) Sustainable – by integrating sustainable systems into new buildings and the surrounding landscape design to improve environmental performance and amenity for occupants.
- 14 Buildings should achieve a high design quality that reinforces their importance by:
- (a) the use of high quality materials and finishes;
  - (b) providing a high degree of visual interest through articulation, avoiding any large blank facades, or incorporating other such design features;
  - (c) ensuring lower levels are well integrated with, and contribute to a vibrant public realm; and
  - (d) ensuring any ground and first floor level car parking elements are sleeved by residential or non-residential land uses (such as shops, offices and consulting rooms) to ensure an activated street frontage.
- 15 Buildings should be designed to include a podium/street wall height and upper level setbacks that:
- (a) relates to the scale and context of adjoining built form;
  - (b) provides a human scale at street level;
  - (c) creates a well-defined and continuity of frontage;
  - (d) gives emphasis and definition to street corners to clearly define the street grid;
  - (e) contributes to the interest, vitality and security of the pedestrian environment;
  - (f) maintains a sense of openness to the sky for pedestrians and brings daylight to the street; and
  - (g) achieves pedestrian comfort by minimising micro climatic impacts (particularly shade/shelter, wind tunnelling and downward drafts).
- 16 Development that may justify variation in the local context from relevant quantitative policy provisions should demonstrate a significantly higher standard of design outcome in relation to qualitative policy provisions including building design, pedestrian and cyclist amenity, activation, environmental design and public realm and streetscape contribution.

- 17** Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in form, materials, openings and colours.
- 18** Buildings should be designed and sited to:
- (a) address the primary facing public road;
  - (b) face other public thoroughfares (other than rear laneways) and open spaces;
  - (c) enable suitable sunlight access to public and communal private open space;
  - (d) enable suitable sunlight access to habitable room windows of dwellings.
- 19** Development affecting State and Local Heritage Places, including landmark church, civic and community places, and public open spaces, should result in:
- (a) maintenance of key public vistas;
  - (b) retention of an appropriate curtilage;
  - (c) provision of a suitable setting for Heritage Places, which may be wider than the curtilage.
- 20** To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.
- 21** Key pedestrian links of appropriate widths should be established through the zone and major development areas in accordance with [Concept Plan Map Un/8](#) - Connections & Key Areas to provide:
- (a) convenient and safe crossing of roads;
  - (b) convenient access to public transport stops and open spaces;
  - (c) opportunities to stop and experience the place (i.e. at roadways, path junctions, key activity nodes, open spaces and points of interest).
- 22** Development at the pedestrian level should:
- (a) create active frontages by avoiding blank walls along pedestrian paths by incorporating narrow frontage shops and their entry points;
  - (b) use design elements including, but not limited to, varying building heights, articulated wall treatments, changes in façade plane, large windows, awnings, canopies, marquees, and prominent pedestrian entrances to highlight building corners;
  - (c) integrate weather protection systems including awnings, canopies, pergolas, marquees and/or landscaping to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the external public footpath and internal circulation pedestrian environments;
  - (d) define public places, such as road reserves and open space, with continuous and solid-built form thereby creating and maintaining a sense of urban enclosure;
  - (e) orient building elements such as main entries, lobbies, windows, and balconies to face streets, public parks, plazas, open spaces and pedestrian and cycle paths;
  - (f) develop visual and physical connections into buildings and active interior space from adjacent pedestrian paths;

- (g) create active plaza, promenade, outdoor dining, display, entertainment, seating spaces within the prescribed ground level road frontage setbacks along Unley Road and the Soldiers Memorial Gardens;
  - (h) include lit water features, significant trees, landmark buildings and/or public art to enhance the public area.
- 23** Development should:
- (a) include verandas, wide eaves, breezeways and pergolas to minimise energy consumption used for lighting, heating, cooling and ventilation;
  - (b) incorporate good passive building design to optimise climate comfort within buildings and minimise use of mechanical climate systems;
  - (c) demonstrate high levels of energy-efficiency.
- 24** Development should include artist-designed elements utilising local materials and local imagery which acknowledge surroundings, provides a unique sense of place, reflects cultural identity and generates a sense of community pride.
- 25** Exterior lighting should:
- (a) be integrated with the overall design concept for buildings;
  - (b) highlight the development's architectural elements, landscaping and public art;
  - (c) enhance the pedestrian environment;
  - (d) include the use of integrated identification advertisements, and pedestrian oriented night-lighting systems that offer safety, interest, and diversity to pedestrians.
- 26** Development should consolidate and minimise the number of vehicle access points onto Unley Road, and where possible access points should be:
- (a) from side streets (including rear lane access);
  - (b) shared between developments.
- 27** Vehicle access points on side streets and rear access ways should be located and designed to:
- (a) avoid non-residential activity usage adjacent to residential zones;
  - (b) minimise the impacts of headlight glare and noise on nearby residents;
  - (c) avoid excessive traffic flows into residential streets.

## **Building Envelope**

### *Building Height*

- 28** Except where airport building height restrictions prevail or the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with those shown on [Concept Plan Map Un/8](#) - Connections and Key Areas and [Concept Plan Map Un/9](#) - Indicative Building Heights and the following parameters:

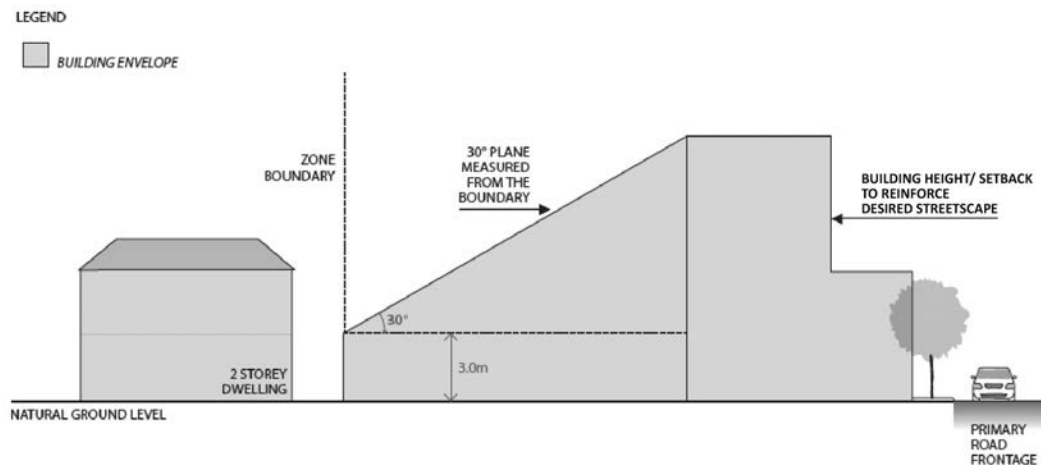
Key Areas	Minimum building height	Maximum building height
West (Unley Road)	11.5 metres and 3 storeys	32.5 metres and 9 storeys north of Arthur Street 25.5 metres and 7 storeys south of Arthur Street
Residential (Morningson Road, Thomas Street and Beech Avenue)	7.0 metres and 2 storeys	18.5 metres and 5 storeys
East (Unley Road)	11.5 metres and 3 storeys	18.5 metres and 5 storeys
Community (Oxford Terrace, Edmund Avenue and Rugby Street)	4.5 metres and 1 storey	11.5 metres and 3 storeys

- 29 Except where for residential uses, the ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 3.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.

#### Interface Height

- 30 To minimise building massing and over shadowing impacts on development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1.

Figure 1



- 31 To minimise building massing impacts on development outside of the zone, where the zone boundary is on the north facing boundary of a site, buildings should be constructed within a building envelope provided by a 40 degree plane, measured from a height of 2 metres above natural ground level at the zone boundary, providing a reasonable outlook and articulation of mass is presented to the adjoining residential property.
- 32 Where allotments have rear or side boundaries adjoining residential zones:
- new development should not be sited on the boundary;
  - the boundary should be fenced;
  - a 2 metre wide irrigated landscape buffer, incorporating ground covers, shrubs, and trees with an expected mature height of 6 metres, should be established along the boundary to minimise visual intrusion into the adjoining residential area.

### Setbacks from Road Frontages and Public Open Spaces

- 33** Buildings (excluding verandas, porticos and the like) should be setback from the road frontage (exclusive of any land required under the Metropolitan Road Widening Act) and public open spaces:
- (a) relative to the nature, character and scale of development in Key Areas and to Landmarks designated on [Concept Plan Map Un/8](#) - Connections and Key Areas;
  - (b) to provide:
    - (i) a human scale at ground level;
    - (ii) distinctive places and spaces;
    - (iii) pedestrian active forecourts;
    - (iv) a landscaped amenity;
    - (v) a sense of enclosure while maintaining access to sunlight;
  - (c) to minimise:
    - (i) overshadowing of adjacent residential areas and ground level public open spaces;
    - (ii) the effect of building mass on adjacent residential areas and ground level public open spaces;
  - (d) in accordance with [Concept Plan Map Un/9](#) - Indicative Building Heights and [Concept Plan Map Un/10](#) - Ground Level Setbacks and the following parameters:
    - (i) for perimeter and side street residential road frontages, a minimum of 5.0 metres; except to Beech Avenue a minimum of 3.0 metres up to 11.5 metres height and 6.0 metres up to 18.5 metres height; and otherwise within a building envelope provided by a 30 degree plane, measured from a height of 3.0 metres above natural ground level at the zone boundary (road centre-line);
    - (ii) for primary commercial and community road frontages, generally 0.0 metres up to 11.5 metres height, except for Unley Road south of Arthur Street where it should be 5.0 metres and for Arthur Street where it should be 3.0 metres on the southern side and northern side west of Unley Road fronting properties, with an additional 3.0 metres above the lower levels podium façades up to 25.5 metres streetwall, with a further 5.0 metres beyond 25.5 metres up to 32.5 metres and thereafter twice any greater building height;
    - (iii) for ground level public open space, a minimum of 5.0 metres and otherwise within a building envelope provided by a 55 degree plane measured from natural ground level at the outer edge of the ground level public open space.

### Side and Rear Setbacks

- 34** Buildings (excluding verandas, porticos and the like) should have side and rear setbacks to:
- (a) provide for separation and reasonable soft screening from development to the rear;
  - (b) create continuous active building frontages to Unley Road and proximate portions of side streets;
  - (c) create separation and articulation of larger building mass along commercial side streets;

- (d) minimise the effect of building mass on adjacent residential areas and public open spaces;
- (e) be in accordance with the following parameters:

Road/Street	Minimum setback from rear allotment boundary	Minimum setback from side allotment boundary (where not on a road boundary)
Unley Road Mary Street Marion Street Frederick Street Arthur Street	5 metres where the subject land abuts an allotment in a different zone  3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land	0 metres  3 metres where the subject land abuts an allotment in a different zone
Oxford Terrace	5 metres where the subject land abuts an allotment in a different zone  3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land	For allotments with a frontage width of:  20 metres or less: no minimum to one boundary but at least 3 metres to the other side boundary  More than 20 metres: 3 metres  3 metres where the subject land abuts an allotment in a different zone
Beech Avenue Birdwood Avenue Morningson Road Thomas Street Edmund Avenue Rugby Street	5 metres	For allotments with a frontage width of :  20 metres or less: no minimum to one side boundary but at least 3 metres to the other side boundary  More than 20 metres: 3 metres  3 metres where the subject land abuts an allotment in a different zone

### Vehicle Parking

- 35** Vehicle parking should be provided in accordance with the rates set out in [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas.

### Land Division

- 36** 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

- 37** 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:

- (a) subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) or [Table Un/4](#):

- (i) those kinds of development listed in [Table Un/7](#);
  - (ii) advertisement.
- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
- (i) 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;
  - (ii) the building is not a State heritage place;
  - (iii) 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;
  - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
    - (A) all of the following:
      - (i) 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);
      - (ii) 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
    - (B) 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;
  - (v) 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 (A) or (B):
    - (A) 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;
    - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
  - (vi) off-street vehicular parking is provided in accordance with the desired minimum in rate in [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas to the nearest whole number, except in any one or more of the following circumstances:
    - (A) the building is a local heritage place;
    - (B) 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;

- (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

- 38 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the District Centre Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Detached Dwelling  
 Industry, except service industry and light industry  
 Transmitting Station above 30 metres in height.

### Public Notification

- 39 All kinds of development are assigned as **Category 1 Development** in the District Centre Zone, except:

- (a) where the development meets any of the following criteria:
- (i) the proposed development includes the following land use(s) within 60 metres or less from a residential zone boundary;
    - (A) entertainment venue; or
    - (B) indoor games centre; or
    - (C) industry; or
    - (D) hotel; or
    - (E) motor repair station;
  - (ii) any proposed building:
    - (A) is three stories or more, or 11.5 metres or more, in height above natural ground level; or
    - (B) is located within 5 metres of a residential site in a residential zone; or
    - (C) exceeds building envelope or provides setbacks less than designated in principles of development control; or
    - (D) exceeds the maximum building heights as designated on [Concept Plan Map Un/9](#) - Indicative Building Heights or as designated in principles of development control;
  - (iii) the development involves the demolition of a Local Heritage Place (other than demolition of any part of a Local Heritage Place not contributing to the heritage value of the Place);

in which case it is assigned as **Category 2 Development** (other than minor development as defined in Part 1 of [Table Un/8](#)); and

- (b) development involving the demolition of a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place); and
- (c) non-complying development (other than minor non-complying development as defined in Part 1 of [Table Un/8](#)).



## NEIGHBOURHOOD CENTRE ZONE

### Introduction

The objectives and principles of development control that follow apply in the Neighbourhood Centre Zone shown on [Maps Un/4, 6, 7 and 10](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** Accommodation of shopping, community, entertainment, education, religious and recreational facilities at a scale appropriate to the neighbourhood.
- Objective 2:** Development adjacent to the Historic (Conservation) Zone - Centre to complement the historic character of the relevant policy area.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be, primarily, shopping, community, entertainment, educational, religious and recreational facilities at a scale appropriate to the neighbourhood.
- 2 Development should provide a continuous retail frontage, and not exceed two storeys in height.
- 3 Development providing the principal retail and community facilities for the western residential areas of the City of Unley should be located in the Goodwood Road Neighbourhood Centre Zone.
- 4 Development should involve the preservation and enhancement of existing buildings of historic significance. Alterations, additions or new development should complement existing buildings, their character and character of the streetscape and areas, in particular where adjacent to the Historic (Conservation) Zone - Centre.
- 5 Development should limit direct vehicular access to arterial roads.

### Vehicle Parking

- 6 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).

### Complying Development

- 7 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:
  - (a) subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) or [Table Un/4](#):
    - (i) those kinds of development listed in [Table Un/7](#);
    - (ii) advertisement.
  - (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
    - (i) 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;
    - (ii) the building is not a State heritage place;

- (iii) 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;
- (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
  - (A) all of the following:
    - (i) 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);
    - (ii) 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
  - (B) 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;
- (v) 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 (A) or (B):
  - (A) 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;
  - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
- (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - 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:
  - (A) the building is a local heritage place;
  - (B) 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;
  - (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

- 8 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Neighbourhood Centre Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Amusement Park  
Bowling Alley  
Builder's Yard  
Bus Depot  
Bus Station  
Concert Hall  
Dance Hall  
Detached Dwelling  
Exhibition Hall  
Fun Fair  
General Industry  
Light Industry  
Major Public Service Depot  
Minor Public Service Depot  
Motel  
Motor Showroom  
Radio or TV Studio  
Refuse Destructor  
Road Transport Terminal  
Skating Rink  
Special Industry  
Stadium  
Store  
Timber Yard  
Transmitting Station above 30 metres in height  
Used Car Lot  
Warehouse

### Public Notification

- 9 All kinds of development are assigned as **Category 1 Development** in the Neighbourhood Centre Zone, except:
- (a) where the development meets either or both of the following criteria:
    - (i) the site of the proposed development is 60 metres or less from a residential zone boundary; or
    - (ii) the development involves the demolition of a Local Heritage Place (other than demolition of any part of a Local Heritage Place not contributing to the heritage value of the Place);in which case it is assigned as **Category 2 Development** (other than minor development as defined in Part 1 of [Table Un/8](#)); and
  - (b) development involving the demolition of a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place); and
  - (c) non-complying development (other than minor non-complying development as defined in Part 1 of [Table Un/8](#)).

## SPECIALTY GOODS CENTRE ZONE

### Introduction

The objectives and principles of development control that follow apply in the Specialty Goods Centre Zone shown on [Maps Un/4 and 8](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** Accommodation of small-scale retail specialty goods outlets, local convenience shopping facilities and neighbourhood, community, entertainment, education, religious and recreational facilities of a low traffic generating nature.
- Objective 2:** Development adjacent to the Historic (Conservation) Zone - Centre to complement the historic character of the relevant policy area.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be, primarily, small-scale retail specialty goods outlets, local convenience shopping facilities, and neighbourhood community, entertainment, education, religious and recreational facilities of a low traffic generating nature.
- 2 Development should provide a continuous retail frontage.
- 3 Development should not exceed two storeys in height.
- 4 Small-scale specialty goods outlets and restaurants should be located within the King William Road Specialty Goods Centre Zone.
- 5 Development should involve the preservation and enhancement of existing buildings of historic significance. Alterations, additions or new development should complement existing buildings, their character and the character of the streetscape and area, in particular where adjacent to the Historic (Conservation) Zone - Centre.
- 6 Development should limit direct vehicular access to arterial roads.

### Vehicle Parking

- 7 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).

### Complying Development

- 8 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:
  - (a) subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) or [Table Un/4](#):
    - (i) those kinds of development listed in [Table Un/7](#);
    - (ii) advertisement.
  - (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (i) 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;
- (ii) the building is not a State heritage place;
- (iii) 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;
- (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
  - (A) all of the following:
    - (i) 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);
    - (ii) 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
  - (B) 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;
- (v) 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 (A) or (B):
  - (A) 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;
  - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
- (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - 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:
  - (A) the building is a local heritage place;
  - (B) 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;
  - (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

- 9 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Specialty Goods Centre Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Amusement Park  
 Billiard Saloon  
 Bowling Alley  
 Builder's Yard  
 Bus Depot  
 Bus Station  
 Caravan Park  
 Concert Hall  
 Dance Hall  
 Detached Dwelling  
 Exhibition Hall  
 Fun Fair  
 General Industry  
 Light Industry  
 Major Public Service Depot  
 Minor Public Service Depot  
 Motel  
 Motor Repair Station  
 Motor Showroom  
 Petrol Filling Station  
 Radio or TV Studio  
 Refuse Destructor  
 Road Transport Terminal  
 Skating Rink  
 Special Industry  
 Squash Court  
 Stadium  
 Store  
 Theatre  
 Timber Yard  
 Transmitting Station above 30 metres in height  
 Used Car Lot  
 Warehouse

### Public Notification

- 9 All kinds of development are assigned as **Category 1 Development** in the Specialty Goods Centre Zone, except:
- (a) where the development meets either or both of the following criteria:
    - (i) the site of the proposed development is 60 metres or less from a residential zone boundary; or
    - (ii) the development involves the demolition of a Local Heritage Place (other than demolition of any part of a Local Heritage Place not contributing to the heritage value of the Place);

in which case it is assigned as **Category 2 Development** (other than minor development as defined in Part 1 of [Table Un/8](#)); and
  - (b) development involving the demolition of a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place); and
  - (c) non-complying development (other than minor non-complying development as defined in Part 1 of [Table Un/8](#)).

## LOCAL CENTRE ZONE

### Introduction

The objective and principles of development control that follow apply in the Local Centre Zone shown on [Maps Un/3 and 8](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVE

**Objective 1:** Accommodation of shopping and community facilities serving the day-to-day needs of the local community at a scale appropriate to the local area.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be, primarily, shopping and community facilities serving the local area.
- 2 Development should not exceed two storeys in height.
- 3 Residential development should be in conjunction with, and above or behind shop development.
- 4 The maximum floor area of all shop development within a Local Centre Zone should be in the order of 450 square metres.
- 5 Development should limit direct vehicular access to arterial roads wherever practicable, and share existing vehicular access points.
- 6 Within the Anzac Highway/South Road Local Centre Zone:
  - (a) additional convenience shopping development should not occur; and
  - (b) development should result in low traffic generation.

### Vehicle Parking

- 7 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).

### Complying Development

- 8 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:
  - (a) subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) or [Table Un/4](#):
    - (i) those kinds of development listed in [Table Un/7](#);
    - (ii) advertisement.
  - (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
    - (i) 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;
    - (ii) the building is not a State heritage place;

- (iii) 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;
- (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
  - (A) all of the following:
    - (i) 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);
    - (ii) 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
  - (B) 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;
- (v) 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 (A) or (B):
  - (A) 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;
  - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
- (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - 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:
  - (A) the building is a local heritage place;
  - (B) 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;
  - (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

- 9** The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Local Centre Zone, with the exception of alterations and additions to an existing building or structure on its existing site:



Amusement Hall  
 Amusement Park  
 Auction Room  
 Billiard Saloon  
 Bowling Alley  
 Builder's Yard  
 Bus Depot  
 Bus Station  
 Caravan Park  
 Concert Hall  
 Dance Hall  
 Exhibition Hall  
 Fun Fair  
 General Industry  
 Gymnasium  
 Hospital  
 Light Industry  
 Major Public Service Depot  
 Minor Public Service Depot  
 Motel  
 Motor Showroom  
 Non-residential Club  
 Petrol Filling Station  
 Private Hotel  
 Radio or TV Studio  
 Refuse Destructor  
 Road Transport Terminal  
 Skating Rink  
 Special Industry  
 Squash Court  
 Stadium  
 Store  
 Theatre  
 Timber Yard  
 Transmitting Station above 30 metres in height  
 Used Car Lot  
 Warehouse  
 Welfare Institution

### Public Notification

- 10** All kinds of development are assigned as **Category 1 Development** in the Local Centre Zone, except:
- (a) where the development meets either or both of the following criteria:
    - (i) the site of the proposed development is 60 metres or less from a residential zone boundary; or
    - (ii) the development involves the demolition of a Local Heritage Place (other than demolition of any part of a Local Heritage Place not contributing to the heritage value of the Place);

in which case it is assigned as **Category 2 Development** (other than minor development as defined in Part 1 of [Table Un/8](#)); and
  - (b) development involving the demolition of a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place); and
  - (c) non-complying development (other than minor non-complying development as defined in Part 1 of [Table Un/8](#)).

## HISTORIC (CONSERVATION) ZONE - CENTRE

### Introduction

The objectives, proposals and principles of development control that follow apply in the Historic (Conservation) Zone - Centre shown on [Maps Un/4, 8 and 10](#). They are additional to those expressed for the whole of the council area.

The Historic (Conservation) Zone - Centre contains the following Policy Areas, shown on [Maps Un/20, 21 and 22](#):

- (a) Goodwood Road;
- (b) King William Road; and
- (c) Fullarton Road.

### OBJECTIVES

- Objective 1:** Development which conserves, rehabilitates and complements the historic character of the respective policy areas of the zone.
- Objective 2:** In the Goodwood and Fullarton Roads Policy Areas, accommodation of shopping, community, entertainment, education, religious and recreational facilities at a scale appropriate to the neighbourhood.
- Objective 3:** In the King William Road Policy Area, small-scale retail specialty goods outlets, local convenience shopping facilities and above mentioned neighbourhood facilities, of a low traffic generating nature.

The Historic (Conservation) Zone - Centre is comprised of three distinctly different and unique historic areas. Goodwood Road and King William Road represent early commercial centres from the late nineteenth century comprising large imposing buildings and small narrow fronted premises respectively. Fullarton Road encompasses residential buildings, some converted to community and commercial uses, and the low-key, well landscaped nature of the area and State Heritage significant mansion afford this area a unique historic character. The prominent and characteristic buildings in the respective policy areas reinforce the unique historic characters of each and development should conserve and enhance these features by rehabilitation of existing significant and contributory buildings.

### Goodwood Road Policy Area

Development in the Goodwood Road Policy Area should conserve, renovate and maintain the prominent original imposing buildings and the homogeneous historic nature of the area formed by the close-knit development to the street alignment with balconies and verandahs extending over the footpath. Additions and improvements to existing significant buildings and replacements of non-contributory buildings should be designed to complement this dominant imposing style of building and their intrinsic features.

### King William Road Policy Area

Development in the King William Road Policy Area should conserve, renovate and maintain the number of existing significant early buildings and the quaint unique character of the area formed by the parade of buildings of narrow fronted shops to the street alignment, with simple continuous series of parapet facades and verandahs over the footpath. Additions and improvements to existing significant buildings and replacements of non-contributory buildings should be designed to complement the continuous close-knit and simple features of the area's distinct character.

### Fullarton Road Policy Area

Development in the Fullarton Road Policy Area should conserve, renovate and maintain the existing significant and early residential buildings and to the north of Cheltenham Street and dominant well established street trees and substantial landscaped frontages to Fullarton Road should be reinforced.

Additions and improvements to existing buildings should be designed to maintain the existing character of low-key commercial uses and residential form of buildings.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development in the Goodwood Road Policy Area and Fullarton Road Policy Area should be primarily shopping, community, entertainment, education, religious and recreational facilities at a scale appropriate to the neighbourhood, however, there should be an emphasis on low-key commercial facilities of a low traffic generating nature and community and recreational facilities in the Fullarton Road Policy Area.
- 2 Development in the King William Road Policy Area should be primarily small-scale retail speciality goods outlets, restaurants, local convenience shopping facilities and neighbourhood community, entertainment, education, religious and recreational facilities of a low traffic generating nature.
- 3 Development should not exceed two storeys in height.
- 4 Development should provide a continuous frontage close or to the street alignment, with the exception of the Fullarton Road Policy Area, where, north of Cheltenham Street development should provide residential forms of building with appropriate set-backs and substantial landscaped street frontages.
- 5 Car parking areas should be located to the rear of existing buildings.
- 6 Development should conserve, enhance and reinforce the desired historic character of contributory and significant existing buildings, the streetscape and of the relevant policy area in the zone, which is formed by:
  - (a) in the Goodwood Road Policy Area, close-knit development to the street alignment with balconies and verandahs extending over the footpath;
  - (b) in the King William Road Policy Area, a parade of narrow fronted shops to the street alignment with simple parapet facades and verandahs over the footpath; and
  - (c) in the Fullarton Road Policy Area, residential nature of buildings with substantial landscaped street frontages north of Cheltenham Street and small scale simple straight facade shops to the south of Cheltenham Street.
- 7 Existing significant and contributory buildings, identified in [Table Un/3](#) and [Table Un/4](#) and [Maps Un/20, 21 and 22](#), which contribute to the historic character of the zone should:
  - (a) not be demolished; and
  - (b) be restored and rehabilitated in accord with their original style, design, features, materials and colours; and
  - (c) be altered and added to so the integrity and prominence of the original street facades of the building are maintained, with contemporary improvement integrated without compromise to the character of the original building, or screened by, or located to the rear of, the original building; and
  - (d) not be detrimentally affected by development, including land division.

- 8 Fencing to the street alignment should only occur in the Fullarton Road Policy Area and be of a form to complement the associated building and generally be of low masonry pier and plinth, wrought iron, brush, timber or similar nature.
- 9 Development should limit direct vehicular access to arterial roads where possible.

### Vehicle Parking

- 10 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).

### Complying Development

- 11 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:
  - (a) Subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development:
    - (i) those kinds of development listed in [Table Un/7](#);
    - (ii) advertisement;
    - (iii) external paintwork of a building;
    - (iv) fencing not exceeding two metres in height and not located on the street alignment or on the portion of the common property boundary to the front of existing buildings.
  - (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
    - (i) 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;
    - (ii) the building is not a State heritage place;
    - (iii) 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;
    - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
      - (A) all of the following:
        - (i) 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);
        - (ii) 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;
      - (B) 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;

- (v) 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 (A) or (B):
  - (A) 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;
  - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
- (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - 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:
  - (A) the building is a local heritage place;
  - (B) 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;
  - (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

- 12** The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Historic (Conservation) Zone -Centre, with the exception of alterations or additions to an existing building on its existing site:

Amusement Park  
 Billiard Saloon  
 Bowling Alley  
 Builder's Yard  
 Bus Depot  
 Bus Station  
 Caravan Park  
 Concert Hall  
 Dance Hall  
 Detached Dwelling  
 Exhibition Hall  
 Fun Fair  
 General Industry  
 Major Public Service Depot  
 Minor Public Service Depot  
 Motel  
 Motor Repair Station  
 Motor Showroom  
 Petrol Filling Station  
 Radio or TV Studio  
 Refuse Destructor  
 Road Transport Terminal  
 Skating Rink  
 Specialty Industry  
 Squash Court

Stadium  
Store  
Timber Yard  
Transmitting Station

### Public Notification

**13** All kinds of development are assigned as **Category 1 Development** in the Historic (Conservation) Zone - Centre, except:

(a) where the development meets any one or a combination of the following criteria:

- (i) the site of the proposed development is 60 metres or less from a residential zone boundary; or
- (ii) the development involves the demolition of a Local Heritage Place (other than demolition of any part of a Local Heritage Place not contributing to the heritage value of the Place); or
- (iii) the development involves the demolition of a designated Contributory Item in [Maps Un/20, 21 and 22](#) (other than demolition of any part of a Contributory Item not contributing to the heritage value of the Item);

in which case it is assigned as **Category 2 Development** (other than minor development as defined in Part 1 of [Table Un/8](#)); and

- (b) development involving the demolition of a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place); and
- (c) non-complying development (other than minor non-complying development as defined in Part 1 of [Table Un/8](#)).

## OFFICE 1 ZONE

### Introduction

The objectives and principles of development control that follow apply in the Office 1 Zone shown on [Maps Un/4 to 6 and 11](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** Accommodation of offices, consulting rooms and bank development of up to 450 square metres total floor area, per individual building, and residential development of up to two storeys at medium densities.
- Objective 2:** Development along Glen Osmond Road reflecting the role of the road as a principal gateway to the City of Adelaide.
- Objective 3:** Development along King William Road providing a transition in scale, bulk and form between Greenhill Road and Young Street.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be, primarily, office, consulting room and bank development, and residential development at medium densities.
- 2 Development should not exceed two storeys in height, excluding any excavated under-building car parking areas.
- 3 Office, consulting room and bank development, together or individually, should not exceed 450 square metres of total floor area per individual building.
- 4 Shop development should not be undertaken unless it is to result in upgrading or minor expansion of existing shop development.
- 5 Development should result in low traffic generation and direct vehicular access to arterial roads should be limited.
- 6 Land division and amalgamation of allotments should only be undertaken where it can be shown that development on the allotment will not exceed 450 square metres total floor area, or, alternatively, will comprise a number of identifiable building units which, individually, do not exceed 450 square metres total floor area.
- 7 Development should present substantial landscaped frontage to the street and separation between development sites, with car parking screened by landscaping or located behind buildings.
- 8 Within the Glen Osmond Road Office 1 Zone:
  - (a) Development should achieve a gradual transition from Young Street to Greenhill Road by increasing building scale and height progressively.
  - (b) Development near the Young Street/Kenilworth Road/Glen Osmond Road intersection should complement the existing heritage character and scale, form, set-backs and design of existing development in the area, including existing development on the north-eastern side of Glen Osmond Road.
  - (c) Development between Gladstone Street and Fisher Street, should preserve and enhance the predominantly residential scale and appearance by the utilization of existing residential building stock or by new development being of compatible scale, form, bulk and design, with second storeys incorporated within pitched roofs.

**9** Within the King William Road Office 1 Zone:

- (a) Development should achieve a gradual transition from Greenhill Road to Young Street by reducing building scale and mass progressively and altering building form and design to a residential nature at the southern portion of the zone.
- (b) The conversion of existing dwellings is encouraged and new development should be of complementary scale, form and design, with second storeys incorporated within pitched roofs.

**Complying Development**

- 10** Those kinds of development listed in [Table Un/7](#), together with the following kind of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Office 1 Zone, other than in respect to a Local Heritage Place identified in [Table Un/3](#) or [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#):

Advertisement

**Non-complying Development**

- 11** The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Office 1 Zone, with the exception of alterations and additions to any existing building or structure on its existing site:

A building containing an office, consulting room or bank:

- (a) in which the total floor area of the office, consulting room or bank individually or together exceeds 450 square metres; or
- (b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 450 square metres.

Amusement Park  
 Builder's Yard  
 Bus Depot  
 Bus Station  
 Exhibition Hall  
 Fun Fair  
 General Industry  
 Light Industry  
 Motor Repair Station  
 Refuse Destructor  
 Road Transport Terminal  
 Service Industry  
 Shop or group of shops with a gross leasable area of greater than 250 square metres  
 Skating Rink  
 Special Industry  
 Stadium  
 Theatre  
 Timber Yard  
 Transmitting Station above 30 metres in height

**Public Notification**

- 12** The following kinds of development are assigned as **Category 1 Development** in the Office 1 Zone:
- (a) minor development and minor non-complying development as defined in Part 1 of [Table Un/8](#); and



- (b) those kinds of development listed in Part 1 of [Table Un/8](#) and the following kinds of development where:
- (i) the site of the proposed development is more than 60 metres from a residential zone boundary; and
  - (ii) the development is not more than two storey in height

Alterations and additions to an existing shop on an existing site with a gross leasable floor area not exceeding 250 square metres

Office, consulting room or bank development, together or individually, with a total floor area not exceeding 450 square metres

- 13** The following kinds of development, together with those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Office 1 Zone, provided that the development is not more than two storeys in height:

Alterations and additions to an existing shop on an existing site with a gross leasable floor area not exceeding 250 square metres

Office, consulting room or bank development, together or individually, with a total floor area not exceeding 450 square metres

## OFFICE 2 ZONE

### Introduction

The objectives and principles of development control that follow apply in the Office 2 Zone shown on [Map Un/11](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** Accommodation of residential development of up to two storeys at medium densities and office development of up to 250 square metres total floor area per individual building.
- Objective 2:** Development along Glen Osmond Road reflecting the role of the road as a principal gateway to the City of Adelaide.
- Objective 3:** Retention of existing dwelling buildings and well landscaped gardens.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily residential development of up to two storeys at medium densities, and offices and consulting rooms in converted dwellings.
- 2 Office and consulting room development, together or individually, should not exceed 250 square metres of total floor area per individual building.
- 3 Non-residential development should generally be compatible with the bulk and form of existing single storey dwellings, with second storeys incorporated within pitched roofs.
- 4 Development in the zone should:
  - (a) preserve and enhance the residential character, and, to this end, existing dwellings should be retained, altered and converted wherever possible;
  - (b) be of a scale, mass, form and design, including fenestration, verandahs, materials and colours, which is compatible with existing residential development; and
  - (c) provide and maintain substantial landscaping to Glen Osmond Road, with car parking located to the rear of buildings.
- 5 Development should result in low traffic generation, and direct vehicular access to arterial roads should be limited.

### Complying Development

- 6 Those kinds of development listed in [Table Un/7](#), together with the following kinds of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Office 2 Zone, other than in respect to a Local Heritage Place identified in [Table Un/3](#) and [Table Un/4](#), subject to:
  - (a) the conditions prescribed in [Table Un/1](#); and
  - (b) with the exception of advertisements, no building being erected, added to or altered on any land so that any portion of such building is constructed nearer to the existing boundary of a road, or to the boundary of any land shown as being required for road widening on the Plan deposited under the provisions of the Metropolitan Adelaide Road Widening Plan Act, 1972, than the distance prescribed for each road or portion thereof, in Column 3 of [Table Un/2](#):

Advertisement  
 Detached Dwelling  
 Semi-detached Dwelling

### Non-complying Development

- 7 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Office 2 Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

A building containing an office, consulting room or bank:

- (a) in which the total floor area of the office, consulting room or bank individually or together exceeds 250 square metres; or
- (b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 250 square metres.

Amusement Hall  
 Amusement Park  
 Auction Room  
 Billiard Saloon  
 Bowling Alley  
 Builder's Yard  
 Bus Depot  
 Bus Station  
 Caravan Park Road  
 Concert Hall  
 Dance Hall  
 Educational Establishment  
 Exhibition Hall  
 Fire Station  
 Fun Fair  
 General Industry  
 Gymnasium  
 Hospital  
 Hotel  
 Light Industry  
 Major Public Service Depot  
 Motel  
 Motor Repair Station  
 Motor Showroom  
 Non-residential Club  
 Petrol Filling Station  
 Plant Nursery  
 Private Hotel  
 Radio or TV Studio  
 Refuse Destructor  
 Residential Club  
 Transport Terminal  
 Service Industry  
 Shop  
 Shop and Dwelling  
 Show Ground  
 Skating Rink  
 Special Industry  
 Squash Court  
 Stadium  
 Store  
 Theatre  
 Timber Yard  
 Transmitting Station above 30 metres in height  
 Used Car Lot  
 Warehouse

**Public Notification**

**8** The following kinds of development are assigned as **Category 1 Development** in the Office 2 Zone:

- (a) minor development and minor non-complying development as defined in Part 1 of [Table Un/8](#); and
- (b) those kinds of development listed in Part 1 of [Table Un/8](#) and the following kinds of development where:
  - (i) the site of the proposed development is more than 60 metres from a residential zone boundary; and
  - (ii) the development is not more than two storeys in height;

Office, consulting room or bank development, together or individually, not exceeding 250 square metres of total floor area per individual building

**9** The following kinds of development, together with those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Office 2 Zone, provided that the development is not more than two storeys in height:

Office, consulting room or bank development, together or individually, not exceeding 250 square metres of total floor area per individual building

## MIXED USE 1 ZONE

### Introduction

The objective and principles of development control that follow apply in Mixed Use 1 Zone shown on [Maps Un/4 and 8](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVE

**Objective 1:** Accommodation of primarily small office and consulting room development with a maximum total floor area in the order of 250 square metres per individual building, with primarily small-scale specialty goods outlets and retail showrooms, and small entertainment facilities, to complement the adjacent centre facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be, primarily, small-scale office and consulting room development, with limited extent of small-scale specialty goods outlets and retail showrooms, and small entertainment facilities such as restaurants.
- 2 Shop, office and consulting room development, together or individually, should have a maximum total floor area in the order of 250 square metres per individual building.
- 3 Development should not exceed two storeys in height.
- 4 Development within the Mixed Use 1 Zone should:
  - (a) provide a transition between the differing character and scale of adjacent residential and centre zones, with small landscaped building set-back areas, and maintenance of the residential appearance of buildings;
  - (b) incorporate the second-storey of development within pitched roof spaces, particularly within the portions of the zone adjacent to residential areas;
  - (c) locate car parking areas to the rear of buildings or behind screen walls and landscaping, so as not to be readily visible from adjacent public roads; and
  - (d) include office, consulting room and similar development, and not consist entirely of shop development.
- 5 Development should result in low traffic generation, and direct vehicular access to arterial roads should be limited.

### Vehicle Parking

- 6 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).

### Complying Development

- 7 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:
  - (a) subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) or [Table Un/4](#):
    - (i) those kinds of development listed in [Table Un/7](#);
    - (ii) advertisement.

- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
- (i) 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;
  - (ii) the building is not a State heritage place;
  - (iii) 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;
  - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
    - (A) all of the following:
      - (i) 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);
      - (ii) 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;
    - (B) 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;
  - (v) 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 (A) or (B):
    - (A) 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;
    - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
  - (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - 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:
    - (A) the building is a local heritage place;
    - (B) 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;

- (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

- 8 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Mixed Use 1 Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Amusement Hall  
 Amusement Park  
 Auction Room  
 Billiard Saloon  
 Bowling Alley  
 Builder's Yard  
 Bus Depot  
 Bus Station  
 Concert Hall  
 Dance Hall  
 Exhibition Hall  
 Fire Station  
 Fun Fair  
 General Industry  
 Gymnasium  
 Light Industry  
 Major Public Service Depot  
 Motor Repair Station  
 Motor Showroom  
 Petrol Filling Station  
 Refuse Destructor  
 Road Transport Terminal  
 Skating Rink  
 Special Industry  
 Stadium  
 Store  
 Theatre  
 Timber Yard  
 Transmitting Station  
 Used Car Lot  
 Warehouse

### Public Notification

- 9 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 classified as non-complying), are designated:

#### Category 1

All forms of development other than where:

- (a) 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;
- (b) it is for a building more than two storeys in height.

#### Category 2

All forms of development not listed as Category 1.

## MIXED USE 2 ZONE

### Introduction

The objective and principles of development control that follow apply in the Mixed Use 2 Zone shown on [Maps Un/4 and 7](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVE

**Objective 1:** Accommodation of a mixture of commercial land uses including medium-scale offices and consulting rooms with a maximum total floor area in the order of 450 square metres per individual building; as well as service industries, warehouses and retail showrooms which result in low traffic generation.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be, primarily, medium-scale offices and consulting rooms, service industries, warehouses, retail showrooms and development associated with the motor trades, which result in low traffic generation.
- 2 Shop, office and consulting room development, together or individually, should have a maximum floor area in the order of 450 square metres per individual building.
- 3 Development should not exceed two storeys in height.
- 4 Development should not generate high levels of amplified sound, and should not incorporate large displays of signs, advertisements or bunting.
- 5 Development should provide a visual and acoustic buffer between the development and adjacent residential zones, and should present a substantial landscaped frontage within the building set-back areas to adjacent roads. To this end, a minimum building set-back of three metres to any road, and 1.5 metres to any other boundary, should be provided.
- 6 Development within the Mixed Use 2 Zone should:
  - (a) restrict direct vehicular access from the development site to South Road;
  - (b) result in consolidation of allotments fronting South Road; and
  - (c) present a substantial landscaped frontage to adjacent streets and roads.

### Vehicle Parking

- 7 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).

### Complying Development

- 8 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:
  - (a) subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) or [Table Un/4](#):
    - (i) those kinds of development listed in [Table Un/7](#);
    - (ii) advertisement.



- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
- (i) 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;
  - (ii) the building is not a State heritage place;
  - (iii) 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;
  - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
    - (A) all of the following:
      - (i) 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);
      - (ii) 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;
    - (B) 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;
  - (v) 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 (A) or (B):
    - (A) 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;
    - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
  - (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - 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:
    - (A) the building is a local heritage place;
    - (B) 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;
    - (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

- 9 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Mixed Use 2 Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Boarding House  
Detached Dwelling  
General Industry  
Group Dwelling  
Hospital  
Multiple Dwelling  
Refuse Destructor  
Residential Flat Building  
Road Transport Terminal  
Row Dwelling  
Semi-detached Dwelling  
Special Industry  
Timber Industry

### Public Notification

- 10 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 classified as non-complying), are designated:

#### Category 1

All forms of development other than where:

- (a) 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;
- (b) it is for a building more than two storeys in height.

#### Category 2

All forms of development not listed as Category 1.

## MIXED USE 3 ZONE

### Introduction

The objective and principles of development control that follow apply in the Mixed Use 3 Zone shown on [Map Un/9](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVE

**Objective 1:** Accommodation of small-scale office and consulting room development with a maximum total floor area in the order of 250 square metres per individual building; as well as small-scale specialty goods outlets, and residential development of up to two storeys at medium densities.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily small-scale offices and consulting rooms with a limited extent of small-scale specialty goods outlets, and residential development of up to two storeys at medium densities.
- 2 Development involving offices, consulting rooms and specialty goods outlets, together or individually, should have a maximum total floor area in the order of 250 square metres per individual building.
- 3 Development should not exceed two storeys in height.
- 4 Development should result in low traffic generation and direct vehicular access to arterial roads should be limited.
- 5 Development should maintain the residential scale and appearance of existing development in the zone and complement development in adjacent residential zones by:
  - (a) providing building set-backs from roads typical of existing residential development in the zone, with the set-back area accommodating substantial landscaping;
  - (b) locating car parking to the rear of buildings, or behind screen walls and landscaping, so as not to be readily visible from adjacent public roads; and
  - (c) be of a mass, scale, form and design which is compatible with existing residential development, and incorporate second storeys within pitched roofs.

### Vehicle Parking

- 6 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).

### Complying Development

- 7 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:

- (a) the following uses, other than in respect to a Heritage Place identified in [Table Un/3](#) or [Table Un/4](#), subject to:
  - (i) the conditions contained in [Table Un/1](#) - Conditions for Complying Development

- (ii) with the exception of advertisements, no building being erected, added to or altered on any land so that any portion of such building is constructed nearer to the existing boundary of a road, or to the boundary of any land shown as being required for road widening on the Plan deposited under the provisions of the *Metropolitan Adelaide Road Widening Plan Act, 1972*, than the distance prescribed for each road or portion thereof, in Column 3 of [Table Un/2](#)

Advertisement  
 Detached Dwelling  
 Development listed in [Table Un/7](#)  
 Row Dwelling  
 Semi-detached Dwelling

- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
  - (i) 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;
  - (ii) the building is not a State heritage place;
  - (iii) 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;
  - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
    - (A) all of the following:
      - (i) 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);
      - (ii) 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;
    - (B) 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;
  - (v) 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 (A) or (B):
    - (A) 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;
    - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
  - (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever table applies) to the nearest whole number, except in any one of more of the following circumstances:

- (A) the building is a local heritage place;
- (B) 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;
- (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

- 8 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Mixed Use 3 Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Amusement Hall  
 Amusement Park  
 Auction Room  
 Billiard Saloon  
 Bowling Alley  
 Builder's Yard  
 Bus Depot  
 Bus Station  
 Concert Hall  
 Dance Hall  
 Exhibition Hall  
 Fire Station  
 Fun Fair  
 General Industry  
 Gymnasium  
 Hotel  
 Light Industry  
 Major Public Service Depot  
 Motor Repair Station  
 Motor Showroom  
 Non-residential Club  
 Petrol Filling Station  
 Private Hotel  
 Radio or TV Studio  
 Refuse Destructor  
 Residential Club  
 Road Transport Terminal  
 Service Industry  
 Skating Rink  
 Special Industry  
 Squash Court  
 Stadium  
 Store  
 Theatre  
 Timber Yard  
 Transmitting Station  
 Used Car Lot  
 Warehouse

**Public Notification**

- 10** 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 classified as non-complying), are designated:

**Category 1**

All forms of development other than where:

- (a) 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;
- (b) it is for a building more than two storeys in height.

**Category 2**

All forms of development not listed as Category 1.

## LIGHT INDUSTRY ZONE

### Introduction

The objective and principles of development control that follow apply in the Light Industry Zone shown on [Maps Un/4 and 5](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVE

**Objective 1:** Accommodation of industries which manufacture on a small-scale and which do not create any appreciable nuisance or generate heavy traffic.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be, primarily, industries which manufacture on a small-scale and which do not create any appreciable noise, smoke, smell, dust or other nuisance or generate heavy traffic.
- 2 The design and location of vehicular access points to development in industrial zones should not encourage the use of residential streets by traffic generated by the land use.

### Complying Development

- 3 Those kinds of development listed in [Table Un/7](#), together with the following kind of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Light Industry Zone, other than in respect to a Local Heritage Place identified in [Table Un/3](#) or [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#):

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### Non-complying Development

- 4 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Light Industry Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

A building containing an office, consulting room or bank:

- (a) In which the total floor area of the office, consulting room or bank individually or together exceeds 450 square metres; or
- (b) comprising a podium which supports two or more roofed areas, each of which roofed area has the appearance of being a separate building, the total floor area of an office, consulting room or bank, individually or together, within any one of the roofed areas exceeds 450 square metres

Amusement Hall  
 Amusement Park  
 Billiard Saloon  
 Boarding House  
 Bowling Alley  
 Caravan Park  
 Concert Hall  
 Dance Hall  
 Detached Dwelling  
 Educational Establishment  
 Exhibition Hall  
 Fun Fair  
 Group Dwelling  
 Gymnasium  
 Hospital  
 Hotel  
 Motel  
 Motor Showroom  
 Multiple Dwelling

Non-residential Club  
 Office Building of greater than 450 square metres total floor area  
 Petrol Filling Station  
 Plant Nursery  
 Police Station  
 Post Office  
 Private Hotel  
 Residential Club  
 Residential Flat Building  
 Row Dwelling  
 Semi-detached Dwelling  
 Shop and Dwelling  
 Shop or group of shops with a gross leasable floor area of greater than 250 square metres  
 Skating Rink  
 Squash Court  
 Stadium  
 Theatre  
 Used Car Lot  
 Welfare Institution

### Public Notification

- 5 The following kinds of development are assigned as **Category 1 Development** in the Light Industry Zone:
- (a) minor development and minor non-complying development as defined in Part 1 of [Table Un/8](#); and
  - (b) those kinds of development listed in Part 1 of [Table Un/8](#) and the following kinds of development where:
    - (i) the site of the proposed development is more than 60 metres from a residential zone boundary; and
    - (ii) the development is not more than two storeys in height

Light Industry  
 Minor Public Service Depot  
 Motor Repair Station  
 Petrol Filling Station  
 Service Industry  
 Store  
 Timber Yard  
 Warehouse

- 6 The following kinds of development, together with those kinds of development listed in Part 2 of [Table Un/8](#) are assigned as **Category 2 Development** in the Light Industry Zone, provided that the development is not more than two storeys in height:

Builders Yard  
 Light Industry  
 Major Public Service Depot  
 Minor Public Service Depot  
 Motor Repair Station  
 Petrol Filling Station  
 Service Industry  
 Store  
 Timber Yard  
 Warehouse

*Note: Regulation 32(2) of the Development Regulations 2008, provides that development or activities that are specified in Schedule 22 of the Development Regulations 2008 (Activities of Major Environmental Significance), which would otherwise be assigned as Category 1 Development, are assigned as Category 2 Development, unless the relevant authority forms the opinion the development is of a minor nature.*



## SHOWGROUND ZONE

### Introduction

The objectives and principles of development control that follow apply in the Showground Zone shown on [Maps Un/3 and 4](#). They are additional to those expressed for the whole of the zone.

### Desired Character

The zone will develop a vibrant, active and unique character derived from accommodation of a diverse range of activities.

External walls of buildings that are visible from the public roads bounding the zone will be principally composed of masonry, rendered masonry, brick, stone, concrete block, timber, painted/patterned cement fibre sheeting or glass or similar materials with high quality finishes.

Buildings of large mass and bulk with long lengths of solid walling are not appropriate on the zone boundary and will be avoided through articulation and innovative design. Buildings fronting Goodwood Road, Rose Terrace and Leader Street will have a human scale at street level.

The zone will support public transport infrastructure, walking and cycling. To this end, it will be pedestrian oriented, the pedestrian footways within the road reserves bounding it will be improved and development along its western edge will enhance the attractiveness and safety of the north-south dedicated pedestrian/bicycle path following the railway corridor.

The development of car parking facilities within the zone will lessen dependency on the Adelaide Parklands and road reserves for accommodation of car parking demand associated with activities undertaken within and outside the zone. Educational establishments envisaged within the zone are limited to those focused on the provision of adult education.

The potential for buildings within the zone to penetrate the Adelaide International Airport Obstacle Surface Limitation exists. It is essential that development within the zone not impede the long-term operational, safety and commercial aviation requirements of the Adelaide International Airport.

### OBJECTIVES

- Objective 1:** A zone accommodating a diverse range of land uses and forms of development within designated areas.
- Objective 2:** Enhanced general appearance of the zone.
- Objective 3:** Development that supports the viability of community services and infrastructure.
- Objective 4:** Enhanced integration of the zone with surrounding areas through active road frontages and safe and convenient access to public transport systems.
- Objective 5:** Development that protects the functionality of and safe movement along the arterial road system.
- Objective 6:** Development that contributes to the desired character of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** A diverse range of activities and kinds of development are envisaged within the zone.
- 2** Development listed as non-complying is generally inappropriate.
- 3** Development should not be undertaken unless it is consistent with the desired character for the zone.

- 4 Development should be of a high architectural standard that responds to and reinforces positive aspects of the local environment through appropriate contemporary design.
- 5 Building facades should be well articulated particularly where adjacent zone boundaries.
- 6 Buildings addressing public roads bounding the zone should incorporate architectural features and landscaping that result in a human scale at street level.
- 7 Development at the periphery of the zone should be designed to overlook road reserves and other public spaces in order to promote the personal safety of people.
- 8 Development at the periphery of the zone should be sited and designed to provide an acoustic buffer to surrounding zones.
- 9 Development should minimise direct access to the arterial road system, avoid the need for additional traffic signals on the Strategic Road Network and provide internal movements to avoid the need for right turn movements out onto the arterial road system.
- 10 Development should be sited and designed to maximise the provision of off-street car parking facilities.
- 11 Off-street car parking should be provided in accordance with [Table Un/5](#), unless it can be demonstrated that fewer car parks would meet the car parking needs associated with the development. Such a decision may have regard to one or more of the following:
  - (a) the provision of shared use car parking where the peak parking demand for different activities occurs at different times
  - (b) evidence is provided that a lesser parking demand has been applied to similar uses elsewhere
  - (c) ease of access to public transport.
- 12 Car parking facilities should be sited and designed in order to facilitate shared use by adjoining activities whether within or outside the zone.
- 13 Subject to the provision of land for the widening of pedestrian footways where desirable, buildings occupying corner sites should be situated close to and address both street frontages.
- 14 Buildings should be set-back at least 3.0 metres from the Goodwood Road, Rose Terrace and Leader Street frontages of the zone to enable provision of a pedestrian walkway and environment of sufficient width and amenity to safely and conveniently accommodate expected pedestrian movements.
- 15 Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.
- 16 Sensitive land uses should be separated from animal keeping and other activities likely or having potential to cause air quality impacts.
- 17 Animal keeping and other activities involving animals should be sited, designed and managed to avoid adverse impacts on surrounding uses through, amongst other things, appropriate use of:
  - (a) management of effluent and other wastes;
  - (b) dust suppression techniques in sand and other like filled areas; and
  - (c) fodder storage areas capable of withstanding vermin infestation.
- 18 Retail development in the zone should not hinder the development or function of any centre zone.

## PROCEDURAL MATTERS

### Complying Development

- 19** Those kinds of development listed in [Table Un/7](#), together with the following kind of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Showground Zone, other than in respect of a Local Heritage Place identified in [Table Un/3](#) or [Table Un/4](#), subject to the conditions prescribed in [Table Un/1](#).

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### Non-complying Development

- 20** The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the Showground Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Detached Dwelling  
 General Industry  
 Group Dwelling  
 Hospital  
 Major Public Service Depot  
 Motor Repair Station  
 Multiple Dwelling  
 Petrol Filling Station  
 Road Transport Terminal  
 Row Dwelling  
 Semi-detached Dwelling  
 Special Industry  
 Waste reception, treatment, storage or disposal

### Public Notification

- 21** The following kinds of development are assigned as **Category 1** Development in the Showground Zone:

All development except:

- (a) development in Rose Terrace Policy Area 22
- (b) development in Leader Street Policy Area 23
- (c) development having a frontage to Goodwood Road
- (d) non-complying development.

- 22** The following kinds of development are assigned as **Category 2** Development in the Showground Zone:

All development (except non-complying development):

- (a) in Rose Terrace Policy Area 22
- (b) in Leader Street Policy Area 23
- (c) having a frontage to Goodwood Road.

## Core Policy Area 21

### Introduction

The objective and principles of development control that follow apply in the Core Policy Area 21 of the Showground Zone shown on [Maps Un/12 and 13](#). They are additional to those expressed for the whole of the zone.

## Desired Character

The Core Policy Area will have a vibrant character resulting from the accommodation of a diverse range of activities including concerts, displays, events, exhibitions, functions, markets and shows. Such activities will often be of a temporary nature.

Forms of development which support activities accommodated by the policy area will be arranged in a cohesive and coordinated manner to facilitate convenient movement of high volumes of pedestrians within, into and out of the policy area. Pedestrian comfort will be facilitated by the provision of suitably sized, covered and attractive walkways and like spaces and street furniture.

Development within the policy area will take advantage of separation from low-density residential environs.

The frontage of the Policy Area to Goodwood Road will be attractive, active, open and inviting. To this end, development at the eastern periphery of the policy area will include a range of commercial land uses (such as a community centre, a child care centre/pre-school, exhibition facilities, a gymnasium, a hotel, a motel, offices and restaurants) and will be orientated towards Goodwood Road.

Security fencing visible from Goodwood Road will be located behind the primary building frontage line and will be of an open and decorative nature as opposed to purely utilitarian in nature.

Uses within the policy area will, when appropriate, be designed and constructed to withstand noise from events and vehicle movements along Goodwood Road to an appropriate degree.

## OBJECTIVES

**Objective 1:** A policy area accommodating a range of land uses and forms of development.

**Objective 2:** An active, open and inviting frontage to Goodwood Road.

## PRINCIPLES OF DEVELOPMENT CONTROL

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

- Active Outdoor Recreation
- Amusement Machine Centre
- Animal Keeping
- Caravan Park
- Community Centre
- Consulting Room
- Convention Centre
- Educational Establishment
- Hall
- Hotel
- Indoor Recreation Centre
- Market
- Motel
- Office
- Recreation Area
- Restaurant
- Special Event
- Sports Ground

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

**3** Development that has frontage to Goodwood Road should be orientated towards Goodwood Road.

**4** Development adjacent the Goodwood Road frontage of the Policy Area should not comprise less than 3 storeys above natural ground level.

- 5 Where visible from Goodwood Road, security fences should:
  - (a) be located behind the primary building frontage line;
  - (b) be of an open nature;
  - (c) be articulated to add visual interest.
  
- 6 Tourist accommodation in the form of a caravan park should:
  - (a) be of a temporary nature and sited and designed to be screened from view from public roads;
  - (b) incorporate access to appropriate multiple use facilities including amenity blocks and catering areas;
  - (c) be equipped with a safe and convenient network of paths for combined convenient pedestrian and low-speed vehicle movement;
  - (d) be equipped with sufficient vehicle parking where parking spaces are either associated with individual sites or grouped in a location convenient to users.

## Rose Terrace Policy Area 22

### Introduction

The objectives and principles of development control that follow apply in the Rose Terrace Policy Area 22 of the Showground Zone shown on [Maps Un/12 and 13](#). They are additional to those expressed for the whole of the Zone.

### Desired Character

The Rose Terrace Policy Area will emerge as a vibrant, active, intense and dense mixed use strip.

Development within the policy area will be of a high density to support proximate infrastructure, services, facilities and concentrations of employment opportunities and take advantage of separation from established residential environs where low density housing prevails.

Rose Terrace will develop a townscape character through the construction of buildings close to street frontages. Buildings will be orientated to Rose Terrace and include ground level uses such as cafes, restaurants and local shops selling convenience goods that generate pedestrian activity and span day and night time hours in order to achieve active road frontages. Uses established within the policy area will nevertheless be sensitive to residential and other sensitive activities through their nature, design and operating hours.

Buildings occupying corner sites, including those at the intersection of Rose Terrace and the Johnstone Terrace entrance to the Core Policy Area, will be orientated towards both frontages to the public realm. The Johnstone Terrace entrance to the Core Policy Area will be a focal point within the policy area through it, in particular, being framed by uses such as cafes, restaurants and local shops.

Car parking developed within the policy area will be shielded from view from street level through it being located either below ground level, above active land uses occupying ground level or behind building facades.

Uses within the policy area will, when appropriate, be designed and constructed to withstand noise from events, vehicle movements along Goodwood Road and train movements along the railway corridor to an appropriate degree.

## OBJECTIVES

- Objective 1:** Accommodation of car parking, consulting room, hotel, office, residential, restaurant, shop and tourist accommodation uses.
- Objective 2:** Accommodation of high density residential development, including a minimum 15 percent affordable housing, in conjunction with non-residential development.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The following forms of development are envisaged in the Rose Terrace Policy Area:
  - Car Parking
  - Consulting Room
  - Educational Establishment
  - Hotel
  - Motel
  - Office
  - Residential Flat Building
  - Restaurant
  - Shop
  - Tourist Accommodation
- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should not comprise less than three and more than seven storeys (or 24.5 metres) above natural ground level.
- 4 Development should be sited and designed with a view to promoting after-hours use to reinforce the policy area as an area of social activity within the district.
- 5 Residential development, including affordable housing, and development comprising a variety of residential and non-residential uses should be developed only if it does not prejudice the operation of existing or future activity within the Core Policy Area.
- 6 Car Parking facilities should:
  - (a) only be at grade and of an open nature if not prominent from public roads;
  - (b) include active uses adjacent Rose Terrace.
- 7 Loading spaces should be located and designed to:
  - (a) limit impacts on adjacent and nearby uses;
  - (b) be screened from view from Rose Terrace.

## Leader Street Policy Area 23

### Introduction

The objectives and principles of development control that follow apply in the Leader Street Policy Area 23 of the Showground Zone shown on [Maps Un/12 and 13](#). They are additional to those expressed for the whole of the Zone.

## Desired Character

The Leader Street Policy Area will attain a mixed use, landscaped character.

Development within the policy area will be of medium density to support proximate infrastructure, services and facilities and concentrations of employment opportunities.

Buildings will be orientated towards Leader Street and include ground level uses such as cafes, restaurants and local shops selling convenience goods that generate pedestrian activity and span day and night time hours in order to achieve active road frontages. Uses established within the policy area will nevertheless be sensitive to residential and other sensitive activities through their nature, design and operating hours.

Shops and other land uses expected within centre type zones should be of a small scale and serve a local function only so as to preserve the role and function of designated centres.

The policy area will provide the majority of the access options for loading required to support activities undertaken in the Core Policy Area. Spaces for loading may also be established in the policy area but will be carefully located and designed to ensure avoidance of impacts on adjacent and nearby activities within and outside the policy area and to be screened from view from Leader Street.

Uses within the policy area will, when appropriate, be designed and constructed to withstand noise from events, vehicle movements along Goodwood Road and train movements along the railway corridor to an appropriate degree.

Development near to the railway corridor and associated level crossing at the western end of the policy area will not impede the ability to improve this level crossing through grade separation or other means.

## OBJECTIVES

- Objective 1:** Accommodation of car parking, consulting room, hotel, office, residential, retail showroom, service industry and warehouse uses.
- Objective 2:** Accommodation of residential development, including a minimum 15 percent affordable housing, in conjunction with non-residential development.
- Objective 3:** Development that minimises adverse impacts on the amenity of adjacent land in residential zones.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The following forms of development are envisaged within the Leader Street Policy Area:

- Car Parking
- Consulting Room
- Educational Establishment
- Hotel
- Motel
- Office
- Residential Flat Building
- Retail Showroom
- Service Industry
- Shop
- Tourist Accommodation
- Warehouse

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

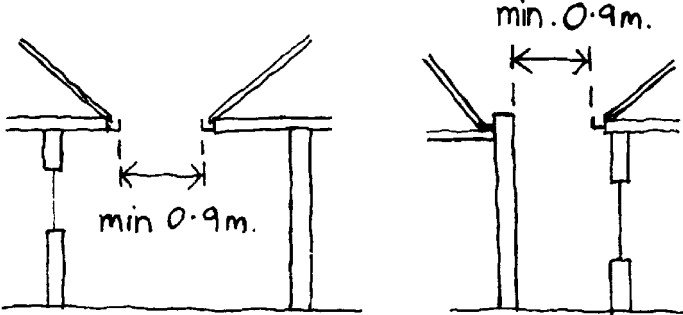
- 3** Development should not comprise less than two and more than three storeys (10.5 metres) above natural ground level.
- 4** Development should be sited and designed with a view to promoting after-hours use to reinforce the policy area as an area of social activity within the district.
- 5** Shops and or groups of shops should not have a gross leasable floor area greater than 500 square metres.
- 6** Residential development, including affordable housing, and development comprising a variety of residential and non-residential uses should be developed only if it does not prejudice the operation of existing or future activity within the Core Policy Area.
- 7** Car parking facilities should:
  - (a) only be at grade and of an open nature if not prominent from public roads;
  - (b) include active uses adjacent Leader Street.
- 8** Access to loading spaces supporting activities undertaken in the Core Policy Area should be provided from Leader Street.
- 9** Loading spaces should be located and designed to:
  - (a) limit impacts on adjacent and nearby uses;
  - (b) be screened from view from Leader Street.
- 10** Development at the western end of the policy area should be set-back from Leader Street and the railway corridor a distance which would preserve options to improve the Leader Street crossing of the railway corridor.



TABLE Un/1

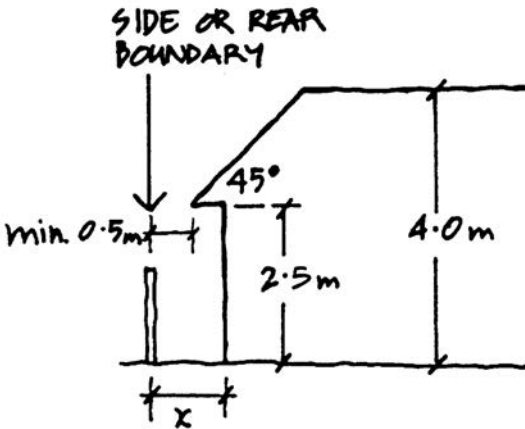
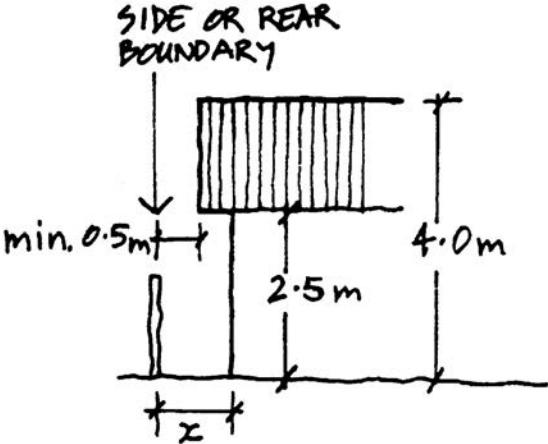
## Conditions Applying to Complying Development

KIND OF DEVELOPMENT	CONDITIONS
All Building	<p>1 No building being erected, added to or altered on any land so that any portion of such building is constructed nearer to the existing boundary of a road or to the boundary of any land shown as being required for road widening on the Plan deposited under the provisions of the Metropolitan Adelaide Road Widening Plan Act, 1972 - 1976, than the distance prescribed for each road or portion thereof, in Column 3 of <a href="#">Table Un/2</a>.</p>
<p><b>Additions to a Detached, Semi-detached or Row Dwelling (but excluding verandahs and attached garages or carports)</b></p>	<p><i>Front Boundary Set-backs</i></p> <p>1 The additions to the dwelling not being located:</p> <p>(a) within 8 metres of the public street frontage; or</p> <p>(b) closer to a public street frontage than 2 metres behind the main face of the associated dwelling.</p> <p><i>Side and Rear Boundary Set-backs and Height</i></p> <p>2 The additions to the dwelling being single storey only and conforming to the height (measured from natural ground level) and set-back requirements of the following building envelope diagram:</p> <div data-bbox="715 1176 1260 1612" data-label="Diagram"> </div> <p><math>x = 1\text{m}</math> from side boundary</p> <p><math>x = 3\text{m}</math> from rear boundary if site <math>\leq 450\text{ m}^2</math> or in Residential B, C150 or H(C) - R300 Zones</p> <p><math>x = 5\text{m}</math> from rear boundary if site <math>&gt; 450\text{ m}^2</math> or in Residential A or H(C) - R100 Zones</p> <p>3 The additions to the dwelling not incorporating a habitable room with its only window having less than 900 mm separation to a building (measured perpendicular to the face of the window) which is clear to sky.</p>

KIND OF DEVELOPMENT	CONDITIONS
	<div style="text-align: center;">  </div> <p><i>Maximum Floor Level</i></p> <p>4 The additions to the dwelling having a floor level not exceeding 600 millimetres above or below natural ground level.</p> <p><i>Site Coverage and Floor Space Ratio</i></p> <p>5 The additions to the dwelling not resulting in the site coverage<sup>1</sup> and floor space ratio<sup>2</sup> exceeding 50 percent and 0.7:1 respectively, providing the floor space of levels above ground level does not exceed 50% of the total ground floor space of a building.</p> <p><sup>1</sup> Site coverage represents the proportion of a site (or the total development site in the case of a group or multiple dwelling and/or a residential flat building) covered by the footprint<sup>3</sup> of all roofed buildings. For the purposes of calculating site area, the area of:</p> <ul style="list-style-type: none"> <li>(i) the "handle" of a hammerhead allotment;</li> <li>(ii) any right of way; and</li> <li>(iii) any shared driveway access providing for 1 or 2 dwellings, is excluded.</li> </ul> <p><sup>2</sup> Floor space ratio means the ratio between the total floor space contained on all floors within a building or buildings<sup>3</sup> and the area of the site (or the total development site in the case of a group or multiple dwelling and/or a residential flat building), where the area of the site is expressed as unity.</p> <p><sup>3</sup> For the purposes of calculating the building footprint or the total floor space contained on all floors of a building, the area:</p> <ul style="list-style-type: none"> <li>(a) includes the area measured to the outside of all external walls and, in the case of open sided buildings, includes the area covered by the roof; and</li> <li>(b) excludes: <ul style="list-style-type: none"> <li>(i) the area of verandahs and upper level roofed balconies up to 2 metres in width measured from the associated wall; and</li> <li>(ii) open-sided and roofed garden structures up to 10m<sup>2</sup> in area.</li> </ul> </li> </ul> <p><i>Protection of Significant Trees</i></p> <p>6 The additions to the dwelling not being located within 10 metres of the main trunk of any significant tree.</p> <p><i>Heritage</i></p> <p>7 The additions to the dwelling not being located on a site abutting a State or Local Heritage Place.</p>

KIND OF DEVELOPMENT	CONDITIONS						
	<p data-bbox="571 271 1046 297"><i>Development Adjacent to Watercourses</i></p> <p data-bbox="571 331 1342 389">8 The additions to the dwelling not being located closer than 6 metres to the top of bank of a watercourse.</p> <p data-bbox="571 423 815 450"><i>Private Open Space</i></p> <p data-bbox="571 483 1394 573">9 The additions to the dwelling not reducing the area of private open space on site to less than the requirements of the following Table:</p> <table border="1" data-bbox="571 607 1406 1160"> <thead> <tr> <th data-bbox="580 613 831 640">Site Area of Dwelling</th> <th data-bbox="836 613 1396 640">Minimum Area of Private Open Space</th> </tr> </thead> <tbody> <tr> <td data-bbox="580 651 831 913">≥ 250m<sup>2</sup></td> <td data-bbox="836 651 1396 913"> <p data-bbox="847 658 1123 685">(a) 20 percent of site area;</p> <p data-bbox="847 696 1390 777">(b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 10m<sup>2</sup> or greater; and</p> <p data-bbox="847 788 1374 907">(c) one part of the space is directly accessible from a living room and has an area equal to or greater than 10 percent of the site area with a minimum dimension of 5m and a maximum gradient of 1 in 10.</p> </td> </tr> <tr> <td data-bbox="580 925 831 1153">&lt; 250m<sup>2</sup></td> <td data-bbox="836 925 1396 1153"> <p data-bbox="847 931 959 958">(a) 35m<sup>2</sup>;</p> <p data-bbox="847 969 1385 1050">(b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 8m<sup>2</sup> or greater; and</p> <p data-bbox="847 1061 1374 1142">(c) one part of the space is directly accessible from a living room and has an area of 16m<sup>2</sup> with a minimum dimension of 4m and a maximum gradient of 1 in 10.</p> </td> </tr> </tbody> </table> <p data-bbox="571 1193 823 1220"><i>Energy Conservation</i></p> <p data-bbox="571 1254 1374 1344">10 Where the additions to the dwelling have a floor area equal or greater than 50 percent of the remaining portion of the existing dwelling:</p> <p data-bbox="632 1377 1394 1529"> <ul style="list-style-type: none"> <li data-bbox="632 1377 1394 1435">(a) a day living area being provided having a window that faces between 20° west and 30° east of true north; and</li> <li data-bbox="632 1469 1394 1529">(b) a door being provided between living areas and between a living area and other rooms and corridors.</li> </ul> </p> <p data-bbox="571 1563 1374 1682">11 Where the additions to the dwelling incorporate a west-facing habitable room window or glass door, external shading (in the form of wider eaves, canopies or verandahs) being provided to limit the heat gain during summer.</p> <p data-bbox="571 1715 1394 1868">12 Where the additions to the dwelling incorporate a north-facing habitable room window or glass door, external shading (in the form of wider eaves, canopies or verandahs) being provided to allow winter sun access while providing complete shading during summer.</p> <p data-bbox="571 1901 871 1928"><i>Frontage to a Main Road</i></p> <p data-bbox="571 1962 1326 2020">13 The additions to the dwelling not being located on a site or allotment abutting an arterial road or King William Road.</p>	Site Area of Dwelling	Minimum Area of Private Open Space	≥ 250m <sup>2</sup>	<p data-bbox="847 658 1123 685">(a) 20 percent of site area;</p> <p data-bbox="847 696 1390 777">(b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 10m<sup>2</sup> or greater; and</p> <p data-bbox="847 788 1374 907">(c) one part of the space is directly accessible from a living room and has an area equal to or greater than 10 percent of the site area with a minimum dimension of 5m and a maximum gradient of 1 in 10.</p>	< 250m <sup>2</sup>	<p data-bbox="847 931 959 958">(a) 35m<sup>2</sup>;</p> <p data-bbox="847 969 1385 1050">(b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 8m<sup>2</sup> or greater; and</p> <p data-bbox="847 1061 1374 1142">(c) one part of the space is directly accessible from a living room and has an area of 16m<sup>2</sup> with a minimum dimension of 4m and a maximum gradient of 1 in 10.</p>
Site Area of Dwelling	Minimum Area of Private Open Space						
≥ 250m <sup>2</sup>	<p data-bbox="847 658 1123 685">(a) 20 percent of site area;</p> <p data-bbox="847 696 1390 777">(b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 10m<sup>2</sup> or greater; and</p> <p data-bbox="847 788 1374 907">(c) one part of the space is directly accessible from a living room and has an area equal to or greater than 10 percent of the site area with a minimum dimension of 5m and a maximum gradient of 1 in 10.</p>						
< 250m <sup>2</sup>	<p data-bbox="847 931 959 958">(a) 35m<sup>2</sup>;</p> <p data-bbox="847 969 1385 1050">(b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 8m<sup>2</sup> or greater; and</p> <p data-bbox="847 1061 1374 1142">(c) one part of the space is directly accessible from a living room and has an area of 16m<sup>2</sup> with a minimum dimension of 4m and a maximum gradient of 1 in 10.</p>						

KIND OF DEVELOPMENT	CONDITIONS
	<p><i>Proximity to a Non-Residential Zone</i></p> <p>14 The additions to the dwelling not being located on a site or allotment within 30 metres of a non-residential zone.</p> <p><i>Provision of On-site Car Parking</i></p> <p>15 The additions to the dwelling not resulting in a loss of available on-site car parking to less than two spaces, one of which is covered.</p> <p><i>Location of Driveway Crossover</i></p> <p>16 The additions to the dwelling not requiring the construction of a new or alteration of an existing crossover or kerb invert.</p>
<p><b>Garages, Carports, Pergolas and Verandahs Attached to a Dwelling</b></p>	<p><i>Area</i></p> <p>1 The total floor area of the garage, carport, pergola or verandah not being more than 40 square metres or 20 square metres respectively.</p> <p>2 The internal dimensions of a single or double garage or carport not being less than:</p> <p>(a) 3m x 6m for a single garage or carport;</p> <p>(b) 5.8m x 6m for a double garage or carport.</p> <p><i>Front Boundary Set-back</i></p> <p>3 The garage, carport, pergola or verandah being set back:</p> <p>(a) at least 8 metres from a street frontage; and</p> <p>(b) at least 0.5 metres behind the main face of the associated dwelling; or</p> <p>(c) in respect of garages and carports, in line with the main face of the associated dwelling if the dwelling incorporates minor elements such as projecting windows, verandahs, porticos, etc which provide articulation in the building as it presents to the street.</p> <p><i>Side and Rear Boundary Set-backs and Height</i></p> <p>4 The garage, carport, pergola or verandah conforming to the height (measured from natural ground level) and set-back requirements of the following building envelope diagram:</p>

KIND OF DEVELOPMENT	CONDITIONS
	<p>(a) for skillion or hip roofed structures:</p>  <p><math>x = \text{min } 0\text{m}</math> from side boundary for open sided carports or verandahs provided:</p> <ul style="list-style-type: none"> <li>(i) the length of the structure (including any existing similar structures built on the boundary) being not more than 8 metres; and</li> <li>(ii) the structure does not extend more than 3 metres beyond the rear of the associated dwelling.</li> </ul> <p><math>x = \text{min } 0.6\text{m}</math> from side boundary for all other open sided carports or verandahs</p> <p><math>x = \text{min } 1.0\text{m}</math> from side boundary for garages or structures with a solid wall</p> <p><math>x = \text{min } 3\text{m}</math> from rear boundary</p> <p>(b) for structures with a gable end:</p>  <p><math>x = \text{min } 1.0\text{m}</math> from side boundary</p> <p><math>x = \text{min } 3\text{m}</math> from rear boundary</p> <p><i>Width</i></p> <p>5 The width of the garage or carport not being more than 6.5 metres or 50 percent of the allotment width, whichever is less.</p>

KIND OF DEVELOPMENT	CONDITIONS
	<p><i>Site Coverage</i></p> <p>6 The garage, carport or verandah floor area not resulting in the site coverage<sup>1</sup> and floor space ratio<sup>2</sup> exceeding 50 percent and 0.7:1 respectively, providing the floor space of levels above ground level does not exceed 50% of the total ground floor space of a building.</p> <p><sup>1</sup> Site coverage represents the proportion of a site (or the total development site in the case of a group or multiple dwelling and/or a residential flat building) covered by the footprint<sup>3</sup> of all roofed buildings.</p> <p>For the purposes of calculating site area, the area of:</p> <p>(i) the "handle" of a hammerhead allotment;</p> <p>(ii) any right of way; and</p> <p>(iii) any shared driveway access providing for 1 or 2 dwellings, is excluded.</p> <p><sup>2</sup> Floor space ratio means the ratio between the total floor space contained on all floors within a building or buildings<sup>3</sup> and the area of the site (or the total development site in the case of a group or multiple dwelling and/or a residential flat building), where the area of the site is expressed as unity.</p> <p><sup>3</sup> For the purposes of calculating the building footprint or the total floor space contained on all floors of a building, the area:</p> <p>(a) includes the area measured to the outside of all external walls and, in the case of open sided buildings, includes the area covered by the roof; and</p> <p>(b) excludes:</p> <p>(i) the area of verandahs and upper level roofed balconies up to 2 metres in width measured from the associated wall; and</p> <p>(ii) open-sided and roofed garden structures up to 10m<sup>2</sup> in area.</p> <p><i>Maximum Floor Level</i></p> <p>7 The garage, carport, pergola or verandah having a floor level not exceeding 300 millimetres above or below natural ground level.</p> <p><i>Protection of Significant Trees</i></p> <p>8 The garage, carport, pergola or verandah not being located within 10 metres of the main trunk of any significant tree.</p> <p><i>Heritage</i></p> <p>9 The garage, carport, pergola or verandah not being located on a site abutting a State or Local Heritage Place.</p> <p><i>Development Adjacent to Watercourses</i></p> <p>10 The garage, carport, pergola or verandah not being located closer than 6 metres to the top of bank of a watercourse.</p> <p><i>Private Open Space</i></p> <p>11 The garage, carport or verandah not reducing the area of private open space on site to less than the requirements of the following Table:</p>

KIND OF DEVELOPMENT	CONDITIONS						
	<table border="1" data-bbox="572 271 1406 757"> <thead> <tr> <th data-bbox="582 282 831 309">Site Area of Dwelling</th> <th data-bbox="839 282 1396 309">Minimum Area of Private Open Space</th> </tr> </thead> <tbody> <tr> <td data-bbox="582 320 831 544">≥ 250m<sup>2</sup></td> <td data-bbox="839 320 1396 544">           (a) 20 percent of site area;            (b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 10m<sup>2</sup> or greater; and            (c) one part of the space is directly accessible from a living room and has an area equal to or greater than 10 percent of the site area with a minimum dimension of 5m and a maximum gradient of 1 in 10.         </td> </tr> <tr> <td data-bbox="582 555 831 745">&lt; 250m<sup>2</sup></td> <td data-bbox="839 555 1396 745">           (a) 35m<sup>2</sup>;            (b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 8m<sup>2</sup> or greater; and            (c) one part of the space is directly accessible from a living room and has an area of 16m<sup>2</sup> with a minimum dimension of 4m and a maximum gradient of 1 in 10.         </td> </tr> </tbody> </table> <p data-bbox="572 790 954 817"><i>Provision of On-site Car Parking</i></p> <p data-bbox="572 853 1382 936">12 The garage, carport, pergola or verandah not resulting in a loss of available on-site car parking to less than two spaces, one of which is covered.</p> <p data-bbox="572 976 954 1003"><i>Location of Driveway Crossover</i></p> <p data-bbox="572 1039 1382 1099">13 The garage or carport not requiring the construction of a new or alteration of an existing crossover or kerb invert.</p>	Site Area of Dwelling	Minimum Area of Private Open Space	≥ 250m <sup>2</sup>	(a) 20 percent of site area; (b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 10m <sup>2</sup> or greater; and (c) one part of the space is directly accessible from a living room and has an area equal to or greater than 10 percent of the site area with a minimum dimension of 5m and a maximum gradient of 1 in 10.	< 250m <sup>2</sup>	(a) 35m <sup>2</sup> ; (b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 8m <sup>2</sup> or greater; and (c) one part of the space is directly accessible from a living room and has an area of 16m <sup>2</sup> with a minimum dimension of 4m and a maximum gradient of 1 in 10.
Site Area of Dwelling	Minimum Area of Private Open Space						
≥ 250m <sup>2</sup>	(a) 20 percent of site area; (b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 10m <sup>2</sup> or greater; and (c) one part of the space is directly accessible from a living room and has an area equal to or greater than 10 percent of the site area with a minimum dimension of 5m and a maximum gradient of 1 in 10.						
< 250m <sup>2</sup>	(a) 35m <sup>2</sup> ; (b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 8m <sup>2</sup> or greater; and (c) one part of the space is directly accessible from a living room and has an area of 16m <sup>2</sup> with a minimum dimension of 4m and a maximum gradient of 1 in 10.						
<p data-bbox="186 1137 464 1220"><b>Domestic Outbuilding including a garage or carport</b></p>	<p data-bbox="572 1137 692 1164"><i>Set-backs</i></p> <p data-bbox="572 1200 1401 1529">1 The outbuilding being located:</p> <ul style="list-style-type: none"> <li data-bbox="632 1256 1286 1283">(a) no closer than 8 metres to a public road boundary;</li> <li data-bbox="632 1319 1259 1346">(b) behind the main face of the associated dwelling;</li> <li data-bbox="632 1382 1401 1442">(c) for open-sided structures no closer than 600 millimetres to a side or rear boundary; and</li> <li data-bbox="632 1476 1358 1536">(d) for structures with solid walls no closer than 1 metre to a side or rear boundary.</li> </ul> <p data-bbox="572 1568 762 1594"><i>Size and Height</i></p> <p data-bbox="572 1630 1401 2029">2 Outbuildings having:</p> <ul style="list-style-type: none"> <li data-bbox="632 1686 1377 1747">(a) a floor level not exceeding 300 millimetres above or below natural ground level;</li> <li data-bbox="632 1783 1401 1865">(b) a total floor area not exceeding 40 square metres for sites in excess of 400 square metres and 30 square metres for sites of 400 square metres or less;</li> <li data-bbox="632 1901 1366 1962">(c) the side of the structure not exceeding 3 metres in height above natural ground level (or 4 metres for gable ends);</li> <li data-bbox="632 1998 1203 2024">(d) walls not exceeding 7 metres in length; and</li> </ul>						

KIND OF DEVELOPMENT	CONDITIONS
	<p>(e) a maximum height of 4 metres.</p> <p>3 The outbuilding not reducing the available area of private open space to less than 20 percent of the site area.</p> <p>4 The outbuilding not resulting in the site coverage<sup>1</sup> and floor space ratio<sup>2</sup> exceeding 50 percent and 0.7:1 respectively, providing the floor space of levels above ground level does not exceed 50% of the total ground floor space of a building.</p> <p><sup>1</sup> Site coverage represents the proportion of a site (or the total development site in the case of a group or multiple dwelling and/or a residential flat building) covered by the footprint<sup>3</sup> of all roofed buildings. For the purposes of calculating site area, the area of:</p> <p>(i) the "handle" of a hammerhead allotment;</p> <p>(ii) any right of way; and</p> <p>(iii) any shared driveway access providing for 1 or 2 dwellings, is excluded.</p> <p><sup>2</sup> Floor space ratio means the ratio between the total floor space contained on all floors within a building or buildings<sup>3</sup> and the area of the site (or the total development site in the case of a group or multiple dwelling and/or a residential flat building), where the area of the site is expressed as unity.</p> <p><sup>3</sup> For the purposes of calculating the building footprint or the total floor space contained on all floors of a building, the area:</p> <p>(a) includes the area measured to the outside of all external walls and, in the case of open sided buildings, includes the area covered by the roof; and</p> <p>(b) excludes:</p> <p>(i) the area of verandahs and upper level roofed balconies up to 2 metres in width measured from the associated wall; and</p> <p>(ii) open-sided and roofed garden structures up to 10m<sup>2</sup> in area.</p> <p><i>Provision of On-site Car Parking</i></p> <p>5 The outbuilding not resulting in a loss of available on-site car parking to less than two spaces, one of which is covered.</p> <p><i>Protection of Significant Trees</i></p> <p>6 The outbuilding not being located within 10 metres of the main trunk of a significant tree on the subject or on an adjacent site.</p> <p><i>Heritage</i></p> <p>7 The outbuilding not being located on a site abutting a State or Local Heritage Place.</p> <p><i>Development Adjacent to Watercourses</i></p> <p>8 The outbuilding not being located closer than 6 metres to the top of bank of a watercourse.</p>
<b>Fences</b>	<p>1 Side and rear fences (other than those located forward of the building line):</p> <p>(a) having a height not exceeding 2.1 metres (measured from the lower of the two adjoining finished ground levels); or</p>



KIND OF DEVELOPMENT	CONDITIONS									
	<p>(b) other than where the fence is located on a site containing or abutting a State or Local Heritage Place, having a height not exceeding 2.8 metres (measured from the lower of the two adjoining finished ground levels) provided that, in that part of the fence above 2.1 metres, there are openings not less than 40 millimetres x 40 millimetres and solid portion widths not exceeding 50 millimetres.</p> <p>2 Side or front masonry fences forward of the building line not exceeding 1 metre in height (measured from the lower of the two adjoining finished ground levels).</p> <p>3 A masonry fence not being located within 10 metres of the main trunk of any significant tree.</p> <p>4 The fence not being located closer than 6 metres to the top of bank of a watercourse.</p>									
<p><b>Swimming Pools External Spa Baths</b></p>	<p>1 The swimming pool or external spa bath not having an area exceeding 30 square metres.</p> <p>2 The swimming pool or external spa bath not being located within 1.5 metres or 5 metres of a property boundary for in-ground or above-ground pools or spa baths respectively.</p> <p>3 The in-ground or above-ground swimming pool or spa bath not having a finished height above natural ground level exceeding 0.5 metres or 1.5 metres respectively.</p> <p>4 Associated decks and paved areas adjacent to the pool or spa baths:</p> <p>(a) being located at least 1 metre from any property boundary; and</p> <p>(b) having a finished height above natural ground level not exceeding 0.5 metres within 5 metres of a property boundary or 1 metre elsewhere on the site.</p> <p>5 Inground swimming pools or outdoor spa baths not being located within 10 metres of the main trunk of any significant tree.</p> <p>6 Ancillary pool or outdoor spa bath equipment being located within a sound-attenuated enclosure which is at least 5 metres from a habitable room window in an adjoining property.</p>									
<p><b>Advertisements</b></p>	<p>1 Advertisements of the following types complying with the following maximum areas and the following conditions:</p> <table border="1" data-bbox="571 1727 1394 2027"> <thead> <tr> <th data-bbox="571 1727 804 1783">Column 1</th> <th data-bbox="809 1727 1018 1783">Column 2</th> <th data-bbox="1023 1727 1394 1783">Column 3</th> </tr> <tr> <th data-bbox="571 1789 804 1883">Type of Advertisement</th> <th data-bbox="809 1789 1018 1883">Maximum area of Advertisement (square metres)</th> <th data-bbox="1023 1789 1394 1883">Other Conditions</th> </tr> </thead> <tbody> <tr> <td data-bbox="571 1890 804 2027">Property for Sale, Let or Auction</td> <td data-bbox="809 1890 1018 2027">1 per 20 metres of property frontage</td> <td data-bbox="1023 1890 1394 2027">(a) Advertisement to be erected on the property for sale, let or auction. (b) Advertisement to be temporary.</td> </tr> </tbody> </table>	Column 1	Column 2	Column 3	Type of Advertisement	Maximum area of Advertisement (square metres)	Other Conditions	Property for Sale, Let or Auction	1 per 20 metres of property frontage	(a) Advertisement to be erected on the property for sale, let or auction. (b) Advertisement to be temporary.
Column 1	Column 2	Column 3								
Type of Advertisement	Maximum area of Advertisement (square metres)	Other Conditions								
Property for Sale, Let or Auction	1 per 20 metres of property frontage	(a) Advertisement to be erected on the property for sale, let or auction. (b) Advertisement to be temporary.								

KIND OF DEVELOPMENT	CONDITIONS		
	Column 1	Column 2	Column 3
	Type of Advertisement	Maximum area of Advertisement (square metres)	Other Conditions
	Public Car Park	1	(a) Located at the entrance(s) to the car park only.
	Professional	0.2	(a) Advertisement to indicate only the name and profession of the professional person.
	Builder's Advertisement	3	(a) Advertisement to be erected only for the duration of building work on the site. (b) Advertisement not to move, flash, be reflective or internally illuminated.
	Private Parking Area Act Advertisement	0.25	(a) Advertisement to be located at the entrance(s) to the car park only.
	Advertisements displayed in windows	-	(a) No advertisement to be displayed in windows of residential development. (b) Advertisement not to be located more than 3.7 metres above ground level. (c) Advertisement not to move, flash, be reflective or internally illuminated.
	Religious, Educational, Cultural, Political (except for Governmental elections), Social or Recreational Event		(a) Advertisement only to be erected a maximum of one month prior to the event. (b) Advertisement to be removed within one week after the conclusion of the event. (c) Advertisement not to be erected on public streets or public property. (d) Refer to Government election for conditions in respect to government election advertisements. (e) Advertisement not to move, flash, be reflective or internally illuminated.
	Portable Advertisement	1.5	(a) Advertisement not to be located on a public footway. (b) Advertisement to be secure when on display. (c) Maximum height of advertisement to be 1.2 metres. (d) Advertisement to only be displayed during hours of business of premises.

KIND OF DEVELOPMENT	CONDITIONS		
	Column 1	Column 2	Column 3
	Type of Advertisement	Maximum area of Advertisement (square metres)	Other Conditions
	Flags		(a) Maximum height of flagpole to be ten metres if free-standing, or four metres when attached to a building (b) Recognised national flags only to be displayed.
	Security Service Advertisements	0.05	(a) One advertisement only may be erected on each street frontage.
	Advertisements Over a footway	See condition 2 relating to specific conditions in different zones.	(a) Advertisement to be at least 2.4 metres above the footway. (b) Advertisements to be at least 2.5 metres apart measured laterally. (c) Advertisement not to exceed the width of the verandah, if applicable. (d) Advertisement not to be closer than 450 millimetres to the kerb alignment. (e) Advertisement only to be attached to an existing verandah or canopy which extends over the footway.
	Advertisements Affixed to a Wall	See condition 2 relating to specific conditions in different zones.	(a) Advertisements not to be painted directly onto a wall other than a front or parapet wall. (b) Background material for affixing the advertisement to the wall not to exceed 50 millimetres thickness.
	Advertisement above the silhouette of a building	0	(a) No advertisement to project above the silhouette of the building to which it is affixed.
	Sunblinds incorporating advertisements	20 percent of the total sunblind area.	(a) Not to be erected within eight metres of a road intersection or junction. (b) Sunblind to be retractable to a minimum height of 2.3 metres, and securely fastened when lowered.
	Free-standing Advertisements	Total area of advertisements on a property not to exceed the limits set by condition 2 relating to specific zones.	(a) Overall height of advertisements not to exceed six metres. (b) Only one free-standing advertisement on each site.

KIND OF DEVELOPMENT	CONDITIONS																		
	Column 1	Column 2	Column 3																
	Type of Advertisement	Maximum area of Advertisement (square metres)	Other Conditions																
	Government Election	2	(a) Election affects the Unley council area. (b) Advertisement not to be located on public streets or public property. (c) In the case of State and Federal elections, advertisement to be displayed only from the time of official public notification of relevant election date. In the case of council elections, advertisements be displayed only from the date that nominations close. (d) Advertisement to be removed within two weeks of declaration of relevant poll. (e) Maximum of one advertisement per property displayed. (f) Advertisement not move, flash, be reflective or internally illuminated.																
	2 Advertisements within the following zones and related to the following developments are <b>complying</b> with: <ul style="list-style-type: none"> <li>(a) the total advertisement area expressed in relation to contiguous, interdependent, development sites, and</li> <li>(b) frontage expressed as primary road frontage:</li> </ul>																		
	<p><b>ZONES</b></p> <table border="0"> <tr> <td>Office 1 Zone</td> <td>Glen Osmond Road, North</td> </tr> <tr> <td>Mixed Use 2 Zone</td> <td>Goodwood Road</td> </tr> <tr> <td>Showgrounds Zone</td> <td></td> </tr> <tr> <td>Neighbourhood Centre Zone</td> <td>Goodwood and Glen Osmond Roads</td> </tr> <tr> <td>District Centre Zone</td> <td></td> </tr> </table>			Office 1 Zone	Glen Osmond Road, North	Mixed Use 2 Zone	Goodwood Road	Showgrounds Zone		Neighbourhood Centre Zone	Goodwood and Glen Osmond Roads	District Centre Zone							
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	<table border="1"> <thead> <tr> <th data-bbox="560 1612 756 1738">Land Use</th> <th colspan="2" data-bbox="759 1612 1174 1738">Maximum Advertisement Area (Total)</th> <th data-bbox="1177 1612 1417 1738">Maximum Advertisement Illumination Area (Square Metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="560 1742 756 1868"></td> <td data-bbox="759 1742 930 1868">Base Area (square metres)</td> <td data-bbox="933 1742 1174 1868"><i>Plus</i> an additional area per metre of frontage of property (square metres)</td> <td data-bbox="1177 1742 1417 1868"></td> </tr> <tr> <td data-bbox="560 1872 756 1957">Shop</td> <td data-bbox="759 1872 930 1957">4</td> <td data-bbox="933 1872 1174 1957">0.4</td> <td data-bbox="1177 1872 1417 1957">Half of the total advertisement area to a maximum of 8</td> </tr> <tr> <td data-bbox="560 1962 756 2056">Other Non Residential</td> <td data-bbox="759 1962 930 2056">2</td> <td data-bbox="933 1962 1174 2056">0.2</td> <td data-bbox="1177 1962 1417 2056">Half of the total advertisement area to a maximum of 5</td> </tr> </tbody> </table>			Land Use	Maximum Advertisement Area (Total)		Maximum Advertisement Illumination Area (Square Metres)		Base Area (square metres)	<i>Plus</i> an additional area per metre of frontage of property (square metres)		Shop	4	0.4	Half of the total advertisement area to a maximum of 8	Other Non Residential	2	0.2	Half of the total advertisement area to a maximum of 5
Land Use	Maximum Advertisement Area (Total)		Maximum Advertisement Illumination Area (Square Metres)																
	Base Area (square metres)	<i>Plus</i> an additional area per metre of frontage of property (square metres)																	
Shop	4	0.4	Half of the total advertisement area to a maximum of 8																
Other Non Residential	2	0.2	Half of the total advertisement area to a maximum of 5																



KIND OF DEVELOPMENT	CONDITIONS			
	<b>ZONES</b> Office 2 Zone All Residential Zones Historic (Conservation) Zone – Residential 300 Historic (Conservation) Zone – Residential 100			
	<b>Land Use</b>	<b>Maximum Advertisement Area (Total)</b>		<b>Maximum Advertisement Illumination Area (Square Metres)</b>
		Base Area (square metres)	<i>Plus</i> an additional area per metre of frontage of property (square metres)	
	Shop	3	0.15	0
	Other Non Residential	1	0.02	0
	<b>ZONES</b> Office 1 Zone Glen Osmond Road, South			
	<b>Land Use</b>	<b>Maximum Advertisement Area (Total)</b>		<b>Maximum Advertisement Illumination Area (Square Metres)</b>
		Base Area (square metres)	<i>Plus</i> an additional area per metre of frontage of property (square metres)	
	Shop	3	0.25	Half of the total advertisement area to a maximum of 6
	Other Non Residential	1	0.1 (to a maximum of 4 square metres in the Office 3 Zone)	Half of the total advertisement area to a maximum of 2
<p>3 Within Office Zones 1 and 2:</p> <p>(a) no more than one illuminated advertisement being erected on any site;</p> <p>(b) no advertisement within eight metres of a public road being located more than five metres above natural ground level; and</p> <p>(c) advertisements which are tenant directories being no higher than 1.5 metres above natural ground level and not exceeding one square metre in area may be erected in addition to advertisements erected in accord with condition 2.</p>				

KIND OF DEVELOPMENT	CONDITIONS
	<p>4 The lettering, colouring and other design work of the advertisement being carried out competently and professionally, and relating to the activity carried out upon the site on which it is erected.</p> <p>5 The advertisement not being erected:</p> <p>(a) upon or above a vehicle carriageway dividing strip or traffic island;</p> <p>(b) upon a vehicle adapted and exhibited primarily as an advertisement; and</p> <p>(c) upon residential properties unless erected to fulfil a statutory requirement associated with the residential use of the land.</p> <p>6 The advertisement not requiring approval pursuant to the Building Act.</p> <p>7 The advertisement not being of a type which is flashing, animated, moving or rotating.</p> <p>8 The advertisement not being a banner or bunting.</p> <p>9 No more than three advertisements to be displayed on any separate tenancy or occupancy.</p>

**TABLE Un/2****Building Set-backs**

<b>Column 1 ROAD/ZONE</b>	<b>Column 2 PORTION OF ROAD AFFECTED</b>	<b>Column 3 PRESCRIBED DISTANCE</b>
All Roads:		8.0 metres
With exception of the following roads/zone:		0 metres
Anzac Highway	Southern side, from the eastern boundary of Lot 9 on File Plan 6528 to South Road, Everard Park	
Fullarton Road	Eastern side, from Glen Osmond Road to Gladstone Street, Fullarton. Eastern side, from the northern boundary of Lot 217 on File Plan 15855 to the southern boundary of Lot 37 on File Plan 15156.	
Glen Osmond Road	Western side, from Fullarton Road to Gladstone Street, Fullarton.	
Goodwood Road	Eastern side, from Rose Terrace, Wayville to Mitchell Street, Millswood. Eastern side, from Valmai Avenue to Cross Road, Kings Park. Western side, from Rose Terrace, Wayville to Grantley Avenue, Millswood.	
King William Road	Eastern side, from Hughes Street to Park Street, Unley. Western side, from Simpson Parade, Goodwood to Mitchell Street, Hyde Park.	
South Road	Eastern side, from Forest Avenue, to Addison Road, Black Forest.	
Unley Road (except that portion within the District Centre Zone)	Eastern side, from Greenhill Road, Parkside to Cheltenham Street, Malvern. Western side, from Greenhill Road, Unley to Northgate Street, Unley Park.	
District Centre Zone	All roads within the District Centre Zone.	As per policies for the District Centre Zone



## TABLE Un/3

## Heritage Places

## State Heritage Places

PROPERTY ADDRESS	DESCRIPTION OF PLACE OF VALUE (State Heritage Places, only listed in Development Plan for convenience. Refer to State Heritage Register, and Heritage Places Act, for full details)	Certificate(s) of Title (Volume/Folio)	Criteria (Section 16 Heritage Places Act)
6 Addiscombe Place, Unley Park	Dwelling (Heywood)	6028/566	d & g
2 Anzac Highway, Keswick	Headquarters Building, Keswick Barracks	5554/118	d & e
8 Bellevue Place, Unley Park	Dwelling (Bellevue Place)	5281/409	d, e & g
32 Cross Road, Myrtle Bank	Ridge Park Nursing Home (former Dwelling)	5854/347	d, e & g
3 Douglas Street, Millswood	River Red Gum	5868/286	a & d
78 Fisher Street, Fullarton	Dwelling (Woodfield)	5171/401 to 404	d, e & g
411 Fullarton Road, Fullarton	Fullarton Park Community Centre (former Dwelling - Hughes Estate)	5831/568	d & e
380 Glen Osmond Road, Myrtle Bank	Carmelite Monastery	5901/729	e & g
126-132 Goodwood Road, Goodwood	Shops (Bansemer Family Butcher Shop)	5201/688, 5201/743 & 5201/ 744	d & e
141 Goodwood Road, Goodwood	Capri Cinema	5437/653	d & e
155 Goodwood Road, Goodwood	War Memorial	5787/688	d & e
181 Goodwood Road, Millswood	Tabor College (former Orphanage)	5550/679	d, e & g
179 Greenhill Road, Parkside	Office (Carramar Clinic – former Dwelling)	5990/922	e & g
631 South Road, Everard Park	Retirement Village (former Ackland House)	5621/687	d & e
37 Thornber Street, Unley Park	Flats (former Thornber House & cottage)	5487/820	d, e & g
34 Unley Road, Unley	Consulting Room (former Dwelling)	5345/269	d, e & g
183 Unley Road, Unley	St Augustine's Anglican Church & Hall	2095/148 (GM4/461)	d, e & g
20 Victoria Avenue, Unley Park	Dwelling (Yurilla Hall)	5391/440	d, e & g
34 Wood Street, Millswood	Dwelling (Coonawarra)	5448/450	d, e & g

<b>PROPERTY ADDRESS</b>	<b>DESCRIPTION OF PLACE OF VALUE</b> (State Heritage Places, only listed in Development Plan for convenience. Refer to State Heritage Register, and Heritage Places Act, for full details)	<b>Certificate(s) of Title</b> (Volume/Folio)	<b>Criteria</b> (Section 16 Heritage Places Act)
31 Young Street (and 1 and 3 Castle Street), Parkside	Dwellings (former - Epworth Uniting Church)	6043/371, 6024/23 & 5992/436	e & g
61 Young Street, Parkside	Dwelling (former Private School)	5843/962 737/141	d, e & g
305 Young Street, Wayville	Dwelling (Amphi-Cosma)	5563/122	d, e & g
307 Young Street, Wayville	Dwelling (Lee's Theatre Club)	5801/442	e & g

## TABLE Un/4

## Heritage Places

## 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	Heritage NR
12 Ada Street GOODWOOD	Flats (former Shop and attached Dwelling); External form, materials and detailing of the 1881 former shop and attached dwelling. Any later alterations or additions are excluded from the listing.	A108	D572	CT 5839/938	a c d	24165
6 Albert Street GOODWOOD	Dwelling; External form, materials and detailing of this 1907 dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. The later alterations to the verandah are excluded from the listing.	A21	F1340	CT 5290/622	a d	24166
20 Albert Street GOODWOOD	Former Shop and Dwelling; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing, including awning canopy.	A115	F11718	CT 5101/308	a c d	24541
34 Albert Street GOODWOOD	Former Shop and Dwelling (Albert House); External form, materials and detailing of the 1896 former shop and 1882 attached dwelling. Any later additions or alterations are excluded from the listing.	A103	F11718	CT 5170/649	a c d	24542
58 Albert Street GOODWOOD	Former Shop and Dwelling; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing.	A12	F9768	CT 5484/422	a c d	24543
40-54 Alfred Street PARKSIDE	Attached Dwellings; External form, materials and detailing of this c1860s row of dwellings, incorporating the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	A68	F14667	CT 5860/837	a d	3783
Anzac Highway (Outside Keswick Barracks) KESWICK	Mileage Post; External form, materials and detailing and specific location of the mileage post.			RR	a	3785
40 Anzac Highway EVERARD PARK	Dwelling and Office (Beverley - former Flats); External form, materials and detailing of the 1939 former apartment building. Any later additions or alterations are excluded from the listing.	A1	F6528	CT 5401/799	a d	24168

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
46-48 Anzac Highway EVERARD PARK	Flats (Everard Court) and fence; External form, materials and detailing of the Inter War flats and fence. Any later alterations or additions are excluded from the listing.	U1 U2 U3 U4 U5 U6 U7 U8 U9 U10 U11 U12 U13 U14 U CP	S14477 S14477 S14477 S14477 S14477 S14477 S14477 S14477 S14477 S14477 S14477 S14477 S14477 S14477 S14477	CT 5867/503 CT 5867/504 CT 5867/505 CT 5867/506 CT 5867/507 CT 5867/508 CT 5867/509 CT 5867/510 CT 5867/511 CT 5867/512 CT 5867/513 CT 5867/514 CT 5867/515 CT 5867/516 CT 5867/517	a d	3786
78-86 Anzac Highway EVERARD PARK	Shops and Office (former Roxy Cinema); External form, materials and detailing of the 1937 building. Later alterations, including new shopfronts at ground floor level, are excluded from the listing.	A11 A10 A12	F6528 F6528 F6528	CT 5864/356 CT 5864/357 CT 5864/358	a c d f	3787
8 Aroha Terrace BLACK FOREST	Dwelling; External form, materials and detailing of the c1890 dwelling. Any later additions or alterations are excluded from the listing.	A202	D13259	CT 5742/802	a d	3788
14 Aroha Terrace BLACK FOREST	Dwelling; External form, materials and detailing of the 1913 dwelling. Any later additions or alterations are excluded from the listing.	A17	D2013	CT 5505/764	a d	3789
22-24 Arthur Street UNLEY	Masonic Hall; External form, materials and detailing of the 1926 lodge building. Any later additions or alterations are excluded from the listing.	A85 A84	F13558 F13558	CT 5761/53 CT 5857/895	a c d f	3790
29 Arthur Street UNLEY	RSL Hall (former Methodist Church); External form, materials and detailing of the 1850-1 former church building. Any later additions or alterations are excluded from the listing.	A156 A157	F12990 F12990	CT 5427/451 CT 5427/452	a c d	3791
29 Arthur Street UNLEY	RSL Office (former Church Hall); External form, materials and detailing of the 1855 former hall. Any later additions or alterations are excluded from the listing.	A156 A157	F12990 F12990	CT 5427/451 CT 5427/452	a c d	3792
37 Austral Terrace MALVERN	Dwelling; External form, materials and detailing of the 1908 Edwardian/Federation dwelling. Any later alterations or additions are excluded from the listing.	A15	F14389	CT 5360/828	a d	24169

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
41 Austral Terrace MALVERN	Dwelling and fence; External form, materials and detailing of the c1920s Inter-War Tudor revival style dwelling, including the fence to Austral Terrace. Any later alterations or additions including the attached garage are excluded from the listing.	A17	F14389	CT 5928/886	a d	3793
47 Austral Terrace MALVERN	Dwelling and hedge; External form, materials and detailing of this Edwardian dwelling, including the hedge to Austral Terrace. Any later alterations or additions, including the later carport and verandah alterations, are excluded from the listing.	A1	F6336	CT 5093/220	a d	3794
50 Austral Terrace MALVERN	Dwelling and hedge; External form, materials and detailing of this c1890s late Victorian transitional dwelling, including the tower, verandah and roof form associated with the dwelling style and including the hedge to Austral Terrace. Any later additions or alterations are excluded from the listing.	A80	D25209	CT 5146/254	a d	3795
Avenue Street MILLSWOOD	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24171
10 Avenue Street MILLSWOOD	Dwelling - (Heathcote); External form, materials and detailing of this c1890 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	A17 A18	F10240 F10240	CT 5233/708 CT 5233/709	a d e	3796
23 Avenue Street MILLSWOOD	Dwelling; External form, materials and detailing of this 1900 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	A13	F10239	CT 5268/285	a d	24173
26 Avenue Street MILLSWOOD	Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	A36	F10233	CT 5170/592	a d	24174
27 Avenue Road HIGHGATE	Highgate Primary School; External form, materials and detailing of the 1923 school building and 1928 additions. Any later additions or alterations are excluded from the listing.	A99 A12 A11 A17 A18 A14 A13	D18476 F14915 F14915 F14915 F14915 F14915 F14915	CT 5679/311 CT 5827/728 CT 5827/729 CT 5827/730 CT 5827/732 CT 5827/733 CT 5827/736	a c d	3797
37 Avenue Street MILLSWOOD	Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	A53	D1141	CT 5848/736	a d	24175

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
18 Bartley Crescent WAYVILLE	Our Lady of Protection Ukrainian Catholic Church and fence; External form, materials and detailing of the 1975 church and front fence. Any later additions or alterations are excluded from the listing.	A173 A174	D1565 D1565	CT 5878/819 CT 5878/819	a c d	24176
20 Bartley Crescent WAYVILLE	Dwelling (former Institute); External form, materials and detailing of the 1904 building. The side addition and any later alterations are excluded from the listing.	A2	D28175	CT 5396/415	a c d	3798
1 Bellevue Place UNLEY PARK	Baptist Church; External form, materials and detailing of the 1917 Baptist Church. Any later alterations or additions are excluded from the listing.	A252	F12399	CT 5824/40	a c d f	3799
5 Bloomsbury Street GOODWOOD	Dwelling; External form, materials and detailing of the c1910 dwelling, incorporating the verandah form and the roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing.	A1000	D43112	CT 5292/135	a d	3800
Blyth Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24177
7A Byron Road (cnr Canterbury Tce) BLACK FOREST	Princess Margaret Playground Arbour; External form, materials and detailing of the 1930 concrete and timber arbour.	A56	D3612	CT 5739/962	a c d	24178
Charles Street FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24182
1/41-2/41 Charles Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing.	U1 U2 U CP	S12522 S12522 S12522	CT 5135/899 CT 5135/900 CT 5135/901	a d	24179
43-45 Charles Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing including the carport addition.	A115	D1004	CT 5225/26	a d	24180
47-49 Charles Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing including the timber verandah frieze.	A5 A6	F9321 F9321	CT 5225/25 CT 5721/12	a d	24181
9 Cheltenham Street HIGHGATE	Dwelling; External form, materials and detailing of the c1920 dwelling. Any later additions or alterations are excluded from the listing.	A177	F14931	CT 5173/154	a	3802

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
11-13 Cheltenham Street HIGHGATE	Dwelling (Rosefield); External form, materials and detailing of both the 1840-50s and later sections of the dwelling. Any later additions or alterations are excluded from the listing.	A179	F14931	CT 5789/41	a d	3803
45 Cheltenham Street HIGHGATE	School Building (Concordia College); External form, materials and detailing of the original 1899 school building and 1920s extension. Any later additions and alterations to these buildings, and the classrooms, are excluded from the listing.	A105 A106	F14930 F14930	CT 5471/656 CT 6077/168	a b c d	3969
45 Cheltenham Street HIGHGATE	Hall (Former Chapel) Concordia College; External form, materials and detailing of the 1926 hall (former chapel). Any later additions or alterations to these buildings, and the classrooms and administration section are excluded from the listing.	A105 A201 A106	F14930 D59595 F14930	CT 5471/656 CT 5880/226 CT 6077/168	a b d	3970
54 Clifton Street MALVERN	Dwelling (Wilcolo) and fence; External form, materials and detailing of this 1912 Edwardian dwelling, including the fence to Clifton Street. Any later alterations or additions including the carport addition are excluded from the listing.	A80	D1153	CT 5877/377	a d	24184
56 Clifton Street MALVERN	Dwelling; External form, materials and detailing of this 1910 Edwardian dwelling. Any later alterations or addition are excluded from the listing.	A215	F15585	CT 5218/758	a d	24185
72 Clifton Street MALVERN	Dwelling (former Kyre College); External form, materials and detailing of this c1895 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	A89	D1153	CT 5904/536	a d	3804
5 Clyde Street PARKSIDE	Dwelling (Zeehan); External form, materials and detailing of the c1885 dwelling. Any later alterations or additions are excluded from the listing.	A133	F14380	CT 5406/73	a d	3805
9 Clyde Street PARKSIDE	Dwelling; External form, materials and detailing of the 1880-81 dwelling. Any later alterations or additions are excluded from the listing including the skillion roof addition.	A131	F14380	CT 5226/161	a d	3806
20 Commercial Road HYDE PARK	Dwelling; External form, materials and detailing of the 1883 dwelling. The front fence and gate posts and any later additions or alterations are excluded from the listing.	A61	F16351	CT 5327/538	a d	24186

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
24 Commercial Road HYDE PARK	Dwelling; External form, materials and detailing of this 1903 dwelling. Any later additions or alterations are excluded from the listing including the skillion roofed addition to the rear.	A49	F11326	CT 5849/290	a d	24187
34 Commercial Road HYDE PARK	Dwelling and fence; External form, materials and detailing of this 1896 dwelling. The front fence is included in the listing. Any later additions or alterations are excluded from the listing including the carport.	A18	D1508	CT 5474/927	a d	24188
55 Commercial Road HYDE PARK	Dwelling; External form, materials and detailing of the c1865 dwelling. Any later additions or alterations are excluded from the listing.	A188	D22486	CT 5080/903	a d	24189
Cremorne Street (cnr Windsor Street) FULLARTON	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a d	24190
107-109 Cremorne Street MALVERN	Attached Dwellings; External form, materials and detailing of this c1880 Victorian pair of single fronted dwellings. Any later additions or alterations are excluded from the listing.	U1 U2 U CP	S4215 S4215 S4215	CT 5021/403 CT 5021/404 CT 5021/405	a d	3807
18 Cross Road MYRTLE BANK	Lourdes Valley Retirement Home; External form, materials and detailing of the 1915 three storey building. Any later alterations or additions are excluded from the listing.	A40	F15597	CT 5562/693	a f	3808
24 Cross Road MYRTLE BANK	Dwelling; External form, materials and detailing of the 1893 two storey dwelling. The glazed gazebo and any later alterations or additions are excluded from the listing.	A1	F4653	CT 5391/260	a d	3809
158 Cross Road MALVERN	Dwelling (Burgess House); External form, materials and detailing of this 1888 two storey Victorian symmetrically fronted dwelling. The later additions and alterations are excluded from the listing.	A146	F14390	CT 5843/730	a d	24192
170 Cross Road MALVERN	Dwelling; External form, materials and detailing of this 1899 Federation/Edwardian dwelling. Any later additions or alterations are excluded from the listing.	A139	F14390	CT 5105/432	a d	3812
174 Cross Road MALVERN	Dwelling (Longer Crendon) and fence; External form, materials and detailing of this 1900 Federation/Edwardian dwelling. The front fence railing is included in the listing. Any later additions or alterations are excluded from the listing.	A61	F14389	CT 5114/950	a d	3813



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
176 Cross Road MALVERN	Dwelling and fence; External form, materials and detailing of the c1930 dwelling. The front fence is included in the listing. Any later additions or alterations are excluded from the listing.	A20	D38322	CT 5185/47	a d	3814
12-13/ 242 Cross Road KINGS PARK	Dwelling (Glenavalin); External form, materials and detailing of the 1922 dwelling. Any later alterations or additions are excluded from the listing.	U12 U13 U CP	S5923 S5923 S5923	CT 5019/744 CT 5019/745 CT 5019/746	a d	24191
Cross Street (cnr Windsor Street) FULLARTON	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24194
11 Dixon Street CLARENCE PARK	Dwelling; External form, materials and detailing of this 1895 late Victorian asymmetrically fronted dwelling. The later extension to the north and any later additions or alterations are excluded from the listing.	A20	D590	CT 5457/371	a d	24195
3 Dover Street MALVERN	Dwelling; External form, materials and detailing of the 1916 dwelling. Any later additions or alterations, including the carport, are excluded from the listing.	A47	D1374	CT 5792/291	a d e	3815
68 Dover Street MALVERN	Dwelling; External form, materials and detailing of the 1913 dwelling. Any later additions or alterations are excluded from the listing.	A5	D1374	CT 5461/421	a d	3816
8-14 Duthy Street (cnr Frederick Street) UNLEY	Shops; External form, materials and detailing of the c1915 shops. Any later additions or alterations are excluded from the listing.	U1 U2 U3 U4 CP	S4098 S4098 S4098 S4098 S4098	CT 5046/356 CT 5046/357 CT 5046/358 CT 5046/359 CT 5046/362	a c d f	3817
19-31 Duthy Street (cnr Fairford Street) UNLEY	Shops; External form, materials and detailing of the c1920 shops. Any later additions or alterations are excluded from the listing.	A379	D1051	CT 5443/778	a c d	24196
50-54 Duthy Street MALVERN	Shops (former Shops and Dwelling); External form, materials and detailing of this 1910 former pair of shops and attached dwelling. Any later additions or alterations are excluded from the listing.	A296	F15586	CT 5409/559	a c d	24197
84-92 Duthy Street MALVERN	Shops; External form, materials and detailing of the 1922 shops. Any later additions or alterations are excluded from the listing.	A84	F14390	CT 5202/438	a c d	24198
22 East Avenue BLACK FOREST	Dwelling; External form, materials and detailing of the 1896 dwelling. Any later additions or alterations are excluded from the listing.	A1	D84445	CT 5663/948	a d	24199

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44A East Avenue BLACK FOREST	Church (former Church of Christ); External form, materials and detailing of the 1927 church. Any later additions or alterations are excluded from the listing. The rear buildings are not included.	A1	D2458	CT 5804/883	a c	3818
74 East Avenue BLACK FOREST	Clarence Park Institute; External form, materials and detailing of the 1933 building. Any later additions or alterations are excluded from the listing.	A195 A196	F8609 F8609	CT 1397/188 CT 5792/713	a c d	3819
79-85 Edmund Avenue (81) UNLEY	Office (former Police Station); External form, materials and detailing of the c1890 former dwelling building. Any later additions or alterations are excluded from the listing.	A325 A326 A327 A328	D1051 D1051 D1051 D1051	CT 5297/67 CT 5668/122 CT 5688/122 CT 5837/850	a c d	3821
79-85 Edmund Avenue (83) UNLEY	Office (former Court House); External form, materials and detailing of the 1925 former court house. Any later additions or alterations are excluded from the listing.	A325 A326 A327 A328	D1051 D1051 D1051 D1051	CT 5297/67 CT 5688/122 CT 5688/122 CT 5837/850	a c d	3822
80-82 Edmund Avenue UNLEY	Unley Museum (former Unley Fire Station); External form, materials and detailing of the 1898 former fire station including the face stone walls, brick detailing, window openings and roof form. Any later additions or alterations are excluded from the listing.	A56	F15149	CT 5841/451	a c d	3820
24 Essex North Street GOODWOOD	Dwelling (Sherburn); External form, materials and detailing of the Edwardian dwelling, incorporating the verandah form and the roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing.	A181	D684	CT 5400/954	a d	24200
Ethel Street FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24201
34-36 Ethel Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of these 1883 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing.	A22 A21	F9321 F9321	CT 5234/968 CT 5276/285	a d	24202
38-40 Ethel Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of this 1883 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing.	A20 A31	F9321 F9321	CT 5363/187 CT 5512/978	a d	24203
54 Ethel Street FORESTVILLE	Dwelling; External form, materials and detailing of this 1884 single fronted dwelling. Any later alterations or additions are excluded from the listing.	A14	F9321	CT 5109/631	a d	24204

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48 Eton Street MALVERN	Dwelling; External form, materials and detailing of this 1885 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	A242	F15585	CT 5823/711	a d	24205
50 Eton Street MALVERN	Dwelling and fence; External form, materials and detailing of this 1895 dwelling. The railings to the fence are included in the listing. Any later additions or alterations are excluded from the listing.	A241	F15585	CT 5324/141	a d	3823
52 Eton Street MALVERN	Dwelling; External form, materials and detailing of the 1893 Edwardian/Federation dwelling. The front fence and any later additions or alterations are excluded from the listing.	A240	F15585	CT 5718/827	a d	24206
54 Eton Street MALVERN	Dwelling; External form, materials and detailing of this 1890 dwelling. Any later additions or alterations, including the rear addition, are excluded from the listing.	A174	D1153	CT 5205/754	a d	3824
62 Eton Street MALVERN	Dwelling; External form, materials and detailing of this 1886 Victorian dwelling. Any later additions or alterations are excluded from the listing.	A237	F15585	CT 5787/908	a d	24207
3 Eva Street MILLSWOOD	Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	A9	F10239	CT 5281/554	a d	24209
Ferguson Avenue MYRTLE BANK	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24210
22A Ferguson Avenue MYRTLE BANK	Dwelling (former Stables); External form, materials and detailing of the c1875 former stables building. Any later alterations or additions are excluded from the listing.	A131	D60508	CT 5888/458	a d	3826
16 Fern Avenue FULLARTON	Dwelling (Barn Abbey); External form, materials and detailing of the early dwelling. Any later alterations or additions are excluded from the listing.	A129	F14922	CT 5107/426	a d e	3825
18-20 Fern Avenue FULLARTON	Stone wall; Structure, materials and detailing of the early bluestone wall.	Q1 Q2	F39349 F39349	CT 5561/358 CT 5561/358	a d e	24211
First Avenue FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24212
Fisher Street (north west corner of intersection with Fullarton Road) FULLARTON	Drinking Fountain; External form, materials and detailing of the drinking fountain			RR	a	3827

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1 Fisher Street MYRTLE BANK	Baptist Church; External form, materials and detailing of the 1883 Baptist Church. Any later alterations or additions are excluded from the listing.	A131 A132	F15848 F15848	CT 5868/937 CT 5868/938	a c d	24214
3 Fisher Street MYRTLE BANK	Austism SA Education and Support Centre (former Dwelling) and fence; External form, materials and detailing of the former c1865 dwelling. The listing also includes the front fence. Any later alterations or additions are excluded from the listing.	A130	F15848	CT 5854/242	a d	3828
5 Fisher Street MYRTLE BANK	Glen Osmond Primary School and former coach house; External form materials and detailing of the 1877 main school building, and the c1865 former 'coach house' at the rear. Any later alterations or additions are excluded from the listing..	A133 A129	F15848 F15848	CT 5841/903 CT 5861/137	a c d	3829
23 Fisher Street MYRTLE BANK	Dwelling; External form, materials and detailing of the c1930 dwelling. Any later alterations or additions are excluded from the listing.	A115	F15851	CT 5071/866	d	3830
35 Fisher Street MYRTLE BANK	Dwelling (Sedgeford); External form, materials and detailing of the c1885 dwelling. The later addition and any alterations are excluded from the listing.	A504	F15852	CT 5126/777	d	3831
80A Fisher Street FULLARTON	Dwelling (Casa Rica); External form, materials and detailing of this c1930 Spanish Mission style dwelling. Any later alterations or additions are excluded from the listing.	A93	F14925	CT 5410/555	a d	3832
84 Fisher Street FULLARTON	Dwelling; External form, materials and detailing of the c1860s dwelling. Any later alterations or additions are excluded from the listing.	A37	F14926	CT 5107/824	a d	3833
99 Fisher Street FULLARTON	Dwelling and fence; External form, materials and detailing of the c1885 dwelling and fence. Any later alterations or additions are excluded from the listing.	A1	D59296	CT 5875/85	a d	3834
182 Fisher Street MALVERN	Dwelling; External form, materials and detailing of this 1884 Victorian asymmetrically fronted dwelling. The front fence, carport addition and any later additions or alterations are excluded from the listing.	A259	D1153	CT 5203/163	a d	24215

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184 Fisher Street MALVERN	Dwelling and fence; External form, materials and detailing of this 1883 Victorian asymmetrically fronted dwelling, including the front fence. Any later additions or alterations are excluded from the listing including the carport addition.	A260	D1153	CT 5738/391	a d	24216
186 Fisher Street MALVERN	Dwelling; External form, materials and detailing of this 1883 Victorian asymmetrically fronted dwelling. The front fence, carport addition and any later alterations or additions are excluded from the listing.	A261	D1153	CT 5729/680	a d	24217
188 Fisher Street MALVERN	Dwelling and fence; External form, materials and detailing of this 1885-6 Victorian asymmetrically fronted dwelling, including the front fence. Any later additions or alterations are excluded from the listing, including the carport addition.	A262	D1153	CT 5495/26	a d	24218
202-202A Fisher Street MALVERN	Dwellings (former Collegiate School for Malvern Girls); External form, materials and detailing of the 1894 dwelling and former school. Any later additions or alterations are excluded from the listing.	U1 U2	S10112 S10112	CT 5002/658 CT 5002/659	a c	3835
39 Florence Street FULLARTON	Welfare Institution (former Dwelling - Burwood); External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing.	A248	F15147	CT 5433/858	a d	24219
5-5A Forest Avenue BLACK FOREST	Dwelling and fence; External form, materials and detailing of the 1927 dwelling and associated fence. Any later additions or alterations are excluded from the listing.	A187	F8609	CT 5859/287	a d	24220
25 Forest Avenue BLACK FOREST	Dwelling; External form, materials and detailing of the 1908 dwelling. Any later additions or alterations are excluded from the listing.	A31	F8608	CT 5847/566	a d	24221
Foster Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24222
16 Frederick Street CLARENCE PARK	Dwelling; External form, materials and detailing of this 1908 Edwardian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. The masonry addition and carport, and any later additions or alterations, are excluded from the listing.	A18	D676	CT 5422/721	a d	24223

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11 Frew Street FULLARTON	Dwelling (Malwood); External form, materials and detailing of the c1850 dwelling. Any later additions or alterations are excluded from the listing.	A223	F15844	CT 5152/259	a d e	3836
13 Frew Street FULLARTON	Dwelling; External form, materials and detailing of the L-shaped c1860s-70s dwelling. Any later additions or alterations are excluded from the listing.	A222	F15844	CT 5387/438	a d e	3837
Fullarton Road (near Fisher Street) FULLARTON	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24224
499-503 Fullarton Road HIGHGATE	Dwelling; External form, materials and detailing of the 1939/40 Inter-War Mediterranean style dwelling, incorporating the arcaded forms and the predominant roof form associated with the dwelling style. Any later additions or alterations including the fence are excluded from the listing.	A703	D79755	CT 6033/828	a d f	3838
George Street PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24226
1 George Street UNLEY PARK	Dwelling; External form, materials and detailing of the c1870 dwelling. Any later additions or alterations are excluded from the listing.	A234	F12399	CT 5672/265	a d	24227
2-4 George Street PARKSIDE	Attached Dwellings; External form, materials and detailing of the 1892-1893 pair of dwellings. Any later alterations or additions are excluded from the listing.	A255 A256	F14381 F14381	CT 5093/714 CT 5493/590	a d e	3839
10-12 George Street PARKSIDE	Attached Dwellings; External form, materials and detailing of this 1870 Victorian pair of two storey dwellings. Any later alterations or additions are excluded from the listing.	A253 A50	F14381 D83799	CT 5113/199 CT 6063/299	a d e	3840
1a Gilbert Street GOODWOOD	Former shop and residence; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing.	A137	D22523	CT 5062/125	a c d	24544
Glen Osmond Road (cnr Barr Smith Avenue) MYRTLE BANK	War Memorial - Ridge Park; External form, materials and detailing of the c1919 War Memorial should be retained, including all memorial plaques.	A129 A127 A128	F15596 F15596 F15596	CT 5593/224 CT 5605/707 CT 5605/707	a e f	3843
96 Glen Osmond Road PARKSIDE	Shops(former Institute); External form, materials and detailing of the c1902 former Institute and 1908 additions. Any later additions or alterations are excluded from the listing.	A166 A167	F14660 F14660	CT 5123/914 CT 5123/915	a c d	3841

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110-114 Glen Osmond Road (at rear near Macklin Street) PARKSIDE	St Raphael's School; External form, materials and detailing of the 1899 school building. Any later additions or alterations are excluded from the listing.	A172 A187 A173 A174 A175	F14660 F14660 F14660 F14660 F14660	CT 5073/221 CT 5077/885 CT 5568/91 CT 5568/91 CT 5568/92	a c d	24229
142 Glen Osmond Road PARKSIDE	Hotel (Fountain Inn); External form, materials and detailing of the c1870 two storey building. Later additions and alterations, including the two storey addition to the north and the verandah, and the first floor window hoods, are excluded from the listing.	A138 A137 A137	F14664 F14664 F14664	CT 5110/195 CT 5110/196 CT 5110/197	a c d f	3842
68 Goodwood Road (Hamilton Boulevard) WAYVILLE	Wayville Showgrounds – Iron fence panels associated with new Kidman Entrance from Hamilton Boulevard; All 1930s iron fence panel and gates elements of the new Hamilton Boulevard entrance structure.	A506 A1000	D86063 D61825	CT 6083/257 CT 6087/4	d e	26335
68 Goodwood Road WAYVILLE	Wayville Showgrounds - Ridley Memorial Gates and fencing; All elements of the external form, materials and detailing of the 1933 entrance structure.	A506	D86063	CT 6083/257	a d e f	3846
75 Goodwood Road GOODWOOD	Hotel (Goodwood); External form, materials and detailing of the 1878 hotel including the balcony. The later additions and ground floor alterations are excluded from the listing.	A70 A87 A88 A8 A7 A6 A1000	F10396 F10396 F10396 D339 D339 D339 D57502	CT 5138/348 CT 5138/598 CT 5138/598 CT 5139/136 CT 5139/137 CT 5139/365 CT 6005/744	a c f	3847
78 Goodwood Road WAYVILLE	Office (former Dwelling); External form, materials and detailing of the c1890 dwelling. Any later additions or alterations are excluded from the listing.	A65	F10227	CT 5871/704	a d	3848
93 Goodwood Road GOODWOOD	Shops; External form, materials and detailing of this pair of 1880's shops including parapet, shopfronts detail and configuration. Any later additions or alterations are excluded from the listing.	A4 A4	F11095 F11095	CT 4061/524 CT 5291/888	a c d	24231
99 Goodwood Road GOODWOOD	Church, (former Methodist Church); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing.	A202	D56477	CT 5852/334	a c d f	3850
99 Goodwood Road (to rear fronting Florence Street) GOODWOOD	Church, (former Methodist Church); External form, materials and detailing of the 1877 Church. Any later additions and alterations are excluded from the listing.	A202	D56477	CT 5852/334	a c	3849
120-124A Goodwood Road GOODWOOD	Shops; External form, materials and detailing of the 1881-3 shops. Any later additions or alterations are excluded from the listing.	A116	F9510	CT 5201/747	a c d	24232

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127-129 Goodwood Road GOODWOOD	Shops; External form, materials and detailing of the 1919-1923 shops, including parapet, awning and shopfronts. Any later additions or alterations are excluded from the listing, including those to the rear.	A500 A501	D44543 D44543	CT 5403/928 CT 5403/929	a c d	24233
140 Goodwood Road GOODWOOD	Goodwood Primary School Hall (former Goodwood Baptist Church); External form, materials and detailing of the 1882 church. Any later additions or alterations are excluded from the listing.	A122	F9510	CT 5494/292	a c d f	3851
155 Goodwood Road GOODWOOD	St George the Martyr Anglican Church and Rectory; External form, materials and detailing of the Church and Rectory. Original interior elements of the Church are also significant. Any later additions or alterations are excluded from the listing.	A49	F11430	CT 5787/688	a c d	3856
156 Goodwood Road GOODWOOD	Office (former Police Station); External form, materials and detailing of the 1890s dwelling and 1920s front projecting bay of the building. Any later additions or alterations are excluded from the listing.	A245	F9511	CT 5863/261	a c f	3853
158-160 Goodwood Road GOODWOOD	Church (former Mitchell Memorial Presbyterian Church and Hall); External form, materials and detailing of the 1881 Church including the 1930s alterations, and the 1923 Hall. Any later additions or alterations, including the skillion roof rear addition to the church, are excluded from the listing.	A246 A247 A230	F9511 F9511 F9511	CT 5251/777 CT 5251/777 CT 5935/691	a c d	3854
166 Goodwood Road GOODWOOD	Hall (former Goodwood Institute); External form, materials and detailing of all construction stages of the building should be retained, particularly the Goodwood Road frontage.	A64	F15576	CT 5962/347	a b c f	3855
1/170 Goodwood Road GOODWOOD	Shop (former Anglican Church); External form, materials and detailing of the 1892 former church. Any later additions or alterations are excluded from the listing.	U1 U1	S7972 S7972	CT 5005/235 CT 5050/458	a c d	3852
178, 180 & 180A Goodwood Road MILLSWOOD	Dwelling and fence; External form, materials and detailing of the 1939 block of flats, including front fence, post support balconies, rendered walls with glazed brick trim and both timber and metal framed windows. Any later additions or alterations are excluded from the listing.	F1 F2 F3 F CP	C21776 C21776 C21776 C21776	CT 5899/163 CT 5899/164 CT 5899/165 CT 5899/166	a d	25522
181a Goodwood Road MILLSWOOD	Stone lining (Brownhill Creek); Stone lining of portions of Brownhill Creek, on land once forming part of St Vincent de Paul Orphanage.	A202	D50274	CT 5550/678	a c	26217



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190 Goodwood Road MILLSWOOD	Shops; External form, materials and detailing of the 1934 shops, including verandah awning, shopfronts and recessed entry doors. Any later additions or alterations are excluded from the listing.	A102	F9175	CT 5133/384	a c d	24238
315-319 Goodwood Road KINGS PARK	Shops; External form, materials and detailing of these 1923 shops including parapet, awning and shopfronts. Any later additions or alterations to shopfronts are excluded from the listing.	A67	F13426	CT 5162/931	a c d	24236
318 Goodwood Road CLARENCE PARK	Church of The Trinity; External form, materials and detailing of the whole of the 1925 Church building. Any later alterations or additions are excluded from the listing.	A564 A565 A567 A566	F14100 F14100 F14100 F14100	CT 5187/276 CT 5207/310 CT 5729/781 CT 5788/192	a c d	3971
41-42 Greenhill Road WAYVILLE	St Nicholas Russian Orthodox Church and fence; External form, materials and detailing of the 1973 church and front fence. Any later additions or alterations are excluded from the listing.	A8 A7	F10394 F10394	CT 5831/875 CT 5831/876	a c d f	24239
89 Greenhill Road WAYVILLE	Annesley College - Hall; External form, materials and detailing of the 1926 hall. Any later additions or alterations are excluded from the listing.	A4 A5 A6 A7 A130 A3	D1032 D1032 D1032 D1032 F10585 D1032	CT 6092/180 CT 6092/180 CT 6092/180 CT 6092/180 CT 6094/25 CT 6094/28	a c d	3857
89 Greenhill Road WAYVILLE	Annesley College - Main Building; External form, materials and detailing of the 1880s building. Any later additions or alterations are excluded from the listing.	A3 A4 A5 A6 A7 A130	D1032 D1032 D1032 D1032 D1032 F10585	CT 5696/210 CT 5839/367 CT 5839/367 CT 5839/367 CT 5839/367 CT 5876/103	a c d	3858
135 Greenhill Road UNLEY	Offices; External form, materials and detailing of the 1906 building. Any later additions or alterations are excluded from the listing.	A1	F13433	CT 5483/39	a c d	3859
163A-164 Greenhill Road PARKSIDE	Office (Meaghey House); External form, materials and detailing of the Post-War Georgian revival style dwelling. Any later alterations or additions are excluded from the listing.	A171 A200 A201	F14381 F14381 F14381	CT 5421/299 CT 5421/300 CT 5421/300	a d	3860
30 Grove Street UNLEY PARK	Dwelling and fence; External form, materials and detailing of this c1880 Victorian asymmetrically fronted dwelling. The listing also includes the cast iron railing and masonry base course of front fence, and pillars and front gates. Any later additions or alterations are excluded from the listing.	A257	F12745	CT 5732/886	a d	3861

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34 Grove Street UNLEY PARK	Dwelling and fence; External form, materials and detailing of the c1885 dwelling. The cast iron front fence is included in the listing. Any later alterations or additions are excluded from the listing.	A253 A254	F12745 F12745	CT 5448/481 CT 5448/665	a d	3862
35 Grove Street UNLEY PARK	Dwelling (Woodspring); External form, materials and detailing of this c1870 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	A113	F12401	CT 5072/738	a b e	3863
6 Hammond Street CLARENCE PARK	Dwelling; External form, materials and detailing of this 1884 Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations and carport are excluded from the listing.	A262 A263	F13817 F13817	CT 5611/511 CT 5611/511	a d	24242
23 Hart Avenue UNLEY	Dwelling; External form, materials and detailing of the 1911 dwelling. Any later additions or alterations are excluded from the listing.	A351	F13560	CT 5123/714	a d	24243
43 Hart Avenue UNLEY	Dwelling; External form, materials and detailing of the 1885 dwelling. Any later additions or alterations are excluded from the listing.	A30	F14725	CT 5387/763	a d	25677
23 High Street UNLEY PARK	Dwelling; External form, materials and detailing of the 1881 dwelling. Any later alterations or additions are excluded from the listing.	A94	F12401	CT 5805/477	a d	24244
25 High Street UNLEY PARK	Dwelling (Dolling Court); External form, materials and detailing of the c1895 dwelling. Any later alterations or additions such as the stair to the rear of the building are excluded from the listing.	U1 U2 A9 A10 A8	S5484 S5484 F16454 F16454 F16454	CT 5399/924 CT 5399/925 CT 5472/395 CT 5472/705 CT 5473/928	a d	3864
Hill Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24245
36 Hill Street PARKSIDE	Dwelling; External form, materials and detailing of the c1890s dwelling. Any later additions or alterations are not included in the listing.	A528	F14934	CT 5240/156	a d	3865
2 Hughes Street UNLEY	Dwelling (former Presbyterian Church); External form, materials and detailing of the 1913 former church building including the face red brick walls, window openings and roof form. Any later additions or alterations are excluded from the listing.	A187	F12870	CT 5077/784	a c d	3866

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35 Hughes Street UNLEY	Dwelling; External form, materials and detailing of the 1910/1911 dwelling. Any later additions or alterations are excluded from the listing.	A202	F12870	CT 5085/185	a d	26047
50 Hughes Street UNLEY	Dwelling; External form, materials and detailing of the 1908 dwelling. Any later additions or alterations are excluded from the listing.	A100	F12739	CT 5950/200	a d	24246
8 Jaffrey Street PARKSIDE	Dwelling; External form, materials and detailing of this 1879 two storey Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations are not included in the listing.	A2	D27626	CT 5251/840	a d	24247
9 James Street CLARENCE PARK	Dwelling; External form, materials and detailing of this c1900 symmetrically fronted dwelling. Any later alterations or additions are excluded from the listing including the skillion addition to the rear.	A140	F13815	CT 5663/53	a d	24248
Joslin Street WAYVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24249
14-16 Joslin Street WAYVILLE	Attached Dwellings; External form, materials and detailing of the 1913 pair of dwellings. Any later additions or alterations are excluded from the listing.	A103 A103	F10394 F10394	CT 5302/585 CT 5302/891	d	24250
18-36 Kenilworth Road PARKSIDE	Attached Dwellings; External form, materials and detailing of this c1880 Victorian row of dwellings with converted corner shop. Any later additions or alterations (such as the later porches which have been added to 26-36) are excluded from the listing.	U2 U3 U4 U5 U6 U7 U8 U9 U CP U1	S11284 S11284 S11284 S11284 S11284 S11284 S11284 S11284 S11284 S11284	CT 5027/217 CT 5027/218 CT 5027/219 CT 5027/220 CT 5027/221 CT 5027/222 CT 5027/223 CT 5027/224 CT 5027/225 CT 5926/403	a d	3867
2 King William Road WAYVILLE	Shop (former Shop and attached Dwelling); External form, materials and detailing of the 1907 shop and former dwelling. The later carport and any later additions or alterations are excluded from the listing.	A21	F12736	CT 5272/643	a c d	24260
12 King William Road WAYVILLE	Dwelling; External form, materials and detailing of the 1904 dwelling. Any later additions or alterations are excluded from the listing.	A25	F12736	CT 5433/243	a d	3868

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16-26 King William Road WAYVILLE	The Lodge Retirement Village (former Dwelling - White House); External form, materials and detailing of the 1905 former dwelling. Any later additions or alterations are excluded from the listing.	A53 A30 A200	F12736 F12736 D59145	CT 5187/278 CT 5828/301 CT 5911/567	a d e	24320
28-30 King William Road WAYVILLE	Dwelling (former Manse); External form, materials and detailing of the 1906 former 'manse' dwelling. Any later additions or alterations are excluded from the listing.	A201	D59145	CT 5505/999	a d	25186
51 King William Road UNLEY	Non-residential Club (former Dwelling - Mawson); External form, materials and detailing of 1909 former dwelling. Any later additions or alterations are excluded from the listing.	A95 A96	F12739 F12739	CT 5394/891 CT 5394/891	a d	3870
64-64A King William Road GOODWOOD	Shop and attached former Dwelling; External form, materials and detailing of the 1880s shop and attached former dwelling. Any later additions or alterations are excluded from the listing.	U1 U2 U CP	S7699 S7699 S7699	CT 5027/206 CT 5027/207 CT 5027/210	a c d	24251
67 King William Road UNLEY	Office (former Dwelling); External form, materials and detailing of the c1908 former dwelling. Any later additions or alterations are excluded from the listing.	A131 A132	F12739 F12739	CT 5080/746 CT 5080/747	a d	3871
69 King William Road UNLEY	Office (former Dwelling); External form, materials and detailing of the 1908 former dwelling. Any later additions or alterations are excluded from the listing.	A133	F12739	CT 5750/291	d	24253
84-86 King William Road GOODWOOD	Shop, Consulting Room and Office (former Methodist Church and Hall); External form, materials and detailing of the 1880s former church and hall building. The adjacent hall is included in the listing. Any later additions or alterations are excluded from the listing.	U2 U CP U1 U3 U2 U CP U1	S13548 S13548 S13759 S13759 S13759 S13759 S13548	CT 5326/436 CT 5326/437 CT 5326/438 CT 5326/440 CT 5326/493 CT 5342/870 CT 6057/317	a c d f	3872
96 King William Road GOODWOOD	Shops; External form, materials and detailing of the 1897 shops. Any later additions or alterations are excluded from the listing.	A349	F11717	CT 5108/563	a c d	24255
106-108A King William Road GOODWOOD	Shops; External form, materials and detailing of the 1880-1 shops. Any later additions or alterations are excluded from the listing.	U1 U2 U3 U CP	S5356 S5356 S5356 S5356	CT 5016/918 CT 5016/919 CT 5016/920 CT 5016/921	a c d	3873
113-119 King William Road UNLEY	Shops; External form, materials and detailing of the 1910 shops at 113, 115 and 117 King William Road. Any later additions or alterations are excluded from the listing.	A241	F12989	CT 5192/14	a c d	24257

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130-132 King William Road GOODWOOD	Shops; External form, materials and detailing of the c1885 shops. The dwelling at the rear, the continuous verandah and any later additions or alterations are excluded from the listing.	A563	F10805	CT 5509/137	a c d	24258
133 King William Road UNLEY	Office (former Dwelling); External form, materials and detailing of the 1913 former dwelling. Any later additions or alterations are excluded from the listing.	A270	F12989	CT 5309/67	a d	24259
152-154 King William Road HYDE PARK	Shops; External form, materials and detailing of the c1890s shops. Any later additions or alterations are excluded from the listing.	A154	F10582	CT 5925/80	a c d f	3876
187-189 King William Road HYDE PARK	Hotel (Hyde Park); External form, materials and detailing of the 1882 hotel. Any later additions or alterations are excluded from the listing.	A86 A88 A87 A89	F10584 F10584 F10584 F10584	CT 5133/860 CT 5133/861 CT 5133/863 CT 6023/755	a c f	3877
67 Leader Street FORESTVILLE	Corner Shop; External form, materials and detailing of the 1885 shop. Any later alterations or additions are excluded from the listing.	A101	F15283	CT 5482/178	a c d	24261
Leah Street FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24262
20 LeHunte Street WAYVILLE	Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing.	A53	F10398	CT 5182/285	a d	24263
22 LeHunte Street WAYVILLE	Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing.	A54	F10398	CT 5133/776	a d	24264
85 Leicester Street PARKSIDE	Hotel (Earl of Leicester); External form, materials and detailing of the 1886 hotel. Any later additions or alterations are excluded from the listing, including the later additions to the rear and sides.	A6	D29169	CT 5160/160	a c d f	3878
2 Lily Street GOODWOOD	Flats (former Goodwood Technical College); External form, materials and detailing of the 1932 former Technical College. Any later additions or alterations are excluded from the listing.	A12	D40444	CT 5212/50	a d	24265
8 Louisa Street GOODWOOD	Former shop; External form, materials and detailing of the former corner shop and dwelling. Any later additions or alterations, including the 1980s residential section are excluded from the listing.	A214	F11440	CT 5095/652	a c d	24545

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4 Malcolm Street MILLSWOOD	Flats (Millswood Apartments - Rogart); External form, materials and detailing of the c1940s apartments. Any later additions or alterations are excluded from the listing.	U3 U4 U5 U4 U1 U2 U CP	S8068 S8068 S8068 S8068 S8068 S8068 S8068	CT 5005/480 CT 5005/481 CT 5005/482 CT 5005/483 CT 6003/893 CT 6003/894 CT 6003/895	a d	3881
57 Marion Street UNLEY	Dwelling; External form, materials and detailing of the 1897 dwelling. The timber framed carport on the side of the dwelling and any later additions or alterations are excluded from the listing.	A115	D1051	CT 5523/654	a d	24266
78 Marion Street UNLEY	Dwelling; External form, materials and detailing, particularly the decorative elements, of the 1894 dwelling. Any later additions or alterations are excluded from the listing.	A244	F15148	CT 5269/54	a d e	24139
33 Marlborough Street MALVERN	Dwelling (Skye); External form, materials and detailing of the 1917 Edwardian dwelling, including the verandah and roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	A398	D1153	CT 5819/37	a d	24140
36 Marlborough Street MALVERN	Dwelling and fence; External form, materials and detailing of the 1899 Edwardian dwelling, including the verandah and roof form and front fence. Any later additions or alterations are excluded from the listing.	A341	D1153	CT 5104/459	a d	24141
44 Marlborough Street MALVERN	Church Hall (former Malvern Wesleyan Sunday School); External form, materials and detailing of the 1899 Sunday School Building. Any later additions or alterations, including the concrete framed entry, are excluded from the listing.	A349 A350 A52 A1	D1153 D1153 D12087 D13469	CT 5701/125 CT 5701/125 CT 5701/125 CT 5826/535	a c d	26334
44 Marlborough Street MALVERN	Church (former Wesleyan Methodist Centenary Church); External form, materials and detailing of the 1891-1912 church building. Any later additions or alterations are excluded from the listing.	A349 A350 A52 A1	D1153 D1153 D12087 D13469	CT 5701/125 CT 5701/125 CT 5701/125 CT 5826/535	a c d f	3882
74 Mary Street UNLEY	Office (former Dwelling); External form, materials and detailing of this c1880 dwelling. Any later additions or alterations are excluded from the listing.	A3	D34424	CT 5089/465	a d	3884
75 Mary Street UNLEY	Dwelling; External form, materials and detailing of the c1850 dwelling. Any later additions or alterations are excluded from the listing.	A240	F12871	CT 5658/943	a	3885

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97 Maud Street (rear of 70 Marion Street) UNLEY	Salvation Army Hall; External form, materials and detailing of the 1904 brick hall building. Any later additions or alterations are excluded from the listing.	A89	D1051	CT 5650/214	a c d	24143
6 McGowan Avenue UNLEY	Dwelling (Fairford House - former School); External form, materials and detailing of the c1910 dwelling. Any later additions or alterations are excluded from the listing.	A256	F12989	CT 5641/81	a c	3886
2 Miegunyah Avenue (75 Northgate Street) UNLEY PARK	Dwelling (Miegunyah); External form, materials and detailing of the c1895 dwelling. Any later alterations or additions, such as the stair to the rear of the building, are excluded from the listing.	A73	F11720	CT 5306/286	a d	3887
33 Miller Street UNLEY	Dwelling and fence; External form, materials and detailing of the 1884 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing including the later carport addition.	A27	F12738	CT 5377/309	a d	24144
35 Miller Street UNLEY	Dwelling and fence; External form, materials and detailing of the 1884 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing.	A26	F12738	CT 5137/462	a d	24145
37 Miller Street UNLEY	Dwelling and fence; External form, materials and detailing of the 1885 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing.	A25	F12738	CT 5120/381	a d	24146
41 Miller Street UNLEY	Dwelling and fence; External form, materials and detailing of the 1887 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing.	A24	F12738	CT 5157/864	a d	24147
86 Mills Street (cnr Millswood Crescent) CLARENCE PARK	Dwelling (former Corner Shop and Dwelling); External form, materials and detailing of the 1922-3 former corner shop and dwelling. The garage addition and later alterations are excluded from the listing.	A2	D26203	CT 5225/751	a c d	24148
Mitchell Street MILLSWOOD	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24149
12 Montpelier Street PARKSIDE	Dwelling; External form, materials and detailing of the c1860s dwelling. Any later additions or alterations are excluded from the listing including the side carport addition and rear addition.	A194	F14381	CT 5836/618	a d	3889

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13 Montpelier Street PARKSIDE	Dwelling and fence; External form, materials and detailing of the 1909 dwelling and fence. Any later additions or alterations are excluded from the listing.	A100	D27833	CT 5128/540	a d	3890
17 Montpelier Street PARKSIDE	Dwelling; External form, materials and detailing of the 1893 dwelling. Any later additions or alterations are excluded from the listing.	A211	F14381	CT 5544/389	a d	24150
21 Montpelier Street PARKSIDE	Dwelling; External form, materials and detailing of the 1892 dwelling. The later additions to the rear are excluded from the listing.	A11	F18616	CT 5523/543	a d	3891
1-1A Newman Street FORESTVILLE	Dwelling (former Corner Shop); External form, materials and detailing of the 1899 former corner shop. The attached dwelling and later additions or alterations, including to the verandah, are excluded from the listing.	A126	F8732	CT 5831/604	a c d	24151
1 Northgate Street UNLEY PARK	Baptist Church; External form, materials and detailing of the 1903-1918 church. The side extension and any later alterations or additions are excluded from the listing.	A251	F12399	CT 5483/440	a c d f	3893
8 Northgate Street UNLEY PARK	Unley Park Bowling Club; External form, materials and detailing of the 1924 Bowling clubhouse. The later lean-to air-conditioning enclosure to the east as well as any other later additions or alterations are excluded from the listing.	A1	D7775	CT 5810/951	a b d	3894
43 - 59 Northgate Street UNLEY PARK	Heywood Park and Gateway; The extent of the park including the 1924-6 gateway.	A181 A182 A193 A181	F12744 F12744 F12744 F12744	CT 1612/163 CT 1612/163 CT 1612/163 CT 1612/164	a c f	3895
64 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the c1910-15 dwelling. Any later additions or alterations are excluded from the listing.	A94	F11720	CT 5299/49	a d	24152
66 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the c1910 dwelling. Any later additions or alterations are excluded from the listing.	A95	F11720	CT 5346/723	a d	24153
70 Northgate Street UNLEY PARK	Fence; Extent, materials and detailing of the 1934 fence.	A61	F11720	CT 5060/781	a d e	24154
72 Northgate Street UNLEY PARK	Fence; Extent, materials and detailing of the 1934 fence.	A62	F11720	CT 5207/891	a d e	24155
74 Northgate Street UNLEY PARK	Fence; Extent, materials and detailing of the 1934 fence.	A63	F11720	CT 5153/77	a d e	24156



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76 Northgate Street UNLEY PARK	Dwelling (Eringa), outbuildings, fence and gates; External form, materials and detailing of the dwelling. The outbuildings and front fence and gates are included in the listing. Later alterations or additions, including the later ivy covered porch to the front elevation, are excluded from the listing.	A65	F11720	CT 5864/259	a d e	3896
79 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the c1890's dwelling. Any later additions or alterations are excluded from the listing.	A35	F11719	CT 5349/257	a d	24158
80 Northgate Street UNLEY PARK	Dwelling and fence; External form, materials and detailing of the dwelling. Any later additions or alterations are excluded from the listing.	A17	F11719	CT 5877/919	a	24159
81 Northgate Street UNLEY PARK	Dwelling (Galloway); External form, materials and detailing of the c1900 Edwardian/Federation dwelling. Any later additions or alterations are excluded from the listing.	A1	D26650	CT 5427/668	a d	3897
82 Northgate Street UNLEY PARK	Dwelling and fence; External form, materials and detailing of this c1880 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	A18	F11719	CT 5757/531	a d	3898
84 Northgate Street UNLEY PARK	Dwelling (former Burleigh College) and fence; External form, materials and detailing of this c1880 Victorian dwelling and associated front fence. Any later additions or alterations are excluded from the listing.	A102 A103	D45556 D45556	CT 5354/949 CT 5354/950	a c d	3899
87 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the Inter-War Bungalow dwelling. Any later additions or alterations are excluded from the listing.	A31	F11719	CT 5131/668	a d	3900
15 Opey Avenue HYDE PARK	Dwelling and fence; External form, materials and detailing of the 1908 dwelling. The cast iron fence is also included in the listing. Any later additions or alterations are excluded from the listing.	A14 A15	D1674 D1674	CT 5250/956 CT 5251/49	a d	3901
68 Opey Avenue HYDE PARK	Dwelling (former Shop and Dwelling); External form, materials and detailing of the 1895 former shop and dwelling. Any later additions or alterations are excluded from the listing.	A67	F10797	CT 5152/313	a c d	24161
25 Orchard Avenue EVERARD PARK	Dwelling; External form, materials and detailing of the c1940 dwelling. Any later additions or alterations are excluded from the listing.	A70	D4010	CT 5723/847	e	3902

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37 Orchard Avenue EVERARD PARK	Dwelling; External form, materials and detailing of the c1915 dwelling. Any later additions or alterations are excluded from the listing.	A2	D45098	CT 5370/649	d	3903
Oxford Terrace (part of 181 Unley Road) UNLEY	Bomb Shelter; External form, materials and detailing of the bomb shelter.	A51 A50 A52	F15149 F15149 F15149	CT 5481/327 CT 5841/327 LT X/140	a	3905
Oxford Terrace (part of 181 Unley Road) UNLEY	Unley Town Hall; External form, materials and detailing of the 1907 town hall including the face stonework, window openings and overall massing. Also includes original interior ceiling and mezzanine seating. Any later additions or alterations are excluded from the listing.	A50 A51 A52	F15149 F15149 F15149	CT 5841/327 CT 5841/327 LT X/140	a c d	3904
50 Oxford Terrace UNLEY	Church of St Spyridon and fence; External form, materials and detailing of the 1970 Church. Any later additions or alterations are excluded from the listing.	A42	F15149	CT 5270/956	a c d	24162
6 Palmerston Road UNLEY	Dwelling; External form, materials and detailing of the 1909-10 dwelling. Original internal plasterwork to main hall and main front rooms. Any later additions or alterations are excluded from the listing.	A214	F12868	CT 5461/484	a d e	25678
8 Palmerston Road UNLEY	Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing.	A215	F12868	CT 5162/945	a d	25679
10 Palmerston Road UNLEY	Dwelling; External form, materials and detailing of the 1911 dwelling. Original internal plasterwork to main hall and main front rooms. Any later additions or alterations are excluded from the listing.	A216	F12868	CT 5581/104	a d e	25680
2-4 Park Street HYDE PARK	Church (former Church of Christ); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing.	A98	F10798	CT 5081/449	a c d	3906
21-21A Park Street HYDE PARK	Dwelling; External form, materials and detailing of the c1880 dwelling. Any later additions or alterations are excluded from the listing, including lean to carport/shelter to the rear, second storey element to east and roof material.	A117 A116	F11105 F11105	CT 5098/755 CT 5098/756	a d	3907
42 Park Street HYDE PARK	Dwelling; External form, materials and detailing of the 1895 dwelling. Any later additions or alterations are excluded from the listing.	A39	D896	CT 5410/39	a d	24163

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48 Park Street HYDE PARK	Dwelling; External form, materials and detailing of the c1885 dwelling. Any later additions or alterations are excluded from the listing.	A56	F10797	CT 5627/88	a d	3908
54 Park Street HYDE PARK	Dwelling (former Shop and attached Dwelling); External form, materials and detailing of the 1883 former shop and attached dwelling. Any later additions or alterations are excluded from the listing, including the rendered addition to the rear.	A34	F10797	CT 5610/853	a c d	24164
77 Park Street HYDE PARK	Hall (former Druid's Lodge); External form, materials and detailing of the 1901 Druids Lodge building. Any later additions or alterations are excluded from the listing, including curved metal window hoods.	A90	F10584	CT 6023/756	a c d f	3909
42-44 Porter Street PARKSIDE	Dwellings (former Corner Shop and attached Dwelling); External form, materials and detailing of this 1896 former shop and attached dwelling. Any later alterations or additions are excluded from the listing.	A1 A2	F16147 F16147	CT 5142/963 CT 5477/480	a c d	24295
46 Porter Street (152 Young Street) PARKSIDE	St Ann's Church (and Halls); External form, materials and detailing of the 1878 Church (152 Young Street) and later halls (46 Porter Street). Any later alterations or additions are excluded from the listing.	A250 A251	D42739 D42739	CT 5278/104 CT 5278/105	a c f	3964
48 Porter Street PARKSIDE	Dwelling; External form, materials and detailing of the 1880 former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing.	A2	F12303	CT 5183/285	a d	25676
19 Railway Terrace South GOODWOOD	Dwelling; External form, materials and detailing of the 1878 dwelling. Any later additions or alterations are excluded from the listing, including verandah.	A60	F11094	CT 5836/602	a c d	3910
12 Robsart Street PARKSIDE	Parkside Primary School; External form, materials and detailing of the 1886 Parkside Primary School and 1926 alterations. Any later additions or alterations, including the front porch and corrugated iron addition, are excluded from the listing.	A212 A213 A214 A215 A216	F14919 F14919 F14919 F14919 F14919	CT 5826/85 CT 5826/85 CT 5826/85 CT 5826/85 CT 5826/85	a c d	3911
31 Robsart Street PARKSIDE	Dwelling; External form, materials and detailing of this 1911 Edwardian masonry dwelling. Any later alterations or additions are excluded from the listing including the verandah alterations and additions.	A143	F14918	CT 5176/214	a d e	24296

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73 Robsart Street PARKSIDE	Dwelling; External form, materials and detailing of this 1892 late Victorian dwelling. Any later additions or alterations are excluded from the listing.	A186 A187	F14671 F14671	CT 5365/293 CT 5365/294	a d	24297
24 Rosa Street GOODWOOD	Dwelling (former Salvation Army Citadel); External form, materials and detailing of the 1921 citadel building. Any later additions or alterations are excluded from the listing.	A100	D47106	CT 5413/987	a c d	24298
19 Rose Terrace WAYVILLE	Church (former Baptist Church); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing.	A98	D1189	CT 5281/596	a c f	3912
22 Rossington Avenue MYRTLE BANK	Dwelling (Waverly); External form, materials and detailing of the 1870 dwelling. Any later alterations or additions are excluded from the listing.	A300	D60290	CT 5881/397	a d	3913
Rugby Street (behind 81 Frederick Street) UNLEY	Congregational Church; External form, materials and detailing of the 1892 simple church including the masonry walls, window openings and roof form. Any later additions or alterations are excluded from the listing.	A24	F15149	CT 5682/679	a c d	3914
11 Rushton Street GOODWOOD	Dwelling; External form, materials and detailing of the 1893-4 dwelling. Any later additions or alterations are excluded from the listing.	A108	F11431	CT 5131/782	a d	3915
2A Rutland Avenue UNLEY PARK	Dwelling; External form, materials and detailing of the c1900 Edwardian/Federation dwelling. Any later additions or alterations including the single storey addition to the west of the dwelling are excluded from the listing.	A345	F12875	CT 5261/234	a d	3916
14 Salisbury Street UNLEY	Dwelling, fence and gate; External form, materials and detailing of the 1899 dwelling. The later verandah and any later additions or alterations are excluded from the listing.	A64	F13432	CT 5839/276	a d	24301
Scott Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24303
24 Scott Street PARKSIDE	Dwelling (Mayville); External form, materials and detailing of the 1896 Edwardian/Federation dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	A11	D31254	CT 5416/598	a d	24304

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19 Simpson Parade GOODWOOD	Dwelling; External form, materials and detailing of the c1880s dwelling. Any later additions or alterations are excluded from the listing.	A11	D824	CT 5429/782	a d	3922
21 Simpson Parade GOODWOOD	Dwelling and fence; External form, materials and detailing of the 1886 dwelling and fence. Any later additions or alterations are excluded from the listing.	A13	D824	CT 5472/438	a d	3923
5 St. Ann's Place PARKSIDE	St Oswald's Anglican Church; External form, materials and detailing of the 1902 St Oswald's Anglican Church. Any later additions or alterations are excluded from the listing (including later glazed link).	A57	F14667	CT 5946/395	a c d f	3998
11 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	A11	F2063	CT 5496/432	a d	25187
13 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	A10	F2063	CT 5496/426	a d	24321
2/ 15 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	U2 U CP	S8087 S8087	CT 5026/381 CT 5026/382	a d	25188
1/ 17 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	U1 U CP	S8087 S8087	CT 5026/380 CT 5026/382	a d	24322
2/ 19 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	U2 U CP	S7838 S7838	CT 5026/354 CT 5026/355	a d	25189
1/ 21 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	U1 U CP	S7838 S7838	CT 5026/353 CT 5026/355	a d	24323

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35-39 St. Ann's Place PARKSIDE	Attached Dwellings; External form, materials and detailing of the c1865 early Victorian row of dwellings, incorporating the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	U1 U2 U3 U CP	S4771 S4771 S4771 S4771	CT 5024/286 CT 5024/287 CT 5024/288 CT 5024/289	a d	3921
Third Avenue FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24306
10 Thomas Street UNLEY	Flats (former Dwelling - Mornington); External form, materials and detailing of the 1872 former dwelling. Any later additions or alterations are excluded from the listing.	A2	D24613	CT 5434/486	a d e	3924
63-65 Thomas Street UNLEY	Flats and fence; External form, materials and detailing of the four single storey dwellings and front brick fence. Any later additions or alterations are excluded from the listing.	A7 A8	D3952 D3952	CT 5196/167 CT 5726/533	a d	24307
4 Thornber Street UNLEY PARK	Dwelling (former Kyre College); External form, materials and detailing of this 1903 former school. Any later additions or alterations, including the carport extension, are excluded from the listing.	A1	D64936	CT 5919/213	a c d	3926
Trevelyan Street WAYVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24308
2 Trevelyan Street WAYVILLE	Dwelling; External form, materials and detailing of the 1909 dwelling. Any later additions or alterations are excluded from the listing.	A54 A55	F12736 F12736	CT 5084/228 CT 5084/229	a d	24309
5 Trevelyan Street WAYVILLE	Dwelling; External form, materials and detailing of the 1907 dwelling. Any later additions or alterations are excluded from the listing.	A51	F12736	CT 5128/27	a d	24310
Trimmer Terrace UNLEY	Unley Oval (McKay Grandstand, Sturt Lawn Tennis Club and entrance gate, and Sturt Bowling Club and entrance gate); External form, materials and detailing of the Unley Oval and its associated structures. Any later additions or alterations are excluded from the listing.	A586	D1051	CT 5831/139	a c d f	3968
41-43 Unley Road PARKSIDE	Corner Shop; External form, materials and detailing of the 1887 shop, and shopfront. The attached dwelling to the north and any later additions or alterations are excluded from the listing.	A151	F14380	CT 5730/981	a c d	24312

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62 Unley Road UNLEY	Shops; External form, materials and detailing of the c1885 pair of shops. Any later additions or alterations are excluded from the listing.	A132	F13556	CT 5262/733	a c d	3927
67 Unley Road PARKSIDE	Shop and former Dwelling; External form, materials and detailing of the 1916 shop, shopfront and former attached dwelling. Any later alterations or additions are excluded from the listing.	A99	F14391	CT 5509/147	a c d	24313
69-71 Unley Road PARKSIDE	Shop and former Dwelling; External form, materials and detailing of the c1870s shop, shopfront and attached earlier former dwelling. Any later alterations or additions are excluded from the listing.	A133	F14656	CT 5161/664	a c d	24314
105-109 Unley Road UNLEY	Shops (and former attached dwelling); External form, materials and detailing of the shops tiled shopfronts with recessed entries, verandah and attached rear dwelling. Any later alterations or additions are excluded from the listing.	A239	F15148	CT 5794/948	a c d	24315
111-113 Unley Road UNLEY	Shops; External form, materials and detailing of the 1899 pair of shops, including ornate parapet and shopfront configuration. Changes to the shopfronts and any later additions or alterations are excluded from the listing.	A240 A241	F15148 F15148	CT 5725/617 CT 5725/618	a c d	24316
123 Unley Road UNLEY	Bank (ANZ); External form, materials and detailing of the 1880s building. Any later additions or alterations are excluded from the listing.	A249 A248	F15148 F15148	CT 6125/846 CT 6125/847	a f	3928
129-133 Unley Road UNLEY	Shops; External form, materials and detailing of the 1900 shops, including ornate parapet and timber shopfronts. Any later additions or alterations are excluded from the listing.	A251 A250	F15148 F15148	CT 5228/397 CT 5406/121	a c d	24317
137-141 Unley Road UNLEY	Shops; External form, materials and detailing of the 1901 shops, including original parapet and shopfront details. Any later additions or alterations are excluded from the listing.	A11	D32468	CT 5863/682	a c d	24318
165 Unley Road UNLEY	Bank (former Savings Bank); External form, materials and detailing of the 1913 building. Any later additions or alterations are excluded from the listing.	A12	F15149	CT 5426/791	a c d f	3929
181 Unley Road UNLEY	Library (former Unley Council Chambers); External form, materials and detailing of the 1880 building and 1907 extension. Any later additions or alterations are excluded from the listing.	A48 A50 A51 A49 A52	F15149 F15149 F15149 F15149 F15149	CT 5826/165 CT 5841/327 CT 5841/327 CT 5841/328 LT X/140	a c d f	3930

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
181 Unley Road UNLEY	Drinking Fountain; External form, materials and detailing of the 1904 cast iron canopy of the drinking fountain.	A48 A50 A51 A49 A52	F15149 F15149 F15149 F15149 F15149	CT 5826/165 CT 5841/327 CT 5841/327 CT 5841/328 LT X/140	d	3931
187 Unley Road UNLEY	Uniting Church and Hall; External form, materials and detailing of the 1898 Church, and the 1903 Hall. The recent brick addition and any later additions or alterations are excluded from the listing.	A64	F15149	CT 5265/70	a c d	3932
189 Unley Road UNLEY	Office (former Dwelling and attached Shop); External form, materials and detailing of the 1899 dwelling and attached shop, including shopfront details and configuration. Any later additions or alterations are excluded from the listing.	A65	F15149	CT 5391/553	a c d	24270
190 Unley Road UNLEY	Shop; External form, materials and detailing of the 1865 bakery and 1880s two storey shop. Any later additions or alterations are excluded from the listing.	A60	F13558	CT 5995/699	a c d	3933
201 Unley Road UNLEY	Institute; External form, materials and detailing of the 1907 building. Any later additions or alterations are excluded from the listing.	A91 A90	F15153 F15153	CT 5319/471 CT 5319/535	a c d	3934
203 Unley Road UNLEY	Shop; External form, materials and detailing of the 1924 shop including parapet and shopfront details and configuration. Any later additions or alterations are excluded from the listing.	A92	F15153	CT 5202/98	a c d	24271
205 Unley Road UNLEY	Shop; External form, materials and detailing of the 1913 shop, including parapet and shopfront details and configuration. Any later additions or alterations are excluded from the listing.	A93	F15153	CT 5737/195	a c d	24272
209 Unley Road UNLEY	Hotel (Cremorne); External form, materials and detailing of the 1925 building. Any later additions or alterations are excluded from the listing.	A95	F15153	CT 5728/887	a c d f	24273
226 Unley Road UNLEY	War Memorial Gardens and Arch; The extent of the garden reserve including the 1917 Arch and memorials.	A28	F13559	CT 5842/967	a c d f	3935
232 Unley Road UNLEY	Office (former National Bank); External form, materials and detailing of the 1926 building. Any later additions or alterations are excluded from the listing.	A327	F13560	CT 5149/470	a c d f	3936
298-300 Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1880 shops. Any later additions or alterations are excluded from the listing.	A70	F11716	CT 5280/506	a c d	20894



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
302-304 Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1880 shops. Any later additions or alterations are excluded from the listing.	U1 U2 U CP	S14012 S14012 S14012	CT 5398/963 CT 5398/964 CT 5398/965	a c d	26222
306-308 Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing.	F100 F101	C22559 C22559	CT 5931/136 CT 5931/137	a c d	3937
310 Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing.	U1 U CP	S5629 S5629	CT 5027/838 CT 5027/841	a c d	3938
312-312a Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing.	U2 U3 U CP	S5629 S5629 S5629	CT 5027/839 CT 5027/840 CT 5027/841	a c d	3939
316-320 Unley Road HYDE PARK	Walford School (former Dwelling - Woodlyn); External form, materials and detailing of the 1873 former dwelling. Any later additions or alterations are excluded from the listing including the adjacent building.	A7	D2019	CT 5557/23	a c d	3940
322 Unley Road HYDE PARK	Shop; External form, materials and detailing of the c1900 shop. Any later additions or alterations are excluded from the listing.	A98	F11716	CT 5509/143	a c d	3941
324 Unley Road HYDE PARK	Shop; External form, materials and detailing of the c1900 shop. Any later additions or alterations are excluded from the listing.	A116	F11716	CT 5994/148	a c d	3942
338 Unley Road HYDE PARK	Walford Junior School and Gates (former Hospital); External form, materials and detailing of the c1890 former dwelling and entrance gates. Any later additions or alterations are excluded from the listing.	A215	F11721	CT 5752/391	a c d	3944
23 Valmai Avenue KINGS PARK	Church (former Vardon Memorial Congregational Church); External form, materials and detailing of the 1914 church. Any later additions or alterations are excluded from the listing.	A24	D28793	CT 5860/230	a c d	3945
Victoria Avenue UNLEY PARK	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24274
6 Victoria Avenue UNLEY PARK	Dwelling and gates; External form, materials and detailing of the c1900 dwelling and front driveway gates. Any later additions or alterations are excluded from the listing.	A351	F12875	CT 5109/93	a d	3946

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
8 Victoria Avenue UNLEY PARK	Dwelling and fence; External form, materials and detailing of the c1865 dwelling. The brick pillars and stone base of the original front fence are included in the listing. Any later additions or alterations are excluded from the listing including the awning fittings over front bay windows.	A348	F12875	CT 5752/943	a d	3947
14 Victoria Avenue UNLEY PARK	Dwelling and fence; External form, materials and detailing of the 1940s-50s dwelling and front fence. Any later additions or alterations are excluded from the listing.	A302	F12875	CT 5725/717	a d	3948
16 Victoria Avenue UNLEY PARK	Dwelling and fence; External form, materials and detailing of the c1920 Inter-War Bungalow dwelling and front fence. Any later additions or alterations are excluded from the listing.	A21 A23	F11382 F11382	CT 5484/912 CT 5484/988	a d	3949
21 Victoria Avenue UNLEY PARK	Dwelling (Tarrangower) and fence; External form, materials and detailing of this 1917 Edwardian dwelling. The masonry and iron front fence is also included in the listing. Any later additions or alterations are excluded from the listing.	A215 A216	F12745 F12745	CT 5786/429 CT 5786/430	a d	24276
Victoria Street (south west corner of intersection with Goodwood Road) GOODWOOD	Drinking Fountain; External form, materials and detailing of the drinking fountain.			RR	a	24277
1 View Street UNLEY PARK	Dwelling (Greenhayes); External form, materials and detailing of this c1870 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	A295	F12402	CT 5727/827	a d	3950
Wallis Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24278
Wattle Street (cnr Windsor Street) FULLARTON	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24279
Wattle Street (north east corner with Fullarton Road) FULLARTON	Drinking Fountain; External form, materials and detailing of the drinking fountain.			RR	a	4001
21 Wattle Street FULLARTON	Dwelling; External form, materials and detailing of the 1908/1909 dwelling. Any later additions or alterations are excluded from the listing.	A232	F15845	CT 5689/714	a d	26223

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
27 Wattle Street FULLARTON	Dwelling; External form, materials and detailing of the 1906 dwelling. Any later additions or alterations are excluded from the listing.	A195 A196	F15844 F15844	CT 5266/989 CT 5266/989	a d	26331
31 Wattle Street FULLARTON	Dwelling; External form, materials and detailing of the 1900 dwelling. Any later additions or alterations are excluded from the listing.	A188	F15844	CT 5137/645	a d	26332
55 Wattle Street FULLARTON	Dwelling; External form, materials and details of this 1883 Victorian asymmetrically fronted dwelling. Any later additions or alterations, and verandah alterations, are excluded from the listing.	A109	F15842	CT 5473/397	a d	24281
82 Wattle Street FULLARTON	Church (former St Joseph's Refuge); External form, materials and detailing of the 1900 former St Joseph's Refuge. Any later alterations or additions are excluded from the listing, including the later ramped entry addition to the side and the modern two storey addition to the rear.	A6	D1584	CT 5182/10	a c d	3951
115 Wattle Street FULLARTON	Dwelling (Penrose) and gate posts and gate; External form, materials and detailing of this 1860s Victorian symmetrically fronted dwelling, pedestrian entry gate posts and wrought iron gate. Any later alterations or additions are excluded from the listing.	A4	F14146	CT 5321/83	a d e	3952
137 Wattle Street FULLARTON	Dwelling; External form, materials and detailing of this 1921 Inter War Bungalow dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	A122	F14922	CT 5967/226	a d	24282
158-160 Wattle Street MALVERN	Attached Dwellings; External form, materials and detailing of this pair of c1890 asymmetrically fronted dwellings. Any later additions or alterations are excluded from the listing.	A159 A160	F14932 F14932	CT 5080/330 CT 5080/331	a d	3953
176 Wattle Street MALVERN	Church and Bible College of South Australia (former Dwelling) and fence; External form, materials and detailing of this two storey c1880 symmetrically fronted dwelling, and the front fence. Any later additions or alterations, and extensions to the side and rear of the former dwelling, are excluded from the listing.	A3	D61995	CT 5899/57	a d	3954

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
222 Wattle Street MALVERN	Unley Primary School; External form materials and detailing of the two main school buildings and the small stone cottage to the west. Any later additions or alterations are excluded from the listing.	A4 A3	F7298 F7298	CT 5398/13 CT 5455/601	a c d	3955
1-4/ 224 Wattle Street MALVERN	Flats (former Dwelling) and fence; External form, materials and detailing of this two storey 1884-90 Victorian dwelling and original cast iron spears to front fence. Any later alterations or additions are excluded from the listing.	A7	F7298	CT 5143/726	a d	3956
1 White Avenue FULLARTON	Dwelling (Vine Villa) and Coach House; External form, materials and detailing of the c1860s dwelling and coach house. Any later additions or alterations are excluded from the listing.	A50	D3567	CT 5097/1	a d e	3957
Wilkinson Road (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.			RR	a	24283
15 Wilkinson Road PARKSIDE	Dwelling (former Shop and attached Dwelling - St Venant); External form, materials and detailing of the 1915-6 former shop and attached dwelling. Any later alterations or additions are excluded from the listing.	A637	F14933	CT 5180/666	a c d	24284
Windsor Street (Henry Codd Reserve) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the balustrade of the bridge.	A2 A503	D24860 F18312	CT 5399/976 CT 5469/696 RR	a	24285
1-3/ 6-10 Windsor Street UNLEY	Offices and House(former Shops); External form, materials and detailing of the c1923 shop buildings. Any later additions or alterations, including the recent roof extension to the southern office, are excluded from the listing.	U1 U2 U3 U CP	S7783 S7783 S7783 S7783	CT 5010/74 CT 5010/75 CT 5010/76 CT 5010/77	a c d	26224
29 Wood Street MILLSWOOD	Dwelling; External form, materials and detailing of the 1914 Edwardian/Federation dwelling. Any later additions or alterations are excluded from the listing.	A2	D2096	CT 5491/267	a d	24286
40 Wood Street UNLEY PARK	Dwelling; External form, materials and detailing of the 1914 dwelling. Any later additions or alterations are excluded from the listing.	A60 A59	F11720 F11720	CT 5163/893 CT 5163/894	a d	24287

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
13 Wooldridge Avenue MILLSWOOD	Dwelling (Bella Vista) outbuilding, gate pillars and gates; External form, materials and detailing of this 1862 Victorian dwelling. The outbuilding, fence base, gate pillars and gates are included in the listing. Any later additions or alterations, including the skillion roof carport, are excluded from the listing.	A192	F9999	CT 5132/960	a d e	3958
11-13 Young Street PARKSIDE	St Raphael's Church; External form, materials and detailing of the 1905 Church and 1916 nave and front façade extension. Includes the brick retaining wall gardens. Any alterations or additions are excluded from the listing, including the later side addition to the rear.	A206 A205	F14919 F14919	CT 5826/86 CT 5841/448	a c d f	3959
12 Young Street PARKSIDE	St. Raphael's Church Hall; External form, materials and detailing of the 1885 Hall. The later gabled porch brick retaining wall gardens and later side addition to the rear or alterations are excluded from the listing.	A129	F14667	CT 5358/168	a c	3960
100 Young Street PARKSIDE	Baptist Church Hall; External form, materials and detailing of the 1883 Baptist Church Hall. The later front porch and brick addition to the rear are excluded from the listing.	A321	F14655	CT 5855/154	a c d	3962
100 Young Street PARKSIDE	Baptist Church; External form, materials and detailing of the Church 1880-1920. Any later extensions or alterations are excluded from the listing.	A321	F14655	CT 5855/154	a c d f	3961
101 Young Street PARKSIDE	Dwelling; External form, materials and detailing of the 1896 dwelling. Any later additions or alterations are excluded from the listing.	A216	F14671	CT 5332/201	a d	24288
107 Young Street PARKSIDE	Shop and Attached Dwelling; External form, materials and detailing of the c1900 shop and attached dwelling. Any later alterations or additions are excluded from the listing.	A21	D52671	CT 5747/541	a c d f	3963
152 Young Street (46 Porter Street) PARKSIDE	St Ann's Church (and Halls); External form, materials and detailing of the 1878 Church (152 Young Street) and later halls (46 Porter Street). Any later alterations or additions are excluded from the listing.	A250 A251	D42739 D42739	CT 5278/104 CT 5278/105	a c f	3964
154-156 Young Street PARKSIDE	Semi-detached Dwellings; External form, materials and detailing of this 1878 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing.	A29	D472	CT 5216/849	a d	24289

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
158 Young Street PARKSIDE	Dwelling; External form, materials and detailing of this Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing.	A30	D472	CT 5514/27	a e	3965
183-193 Young Street UNLEY	Attached Dwellings; External form, materials and detailing of the 1884 row of dwellings. Any later additions or alterations are excluded from the listing including the infilled verandah to 187.	A178 A178 A178 A178 A178 A178	F12870 F12870 F12870 F12870 F12870 F12870	CT 5150/830 CT 5222/182 CT 5406/541 CT 5464/79 CT 5620/754 CT 5660/978	a d	3966
296 Young Street WAYVILLE	Dwelling; External form, materials and detailing of the 1913 dwelling. The front fence and any later additions or alterations are excluded from the listing.	A4 A3	F10397 F10397	CT 5399/689 CT 5399/839	a d	24290
310-312 Young Street WAYVILLE	Attached Dwellings; External form, materials and detailing of the c1910 pair of dwellings. Any later additions or alterations are excluded from the listing.	F51 F52	C23696 C23696	CT 5974/829 CT 5974/830	a d	3967
314-316 Young Street WAYVILLE	Attached Dwellings; External form, materials and detailing of the 1913 pair of dwellings. Any later additions or alterations are excluded from the listing.	A115 A116	F10394 F10394	CT 5181/453 CT 5863/446	a d	24292
321 Young Street WAYVILLE	Dwelling; External form, materials and detailing of the dwelling. Any later additions or alterations are excluded from the listing.	A95	F10395	CT 5399/167	a d	25681

Note: Section 23(4) of the Development Act provides that a place may be designated as a place of local heritage value if:

- (a) it displays historical, economic or social themes that are of importance to the local area; or
- (b) it represents customs or ways of life that are characteristic of the local area; or
- (c) it has played an important part in the lives of local residents; or
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
- (e) it is associated with a notable local personality or event; or
- (f) it is a notable landmark in the area.

TABLE Un/5

**Off-Street Vehicle Parking Requirements** (except where otherwise stated in [Table Un/5A](#)).

Kind of Development	Number of Vehicle Parks Required
Amusement Machine Centres	1 per 15 square metres of total floor area plus sufficient and secure parking for bicycles.
Auction Room	<p>Within a Specialty Goods Zone, a Neighbourhood Centre Zone and a Historic (Conservation) Zone - Centre:</p> <ul style="list-style-type: none"> <li>• 6 per 100 square metres of total floor area.</li> </ul> <p>Within the Mixed Use 1, 2 and 3 Zones, and any other zone not referred to:</p> <ul style="list-style-type: none"> <li>• 7 per 100 square metres of total floor area.</li> </ul>
Bank	1 per 25 square metres of total floor area.
Community Centre	1 per 10 square metres of total floor area.
Consulting Room	1 per 25 square metres of total floor area.
Discotheques	1 for every 3 square metres of entertainment area.
Educational Establishments	1 per full time staff member plus a minimum of 5 spaces for visitors.
Gymnasiums	1 per 10 square metres of total floor area, plus provision for rates specified for restaurants, hotels and gymnasiums for that part of the development used for each such purpose.
Hospital	1 for every 2 beds in the development.
Hotels	1 space for every 3 seats in lounge and dining areas, including outdoor dining areas, plus 1 space for every 2 square metres of bar floor area. Where a hotel incorporates a discotheque additional parking should be provided in accordance with discotheques.
Light Industry	1 space per 50 square metres of total floor area. Where, either individually or in combination, a shop or office exceeds one tenth of the total floor area of a warehouse, store or industrial development, car parking should be provided for these uses at a rate applicable to shop or office development.
Meeting Hall	1 per 5 seats provided or able to be provided.
Motel	1 for every unit available to be provided for separate occupancy. When a motel incorporates a restaurant additional parking should be provided at a rate of 1 for every four seats able to be provided in the restaurant.
Motor Repair Station	3 for each vehicle service bay plus where a development incorporates a shop or restaurant not supplying goods associated with motor services additional parking at the rate applicable to a shop or restaurant.
New and Used Vehicle lot Vehicle Showroom	1 per 10 vehicles able to be displayed for sale plus car parking at a rate applicable to office development where such floor area exceeds one tenth of the total floor area.

Kind of Development	Number of Vehicle Parks Required																
Non-residential Clubs (includes clubrooms)	1 per 6 square metres of floor space able to be used by members.																
Office	1 per 25 square metres of total floor area.																
Petrol Filling Station	3 for each vehicle service bay plus where a development incorporates a shop or restaurant not supplying goods associated with motor services additional parking at the rate applicable to a shop or restaurant.																
Place of Worship	1 per 5 seats provided or able to be provided.																
<p>Residential</p> <p><i>Detached, Semi-detached or Row Dwelling</i></p> <p>(a) <i>less than 4 bedrooms or 250m<sup>2</sup> floor area</i></p> <p>(b) <i>4 bedrooms or more or floor area 250m<sup>2</sup> or more</i></p> <p><i>Group Dwelling, Residential Flat Building or multiple unit sites</i></p> <p><i>Average spaces per dwelling (covered)</i></p> <table border="0" data-bbox="220 1059 1380 1458"> <thead> <tr> <th></th> <th><i>In Residential Zones or residential only development</i></th> <th><i>In Non-residential Zones and mixed use development</i></th> </tr> </thead> <tbody> <tr> <td>(a) <i>Small (1 bedroom or floor area &lt; 75m<sup>2</sup>)</i></td> <td>1.0</td> <td>0.75</td> </tr> <tr> <td>(b) <i>Medium (2 bedrooms or floor area ≤ 150m<sup>2</sup>)</i></td> <td>1.5</td> <td>1.25</td> </tr> <tr> <td>(c) <i>Large (3 or more bedrooms or floor area &gt; 150m<sup>2</sup>)</i></td> <td>2.0</td> <td>1.75</td> </tr> <tr> <td>(d) <i>Additional visitor car parking</i></td> <td>0.5</td> <td>0.25</td> </tr> </tbody> </table> <p><i>Average visitor spaces per dwelling (individually accessible, in a group(s) and uncovered)</i></p> <p><i>Multiple Dwelling (includes Boarding House, Lodging House and Guest House)</i></p> <p><i>Tourist Accommodation (includes Bed and Breakfast, Motel without a restaurant and Serviced Apartment)</i></p>		<i>In Residential Zones or residential only development</i>	<i>In Non-residential Zones and mixed use development</i>	(a) <i>Small (1 bedroom or floor area &lt; 75m<sup>2</sup>)</i>	1.0	0.75	(b) <i>Medium (2 bedrooms or floor area ≤ 150m<sup>2</sup>)</i>	1.5	1.25	(c) <i>Large (3 or more bedrooms or floor area &gt; 150m<sup>2</sup>)</i>	2.0	1.75	(d) <i>Additional visitor car parking</i>	0.5	0.25	<p><i>2 on-site spaces – one of which is covered (the second space may be tandem)</i></p> <p><i>3 on-site spaces – 2 of which are covered (the spaces may be tandem)</i></p> <p><i>1.0 per lodging room or per 3 beds</i></p> <p><i>1.0 per bedroom</i>                      <i>Plus 1.0 per employee</i></p>	
	<i>In Residential Zones or residential only development</i>	<i>In Non-residential Zones and mixed use development</i>															
(a) <i>Small (1 bedroom or floor area &lt; 75m<sup>2</sup>)</i>	1.0	0.75															
(b) <i>Medium (2 bedrooms or floor area ≤ 150m<sup>2</sup>)</i>	1.5	1.25															
(c) <i>Large (3 or more bedrooms or floor area &gt; 150m<sup>2</sup>)</i>	2.0	1.75															
(d) <i>Additional visitor car parking</i>	0.5	0.25															



Kind of Development	Number of Vehicle Parks Required
<i>Supported Accommodation</i>	<i>Average spaces</i> <i>Additional for staff, service providers or visitors</i>
(a) <i>retirement village</i>	<i>1.0 per bedroom</i> <i>0.5 per bedroom</i>
(b) <i>aged persons' accommodation (residential aged care facility)</i>	<i>1.0 per 3 beds</i>
(c) <i>special accommodation house</i>	<i>1.0 per 3 beds</i>
Restaurant	1 per 3 seats <ul style="list-style-type: none"> <li>additional car parking if it incorporates take-away food.</li> </ul>
Retail Showroom	4 per 100 square metres of gross leasable floor space.
Shops (not including restaurants)	Within a Local Centre Zone: <ul style="list-style-type: none"> <li>5 per 100 square metres of total floor area.</li> </ul> Within a Neighbourhood Centre Zone, a Specialty Goods Zone or a Historic (Conservation) Zone - Centre: <ul style="list-style-type: none"> <li>6 per 100 square metres of total floor area.</li> </ul> Within a Mixed Use 1, 2 or 3 Zone: <ul style="list-style-type: none"> <li>7 per 100 square metres of total floor area.</li> </ul> Outside centre zones: <ul style="list-style-type: none"> <li>7 per 100 square metres of total floor area.</li> </ul> where total floor area includes store and other shop-associated areas, but excludes covered public circulation areas.
Skating Rinks	1 per 10 square metres of total floor area, plus provision for rates specified for restaurants, hotels and gymnasiums for that part of the development used for each such purpose.
Squash Courts	4 per squash court, plus provision for rates specified for restaurants, hotels and gymnasiums for that part of the development used for each such purpose.
Store	1 per 50 square metres of total floor area.
Warehouse	1 per 50 square metres of total floor area.

### DISABLED PARKING PROVISION

If a car park has more than 25 spaces then 1 space per 25 car parks must be provided for disabled car parking up to a maximum of 5 car parks.

### MULTIPLE USE PARKING PROVISION

The following provision is to be used where a site has a multiple use. Where two or more uses are located together and those uses occupy individually more than 10 percent of the total floor area, car parking should be provided for these uses at a rate applicable for each use. (a use which occupies less than 10 percent is considered to be an ancillary use)

### VEHICLE CAR PARK DESIGN

Vehicle car park design is to be in accordance with:

- (a) AS 2890.1 Off-street car parking;
- (b) AS 2890.2 Commercial vehicle facilities;
- (c) AS 2890.5 On-street parking.

## Table Un/5A

### 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
District Centre Zone	None
Urban Corridor Zone	None
Historic (Conservation) Zone - Centre Local Centre Zone Mixed Use 1 Zone Mixed Use 2 Zone Mixed Use 3 Zone Neighbourhood Centre Zone Specialty Goods Centre Zone	<p>Any part of the development site is located in accordance with at least one of the following:</p> <ol style="list-style-type: none"> <li>(a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></li> <li>(b) within 400 metres of a bus interchange<sup>(1)</sup> that is part of a high frequency public transit service<sup>(2)</sup></li> <li>(c) within 400 metres of an O-Bahn interchange<sup>(1)</sup></li> <li>(d) within 400 metres of a passenger rail station<sup>(1)</sup> that is part of a high frequency public transit service<sup>(2)</sup></li> <li>(e) within 400 metres of a passenger tram station<sup>(1)</sup></li> <li>(f) within 400 metres of the Adelaide Parklands.</li> </ol>

<sup>(1)</sup> 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

<sup>(2)</sup> 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 including (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)
- (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
Urban Corridor Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

**Table 2: Residential development excluding tourist accommodation**

Location of development	Desired minimum number of vehicle parking spaces
<b>District Centre Zone</b>	<p>Detached, semi-detached, group and row dwellings:</p> <ul style="list-style-type: none"> <li>(a) 1.00/1 or 2 bedrooms</li> <li>(b) 2.00/3+ bedrooms</li> </ul> <p>Residential flat buildings:</p> <ul style="list-style-type: none"> <li>(a) 0.25/studio</li> <li>(b) 0.75/1 bedroom</li> <li>(c) 1.00/2 bedrooms</li> <li>(d) 1.25/3+ bedrooms</li> <li>(e) 0.25 visitor space/dwelling.</li> </ul> <p>Spaces should be separately identified from the non-residential use car park.</p> <p>Visitor spaces are only required if visitors do not have access to the non-residential use car park.</p> <p>One space per dwelling should be undercover.</p> <p>Residential flat building spaces should be an average with the total rounded up to the nearest whole number.</p>

**Table 3: Tourist accommodation**

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
<b>District Centre Zone</b>	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

**TABLE Un/6****Off-street Bicycle Parking Requirements for Mixed Use, Corridor and District Centre Zones**

The following bicycle parking requirements apply to development specifically in Mixed Use, Corridor and District Centre Zones.

- 1 In residential and mixed use development, the provision of bicycle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.
- 2 Residential and mixed use development, in the form of multi-storey buildings, should provide bicycle parking in accordance with the following rates:

<b>Form of development</b>	<b>Employee/resident (bicycle parking spaces)</b>	<b>Visitor/shopper (bicycle parking spaces)</b>
Residential component of multi-storey building/residential flat building	1 for every 2 dwellings	1 for every 6 dwellings
Office	1 for every 150 square metres of gross leasable floor area	2 plus 1 per 500 square metres of gross leasable area
Shop	1 for every 300 square metres of gross leasable floor area	1 for every 600 square metres of gross leasable floor area
Tourist accommodation	1 for every 20 employees	2 for the first 40 rooms plus 1 for every additional 40 rooms
Other non-residential development	1 for every 150 square metres of gross leasable floor area	2 plus 1 per 500 square metres of gross leasable floor area

**TABLE Un/7****Complying Development**

The following forms of development are complying development throughout the City of Unley area (other than development which affects a State heritage place, or as otherwise indicated below), and are additional to the complying forms of development listed in the zone provisions of this Development Plan. To the extent of any inconsistency between the zone provisions and this Table, the zone provisions will prevail:

**Building Works**

Other than in relation to a Local Heritage Place, Historic (Conservation) Zone – Centre, Residential Historic (Conservation) Zone or Residential Streetscape (Built Form) Zone:

- (a) the construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous three years where the new building has the same, or substantially the same, layout and external appearance as the previous building;
- (b) work undertaken within a building that does not increase the total floor area of the building and does not alter the external appearance of the building to a substantial degree;
- (c) the demolition and removal of a building, or any part thereof;
- (d) the construction of a fence not exceeding two metres in height (measured from the lower of the two adjoining finished ground levels), other than:
  - (i) a fence within six metres of the intersection of the two boundaries of the land where those boundaries both face a road, other than where a 4 x 4 metre corner cut-off has already been provided (and is to be preserved); or
  - (ii) a masonry fence that would exceed one metre in height (measured from the lower of the two adjoining finished ground levels); or
- (e) the construction of a water tank having a floor area not exceeding 10 square metres and a height not greater than four metres above the ground.

## TABLE Un/8

## Assignment of Categories for Public Notification Purposes

## PART 1: Category 1 Development

Kind of Development	Exceptions <i>If a kind or form of development is listed in this Column, the development is <b>not</b> assigned as Category 1</i>	Applicable Zones
<p><b>Complying Development</b> Any development classified as a complying development in the zone provisions and <a href="#">Table Un/7</a> of this Development Plan, or which would be a complying development if it were to meet the conditions associated with the classification where the failure to meet those conditions is, in the opinion of the relevant authority, of a minor nature only.</p>		All
<p><b>Demolition</b></p>	<ul style="list-style-type: none"> <li>• Demolition involving a Contributory Item in a Historic (Conservation) Zone – Centre or Residential Historic (Conservation) Zone (other than demolition of any part not contributing to heritage value and the desired character)</li> <li>• Demolition in Residential Streetscape (Built Form) Zone (other than demolition of a building or any part of a building not complementing the desired streetscape character)</li> <li>• Demolition involving a Local Heritage Place (other than demolition of any part of a Local Heritage Place not contributing to the heritage value of the Place)</li> <li>• Demolition involving a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place)</li> </ul>	All
<p>Except where the development is classified as non-complying or Category 2 under this Development Plan, any development which comprises:</p> <p><b>A change in the use of land to a residential use that is consequential on the construction of, or conversion of a building to, a dwelling, or on the resumption of use of such a building</b></p> <p><b>Carport Attached to a New Dwelling</b></p> <p><b>Dwelling and Home Office</b></p> <p><b>Dwelling (including Addition to Dwelling)</b></p> <p><b>Garage Attached to a New Dwelling</b></p> <p><b>Verandah Attached to a New Dwelling</b></p> <p><b>Dwelling includes detached, semi-detached or row dwelling</b></p>	<ul style="list-style-type: none"> <li>• Group Dwelling</li> <li>• Multiple Dwelling</li> <li>• Residential Flat Building</li> <li>• Detached Dwelling on a hammerhead site (ie, behind another dwelling or dwellings fronting a public road)</li> <li>• Development of two or more storeys in height (where "two storeys" is defined as a total of one habitable floor level directly above another, not including an undercroft garage), or greater than 6.5 metres building height (measured above natural ground level at any point)</li> <li>• Development located on a site any part of which is within 30 metres of a non-residential zone</li> <li>• Development located within 600mm of an allotment boundary (other than common side boundaries between proposed semi-detached or row dwellings)</li> <li>• Development not conforming to site coverage or side or rear boundary set-back provisions in Council Wide or zone principles of development control</li> </ul>	All Residential Institutional

Kind of Development	Exceptions <i>If a kind or form of development is listed in this Column, the development is <b>not</b> assigned as Category 1</i>	Applicable Zones
	<ul style="list-style-type: none"> <li>• Development located on a site abutting a State or Local Heritage Place</li> <li>• A home office having a floor area in excess of 50 square metres or 30 percent of the total floor area of the associated dwelling (excluding any garage/carport) whichever is the lesser</li> <li>• Development of a garage or carport located closer to the primary street frontage than the associated dwelling</li> </ul>	
<p>Except where the development is classified as Category 2 under this Development Plan, any development which comprises:</p> <p><b>Fence</b></p>	<ul style="list-style-type: none"> <li>• Solid fences exceeding 2.1 metres in height (measured from the lower of the two adjoining finished ground levels)</li> <li>• Lattice fencing and screens exceeding 2.8 metres in height (measured from the lower of the two adjoining finished ground levels)</li> <li>• Front and corner fencing located forward of the building line exceeding 2.1 metres in height (measured from the lower of the two adjoining finished ground levels)</li> </ul>	All
<p>Except where the development is classified as Category 2 under this Development Plan, any development which comprises:</p> <p><b>Domestic Outbuilding, including a garage or carport</b></p> <p><b>Carport Attached to an Existing Dwelling</b></p> <p><b>Garage Attached to an Existing Dwelling</b></p> <p><b>Pergola, sail or like</b></p> <p><b>Verandah Attached to an Existing Dwelling</b></p> <p><b>Dwelling includes all forms of dwelling: including detached, semi-detached, row, multiple, group or residential flat building</b></p>	<ul style="list-style-type: none"> <li>• Development located within 600mm of an allotment boundary</li> <li>• Development involving a tree damaging activity to a significant tree</li> <li>• Development involving the demolition of a Local Heritage Place</li> <li>• Development located on a site abutting a State or Local Heritage Place</li> <li>• Development of two or more storeys or greater than 6 metres in height</li> <li>• Development of a garage or carport located closer to the primary street frontage than the associated dwelling</li> <li>• Development of a domestic outbuilding having an area in excess of 10% of the allotment or site area</li> </ul>	All Residential Institutional
<p>Except where the development is classified as non-complying or Category 2 under this Development Plan, any development which comprises:</p> <p><b>Aged persons accommodation</b></p> <p><b>Group dwelling</b></p> <p><b>Multiple dwelling</b></p> <p><b>Nursing home</b></p> <p><b>Residential flat building</b></p> <p><b>Rest home</b></p> <p><b>Retirement village</b></p> <p><b>Residential care facility</b></p>	<p>Development of three or more storeys in height, where one or more of the following applies:</p> <p>(a) located within 30 metres of Ross Street or Fourth Avenue</p> <p>(b) maximum building height exceeds 14 metres</p> <p>(c) road or boundary setback is less than prescribed</p>	Norman Terrace (Residential Regeneration) Policy Area 26



Kind of Development	Exceptions <i>If a kind or form of development is listed in this Column, the development is <b>not</b> assigned as Category 1</i>	Applicable Zones
<p><b>Minor Development</b> Except where the development is classified as non-complying under this Development Plan, any development which comprises a kind of development which, in the opinion of the relevant authority, is of a minor nature only and is unlikely to be the subject of reasonable objection from the owners or occupiers of land in the locality of the site of the development.</p>		All
<p><b>Minor Non-complying Development</b> Any development classified as non-complying under this Development Plan which comprises:</p> <p>(a) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or</p> <p>(b) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only.</p>		All
<p><b>Land Division</b> The division of land (including for the construction of a road or thoroughfare) where the applicant proposes to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the objective of the zone under this Development Plan.</p>	<ul style="list-style-type: none"> <li>• Land Division which creates more than four allotments (unless the land division creates allotments that reflect existing or approved dwelling configuration)</li> <li>• Land division which creates a hammerhead allotment (unless the land division creates allotments that reflect existing or approved dwelling configuration)</li> <li>• Land division which will, in the opinion of the relevant authority, change the nature and function of an existing road (unless the land division creates allotments that reflect existing or approved dwelling configuration)</li> <li>• Land Division which creates one or more additional allotments for residential purposes where any allotment does not meet Council-wide and relevant zone principles of development control (unless the land division creates allotments that reflect existing or approved dwelling configuration)</li> </ul>	All
<p><b>Infrastructure</b> Any development which comprises the construction of, or alteration to, a water or wastewater (or water and wastewater) treatment plant, or associated infrastructure, as part of a project for the provision, extension or improvement of public infrastructure, and which is undertaken on land owned by the Crown, a Minister of the Crown, or an agency or instrumentality of the Crown.</p>		All

Kind of Development	Exceptions <i>If a kind or form of development is listed in this Column, the development is <b>not</b> assigned as Category 1</i>	Applicable Zones
<p><b>Special Event</b> Any development which comprises a special event if:</p> <p>(a) the special event (meaning a community, cultural, arts, entertainment, recreational, sporting or other similar event that is to be held over a limited period of time) will not be held over more than three consecutive days; and</p> <p>(b) in the opinion of the relevant authority, an event of a similar or greater size, or of a similar or greater impact on surrounding areas, has not been held on the same site (or substantially the same site) within six months immediately preceding the day or days on which the special event is proposed to occur.</p>		All
<p><b>Tree Damaging Activity</b></p>	<ul style="list-style-type: none"> <li>• Removal of a significant tree listed in <a href="#">Table Un/9</a></li> <li>• Removal of a significant tree having a height in excess of 10 metres</li> <li>• Removal of any part of a significant tree located within 5 metres of a property boundary</li> <li>• Lopping of a significant tree involving a branch having a circumference in excess of 600mm at any point</li> <li>• Lopping of a significant tree involving in excess of 30% of the total canopy volume</li> </ul>	All
<p><b>Spa Bath (Outdoor) Swimming Pool</b></p>	<ul style="list-style-type: none"> <li>• Development of an in-ground swimming pool located less than 1.5 metres from any adjoining property or having a finished height above natural ground level greater than 0.5 metres</li> <li>• Development of an above-ground swimming pool or outdoor spa bath less than 5 metres from any adjoining property or having a finished height above natural ground level greater than 1.5 metres</li> <li>• Development of a swimming pool or outdoor spa bath not associated with a dwelling or used for commercial purposes</li> <li>• Development of associated decks and paved areas adjacent to a swimming pool or outdoor spa bath: <ul style="list-style-type: none"> <li>(a) located less than 1 metre from any property boundary; and/or</li> <li>(b) having a finished height above natural ground level greater than 0.5 metres or 1.5 metres for in-ground or above-ground swimming pools/spa baths respectively.</li> </ul> </li> </ul>	All Residential Institutional

Note: Regulation 32(2) of the Development Regulations 2008, provides that development or activities that are specified in Schedule 22 of the Development Regulations 2008 (Activities of Major Environmental Significance), which would otherwise be assigned as Category 1 Development, are assigned as Category 2 Development, unless the relevant authority forms the opinion the development is of a minor nature.

## PART 2: Category 2 Development

Kind of Development	<b>Exceptions</b> <i>If a kind or form of development is listed in this Column, the development is <b>not</b> assigned as Category 2</i>	Applicable Zones
<p>Except where the development is classified as non-complying or Category 1 Development under this Development Plan, any development which comprises:</p> <p><b>Carport Attached to a Dwelling</b></p> <p><b>Domestic Outbuilding including a garage or carport</b></p> <p><b>Dwelling (including Addition to Dwelling)</b></p> <p><b>Dwelling and Home Office</b></p> <p><b>Garage Attached to a Dwelling</b></p> <p><b>Multiple Dwelling</b></p> <p><b>Nursing Home</b></p> <p><b>Outdoor Spa Bath</b></p> <p><b>Pergola, sail or like</b></p> <p><b>Rest Home</b></p> <p><b>Retirement Village</b></p> <p><b>Swimming Pool</b></p> <p><b>Verandah Attached to a Dwelling</b></p> <p><b>Dwelling includes all forms of dwelling: including detached, semi-detached, row, multiple, group or residential flat building</b></p>	<ul style="list-style-type: none"> <li>• Development in Areas 1 and 3 in the Residential Regeneration Zone, Renewal Policy Area 15 where the height (measured to top of roof) exceeds 9 metres or is greater than 2 storeys plus attic</li> <li>• Development in Area 2 in the Residential Regeneration Zone, Renewal Policy Area 15 where the height (measured to top of roof) exceeds 12 metres or is greater than 3 storeys</li> <li>• Other than for the Residential Zone (on sites &gt;5000 square metres), Residential Regeneration Zone and Policy Areas 13, 14, 15, 16 and 26 and Residential C150 Zone, any development in excess of two storeys in height</li> <li>• Demolition involving a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place)</li> </ul>	All Residential Institutional
<p>Except where the development is classified as non-complying or Category 1 Development under this Development Plan, any development which comprises:</p> <p><b>Advertisement</b></p> <p><b>Demolition</b></p> <p><b>Fence</b></p> <p><b>Land Division</b></p> <p><b>Recreation Area</b></p> <p><b>Special Event</b></p> <p><b>Tree Damaging Activity</b></p>	<ul style="list-style-type: none"> <li>• Demolition involving a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place)</li> </ul>	All Zones

**TABLE Un/9**  
**Significant Tree List**

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
4 Addiscombe Pl Unley Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	6	5	5499/302;	i ii iii iv v vi
	<i>Araucaria cunninghamii</i>	Hoop Pine	16	40		i iii iv v vi
6 Addiscombe Pl Unley Park	<i>Corymbia citriodora</i>	Lemon Scented Gum	15	20	5868/375;	iii iv v vi
	<i>Corymbia citriodora</i>	Lemon Scented Gum	18	18		i iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	72	6		i ii iii iv v vi
	<i>Araucaria cunninghamii</i>	Hoop Pine	40	78		i iii iv v vi
	<i>Viburnum tinus (hedge)</i>	Laurestinus	58	65		i iv v vi
	<i>Rosa banksii</i>	Banksia Rose	62	48		i v vi
40 Albert St Goodwood	<i>Eucalyptus camaldulensis</i>	River Red Gum	37	10	5007/311 -314	i ii iii v vi
61 Albert St Goodwood 'Souter Park'	<i>Celtis occidentalis</i>	Hackberry	85	53	5663/129; 5754/551	i iv vi
	<i>Celtis occidentalis</i>	Hackberry	80	60		i iv vi
	<i>Celtis occidentalis</i>	Hackberry	18	78		i iv vi
6 Allen Grove Unley	<i>Pinus pinea</i>	Stone Pine	3	18	5208/29	i iii iv v vi
3 Andrew Ave Millswood	<i>Cedrus atlantica 'Glauca'</i>	Blue Cedar	8	7	5292/880	i iii iv v vi
9A Andrew Ave Millswood	<i>Erythrina crista-galli</i>	Coral Tree	10	4	5633/27	i iii iv v vi
11 Andrew Ave Millswood	<i>Ginkgo biloba(female)</i>	Maidenhair Tree	30	40	5167/517	i vi
	<i>Sapium sebiferum</i>	Chinese Tallow Tree	1	20		i vi
	<i>Catalpa bignonioides</i>	Indian Bean Tree	12	25		i vi
27 Aroha Tce Black Forest	<i>Quercus sp.</i>	Oak	13	7	5738/165	i vi
33 Aroha Tce Black Forest	<i>Cedrus atlantica 'Glauca'</i>	Blue Cedar	8	6.5	5728/421	i vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
Aroha Tce Black Forest (Opp No. 40)	<i>Ceratonia siliqua</i>	Carob	845	2	Tramway Reserve	i iv vi
Aroha Tce Black Forest (Opp No.42)	<i>Casuarina glauca (group)</i>	Swamp Oak	850	2	Tramway	i iii iv v vi
14 Arthur St Unley 'St John Ambulance'	<i>Pittosporum undulatum</i>	Sweet Pittosporum	15	9	5406/108	i iii iv v vi
2 Avenue Rd Millswood	<i>Toona ciliata</i>	Red Cedar	11	8	5132/870; 5420/193	i iii iv v vi
8 Avenue Rd Millswood	<i>Eucalyptus camaldulensis</i>	River Red Gum	0	52	5226/639	i ii iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	0	56		i ii iii iv v vi
32 Avenue Rd Millswood	<i>Cinnamomum camphora</i>	Camphor Laurel	49	9	4076/18	i iii iv v vi
37 Avenue Rd Millswood	<i>Robinia pseudoacacia</i>	Black Locust	39	6	5468/541	i iii iv v vi
	<i>Robinia pseudoacacia</i>	Black Locust	27	5		i iii iv v vi
1 Bendall Ave Wayville	<i>Toona ciliata</i>	Red Cedar	30	2	5321/561; 5321/565	i vi
9 Boffa St Hyde Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	7	46	5546/983	i ii iii iv v vi
83 Cambridge Tce Malvern	<i>Arbutus unedo</i>	Irish Strawberry Tree	0	7	5422/131	i iii iv v vi
87 Cambridge Tce Malvern	<i>Araucaria heterophylla</i>	Norfolk Island Pine	49	5	4173/297; 5835/856	i iii iv v vi
88 Cambridge Tce Malvern 'Resthaven'	<i>Phoenix canariensis</i>	Canary Island Date Palm	4	6	5192/957	i vi
	<i>Arecastrum romanzoffianum</i>	Queen Palm	2	12		i iii iv v vi
99 Cambridge Tce Malvern	<i>Quercus ilex</i>	Holm Oak	0	44	5828/407	i iii iv v vi
106 Cambridge Tce Malvern	<i>Araucaria heterophylla</i>	Norfolk Island Pine	18	34	5721/56	i iii iv v vi
112 Cambridge Tce Malvern	<i>Araucaria bidwillii</i>	Bunya Pine	6	32	5206/252; 5206/113	i iii iv v vi
	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	6	23		i iii iv v vi
	<i>Corymbia citriodora</i>	Lemon Scented Gum	38	8		i iii iv v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
	<i>Ficus macrophylla</i>	Moreton Bay Fig	2	54		i iii iv v vi
122 Cambridge Tce Malvern	<i>Corymbia citriodora</i>	Lemon Scented Gum	1	30	5081/881	i vi
133 Cambridge Tce Malvern	<i>Cupressus macrocarpa</i>	Monterey Cypress	19	27	5068/102	i iii iv v vi
Commercial Rd Hyde Park	<i>Platanus x acerifolia</i> (group)	London Plane	10	2	Street Trees – between Westall & Hague Streets	i iv vi
4 Commercial Rd Hyde Park	<i>Brachychiton populneus</i>	Kurrajong	30	8	5557/23	i iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	29	3		i ii iii v vi
	<i>Ficus macrophylla</i>	Moreton Bay Fig	10	43		i iii v vi
31 Commercial Rd Hyde Park	<i>Jacaranda mimosifolia</i>	Jacaranda	25	8	5431/590	i vi
33 Commercial Rd Hyde Park	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	2	15	5084/387	i iii v vi
33A Commercial Rd Hyde Park	<i>Cinnamomum camphora</i>	Camphor Laurel	11	8	5722/706	i vi
35 Commercial Rd Hyde Park	<i>Eucalyptus camaldulensis</i> (Group)	River Red Gum (Group)	4	6	5498/424; 5695/634	i ii iii iv v vi
2 Cremorne St Fullarton	<i>Calodendrum capense</i>	Cape Chestnut	15	5	5713/270	i iii iv v vi
59A Cremorne St Malvern	<i>Araucaria heterophylla</i>	Norfolk Island Pine	7	5	5446/10	i iii iv v vi
102 Cross Road Highgate	<i>Ulmus parvifolia</i>	Chinese Elm	5	20	2342/5	i iii v
262-264 Cross Rd Kings Park	<i>Butia capitata</i>	Jelly Palm	50	9	5555/147; 5555/148; 5555/149	i vi
360A Cross Rd Clarence Park 'Page Park'	<i>Corymbia citriodora</i>	Lemon Scented Gum	5	26	5166/834	i iii iv v vi
	<i>Pinus pinea</i>	Stone Pine	50	100		i vi
Culross Ave Myrtle Bank, Creekside Reserve	<i>Eucalyptus camaldulensis</i>	River Red Gum	15	20	594/7	i iii iv v vi
1 Curzon Ave Millswood 'Goodwood Oval'	<i>Quercus suber</i> (row)	Cork Oak	56	13	1102/124	i iii iv v vi
	<i>Quercus ilex</i>	Holm Oak	40	20		i iii iv v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
	<i>Ficus rubiginosa</i>	Port Jackson Fig	100	28		i iii iv v vi
9-11 Davenport Tce Wayville	<i>Araucaria heterophylla</i>	Norfolk Island Pine	30	12	5006/434; 5006/435; 5006/436	i vi
9 Dixon St Clarence Park	<i>Cedrus deodara</i>	Deodar Cedar	1	18	5662/209; 5992/209	i v vi
3 Douglas St Millswood	<i>Eucalyptus camaldulensis</i>	River Red Gum	7	57	5110/183	i ii iii iv v vi
Adj. 51 Dover St Malvern	<i>Quercus suber</i>	Cork Oak	50	0	Street Tree	i iii iv v vi
5 Erskine St Goodwood	<i>Livistona australis</i>	Cabbage Tree Palm	10	12	5226/784	i iii v vi
24 Erskine St Goodwood	<i>Phoenix canariensis</i>	Canary Island Date Palm	4	4	5159/218	i vi
	<i>Washingtonia robusta</i>	Mexican Fan Palm	2	14		i vi
26 Erskine St Goodwood	<i>Ginkgo biloba</i>	Maidenhair Tree	10	3	5129/534	i vi
25 Ethel St Forestville 'Reserve'	<i>Fraxinus angustifolia subsp. oxycarpa.</i>	Ash	10	2	1815/3	i iv
	<i>Fraxinus angustifolia subsp. oxycarpa (group)</i>	Ash	8	8		i iv vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	150	15		i ii iii v vi
2 Eton St Malvern	<i>Cinnamomum camphora</i>	Camphor Laurel	4	5	5151/358	i iii iv v vi
11 Eton St Malvern	<i>Grevillea robusta</i>	Silky Oak	16	4	5406/978	i iii iv v vi
41 Eton St Unley	<i>Magnolia grandiflora</i>	Bull Bay	18	28	5094/792	i iii iv v vi
48 Eton St Malvern	<i>Ficus sp.</i>	Fig	1	4	5823/711	iii vi
10 Eurilpa Ave Everard Park	<i>Phoenix dactylifera</i>	Date Palm	7	6	5152/699	i vi
47 Fairford St Unley	<i>Eucalyptus camaldulensis</i>	River Red Gum	3	20	763/37	i ii iii v vi
72 Fairford St Unley	<i>Cedrus deodara</i>	Deodar Cedar	6	4	5155/422	i v vi
14 Fashoda St Hyde Park	<i>Washingtonia robusta</i>	Mexican Fan Palm	20	20	5767/960	i iii v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
22A Ferguson Ave Myrtle Bank	<i>Eucalyptus camaldulensis</i>	River Red Gum	0	5	5239/944	i ii iii iv v vi
66 Ferguson Ave Myrtle Bank	<i>Taxus baccata</i>	Yew	16	6	2023/114	i iii iv v
16 Fern Ave Fullarton 'Barn Abbey'	<i>Diospyros kaki</i>	Japenese Persimmon	5	7	5107/426	i iii v
19 Fisher St Myrtle Bank	<i>Eucalyptus camaldulensis</i>	River Red Gum	0	33	5095/903	i ii iii iv v vi
23 Fisher St Myrtle Bank	<i>Cedrus deodara</i>	Deodar Cedar	14	6	5071/866	i iii iv v vi
39 Fisher St Myrtle Bank	<i>Pittosporum undulatum</i>	Sweet Pittosporum	50	10	4105/45	i iii v vi
	<i>Phoenix canariensis</i>	Canary Island Date Palm	40	10		i vi
	<i>Phoenix canariensis</i>	Canary Island Date Palm	12	10		i vi
78 Fisher St Fullarton 'Woodfield'	<i>Pheonix reclinata</i>	Senegal Date Palm	100	55	5171/402; 5171/403; 5171/404; 5171/405	i iii v vi
	<i>Trachycarpus fortunei</i>	Windmill Palm	65	55		i iii v
	<i>Photinia serrulata</i>	Chinese Hawthorn	100	40		i v
	<i>Cedrus atlantica 'Gluca'</i>	Blue Cedar	35	20		i iii iv v vi
	<i>Quercus ilex</i>	Holm Oak	75	6		i iii iv v vi
	<i>Dracaena draco</i>	Dragon Tree	40	50		i iii v
	<i>Cedrus deodara</i>	Deodar Cedar	40	50		i iii v vi
	<i>Quercus robur</i>	English Oak	30	55		i iii v vi
	<i>Cassine papillosa</i>	-	60	55		i iii iv v vi
202 Fisher St Malvern	<i>Schinus molle var. azeria</i>	Peppercorn	0	44	5002/658	i vi



Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
269 Fullarton Rd Fullarton 'Howard Florey Reserve'	<i>Araucaria heterophylla</i>	Norfolk Island	64	6	5754/552; 3664/167	i iii iv v vi
	<i>Araucaria heterophylla</i>	Pine	32	6		i iii iv v vi
	<i>Araucaria heterophylla</i>	"	64	6		i iii iv v vi
	<i>Araucaria heterophylla</i>	"	48	6		i iii iv v vi
	<i>Araucaria heterophylla</i> - row of 6	"	40	6		i iii iv v vi
	<i>Araucaria heterophylla</i>	"	70	6		i iii iv v vi
328 Fullarton Rd Fullarton 'Stow Court'	<i>Ulmus glabra</i>	Wych Elm	73	36	5479/362	i vi
	<i>Fraxinus 'Raywood'</i>	Claret Ash	67	41		i iii iv v vi
	<i>Syzygium paniculatum</i>	Brush Cherry or Lilly Pilly	40	40		i vi
	<i>Sapium sebiferum</i>	Chinese Tallow Tree	60	40		i iii iv v vi
411 Fullarton Rd Fullarton 'Fullarton Park'	<i>Photinia serrulata</i>	Chinese Hawthorn	67	42	5831/568	i iii v
	<i>Macadamia integrifolia</i>	Smooth-shelled Macadamia Nut	128	67		i iii v vi
	<i>Premna lignum-vitae</i>	-	93	35		i iii iv v vi
	<i>Araucaria bidwillii</i>	Bunya Pine	103	35		i iii iv v vi
	<i>Eucalyptus camaldulensis</i> (Group)	River Red Gum (Group)	63	30		i ii iii iv v vi
	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	105	60		i iii iv v vi
	<i>Pinus halepensis</i> (row-8)	Aleppo Pine	1	10		i vi
	<i>Quercus ilex</i>	Holm Oak	70	74		i iii iv v vi
	<i>Ceratonia siliqua</i>	Carob	87	18		i iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	70	50		i ii iii v vi
1 George St Unley Park	<i>Acer negundo</i>	Box Elder	30	14	5672/265	i iii vi
5 George St Unley Park	<i>Phoenix canariensis</i>	Canary Island Date Palm	25	7	5380/193	i vi
28 George St Unley Park	<i>Syzygium paniculatum</i>	Brush Cherry or Lilly Pilly	34	5	5087/438	i vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
Gilbert St Goodwood (Adj. No. 2 Rushton Street)	<i>Eucalyptus camaldulensis</i>	River Red Gum	2	2	Street Tree	i ii iii v vi
181 Goodwood Rd Millswood 'The Orphanage'	<i>Feijoa sellowiana</i>	Pineapple Guava	50	33	5550/679	iv v
	<i>Feijoa sellowiana</i>	Pineapple Guava	56	31		iii iv v
	<i>Vitex lucens</i>	Puriri	53	25		i iii iv v vi
	<i>Citharexylum quadrangulare</i>	Jamaican Fiddlewood	28	32		i iii iv v vi
	<i>Brachychiton Hybrid</i>	Kurrajong	70	35		i iii iv v vi
	<i>Araucaria heterophylla</i>	Norfolk Island Pine	19	10		i iii iv v vi
318 Goodwood Rd Clarence Park 'Uniting Church'	<i>Quercus robur</i>	English Oak	52	4.5	5207/310; 5788/192; 5729/781; 5187/276	vi
8 Gordon Rd Black Forest	<i>Magnolia grandiflora</i>	Bull Bay	6	6	5376/131	i vi
11 Gordon Rd Black Forest	<i>Agonis flexuosa</i>	Willow Myrtle	15	4	5232/802	i iii vi
1 Graham Ave Millswood	<i>Cedrus atlantica</i> 'Glauca'	Blue Cedar	18	5	5116/918	i iii iv v vi
Greenhill Rd	<i>Ulmus sp.</i>	Elm			Street Trees – Median strip (suburbs of Parkside, Unley, Wayville)	i iii iv v vi
175 Greenhill Rd Parkside 'Braested'	<i>Pinus pinea</i>	Stone Pine	20	10	5410/365	i iii iv v vi
179 Greenhill Rd Parkside	<i>Pinus pinea</i> (pair)	Stone Pine	0	2	823/106	i iii iv v vi
	<i>Phytolacca dioica</i>	Ombu Tree	32	34		i iii iv v vi
17 Grove St Unley Park	<i>Cedrus atlantica</i> 'Glauca'	Blue Cedar	5	15	4000/346	i vi
26 Grove St Unley Park	<i>Photinia sp.</i>	Chinese Hawthorn	2	38	5172/445	i iii iv v
32 Grove Ave Unley Park	<i>Ficus macrophylla</i>	Moreton Bay Fig	5	135	5809/595	i iii iv v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
34 Grove Ave Unley Park	<i>Jacaranda mimosifolia</i>	Jacaranda	23	35	5448/665; 5448/481	i iii iv v vi
	<i>Grevillea robusta</i>	Silky Oak	44	49		i iii iv v vi
	<i>Corymbia citriodora</i>	Lemon Scented Gum	35	1		i iii iv v vi
37 Grove Ave Unley Park	<i>Platanus sp.</i>	Plane Tree	7	18	5210/696	i iii iv v vi
1A Hartland Ave Black Forest	<i>Cinnamomum camphora</i>	Camphor Laurel	25	18	5054/918	i vi
1 Heywood Ave Unley Park	<i>Platanus sp.</i>	Plane Tree	5	3	5473/13	i iii iv v vi
2 Heywood Ave Unley Park	<i>Jacaranda mimosifolia</i>	Jacaranda	5	6	5065/578	i iii iv v vi
3 Heywood Ave Unley Park	<i>Platanus sp.(row)</i>	Plane Tree	4	3	5472/666	i iii iv v vi
6 Heywood Ave Unley Park	<i>Magnolia grandiflora</i>	Bull Bay	12	9	5500/477	i iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	31	7		i ii iii iv v vi
8 Heywood Ave Unley Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	20	8	5501/32	i ii iii iv v
18 High St Unley Park	<i>Syzygium paniculatum</i>	Brush Cherry or Lilly Pilly	20	13	5213/669	i vi
19 High St Unley Park	<i>Gleditsia tricanthos</i>	Honey Locust	7	4	5228/170	i iii iv vi
	<i>Platanus x acerifolia</i>	London Plane	9	36		i iii iv v vi
24 High St Unley Park 'Dolling Close'	<i>Jacaranda mimosifolia</i>	Jacaranda	3.5	8	5128/77	i iv v vi
	<i>Sapium sebiferum</i>	Chinese Tallow Tree	10	10		i vi
27 High St Unley Park	<i>Eriobotrya sp.</i>	Loquat	18	51	5109/203	iii iv v
31 High St Unley Park	<i>Ginkgo biloba</i>	Maidenhair Tree	12	3	5719/842	i vi
25 Hillsley Ave Everard Park	<i>Robinia pseudoacacia</i>	Black Locust	1	15	5628/557	i iii v vi
29 Hughes St Unley	<i>Eucalyptus camaldulensis</i>	River Red Gum	3	54	5250/317	i ii iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	6	54		i ii iii iv v vi
35 Hughes St Unley	<i>Eucalyptus ficifolia</i>	Red flowering Gum	5	7	5085/185	i iii iv v vi
Adj. 39 Invergowrie Av Highgate	<i>Quercus robur</i>	English Oak	50	2	Street Tree	i v vi
6 Jellicoe Ave Kings Park	<i>Bauhinia sp.</i>	Butterfly Bush	1	4	5347/940	i vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
16 Jellicoe Ave Kings Park	<i>Gleditsia 'Sunburst'</i>	Locust	6	6	5207/941	i iii iv v vi
Jellicoe Ave Kings Park 'Reserve'	<i>Quercus ilex</i>	Holm Oak	100	6	5779/420	i iii iv v vi
4 Kelvin Ave Clarence Park	<i>Ginkgo biloba</i>	Maidenhair Tree	4	9	5500/123	i vi
7 Kerta Weeta Ave Black Forest	<i>Persea americana</i>	Avacardo	22	32	5153/980	vi
20 King William Rd Goodwood 'Parkin Wesley'	<i>Chamerops humilis</i>	European Fan Palm	46	6	5505/997; 4137/678; 5187/278; 5828/301	i vi
30 King William Rd Goodwood	<i>Washingtonia robusta</i>	Mexican Fan Palm	20	10	5505/998; 5505/999	i iii iv v vi
67 King William Rd Unley	<i>Phoenix canariensis</i>	Canary Island Date Palm	17	26	5080/746; 5080/747	i vi
139 King William Rd Unley	<i>Cupressus sempervirens</i>	Mediterranean Cypress	7	4	5024/461	i iii iv v vi
139 King William Rd Unley	<i>Washingtonia filifera</i>	Fan Palm	2	24	5024/461	i iii iv v vi
187 King William Rd Hyde Park 'Hyde Park Tavern'	<i>Ficus microcarpa</i>	Small-fruited Fig	70	36	5133/860; 5133/863; 5133/861; 5133/862	i iii v vi
213 King William Rd Hyde Park	<i>Eucalyptus nicholii</i>	Peppermint Gum	2	8	5015/809	i iii iv v vi
	<i>Eucalyptus leucoxydon</i>	Yellow Gum	5	8		i ii iii iv v vi
12 Lambeth Walk Goodwood	<i>Gleditsia tricanthos</i>	Honey Locust	4	9	2641/191	i vi
Langdon St Clarence Park (Adj No. 9A)	<i>Phoenix canariensis</i>	Canary Island Date Palm	40	4	Street Tree	i vi
Adj. 10, 14, 18 Le Hunte St Wayville	<i>Pyrus calleryana</i>	Ornamental Pear	200	0.5	Street Tree	i iv v vi
Adj. 18 Le Hunte St Wayville	<i>Pyrus calleryana</i>	Ornamental Pear	215	0.5	Street Tree	i vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
Adj. 28, 26, 24 Le Hunte St Wayville	<i>Pyrus calleryana</i>	Ornamental Pear	225	0.5	Street Tree	i v vi
48 Le Hunte St Wayville 'Reserve'	<i>Prunus dulcis</i>	Almond	20	100	5198/897	i i
141 Leicester St Parkside	<i>Eucalyptus camaldulensis</i>	River Red Gum	15	25	5277/153; 5277/150; 5277/151; 5277/152	i ii iii v vi
Adj 4 Lewis St Goodwood	<i>Eucalyptus camaldulensis</i>	River Red Gum	16	0	Street Tree	i ii iii v vi
2 Lily St Goodwood (former Goodwood High site)	<i>Sequoia sempervirens</i>	Coast Redwood	102	5	5212/50	i
	<i>Araucaria heterophylla</i>	Norfolk Island Pine	3	4		i iii iv v vi
	<i>Araucaria cunninghamii</i>	Hoop Pine	102	20		i iv v vi
8 Lorraine St Clarence Park	<i>Cedrus atlantica 'Glauca'</i>	Blue Cedar	12	8	5366/409	i vi
8 Malcolm St Millswood	<i>Eucalyptus camaldulensis</i>	River Red Gum	80	1	5633/903	i ii iii iv v vi
9 Malcolm St Millswood	<i>Schinus molle var. areria</i>	Peppercorn	50	4	5245/220	i vi
29 Malcolm St Millswood	<i>Corymbia citriodora</i>	Lemon Scented Gum	17	4	5315/968	i iv v vi
2 Mansfield St Goodwood	<i>Olea europaea</i>	European Olive	41	4	5158/360	i vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	30	13		i ii iii v vi
14 Marion St Unley	<i>Schinus molle var. areria</i>	Peppercorn	60	0	5789/86	i vi
36 Marlborough St Malvern	<i>Juglans sp.</i>	Walnut	1	46	5104/459	i iii iv v
	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	3	9		i iii iv v vi
40 Marlborough St Malvern	<i>Ginkgo biloba (male)</i>	Maidenhair Tree	15	10	5451/88	i iii iv v vi
44 Marlborough St Malvern (Malvern Uniting Church)	<i>Eucalyptus cladocalyx</i>	Sugar Gum	3	5	5701/125; 5826/535	i iii iv v vi
58 Marlborough St Malvern	<i>Syzygium paniculatum</i>	Brush Cherry or Lilly Pilly	1	20	5784/351; 5670/299	i vi

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	Genus/Species	Common Name				
27 Mary St Unley	<i>Magnolia grandiflora</i>	Bull Bay	10	11	4202/422; 4169/470	i iii iv v vi
43 Mary St Unley	<i>Washingtonia filifera</i>	Fan Palm	3	9	5478/460	i iii iv v vi
74 Mary St Unley	<i>Washingtonia filifera</i>	Fan Palm	16	9	5089/465	i iii iv v vi
44 Mills St Unley Park	<i>Eucalyptus ficifolia</i>	Red flowering Gum	12	6	5752/254	i iii iv v vi
	<i>Quercus robur</i>	English Oak	3	6		i iii iv v vi
70 Mills St Clarence Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	16	2.5	5830/122	i ii iii v vi
7 Millswood Cres Millswood	<i>Cedrus deodara</i>	Deodar Cedar	7	5	5516/880	i iii iv v vi
22 Millswood Cres Millswood	<i>Cedrus atlantica</i> 'Glauca'	Blue Cedar	10	5	5154/109	i iii iv v vi
47 Millswood Cres Millswood	<i>Jacaranda mimosifolia</i>	Jacaranda	16	7	5533/373	i iii iv v vi
62 Mitchell St Millswood	<i>Washingtonia robusta</i>	Mexican Fan Palm	4	6	5424/828	i v vi
16 Northgate St Unley Park	<i>Corymbia citriodora</i>	Lemon Scented Gum	11	6	5229/63	i iii iv v vi
19 Northgate St Unley Park	<i>Ginkgo biloba</i> (female)	Maidenhair Tree	3	20	5092/76	i iii iv v vi
25 Northgate St Unley Park	<i>Ailanthus altissima</i>	Tree of Heaven	3	24	5560/235	i iii iv v vi
	<i>Acer sp.</i>	Maple	15	19		i iv v vi
	<i>Agathis robusta</i>	Kauri Pine	2	51		i iii iv v vi
27 Northgate St Unley Park	<i>Agonis sp.</i> (dwarf var.)	Willow Myrtle	8	5	5548/818	v
	<i>Arbutus unedo</i>	Irish Strawberry Tree	1	8		i iii iv v vi
30 Northgate St Unley Park	<i>Ulmus procera</i> 'L Van Houtte'	English Elm	1	5	5485/327 5485/413	i iii iv v vi
35 Northgate St Unley Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	14	1	5643/841	i ii iii iv v vi
43 Northgate St Unley Park 'Heywood Park'	<i>Ficus rubiginosa</i>	Port Jackson Fig	6	170	1612/164; 1612/163; 1373/33	i iii iv v vi
	<i>Callitris preissii</i>	Slender Cypress Pine	210	35		i ii iii iv v vi
	<i>Corymbia calophylla</i>	Marri	170	150		i iii iv v vi

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	Genus/Species	Common Name				
	<i>Celtis occidentalis</i>	Hackberry	150	170		i iii iv v vi
	<i>Ficus macrophylla</i>	Moreton Bay Fig	185	34		i iii iv v vi
	<i>Eucalyptus microcarpa</i>	Western Grey Box	175	160		i ii iii iv v vi
	<i>Pinus pinea</i>	Stone Pine	185	180		i iii iv v vi
	<i>Corymbia citriodora</i>	Lemon Scented Gum	60	18		i iii iv v vi
	<i>Quercus robur</i>	English Oak	30	200		i iii iv v vi
	<i>Pinus halepensis</i>	Aleppo Pine	200	180		i iii iv v vi
	<i>Eucalyptus camaldulensis</i> (Group of 20+)	River Red Gum	180	3		i ii iii iv v vi
	<i>Ficus macrophylla</i>	Moreton Bay Fig	190	10		i iii iv v
	<i>Eucalyptus camaldulensis</i>	River Red Gum	70	10		i ii iii iv v vi
44 Northgate St Unley Park	<i>Laurus nobilis</i>	Sweet Bay	18	10	5168/309	i iii iv v vi
76 Northgate St Unley Park	<i>Magnolia grandiflora</i>	Bull Bay	16	19	4040/441	i iii iv v vi
79 Northgate St Unley Park	<i>Laurus nobilis</i>	Sweet Bay	38	27	5349/257	i iii iv v vi
80 Northgate St Unley Park	<i>Cedrus atlantica</i> 'Glauca'	Blue Cedar	15	12	3948/3	i iii v vi
	<i>Cedrus deodara</i>	Deodar Cedar	26	30		i iii iv v vi
84 Northgate St Unley Park 'Bascobel'	<i>Araucaria heterophylla</i>	Norfolk Island Pine	6	15	5354/949; 5354/950	i vi
Northgate St Unley Park (Adj. No. 2 Victoria Ave)	<i>Eucalyptus camaldulensis</i>	River Red Gum	10	0.3	Street Tree	i ii iii iv v vi
Adj. 8 Oakfield Ave Clarence Park	<i>Eucalyptus megacornuta</i>	Warty Yate	40	0	Street tree	i iii iv vi
Oban Ave Black Forest (Black Forest Primary School)	<i>Olea europaea</i> (row)	European Olive	50	60	5587/686; 1330/6; 3630/88; 4047/282	i vi
	<i>Corymbia citriodora</i>	Lemon Scented Gum	30	15		i iii iv v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
7 Omar Pl Unley Park	<i>Syzygium paniculatum</i>	Brush Cherry or Lilly Pilly	20	10	5124/411	i vi
56 Opey Ave Hyde Park	<i>Koelreuteria bipinnata</i>	-	8	5	5749/355	i vi
27 Ormonde Ave Millswood	<i>Taxus baccata</i>	Yew	11	6	5813/869	i iii iv v
	<i>Cedrus atlantica`Glauca`</i>	Blue Cedar	3	7		i iii iv v vi
2 Overbury Dr Clarence Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	4.5	6	5598/85	i ii iii v vi
	<i>Eucalyptus cladocalyx</i>	Sugar Gum	2	15		i iii v vi
	<i>Eucalyptus cladocalyx</i>	Sugar Gum	4	10		i iii v vi
Overbury Dr Clarence Park (Adj. No. 3)	<i>Eucalyptus camaldulensis</i>	River Red Gum	5	10	Street Tree (middle of street)	i ii iii iv v vi
Adj. 35 Palmerston Rd Unley	<i>Quercus ilex</i>	Holm Oak	60	2	Street Tree	iii iv v
58 Palmerston Rd Unley	<i>Washingtonia filifera</i>	Fan Palm	9	6	5486/829	i iii iv v vi
21 Park St Hyde Park	<i>Washingtonia robusta</i>	Mexican Fan Palm	24	17	5098/755; 5098/756	i iii iv v vi
28 Park St Hyde Park	<i>Jacaranda mimosifolia</i>	Jacaranda	19	6	5665/168	i iii iv v vi
5 Parker Tce Clarence Park 'Kindergarten'	<i>Koelreuteria paniculata</i>	Golden Rain Tree	20	20	5606/824	i vi
20 Porter St Parkside	<i>Phoenix canariensis</i>	Canary Island Date Palm	5	6	5407/465	i vi
9 Rhyl Ave Wayville	<i>Hymenosporum flavum</i>	Native Frangipani	3	5	5783/843	i iv v vi
1 Ripon Rd Clarence Park	<i>Phoenix canariensis</i>	Canary Island Date Palm	16	6	5077/40	i vi
15 Riverdale Rd Myrtle Bank	<i>Eucalyptus camaldulensis</i>	River Red Gum	6	13	5321/579	i ii iii iv v vi
Riverdale Rd Myrtle Bank 'Fraser Reserve'	<i>Eucalyptus camaldulensis</i>	River Red Gum	20	1	5475/549	i ii iii iv v vi
17 Riverdale Rd Myrtle Bank	<i>Eucalyptus camaldulensis</i>	River Red Gum	4	32	5418/43	i ii iii iv v vi
13 Roberts St Unley	<i>Lagerstroemia indica</i>	Crepe Myrtle	12	6	5836/519	i
18 Roberts St Unley	<i>Eucalyptus camaldulensis</i>	River Red Gum	9	5	5038/444	i ii iii iv v vi



Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
20 Roberts St Unley	<i>Eucalyptus camaldulensis</i>	River Red Gum	18	4	5035/778	i ii iii iv v vi
52B Robsart St Parkside	<i>Eucalyptus camaldulensis</i>	River Red Gum	2	3	5045/265	i ii iii v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	15	3		i ii iii v vi
21 Rosa St Goodwood	<i>Corymbia citriodora</i>	Lemon Scented Gum	20	15	5761/593	i iii vi
9 Ross St Everard Park	<i>Grevillea robusta</i>	Silky Oak	15	5	5087/296	i iii v vi
14 Ross St Everard Park	<i>Grevillea robusta</i>	Silky Oak	16	3	5734/716	i iii iv v vi
8 Royal Ave Hyde Park	<i>Washingtonia filifera</i>	Fan Palm	1	3	5095/654	i iii iv v vi
18a Scott St Parkside	<i>Arbutus unedo</i>	Irish Strawberry Tree	9	5	5105/164	i iii iv v vi
1A Spence Ave Myrtle Bank 'Woodley Estate Gate 3'	<i>Eucalyptus camaldulensis</i>	River Red Gum	13	5	5605/707; 5593/224	i ii iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	28	5		i ii iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	19	5		i ii iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	15	5		i ii iii iv v vi
10 Thomas St Unley (Mornington House)	<i>Dracaena draco</i>	Dragon Tree	9	43	5434/486	i iii iv v vi
66 Thomas St Unley	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	18	5442/308	i iii iv v vi
37 Thornber St Unley Park	<i>Ficus macrophylla</i>	Moreton Bay Fig	20	50	5487/820	i iii v vi
	<i>Diospyros virginicana</i>	North American Persimmon	30	20		i iv v vi
	<i>Livistona australis</i>	Cabbage Tree Palm	30	30		iv v vi
	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	40	10		i v vi
	<i>Aloe bainesii</i>	Tree Aloe	25	15		i v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	4	3		i ii iii v vi
35 Trevelyan St Goodwood	<i>Ceratonia siliqua</i>	Carob	12	8	5353/121	i iii vi
137 Unley Rd Unley	<i>Washingtonia robusta</i>	Mexican Fan Palm	2.5	17	5419/168	i iii iv v vi
181 Unley Rd Unley	<i>Eucalyptus camaldulensis</i>	River Red Gum	0	8	5841/327;	i ii iii v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
	<i>Araucaria heterophylla</i> (3)	Norfolk Island Pine	17	101	5826/165; 5841/328; LT X/140	i v vi
182 Unley Rd Unley	<i>Eucalyptu camaldulensis</i>	River Red Gum	1	70	5778/490; 5778/489	i ii iii v vi
183 Unley Rd Unley 'St. Augustine's Church'	<i>Eucalyptus camaldulensis</i>	River Red Gum	30	40	2095/148	i ii iii iv v vi
226 Unley Rd Unley 'Memorial Garden'	<i>Arbutus unedo</i>	Irish Strawberry Tree	35	85	5842/967	v vi
	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	50	85		i iv v vi
	<i>Eucalyptus ficifolia</i>	Red flowering Gum	100	75		iii iv v vi
	<i>Araucaria heterophylla</i>	Norfolk Island Pine	4	20		i iv v vi
	<i>Corymbia citriodora</i>	Lemon Scented Gum	30	70		i iii v vi
	<i>Quercus ilex</i>	Holm Oak	100	25		i vi
	<i>Erythrina caffra</i>	Kaffirbroom	1	20		i iv v vi
396 Unley Rd Unley Park	<i>Arbutus unedo</i>	Irish Strawberry Tree	10	4	5042/332	i v vi
1 Victoria Ave Unley Park	<i>Araucaria bidwillii</i>	Bunya Pine	30	6	5382/746	i iv v vi
2A Victoria Ave Unley Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	25	0	5370/603	i ii iii iv v vi
7 Victoria Ave Unley Park	<i>Cinnamomum camphora</i>	Camphor Laurel	36	20	5115/169	i v vi
23 Victoria Ave Unley Park	<i>Araucaria heterophylla</i>	Norfolk Island Pine	10	9	5125/146	i iv v vi
Victoria Ave Unley Park	<i>Platanus x acerifolia</i> (group)	London Plane			Street Trees from Cross Road to Northgate Street	i iv v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
55 Wattle St Fullarton	<i>Robinia pseudoacacia</i>	Black Locust	5	4	5473/397	i vi
	<i>Robinia pseudoacacia</i>	"	1	4		i vi
	<i>Robinia pseudoacacia</i>	"	2	40		vi
	<i>Robinia pseudoacacia</i>	"	2	45		vi
	<i>Robinia pseudoacacia</i>	"	2	50		vi
	<i>Washingtonia robusta</i>	Mexican Fan Palm	3	15		i vi
80 Wattle St Fullarton	<i>Schinus molle var. areria</i>	Peppercorn	15	32	5024/619	i vi
82 Wattle St Fullarton	<i>Araucaria heterophylla</i>	Norfolk Island Pine	21	21	5182/10	i iii iv v vi
176 Wattle St Malvern	<i>Arbutus unedo</i>	Irish Strawberry Tree	28	20	5236/115; 5236/114; 5236/116	i iii iv v vi
26 Weller St Goodwood	<i>Juglans regia</i>	Persian Walnut	10	15	5350/332	i vi
31 Weller St Goodwood	<i>Macadamia integrifolia</i>	Smooth-Shelled Macadamia Nut	4	10	5463/68	i vi
Westall Street Hyde Park (adj. No. 36)	<i>Eucalyptus sideroxylon</i>	Mugga, Black Butt or Ironbark	9	2	Street Tree	i iii iv v vi
39 Westall St Hyde Park	<i>Melaleuca linariifolia</i>	Flax Leafed Paperbark	16	40	5292/794	i iii iv v
41 Westall St Hyde Park	<i>Araucaria heterophylla</i>	Norfolk Island Pine	6	16	5077/360	i iii iv v vi
	<i>Cedrus deodara</i>	Deodar Cedar	3	4		i iii iv v vi
43 Westall St Hyde Park	<i>Melia azedarach</i>	White Cedar	21	7	5722/498	iii iv v vi
	<i>Washingtonia filifera</i>	Fan Palm	24	18		i iii iv v vi
	<i>Washingtonia filifera</i>	Fan Palm	18	12		i iii iv v vi
8 Whistler Ave Unley Park	<i>Sapium sebiferum</i>	Chinese Tallow Tree	15	4	5295/824	i iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	24	8		i ii iii iv v vi
9 Whistler Ave Unley Park	<i>Platanus x acerifolia</i>	London Plane	20	37	5666/605	i iii v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
Adj. 12 Whistler Ave Unley Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	50	2	Street Tree	i ii iii v vi
14A Whistler Ave Unley Park	<i>Eucalyptus camaldulensis</i>	River Red Gum	6	2.5	5444/577	i ii iii iv v vi
19 Whistler Ave Unley Park	<i>Corymbia citriodora</i>	Lemon Scented Gum	10	8	5162/806	i iii iv v vi
22 Whistler Ave Unley Park	<i>Quercus canariensis</i>	Algerian Oak	10	20	5280/886	i iii iv v vi
26 Whistler Ave Unley Park	<i>Syzygium paniculatum</i>	Brush Cherry or Lilly Pilly	2	6	5809/599	i vi
1C Wilgena Ave Myrtle Bank	<i>Corymbia citriodora</i>	Lemon Scented Gum	15	4	5509/720	i iii iv v vi
4 Wilgena Ave Myrtle Bank	<i>Corymbia citriodora</i>	Lemon Scented Gum	6	40	5619/193	i iii iv v
	<i>Corymbia citriodora</i>	Lemon Scented Gum	1	5		i iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	14	50		i ii iii iv v vi
	<i>Fraxinus angustifolia sp oxycarpa</i>	Narrow-leaved Ash	0	4		i v vi
10 Wilkinson Rd Parkside	<i>Araucaria bidwillii</i>	Bunya Pine	30	24	5417/787	i iii iv v vi
73 Winchester St Malvern	<i>Ginkgo biloba</i>	Maidenhair Tree	2	17	5786/984	i iii iv v vi
14 Winifred Ave Black Forest	<i>Eucalyptus microcarpa</i>	Western Grey Box	15	3	5545/512	i ii iii v vi
26 Wood St Millswood	<i>Arbutus unedo</i>	Irish Strawberry Tree	29	13	5373/193	i iii iv v
29 Wood St Millswood	<i>Quercus canariensis</i>	Algerian Oak	35	4	5491/267	i iii iv v vi
36 Wood St Millswood	<i>Taxus baccata</i>	Yew	25	3	5811/960	i iii iv v
	<i>Cedrus deodara</i>	Deodar Cedar	25	14		i iii iv v vi
40 Wood St Unley Park	<i>Phytolacca dioica</i>	Ombu Tree	40	20	5163/893; 5163/894	i iv v vi
Wooltana Avenue, adj. 23 Fisher St Myrtle Bank	<i>Cercis siliquastrum</i>	Judas Tree	5	2	Street Tree – On east side of property	i iii iv v vi
	<i>Eucalyptus camaldulensis</i>	River Red Gum	47	1		i ii iii iv v vi

Property Address	Description of Tree		Distance From Right Hand Boundary	Distance From Kerb	Certificate of Title Reference	Section 23(4A) Criteria
	Genus/Species	Common Name				
9 Young St Parkside 'Primary School'	<i>Washingtonia robusta</i>	Mexican Fan Palm	37	11	656/3	i iii iv v vi
	<i>Ficus macrophylla</i>	Moreton Bay Fig	135	63		i iii iv v vi
12 Young St Parkside 'Catholic Church'	<i>Araucaria bidwillii</i>	Bunya Pine	68	7	5358/168	i iii iv v vi
Adj. 31 Young St Parkside	<i>Platanus x acerifolia</i>	London Plane	0	1.4	Street Tree – corner Castle & Young Streets	i iii iv v vi
61 Young St Parkside	<i>Ficus macrophylla</i>	Moreton Bay	40	2	4077/237	i iii iv v vi
	<i>Ficus macrophylla</i>	Fig	15	2		i iii iv v vi
	<i>Ficus macrophylla</i>	"	1	2		i iii iv v vi
1/71 Young St Parkside	<i>Ficus macrophylla</i>	Moreton Bay Fig	43	2	5033/271; 5033/259	i iii iv v vi
7/71 Young St Parkside	<i>Ficus macrophylla</i>	Moreton Bay Fig	20	2	5033/271; 5033/265	i iii iv v vi
227 Young St Unley	<i>Phoenix canariensis</i>	Canary Island Date Palm	21	31	5365/51	i vi
305 Young St Wayville	<i>Cedrus deodara</i>	Deodar Cedar	25	7	5563/122	i v vi
307 Young St Wayville	<i>Ulmus parvifolia</i>	Chinese Elm	55	15	5801/442	i vi
	<i>Phoenix canariensis</i>	Canary Island Date Palm	40	50		i vi
	<i>Araucaria heterophylla</i>	Norfolk Island Pine	34	15		i v vi

Note: The Development Act 1993 Section 23 (4A) provides that:

A Development Plan may:

- (a) declare a tree to be a significant tree if:
  - (i) it makes an important contribution to the character or amenity of the local area; or
  - (ii) it 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; or
  - (iii) it represents an important habitat for native fauna; or

- (iv) it is part of a wildlife corridor or a remnant area of native vegetation; or
  - (v) it is important to the maintenance of biodiversity in the local environment; or
  - (vi) it is a notable visual element to the landscape of an area;
- (b) declare a group of trees to be a significant tree if:
- (i) as a group they make an important contribution to the character or amenity of the local area; or
  - (ii) they are 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; or
  - (iii) as a group they represent an important habitat for native fauna; or
  - (iv) as a group they form part of a wildlife corridor or a remnant area of native vegetation; or
  - (v) as a group they important to the maintenance of biodiversity in the local environment; or
  - (vi) as a group they a notable visual element to the landscape of an area,
- (and the declaration may be made on the basis that certain trees located at the same place are excluded from the relevant group).



To identify the precise location of the Development Plan boundary refer to Map Un/2 then select the relevant Zone Map

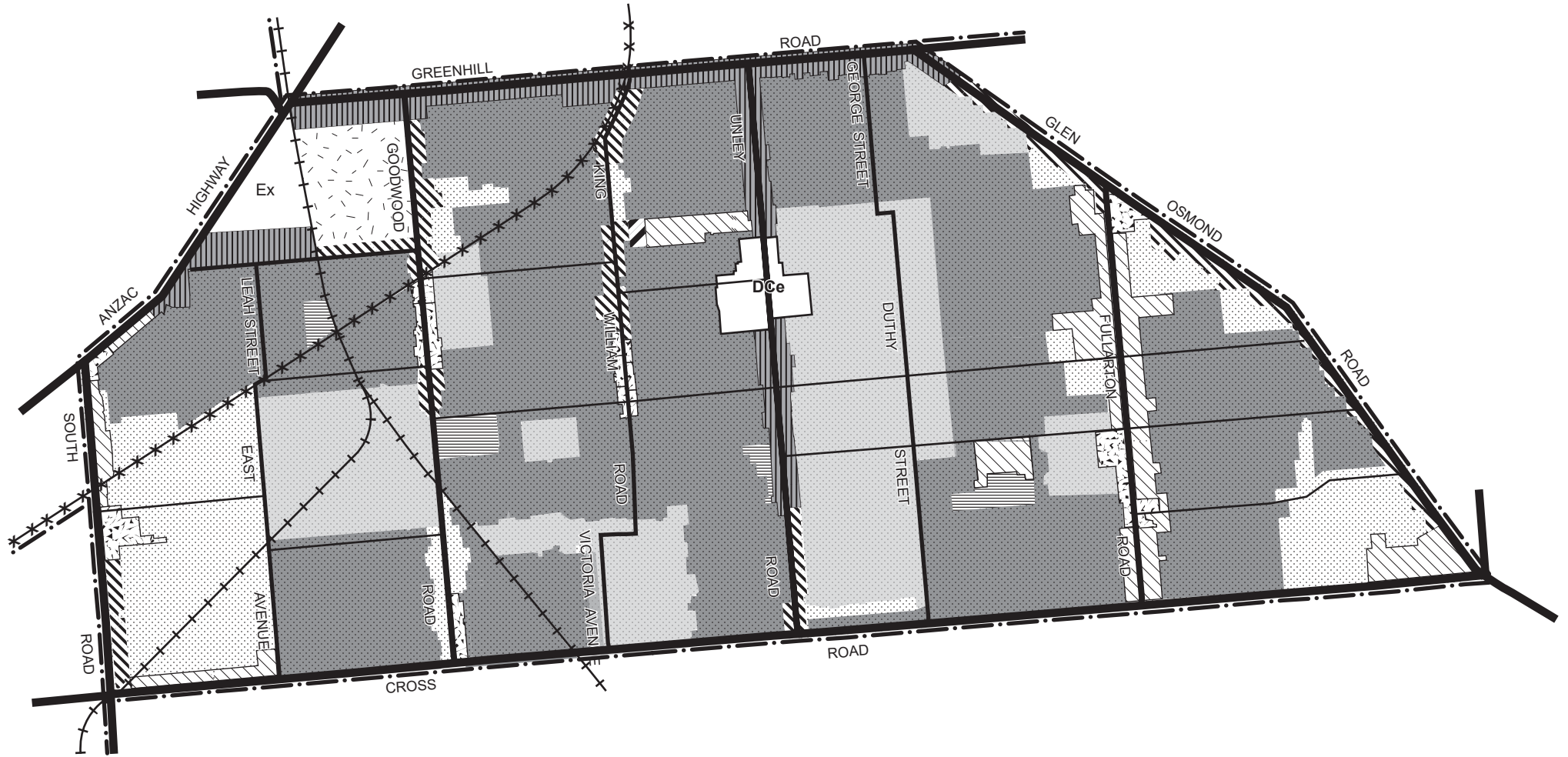









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

— ■ — Development Plan Boundary








# CITY OF UNLEY MAP Un/1

Consolidated - 15 October 2020



-  Historic Character Residential
-  Streetscape Character Residential
-  Higher Intensity Residential
-  Other Residential
-  Local Neighbourhood and Specialty Goods Centres
-  Special Use
-  Mixed Use (Medium - High Density)

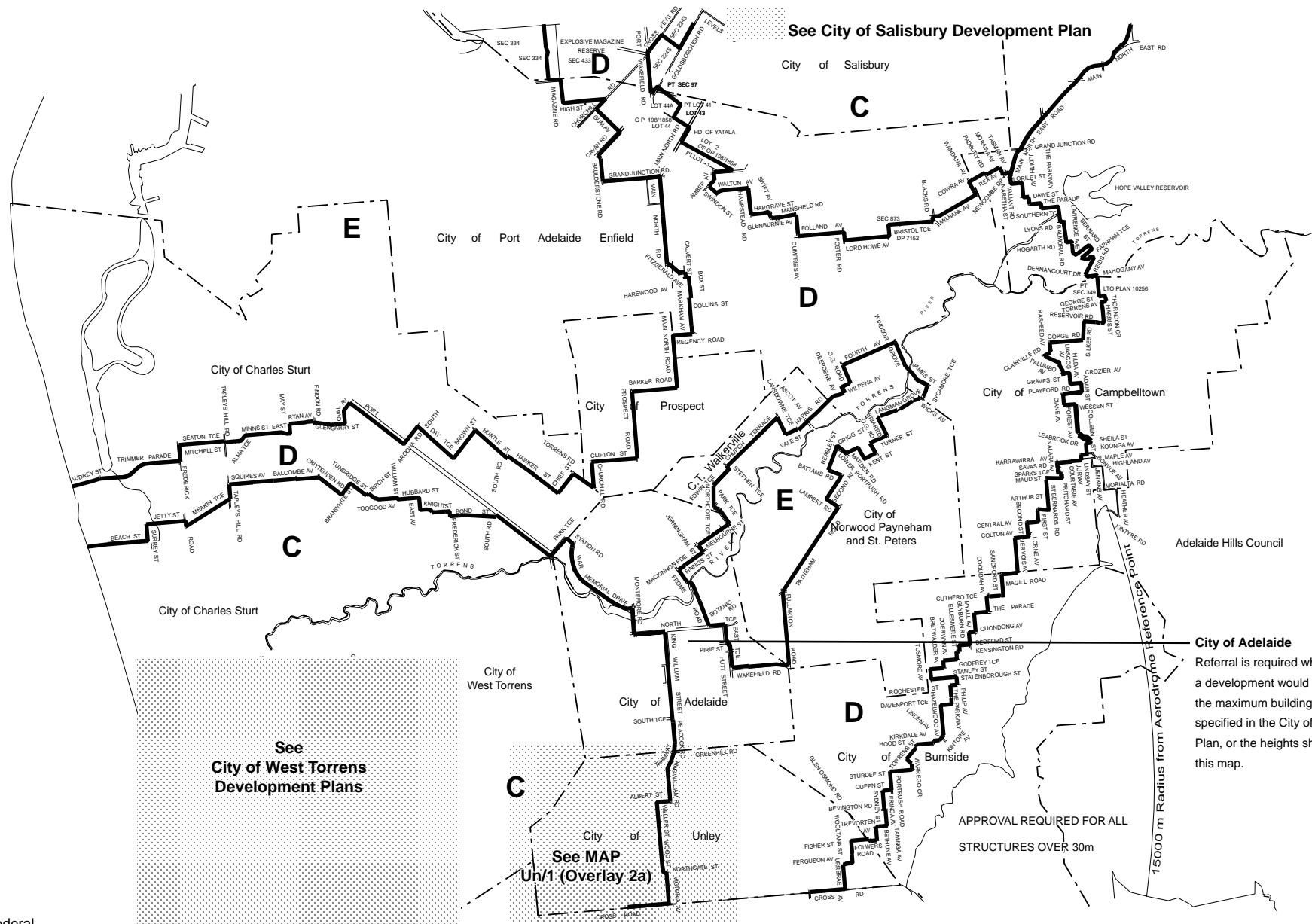
-  Institutional
-  Industrial
-  Office/Mixed Use
-  District Centre
-  Excluded

-  Railway
-  Guided Public Transportation Route
-  Local Collector Road
-  Major Collector Road
-  Secondary Arterial Road
-  Primary Arterial Road
-  Development Plan Boundary



# CITY OF UNLEY STRUCTURE PLAN MAP Un/1 (Overlay 1)





See City of Salisbury Development Plan

See City of West Torrens Development Plans

See MAP Un/1 (Overlay 2a)

City of Adelaide  
Referral is required where a development would exceed the maximum building height specified in the City of Adelaide Plan, or the heights shown on this map.

APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

15000 m Radius from Aerodrome Reference Point

Referral to Federal Airports Corporation required for:

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

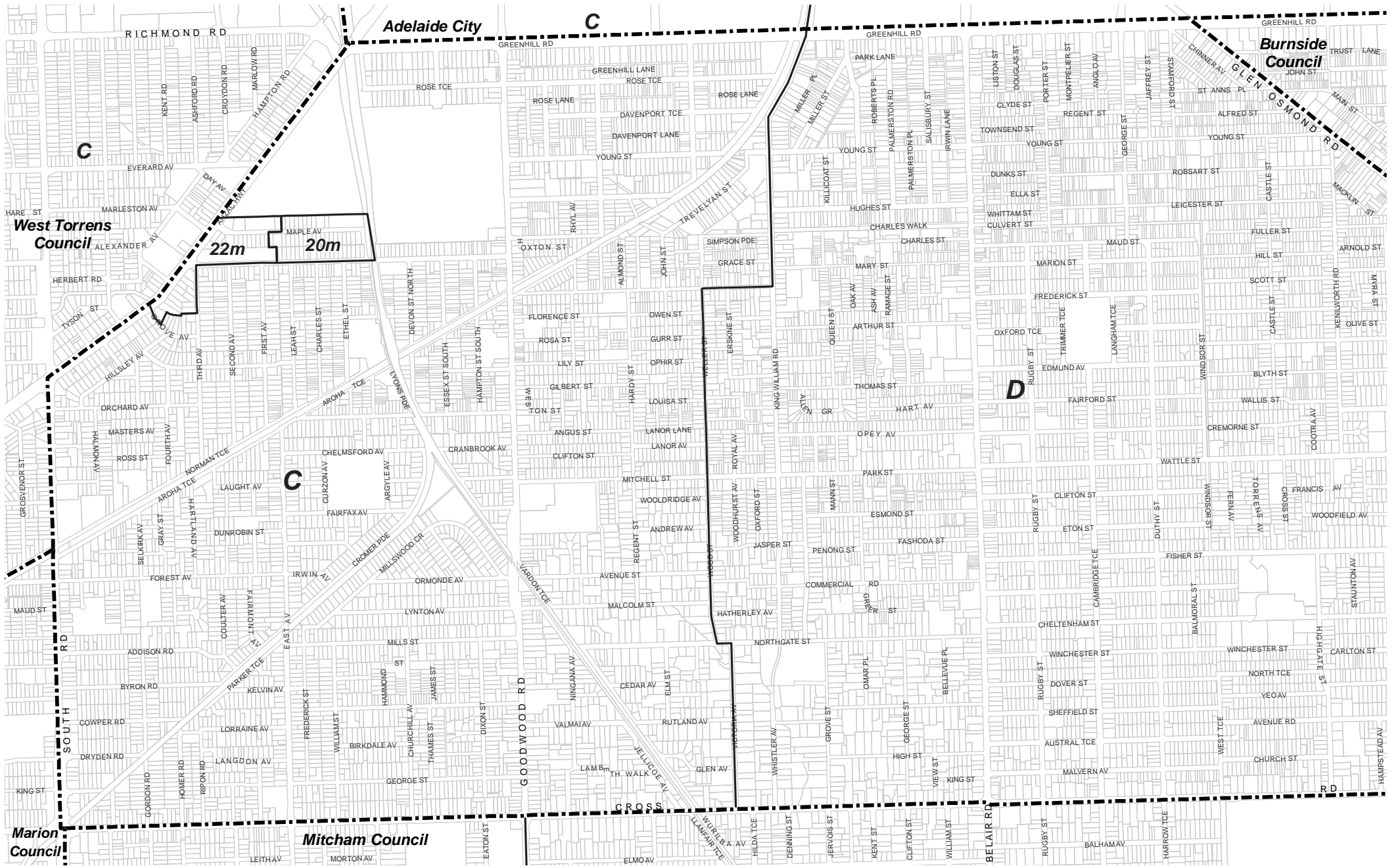


- - - - - Local Government Area Boundary
- Zone Boundary

A.M.G. Coordinates of Aerodrome Reference Point  
E274 373.835, N6 130 097. 135

# UNLEY (CITY) AIRPORT BUILDING HEIGHTS MAP Un/1 (Overlay 2)

Consolidated - 15 October 2020



Referral to Federal  
Airports Corporation required for:

**Zone C** All Structures Exceeding 15 metres above existing ground level

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

**20m - 22m** All Structures Exceeding height identified on maps  
(above existing ground level, measured from the top of the nearest roadside curb)

1:17,500



# UNLEY (CITY) AIRPORT BUILDING HEIGHTS MAP Un/1 (Overlay 2a)

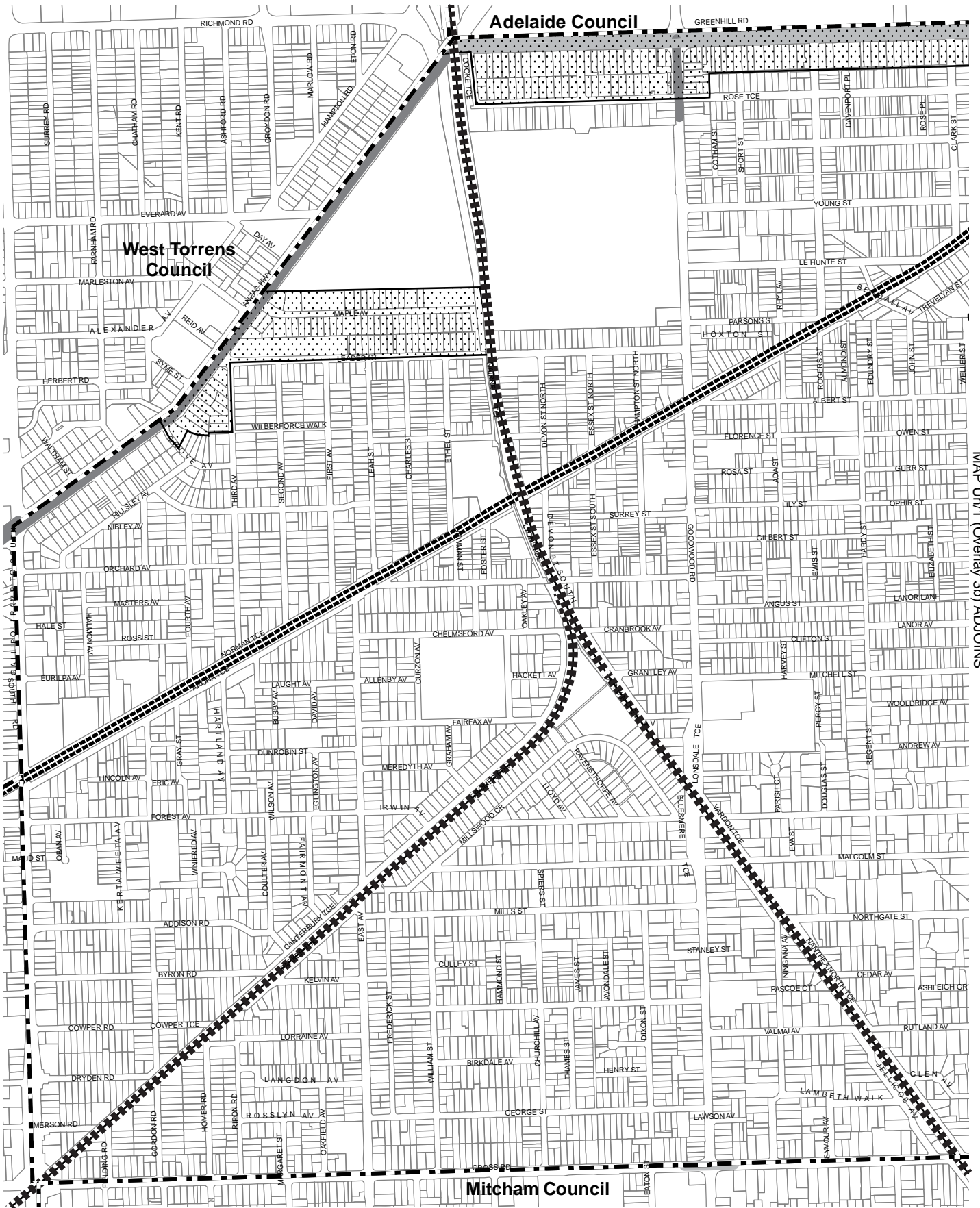
Map updated 10 October 2010







Adelaide Council

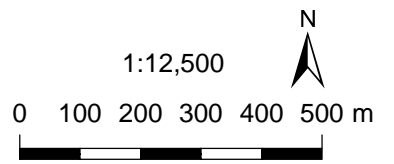
West Torrens Council

Mitcham Council

MAP Un/1 (Overlay 3b) ADJOINS



-  Train Corridor
-  Tram Corridor
-  Designated Road: Type A road
-  Designated Road: Type B road
-  Designated Area
-  Development Plan Boundary



**UNLEY (CITY)**  
**NOISE AND AIR EMISSIONS**  
**MAP Un/1 (Overlay 3a)**

Consolidated 17 October 2020



Adelaide Council







Burnside Council

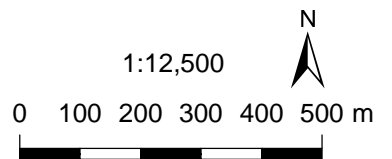
Mitcham Council

MAP Un/1 (Overlay 3a) ADJOINS

MAP Un/1 (Overlay 3c) ADJOINS



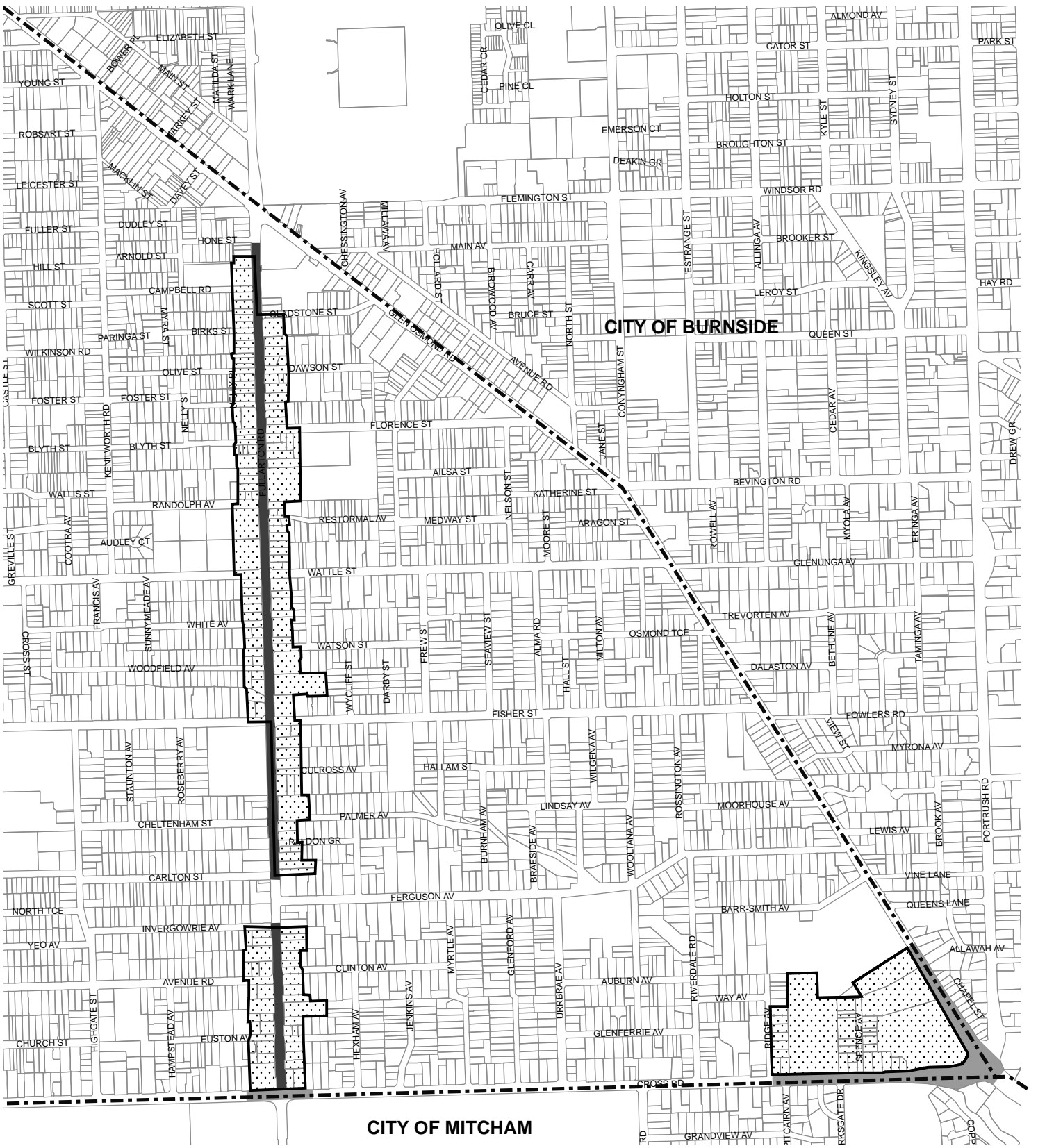
-  Train Corridor
-  Tram Corridor
-  Designated Road: Type A road
-  Designated Road: Type B road
-  Designated Area
-  Development Plan Boundary



# UNLEY (CITY) NOISE AND AIR EMISSIONS MAP Un/1 (Overlay 3b)

Consolidation Project 2010

MAP Un/1 (Overlay 3b) ADJOINS




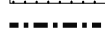
CITY OF MITCHAM

CITY OF BURNSIDE



1:12,000



-  Designated Road: Type A road
-  Designated Road: Type B road
-  Designated Area
-  Development Plan Boundary

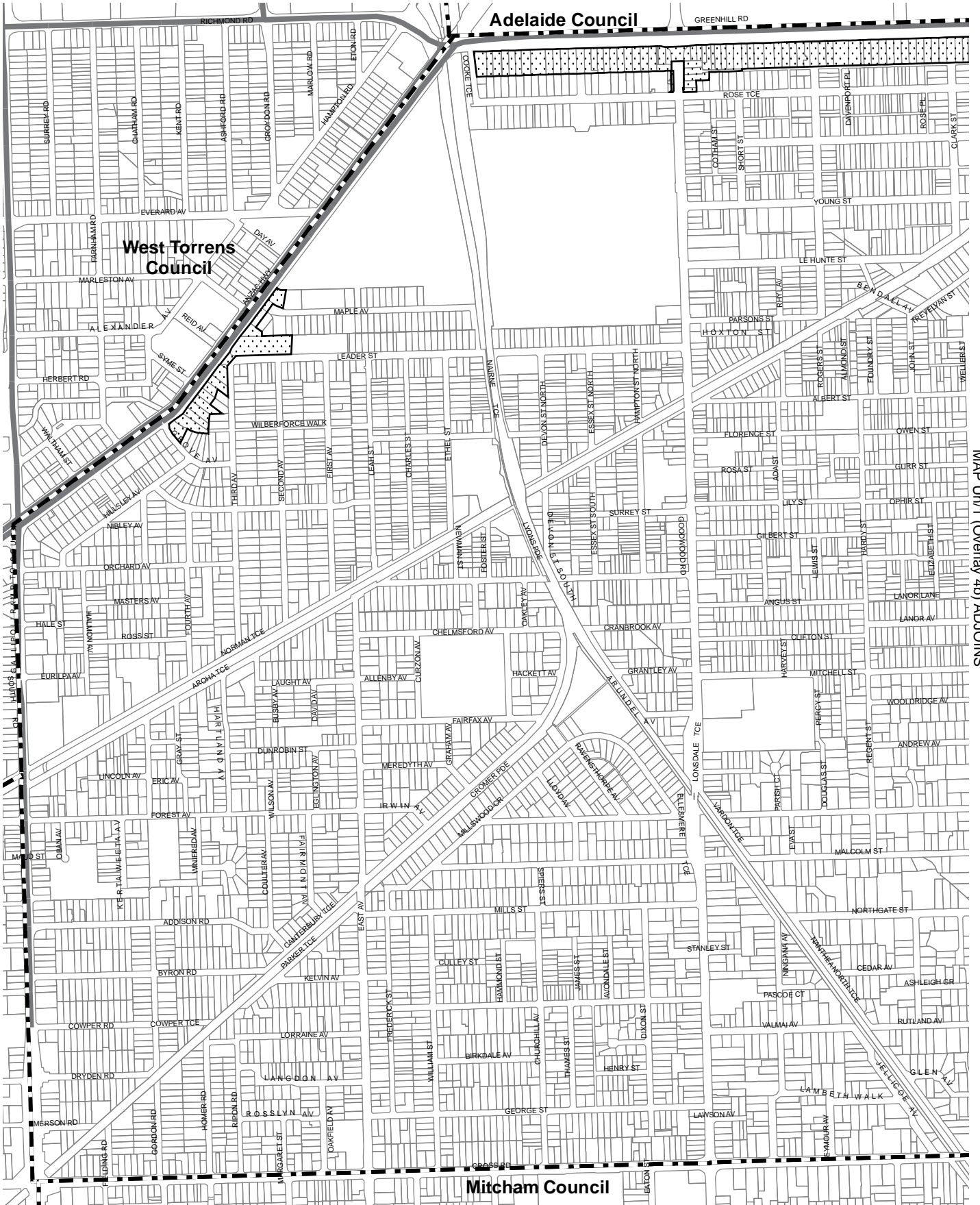
**UNLEY (CITY)**  
**NOISE AND AIR EMISSIONS**  
**MAP Un/1 (Overlay 3c)**  
 Consolidated - 15 October 2020

Adelaide Council

GREENHILL RD

West Torrens Council

MAP Un/1 (Overlay 4b) ADJOINS



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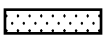




UNLEY (CITY)

STRATEGIC TRANSPORT ROUTES

MAP Un/1 (Overlay 4a)

Consolidated 14 October 2020

-  Designated Area
-  Strategic Roads Network
-  Development Plan Boundary

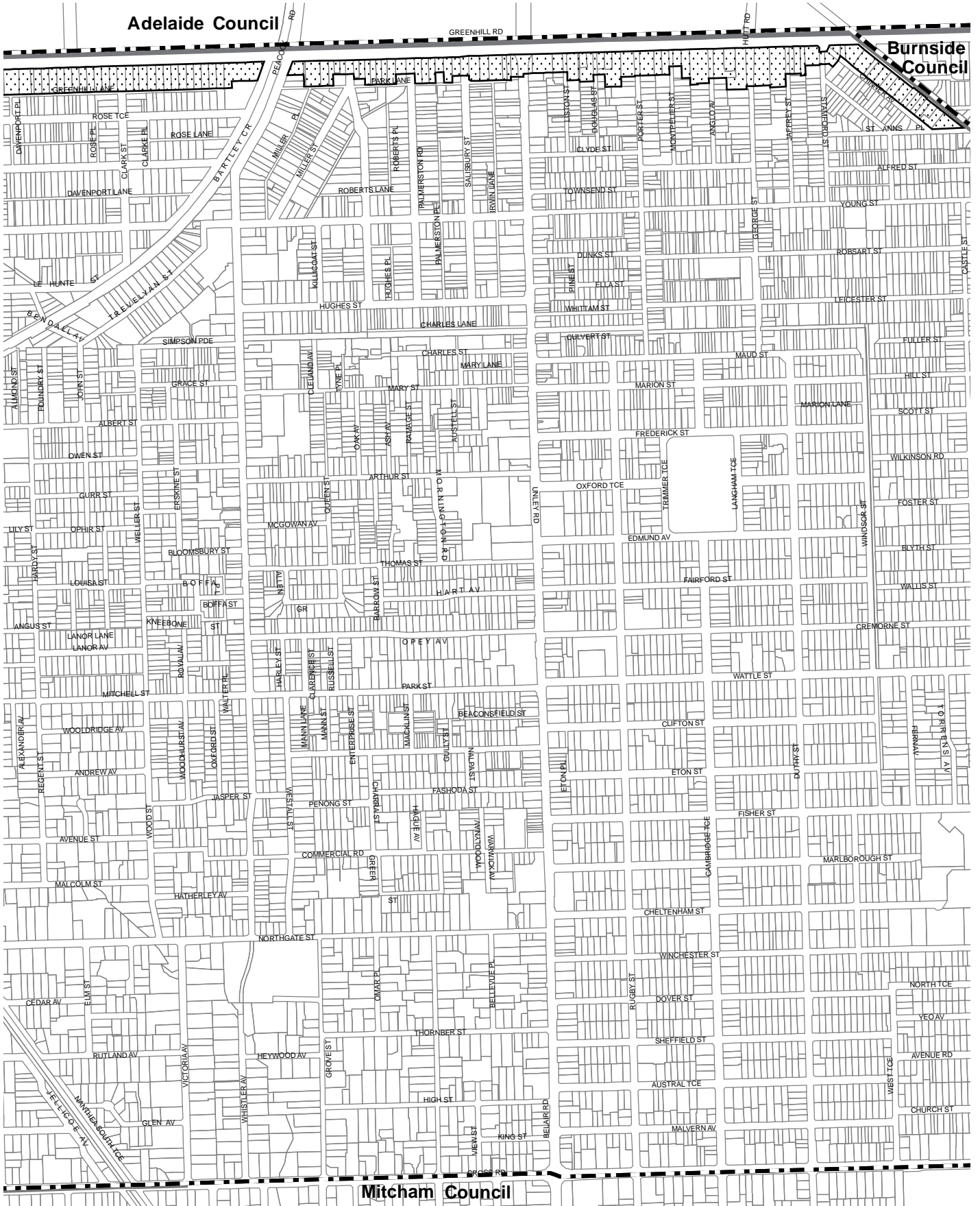


Adelaide Council

Burnside Council

Mitcham Council

MAP Un/1 (Overlay 4a) ADJOINS






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0 100 200 300 400 500 m



# UNLEY (CITY) STRATEGIC TRANSPORT ROUTES MAP Un/1 (Overlay 4b)

Consolidated 13 October 2020

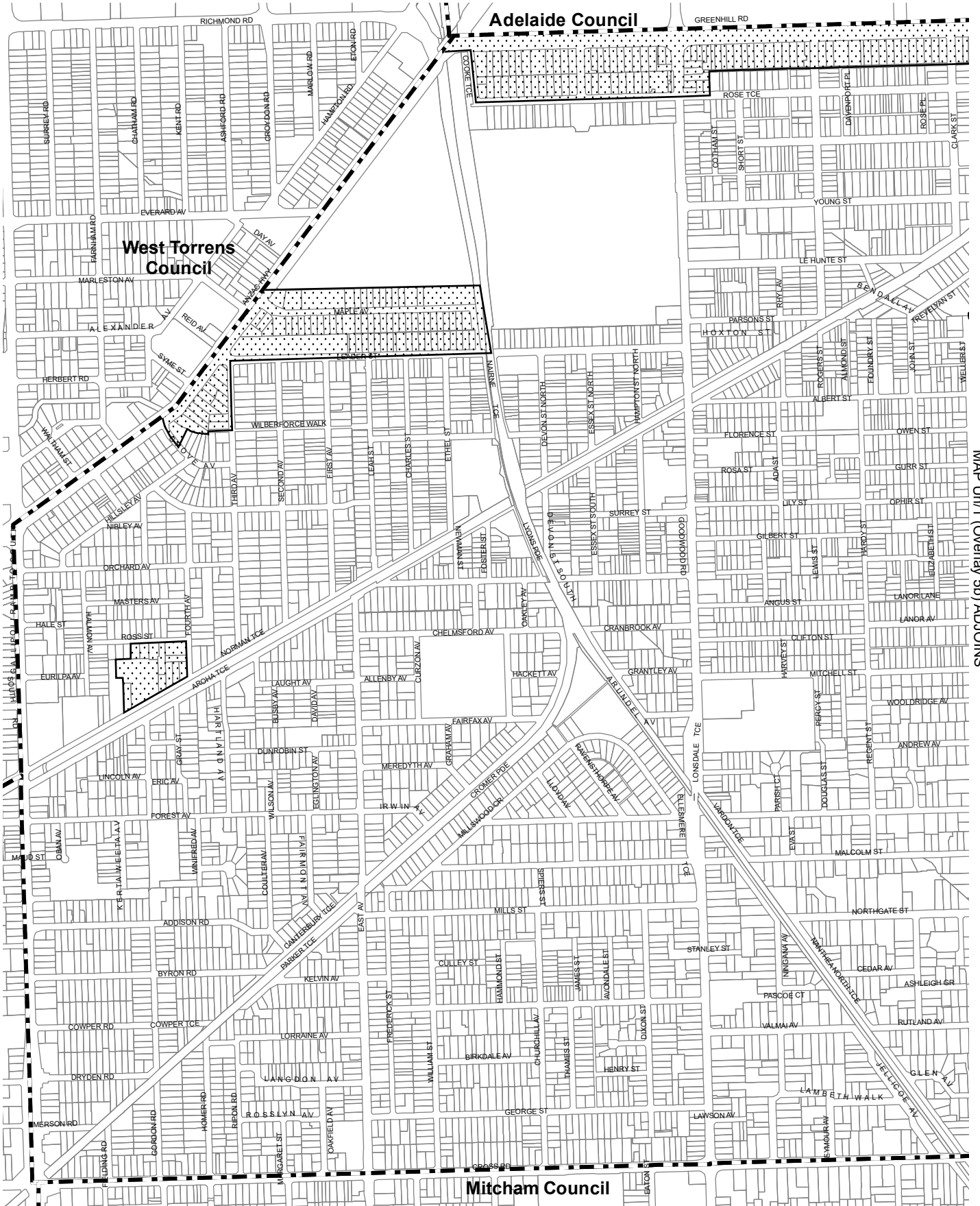
-  Designated Area
-  Strategic Roads Network
-  Development Plan Boundary

Adelaide Council

West Torrens Council

Mitcham Council

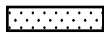

MAP Un/1 (Overlay 5b) ADJOINS



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-  Designated Area within which Affordable Housing applies
-  Development Plan Boundary

**UNLEY (CITY)**  
**AFFORDABLE HOUSING**  
**MAP Un/1 (Overlay 5a)**

Consolidated - 13 October 2020

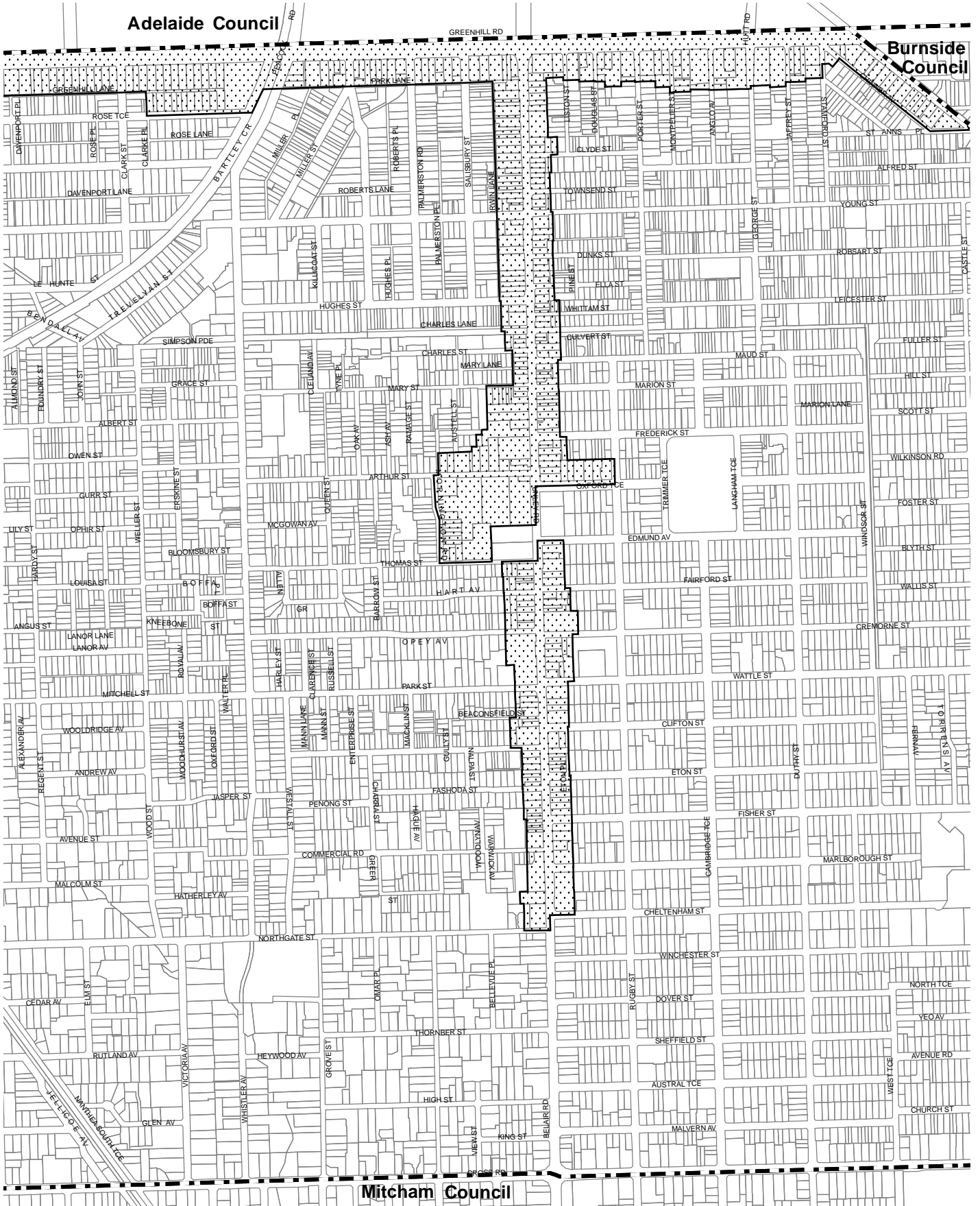


Adelaide Council

Burnside Council

Mitcham Council

MAP Un/1 (Overlay 5a) ADJOINS



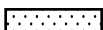

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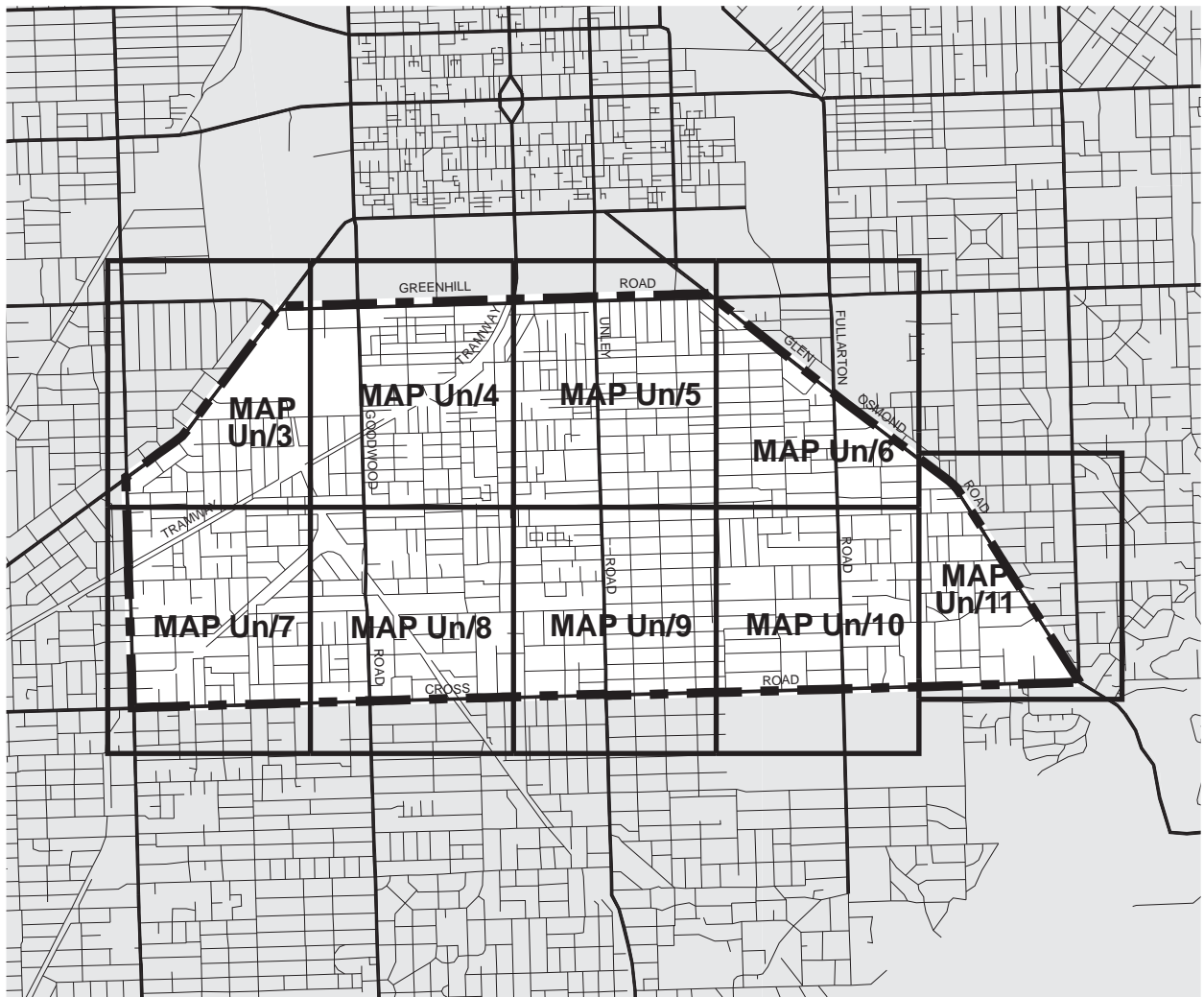
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**UNLEY (CITY)**  
**AFFORDABLE HOUSING**  
**MAP Un/1 (Overlay 5b)**

Consolidated 13 October 2020

-  Designated Area within which Affordable Housing applies
-  Development Plan Boundary



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps Un/3 to Un/20 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.



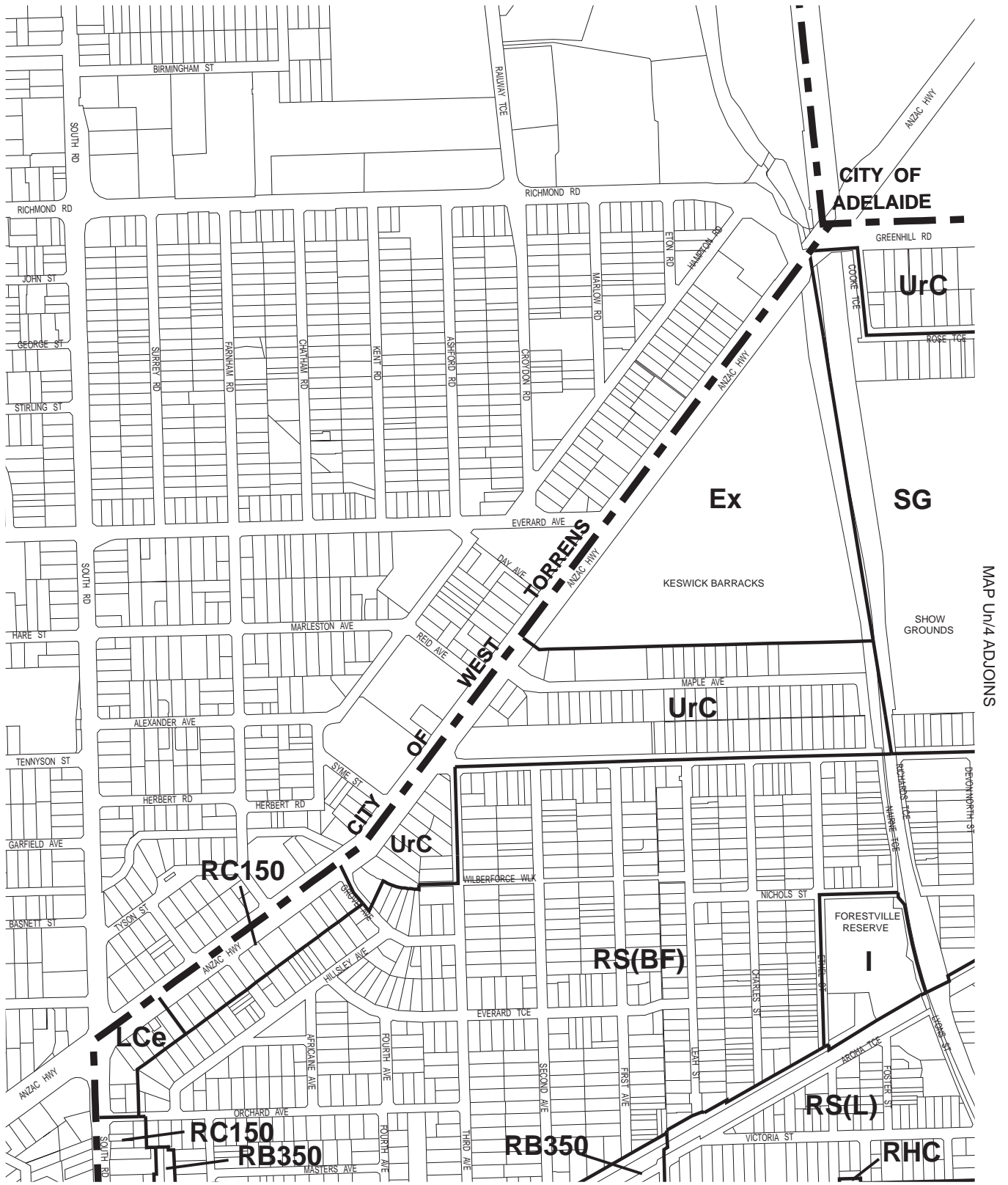
# UNLEY (CITY)

## INDEX TO ZONES

### MAP Un/2

— — — — — Development Plan Boundary

Consolidated - 15 October 2020



Note: For Policy Areas See Map Un/12

MAP Un/7 ADJOINS

<b>Ex</b>	Excluded
<b>I</b>	Institutional
<b>LCe</b>	Local Centre
<b>RB350</b>	Residential B350
<b>RC150</b>	Residential C150
<b>RHC</b>	Residential Historic Conservation
<b>RS(BF)</b>	Residential Streetscape (Built Form)
<b>RS(L)</b>	Residential Streetscape (Landscape)
<b>SG</b>	Showground
<b>Urc</b>	Urban Corridor

	Zone Boundary
	Development Plan Boundary

Scale 1:8000



# UNLEY (CITY) ZONES MAP Un/3

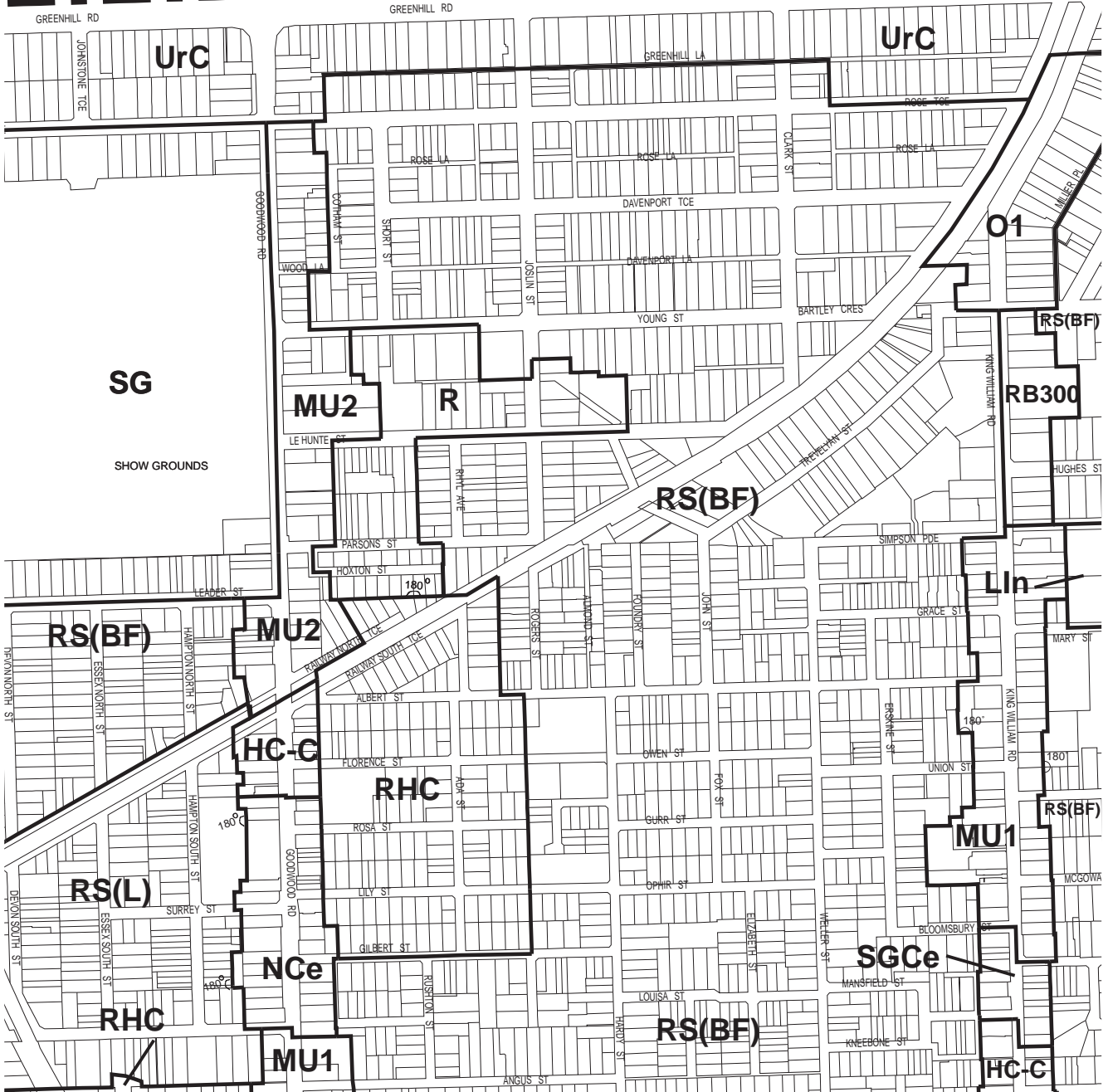
Consolidated - 15 October 2020

124C HWY

CITY OF ADELAIDE

MAP Un/3 ADJOINS

MAP Un/5 ADJOINS



Note: For Policy Areas See Map Un/13

MAP Un/8 ADJOINS

- HC-C Historic Conservation - Centres
- LIn Light Industry
- MU1 Mixed Uses 1
- MU2 Mixed Uses 2
- NCe Neighbourhood Centre
- O1 Office 1
- R Residential
- RB300 Residential B300
- RHC Residential Historic Conservation
- RS(BF) Residential Streetscape (Built Form)
- RS(L) Residential Streetscape (Landscape)
- SG Showground
- SGCe Specialty Goods Centre
- UrC Urban Corridor

- Zone Boundary
- - - Development Plan Boundary

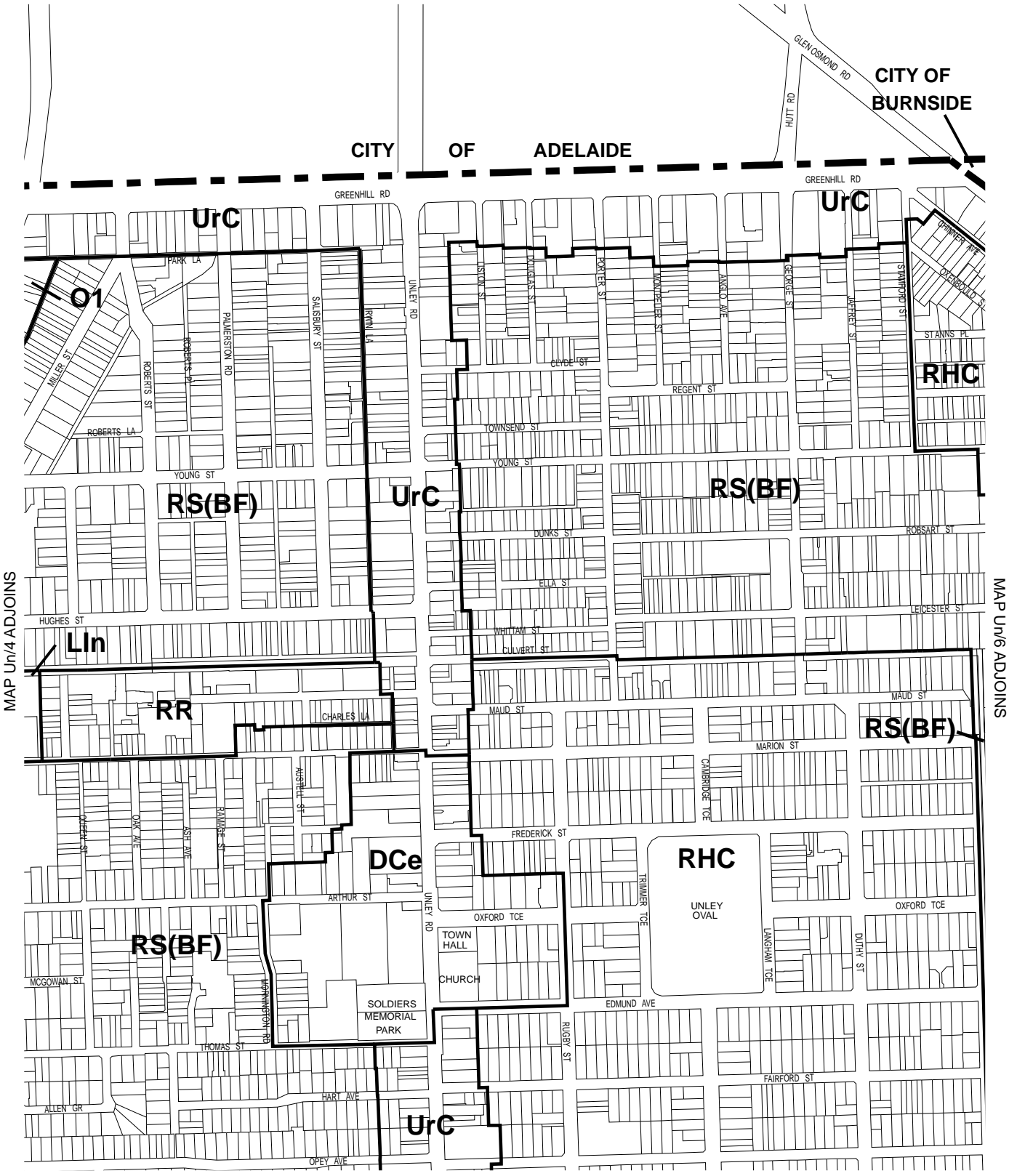
Scale 1:8000



0 500metres

**UNLEY (CITY)  
ZONES  
MAP Un/4**  
Consolidated - 15 October 2020

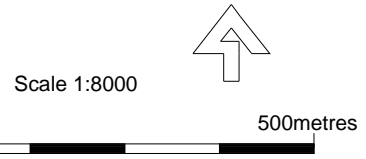




- Note: For Policy Areas See Map Un/14**
- DCe** District Centre
  - LIn** Light Industry
  - O1** Office 1
  - RHC** Residential Historic Conservation
  - RR** Residential Regeneration
  - RS(BF)** Residential Streetscape (Built Form)
  - UrC** Urban Corridor

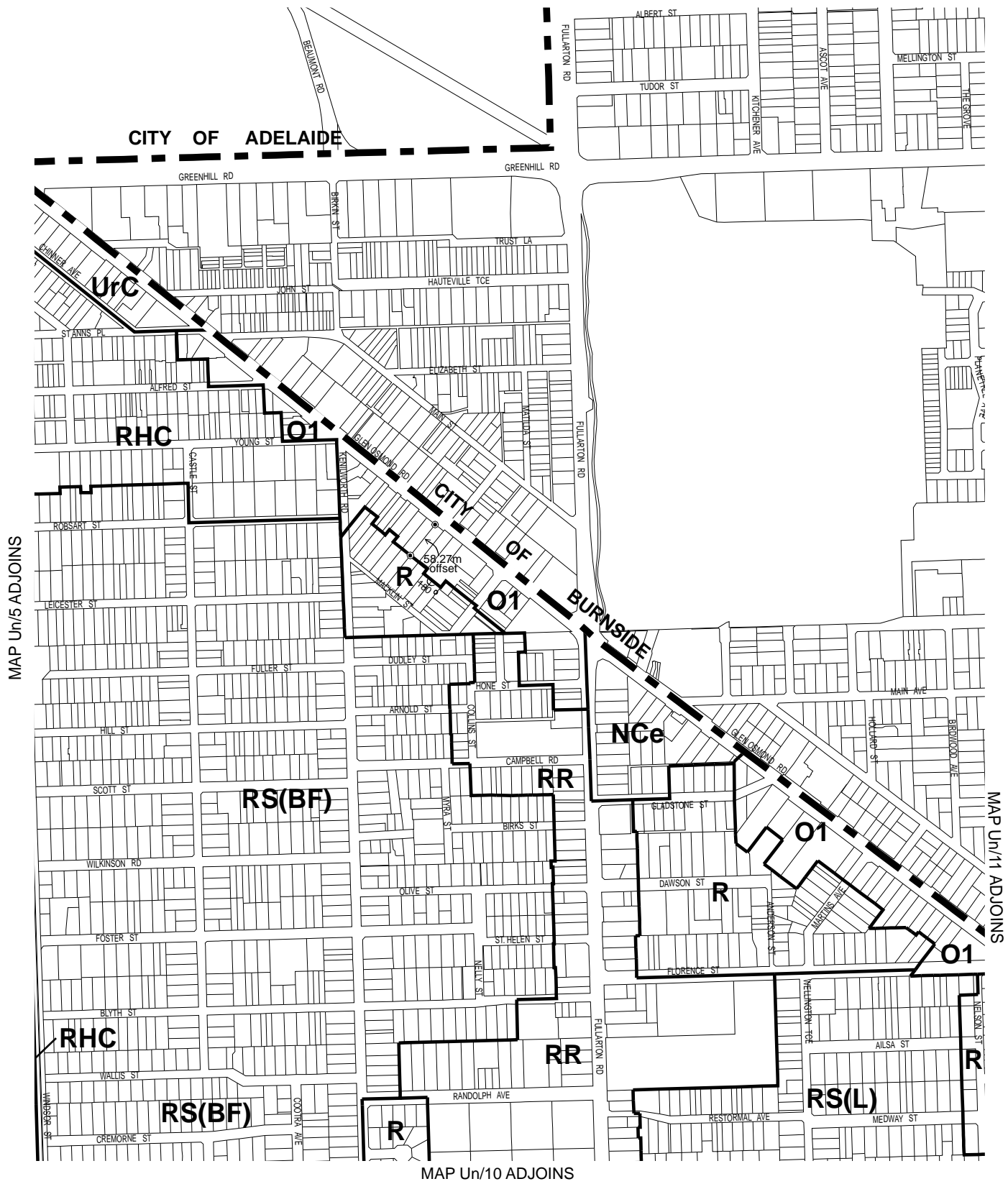
- Zone Boundary
- Development Plan Boundary

MAP Un/9 ADJOINS



# UNLEY (CITY) ZONES MAP Un/5

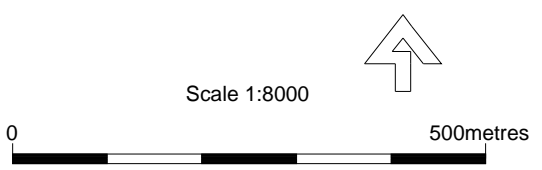
Consolidated - 15 October 2020



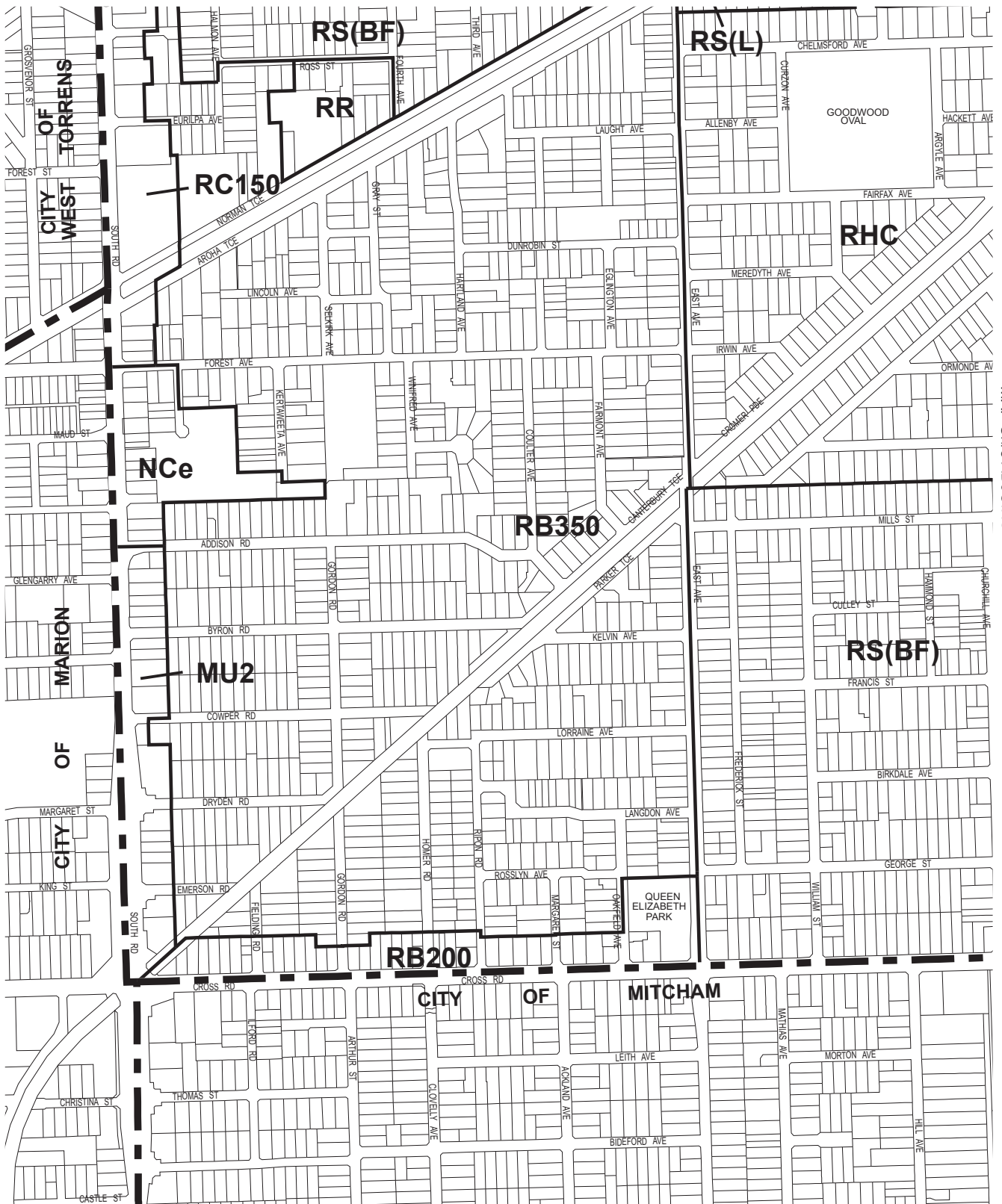
**Note: For Policy Areas See Map Un/15**

- NCe** Neighbourhood Centre
- O1** Office 1
- R** Residential
- RHC** Residential Historic Conservation
- RR** Residential Regeneration
- RS(BF)** Residential Streetscape (Built Form)
- RS(L)** Residential Streetscape (Landscape)
- UrC** Urban Corridor

- Zone Boundary
- Development Plan Boundary



# UNLEY (CITY) ZONES MAP Un/6



**Note: For Policy Areas See Map Un/16**

- MU2** Mixed Uses 2
- NCe** Neighbourhood Centre
- RB200** Residential B200
- RB350** Residential B350
- RC150** Residential C150
- RHC** Residential Historic Conservation
- RR** Residential Regeneration
- RS(BF)** Residential Streetscape (Built Form)
- RS(L)** Residential Streetscape (Landscape)

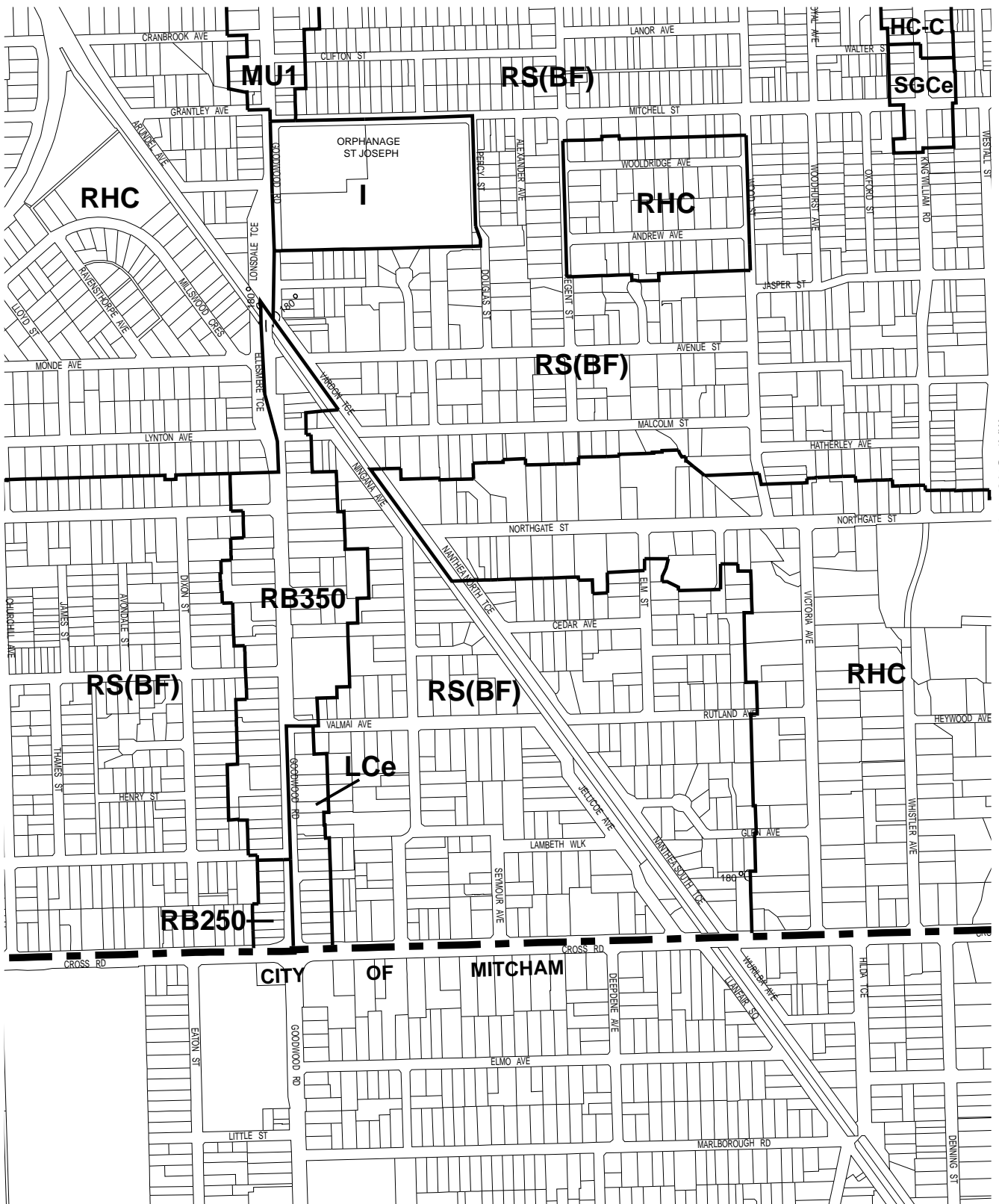
- Zone Boundary
- Development Plan Boundary



Scale 1:8000





# UNLEY (CITY) ZONES MAP Un/7



Note: For Policy Areas See Map Un/17

- HC-C Historic Conservation - Centres
- I Institutional
- LCe Local Centre
- MU1 Mixed Uses 1
- RB250 Residential B250
- RB350 Residential B350
- RHC Residential Historic Conservation
- RS(BF) Residential Streetscape (Built Form)
- SGCe Specialty Goods Centre

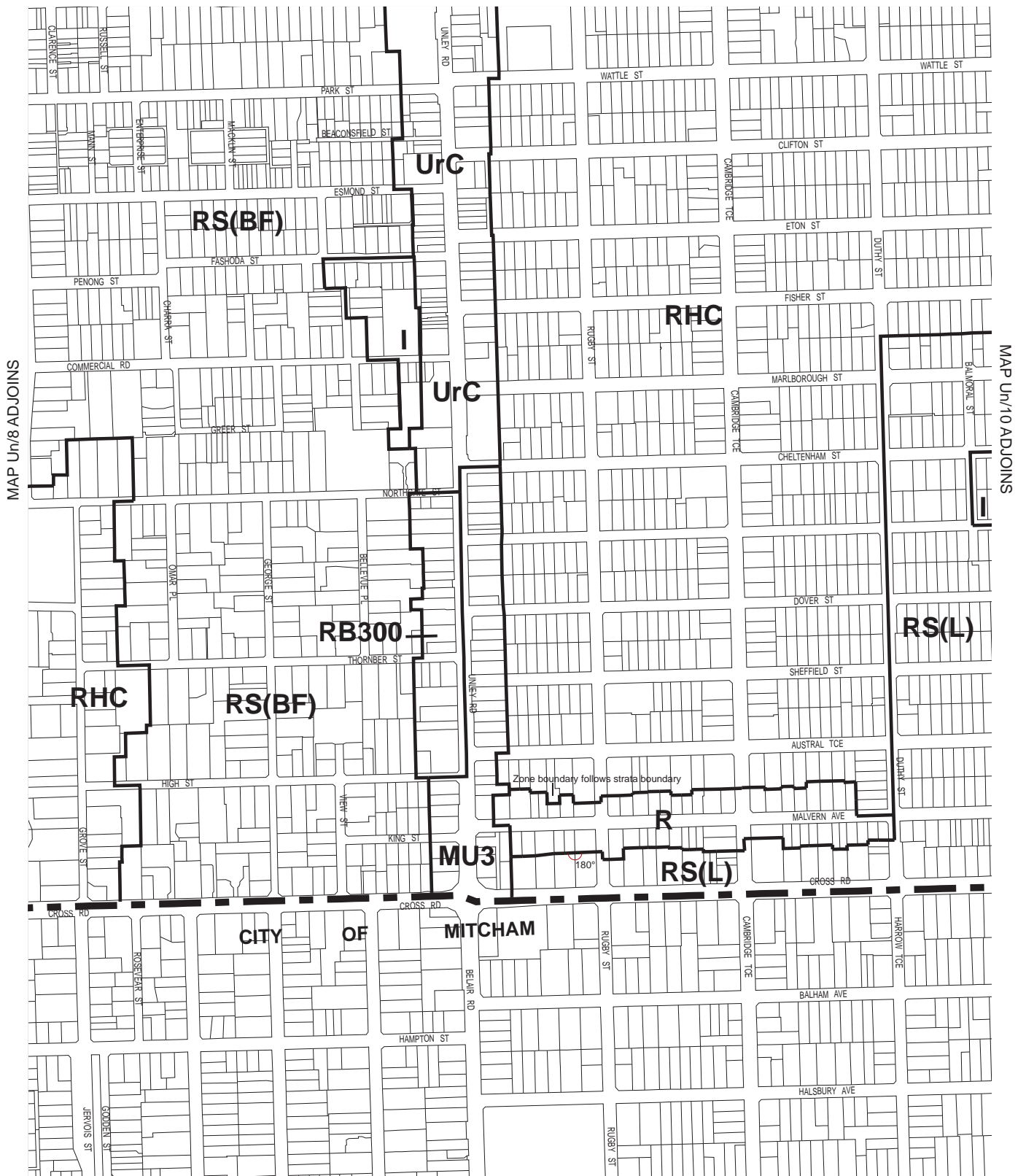
-  Zone Boundary
-  Development Plan Boundary

Scale 1:8000



# UNLEY (CITY) ZONES MAP Un/8





Note: For Policy Areas See Map Un/18

- I Institutional
- MU3 Mixed Uses 3
- R Residential
- RB300 Residential B300
- RHC Residential Historic Conservation
- RS(BF) Residential Streetscape (Built Form)
- RS(L) Residential Streetscape (Landscape)
- UrC Urban Corridor

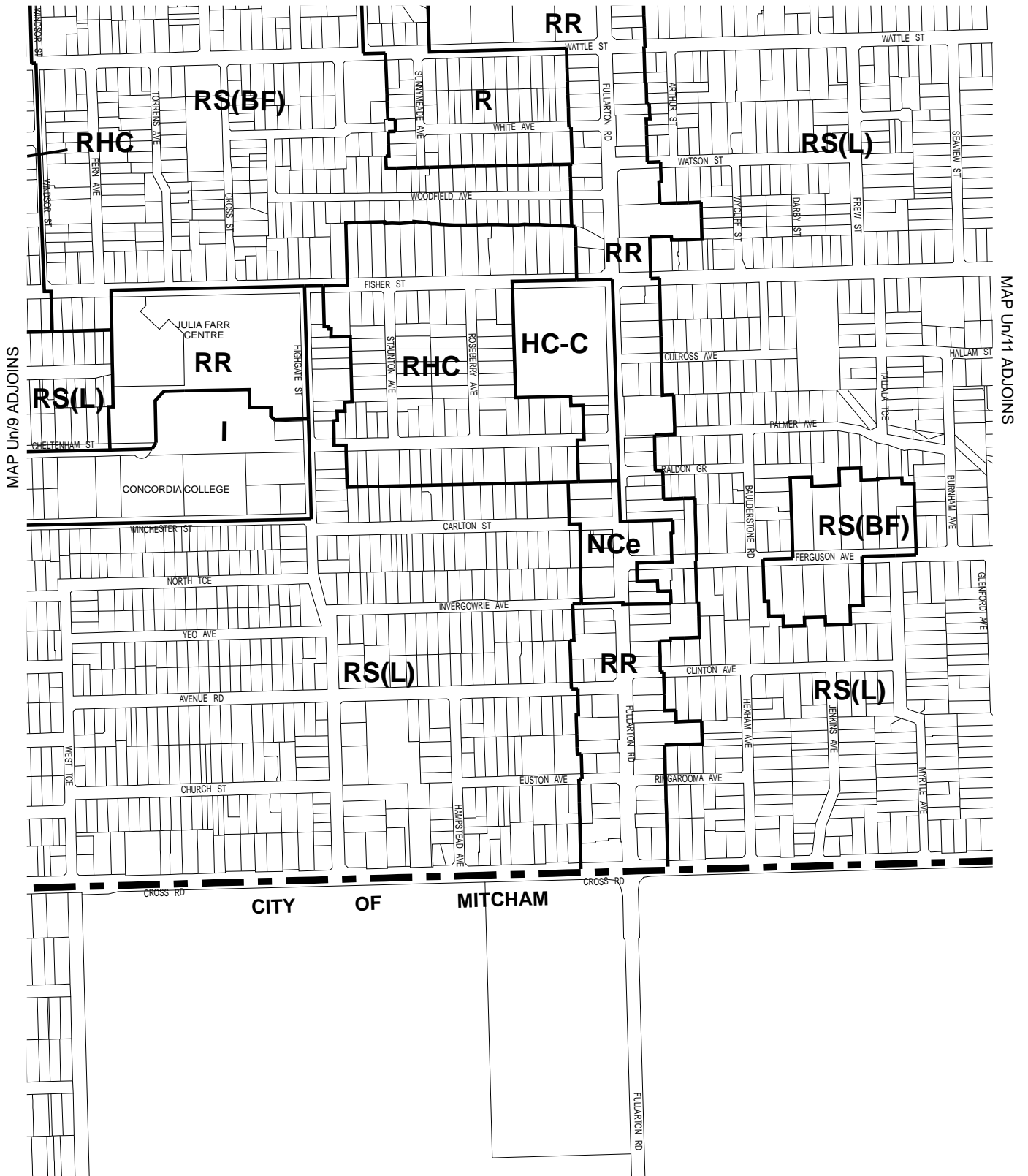
- Zone Boundary
- Development Plan Boundary



Scale 1:8000



# UNLEY (CITY) ZONES MAP Un/9



**Note: For Policy Areas See Map Un/19**

- HC-C Historic Conservation - Centres
- I Institutional
- NCe Neighbourhood Centre
- R Residential
- RHC Residential Historic Conservation
- RR Residential Regeneration
- RS(BF) Residential Streetscape (Built Form)
- RS(L) Residential Streetscape (Landscape)

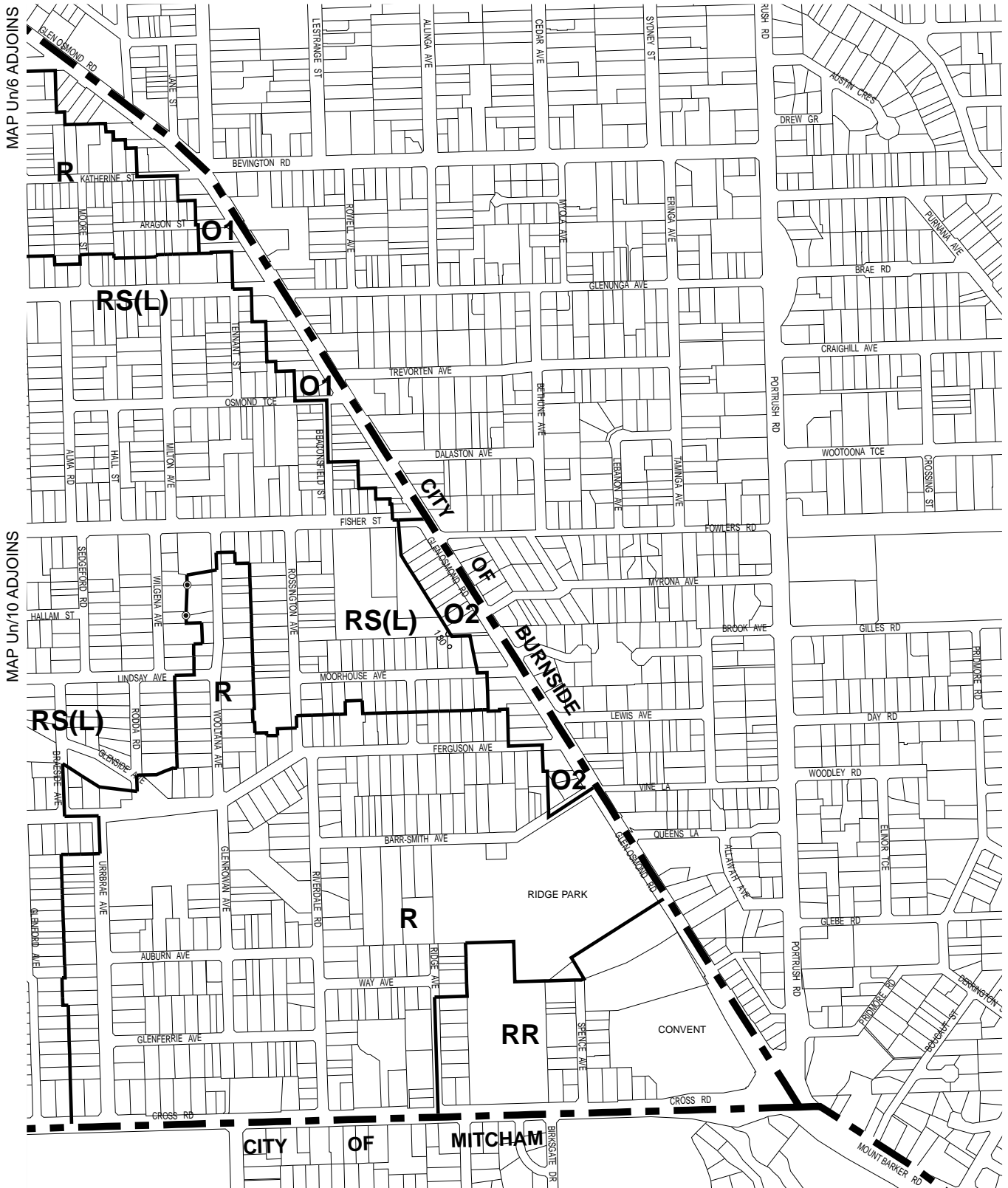
- Zone Boundary
- Development Plan Boundary



Scale 1:8000



# UNLEY (CITY) ZONES MAP Un/10





MAP Un/6 ADJOINS

MAP Un/10 ADJOINS

**Note: For Policy Areas See Map Un/20**

- O1** Office 1
- O2** Office 2
- R** Residential
- RR** Residential Regeneration
- RS(L)** Residential Streetscape (Landscape)

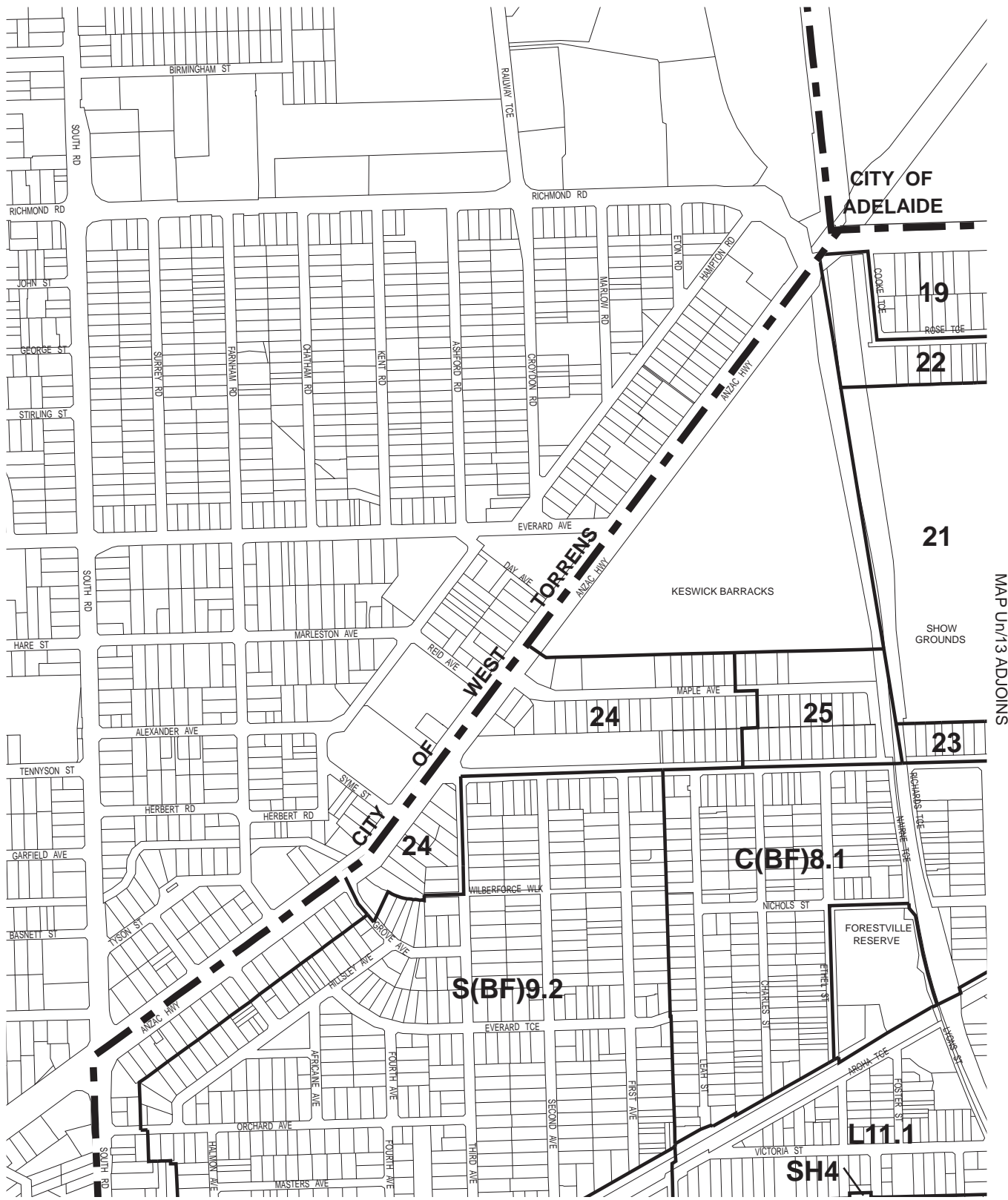
-  Zone Boundary
-  Development Plan Boundary

Scale 1:8000



# UNLEY (CITY) ZONES MAP Un/11

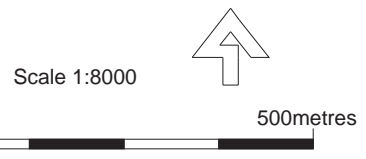
Consolidated - 15 October 2020



MAP Un/16 ADJOINS

- SH4** Policy Area 4 - Spacious Historic Millswood Page Estate
- C(BF)8.1** Policy Area 8 - Compact (Built Form) Precinct 8.1
- S(BF)9.2** Policy Area 9 - Spacious (Built Form) Precinct 9.2
- L11.1** Policy Area 11 - Landscape Precinct 11.1
- 19** Policy Area 19 - Boulevard (Greenhill Road)
- 21** Policy Area 21 - Core Policy Area
- 22** Policy Area 22 - Rose Terrace Policy Area
- 23** Policy Area 23 - Leader Street Policy Area
- 24** Policy Area 24 - Transit Living (Anzac Highway)
- 25** Policy Area 25 - Business (Leader Street and Maple Avenue)

Policy Area Boundary  
 Development Plan Boundary



# UNLEY (CITY) POLICY AREAS MAP Un/12

Consolidated - 15 October 2020

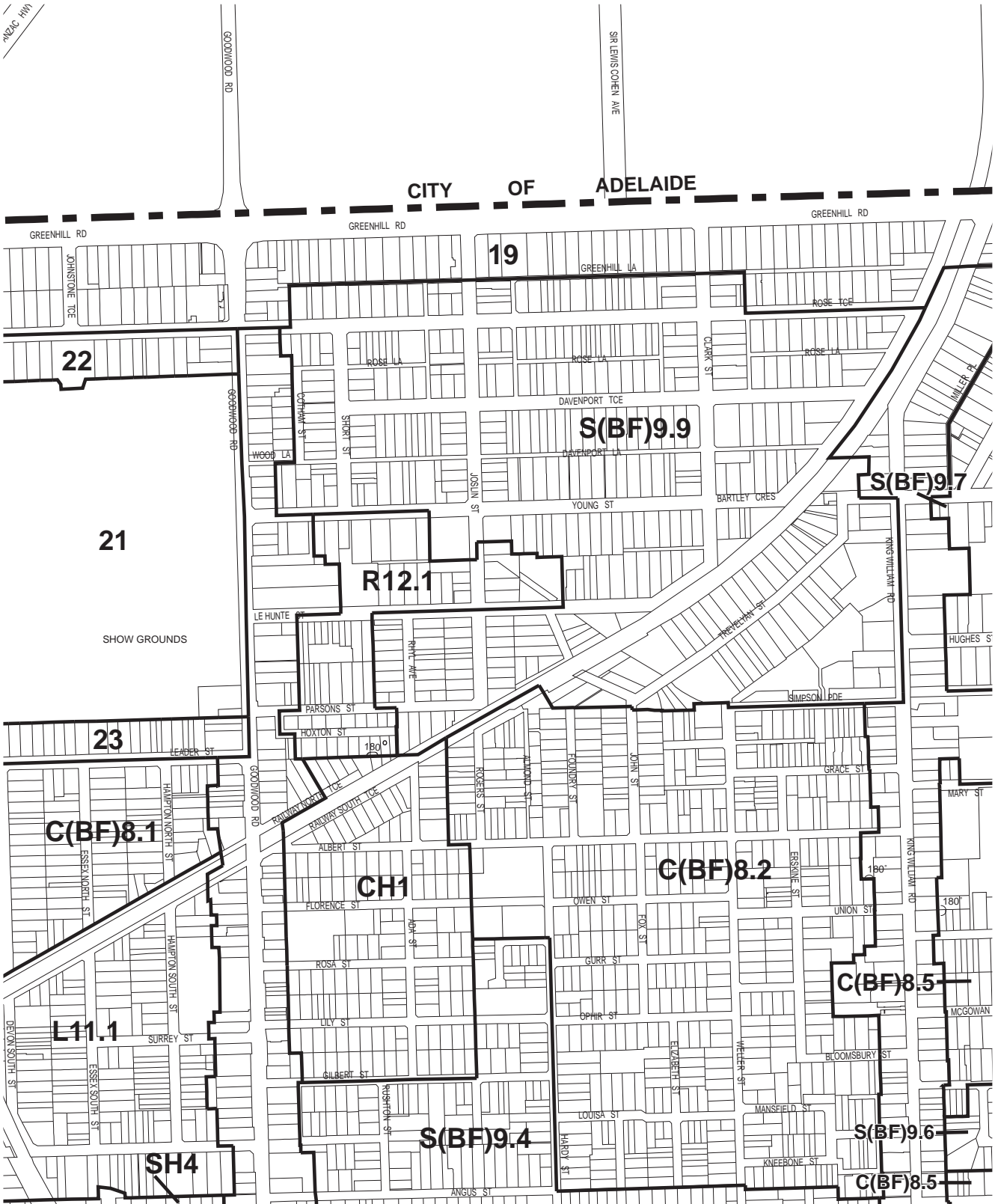


ANE2/C HW

# CITY OF ADELAIDE

MAP Un/12 ADJOINS

MAP Un/14 ADJOINS



MAP Un/17 ADJOINS

- CH1** Policy Area 1 - Compact Historic Goodwood Estate
- SH4** Policy Area 4 - Spacious Historic Millswood Page Estate
- C(BF)8.1** Policy Area 8 - Compact (Built Form) Precinct 8.1
- C(BF)8.2** Policy Area 8 - Compact (Built Form) Precinct 8.2
- C(BF)8.5** Policy Area 8 - Compact (Built Form) Precinct 8.5
- S(BF)9.4** Policy Area 9 - Spacious (Built Form) Precinct 9.4
- S(BF)9.6** Policy Area 9 - Spacious (Built Form) Precinct 9.6
- S(BF)9.7** Policy Area 9 - Spacious (Built Form) Precinct 9.7
- S(BF)9.9** Policy Area 9 - Spacious (Built Form) Precinct 9.9
- L11.1** Policy Area 11 - Landscape Precinct 11.1
- R12.1** Policy Area 12 - Residential Infill (300) Precinct 12.1
- 19** Policy Area 19 - Boulevard (Greenhill Road)
- 21** Policy Area 21 - Core Policy Area
- 22** Policy Area 22 - Rose Terrace Policy Area
- 23** Policy Area 23 - Leader Street Policy Area

Policy Area Boundary  
 Development Plan Boundary

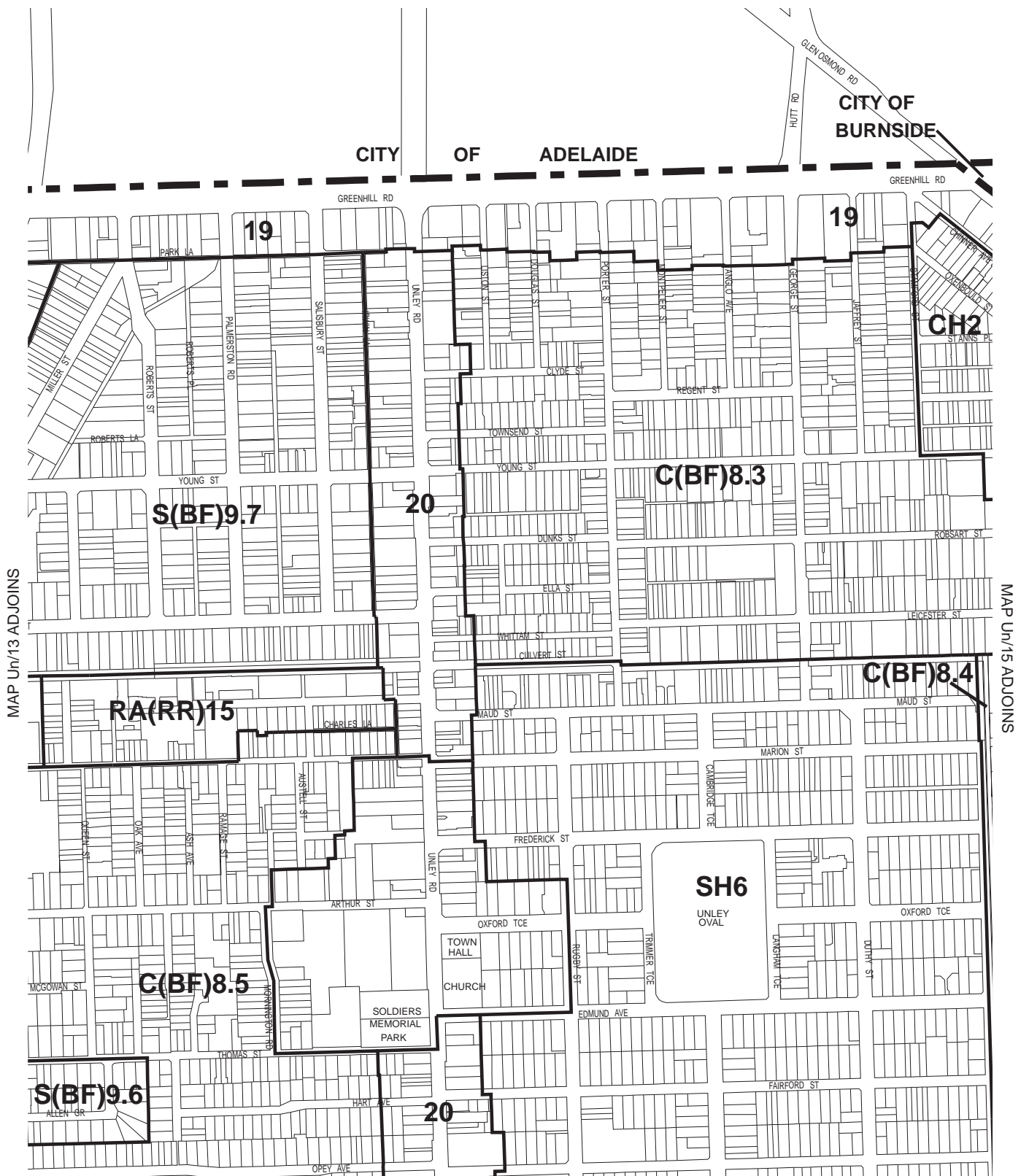


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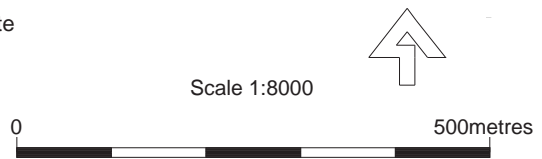


## UNLEY (CITY) POLICY AREAS MAP Un/13

Consolidated - 15 October 2020

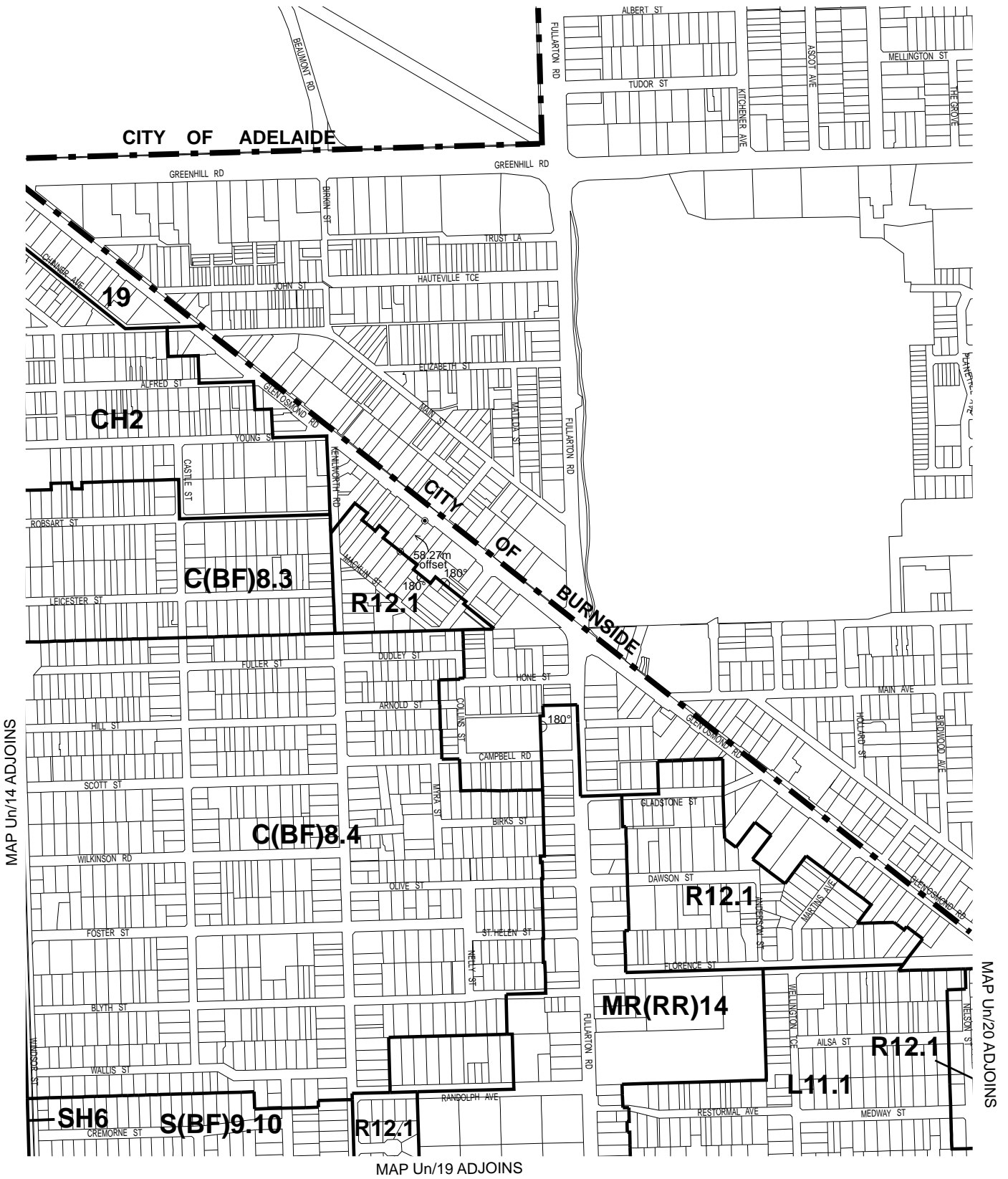


- MAP Un/13 ADJOINS
- MAP Un/15 ADJOINS
- MAP Un/18 ADJOINS
- CH2** Policy Area 2 - Compact Historic Parkside St. Ann's Estate
  - SH6** Policy Area 6 - Spacious Historic Unley and Malvern Trimmer Estate
  - C(BF)8.3** Policy Area 8 - Compact (Built Form) Precinct 8.3
  - C(BF)8.4** Policy Area 8 - Compact (Built Form) Precinct 8.4
  - C(BF)8.5** Policy Area 8 - Compact (Built Form) Precinct 8.5
  - S(BF)9.6** Policy Area 9 - Spacious (Built Form) Precinct 9.6
  - S(BF)9.7** Policy Area 9 - Spacious (Built Form) Precinct 9.7
  - RA(RR)15** Policy Area 15 - Renewal Area
  - 19** Policy Area 19 - Boulevard (Greenhill Road)
  - 20** Policy Area 20 - High Street (Unley Road)
- Policy Area Boundary
  - - - - -** Development Plan Boundary



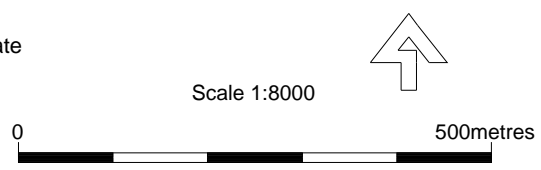
# UNLEY (CITY) POLICY AREAS MAP Un/14

Consolidated - 15 October 2020



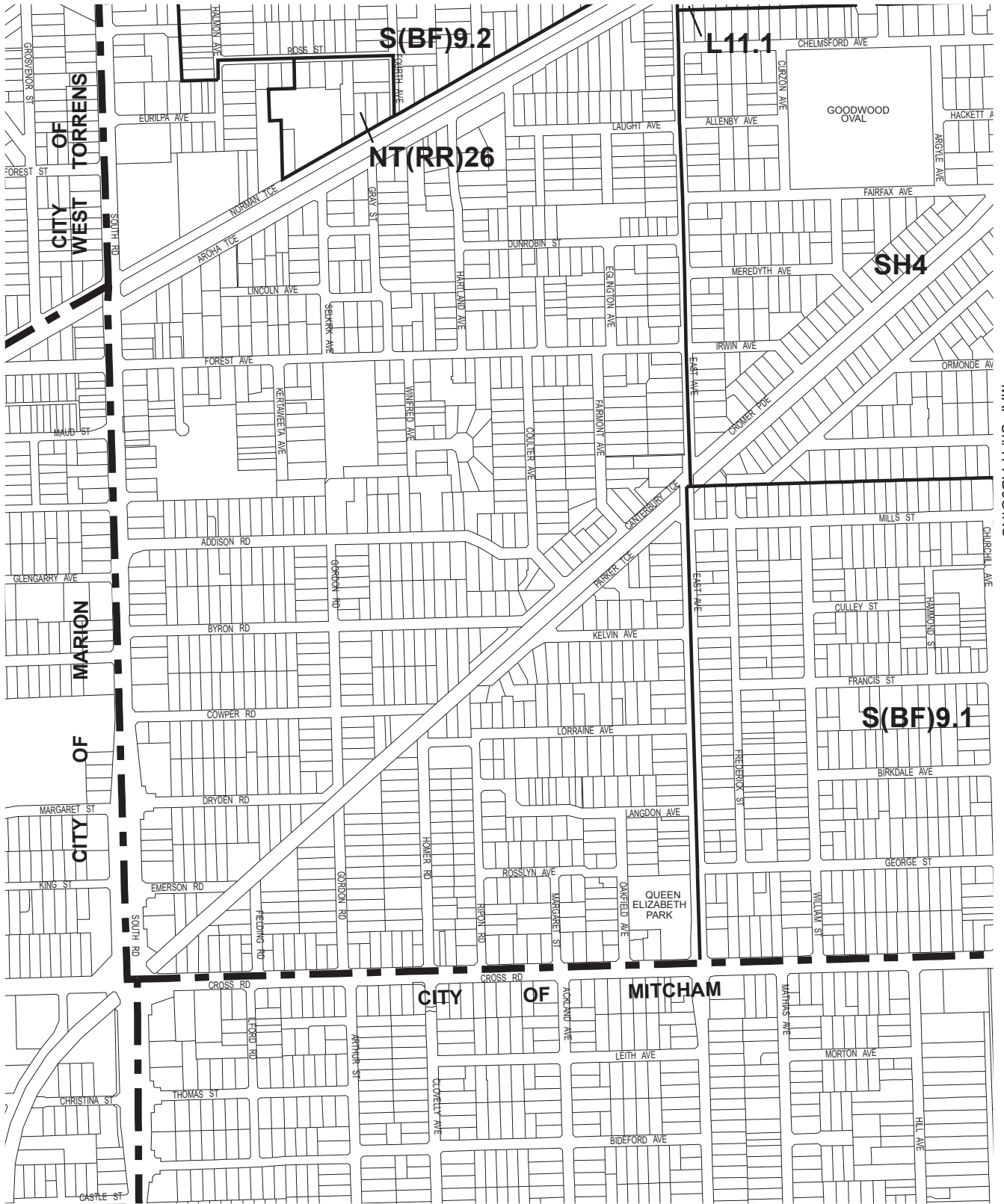
- CH2** Policy Area 2 - Compact Historic Parkside St. Ann's Estate
- SH6** Policy Area 6 - Spacious Historic Unley and Malvern Trimmer Estate
- C(BF)8.3** Policy Area 8 - Compact (Built Form) Precinct 8.3
- C(BF)8.4** Policy Area 8 - Compact (Built Form) Precinct 8.4
- S(BF)9.10** Policy Area 9 - Spacious (Built Form) Precinct 9.10
- L11.1** Policy Area 11 - Landscape Precinct 11.1
- R12.1** Policy Area 12 - Residential Infill (300) Precinct 12.1
- MR(RR)14** Policy Area 14 - Major Roads (Fullarton Road) Precinct 14
- 19** Policy Area 19 - Boulevard (Greenhill Road)

————— Policy Area Boundary  
 - - - - - Development Plan Boundary



# UNLEY (CITY) POLICY AREAS MAP Un/15

Consolidated - 15 October 2020



MAP Un/17 ADJOINS

- SH4** Policy Area 4 - Spacious Historic Millswood Page Estate
- S(BF)9.1** Policy Area 9 - Spacious (Built Form) Precinct 9.1
- S(BF)9.2** Policy Area 9 - Spacious (Built Form) Precinct 9.2
- L11.1** Policy Area 11 - Landscape Precinct 11.1
- NT(RR)26** Policy Area 26 - Norman Terrace (Residential Regeneration)



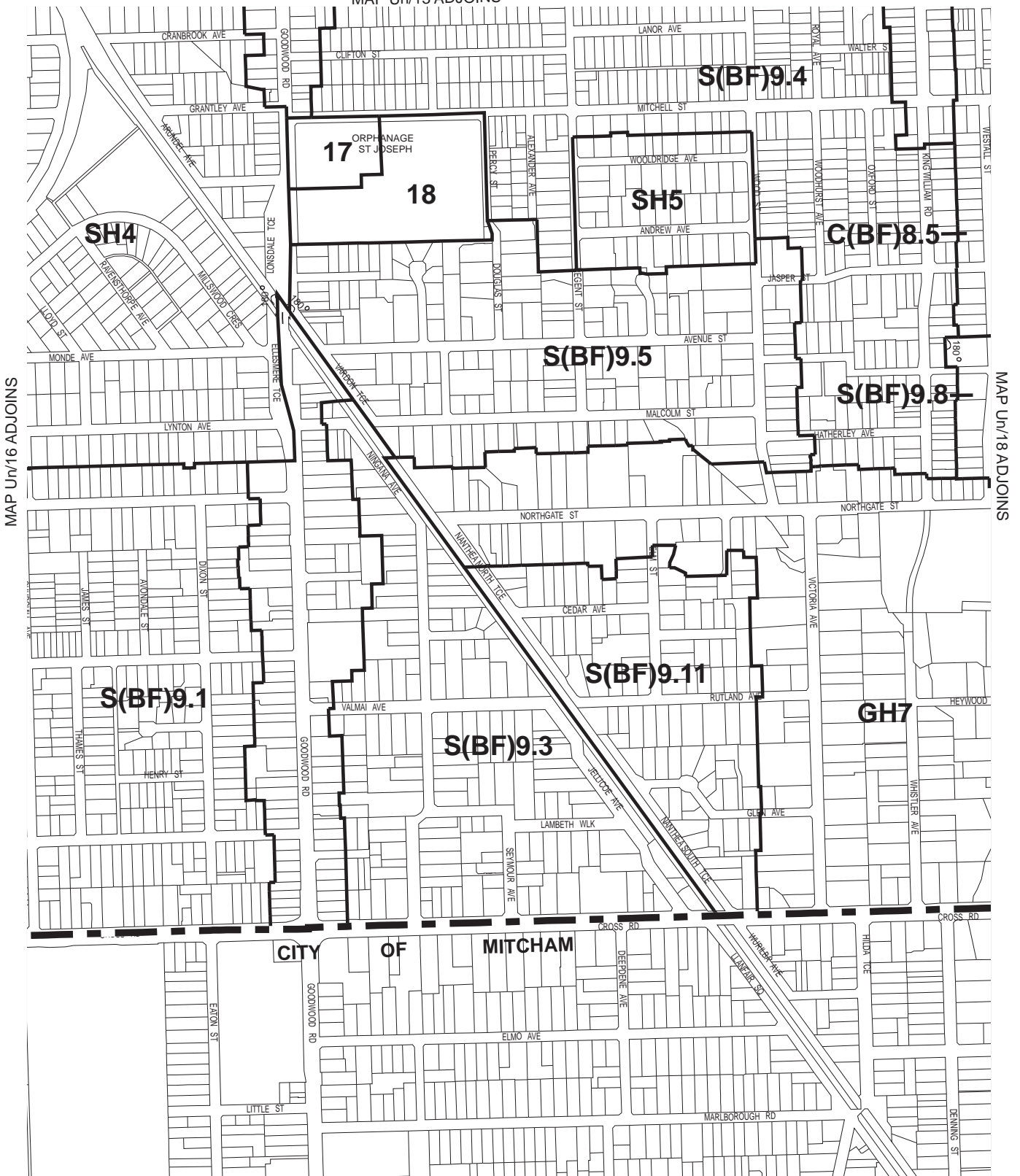
Scale 1:8000



# UNLEY (CITY) POLICY AREAS MAP Un/16

- Policy Area Boundary
- Development Plan Boundary





MAP Un/16 ADJOINS

MAP Un/18 ADJOINS

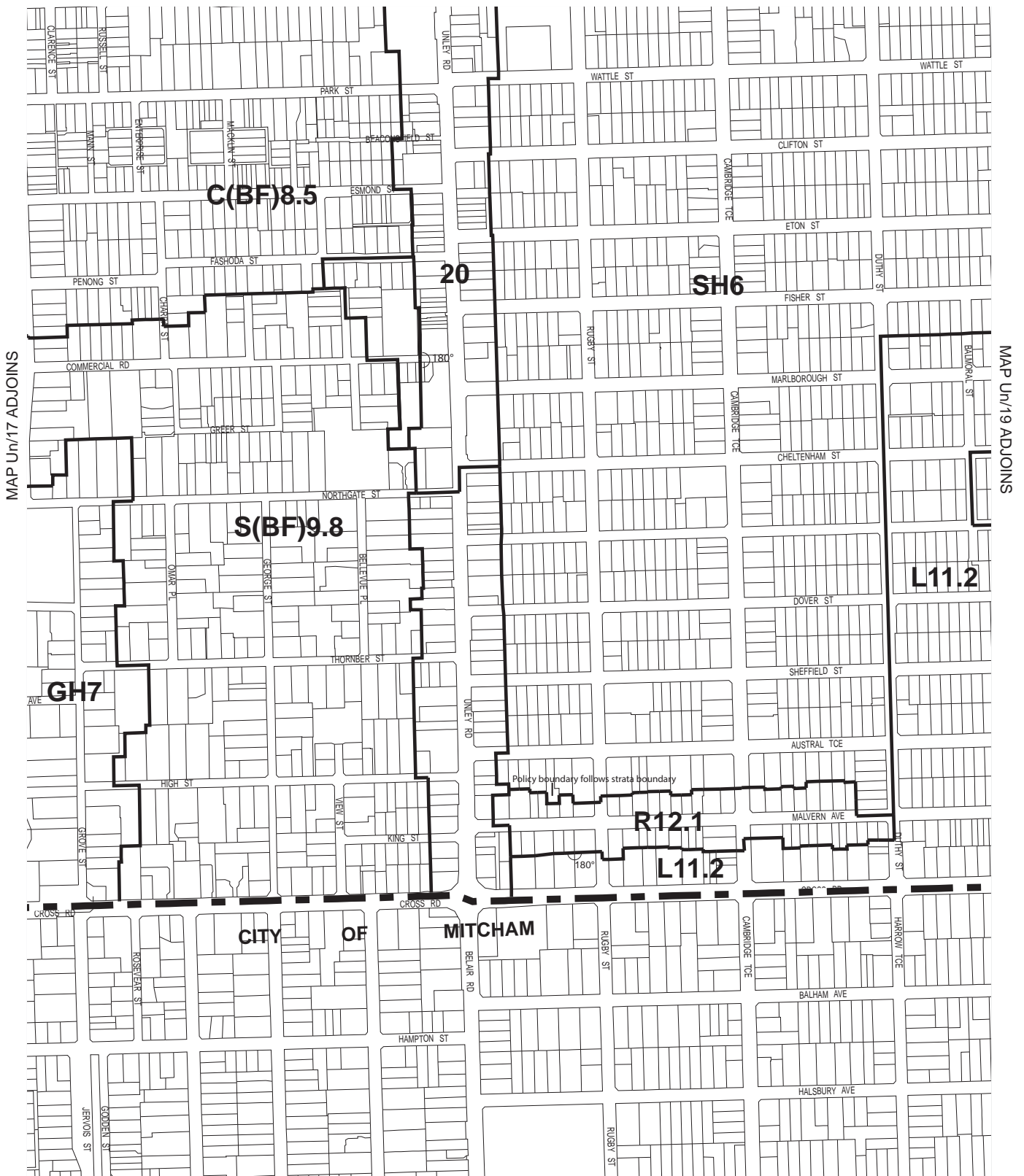
- SH4** Policy Area 4 - Spacious Historic Millswood Page Estate
- SH5** Policy Area 5 - Spacious Historic Millswood Wooldridge Estate
- GH7** Policy Area 7 - Grand Historic Unley Park Heywood Estate
- C(BF)8.5** Policy Area 8 - Compact (Built Form) Precinct 8.5
- S(BF)9.1** Policy Area 9 - Spacious (Built Form) Precinct 9.1
- S(BF)9.3** Policy Area 9 - Spacious (Built Form) Precinct 9.3
- S(BF)9.4** Policy Area 9 - Spacious (Built Form) Precinct 9.4
- S(BF)9.5** Policy Area 9 - Spacious (Built Form) Precinct 9.5
- S(BF)9.8** Policy Area 9 - Spacious (Built Form) Precinct 9.8
- S(BF)9.11** Policy Area 9 - Spacious (Built Form) Precinct 9.11
- 17** Policy Area 17 - The Orphanage Policy Area
- 18** Policy Area 18 - The Orphanage Policy Area
- Policy Area Boundary
- Development Plan Boundary



Scale 1:8000



# UNLEY (CITY) POLICY AREAS MAP Un/17



- SH6** Policy Area 6 - Spacious Historic Unley and Malvern Trimmer Estate
- GH7** Policy Area 7 - Grand Historic Unley Park Heywood Estate
- C(BF)8.5** Policy Area 8 - Compact (Built Form) Precinct 8.5
- S(BF)9.8** Policy Area 9 - Spacious (Built Form) Precinct 9.8
- L11.2** Policy Area 11 - Landscape Precinct 11.2
- R12.1** Policy Area 12 - Residential Infill (300) Precinct 12.1
- 20** Policy Area 20 - High Street (Unley Road)

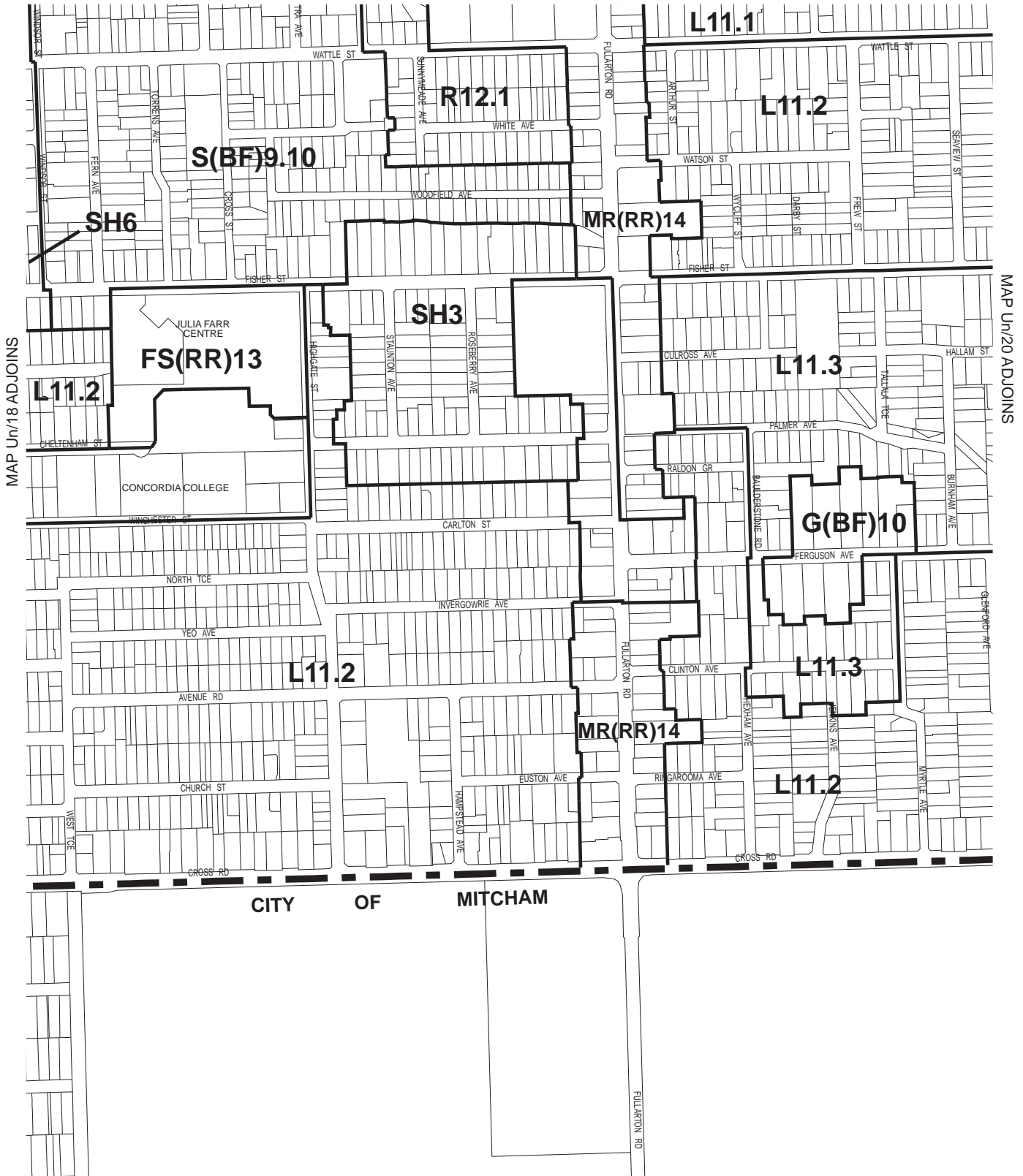


Scale 1:8000



- Policy Area Boundary
- Development Plan Boundary

# UNLEY (CITY) POLICY AREAS MAP Un/18



CITY OF MITCHAM

- SH3** Policy Area 3 - Spacious Historic Fullarton Roseberry Estate
- SH6** Policy Area 6 - Spacious Historic Unley and Malvern Trimmer Estate
- S(BF)9.10** Policy Area 9 - Spacious (Built Form) Precinct 9.10
- G(BF)10** Policy Area 10 - Grand (Built Form) Precinct 10
- L11.1** Policy Area 11 - Landscape Precinct 11.1
- L11.2** Policy Area 11 - Landscape Precinct 11.2
- L11.3** Policy Area 11 - Landscape Precinct 11.3
- R12.1** Policy Area 12 - Residential Infill (300) Precinct 12.1
- FS(RR)13** Policy Area 13 - Fisher Street (Residential Regeneration) Policy Area 13
- MR(RR)14** Policy Area 14 - Major Roads (Fullarton Road) Precinct 14

- Policy Area Boundary
- Development Plan Boundary



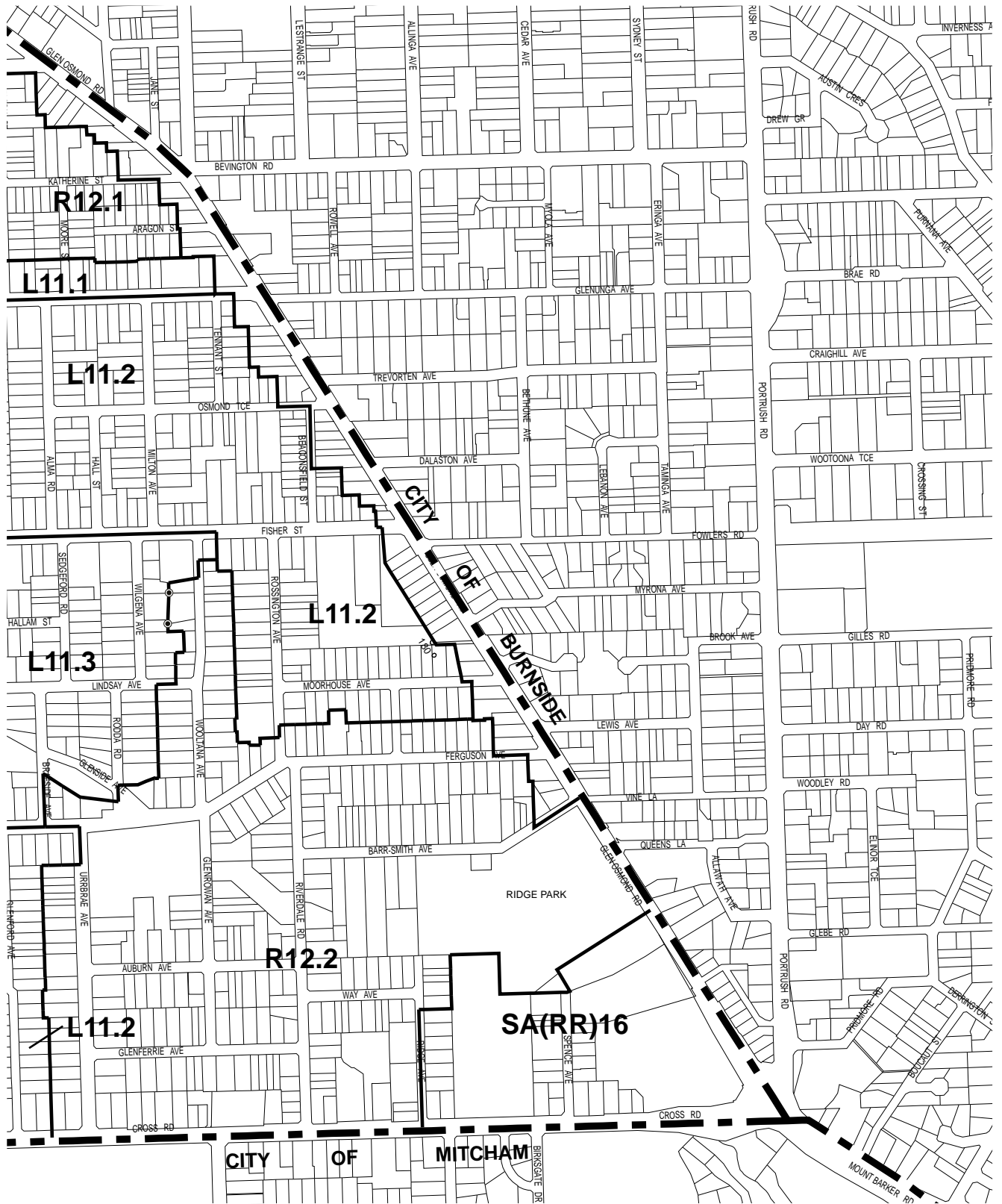
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# UNLEY (CITY) POLICY AREAS MAP Un/19

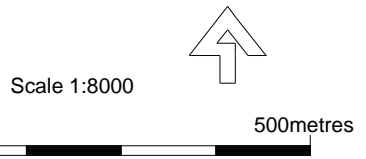
MAP Un/15 ADJOINS

MAP Un/19 ADJOINS



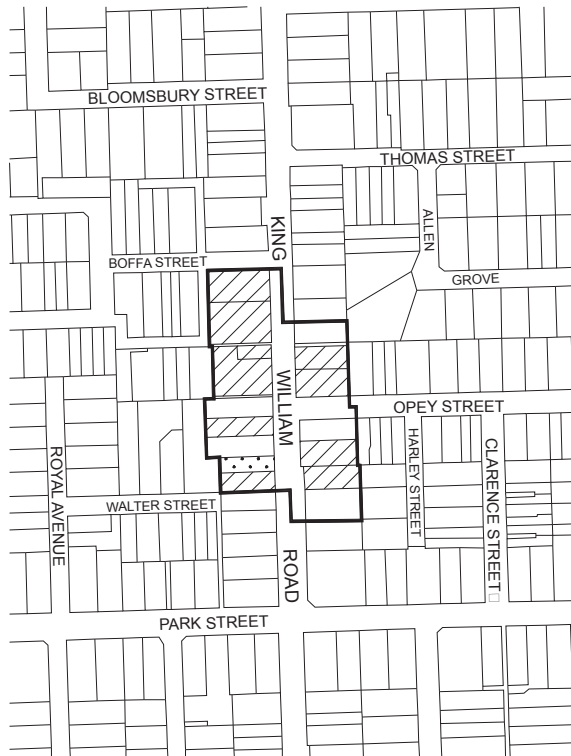
- L11.1** Policy Area 11- Landscape Precinct 11.1
- L11.2** Policy Area 11- Landscape Precinct 11.2
- L11.3** Policy Area 11- Landscape Precinct 11.3
- R12.1** Policy Area 12- Residential Infill (300) Precinct 12.1
- R12.2** Policy Area 12- Residential Infill (350) Precinct 12.2
- SA(RR)16** Policy Area 16- Spence Avenue Policy Area

 Policy Area Boundary  
 Development Plan Boundary



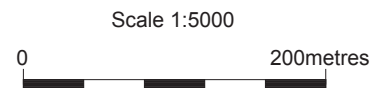
# UNLEY (CITY) POLICY AREAS MAP Un/20






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**Address of Contributory Items**

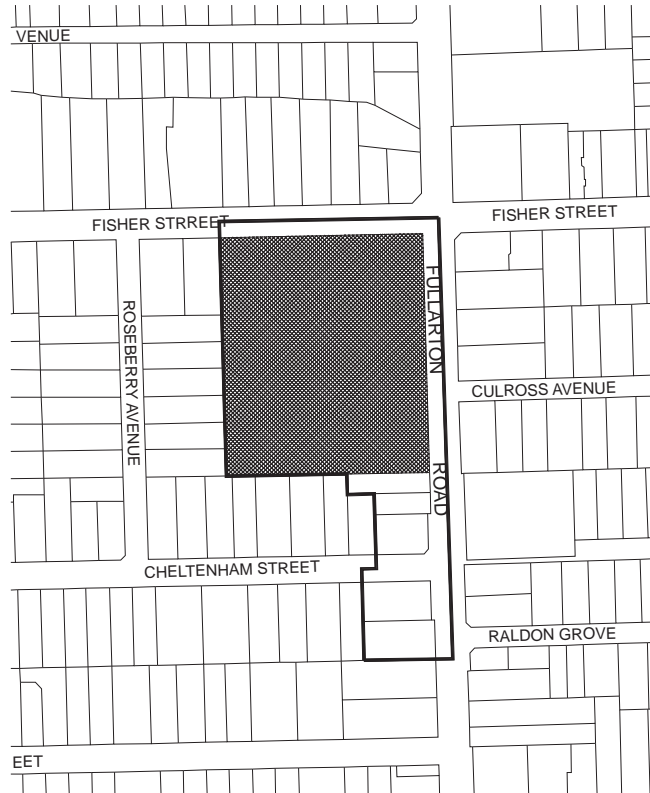
- 118 - 128 King William Road, Goodwood
- 130 - 136 King William Road, Goodwood
- 1 - 5/ 138 - 142 King William Road, Hyde Park
- 146 - 148 King William Road, Hyde Park
- 152 - 154 King William Road, Hyde Park
- 1 - 3/ 156 King William Road, Hyde Park
- 165A - 171 King William Road, Hyde Park
- 1 - 3/ 175 King William Road, Hyde Park
- 1 - 3/ 177 King William Road, Hyde Park



-  State Heritage Place
-  Local Heritage Place
-  Original/Contributory Building
-  Zone Boundary
-  Development Plan Boundary

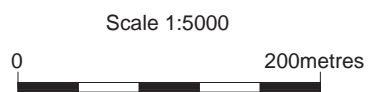
**CITY OF UNLEY  
HERITAGE AREAS  
MAP Un/21**










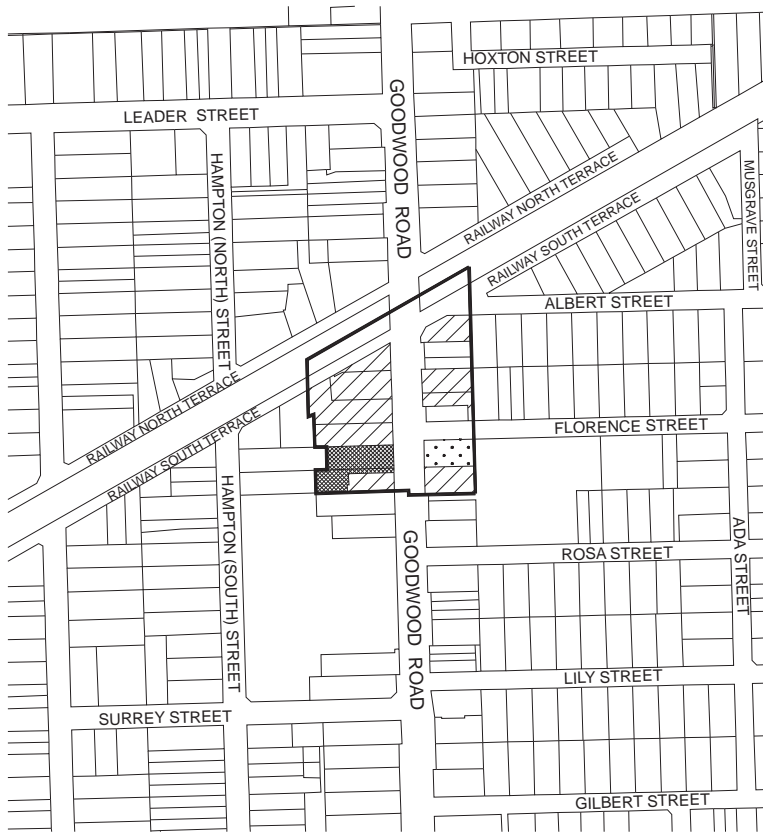
**Address of Contributory Items**

441 Fullarton Road, Fullarton



-  State Heritage Place
-  Local Heritage Place
-  Original/Contributory Building
-  Zone Boundary
-  Development Plan Boundary

**CITY OF UNLEY  
HERITAGE AREAS  
MAP Un/22**  
Consolidated - 15 October 2020



### Address of Contributory Items

104 - 106	Goodwood Road, Goodwood
108 - 112	Goodwood Road, Goodwood
114 - 118	Goodwood Road, Goodwood
120 - 124A	Goodwood Road, Goodwood
126 - 132	Goodwood Road, Goodwood
89	Goodwood Road, Goodwood
93 - 93A	Goodwood Road, Goodwood
95 - 95A	Goodwood Road, Goodwood
99 - 103A	Goodwood Road, Goodwood



Scale 1:5000



State Heritage Place



Local Heritage Place



Original/Contributory Building

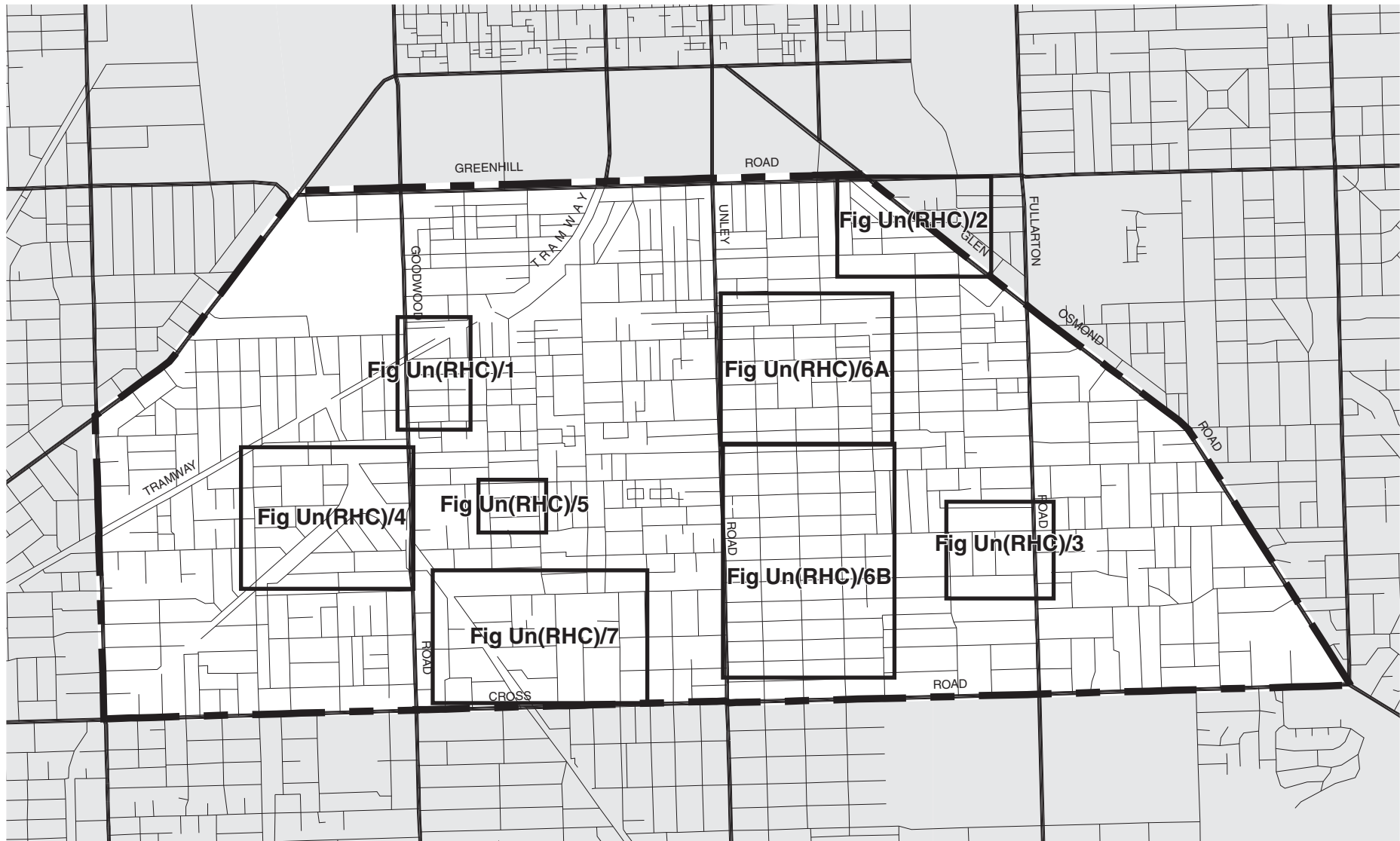


Zone Boundary

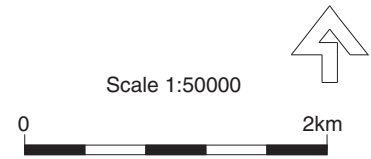


Development Plan Boundary

# CITY OF UNLEY HERITAGE AREAS MAP Un/23



— — — — — Development Plan Boundary



**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**Fig Un(RHC) INDEX**

Consolidated - 15 October 2020





See Table Un(RHC)/1 Overleaf for site addresses

<b>RHC</b>	Residential Historic Conservation
	Contributory Items*
	Non Contributory Items
	Zone Boundary

**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**COMPACT GOODWOOD**  
**ESTATE**  
**Fig Un(RHC)/1**

\*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items (Public roads and transport corridors are not shaded for clarity)

**TABLE Un(RHC)/1**  
**Non Contributory Items from Compact Goodwood Estate [Figure Un\(RHC\)/1](#)**





<b>Property Address</b>	<b>Certificate of Title Reference</b>
2A Ada Street, Goodwood 5034	5443/734
2B Ada Street, Goodwood 5034	5443/582
1-4/9 Ada Street, Goodwood 5034	5921/990-994
11 Ada Street, Goodwood 5034	5393/679
11A Ada Street, Goodwood 5034	5398/778
13 Ada Street, Goodwood 5034	5561/766
16-16A Ada Street, Goodwood 5034	5986/666-667
20 Ada Street, Goodwood 5034	6002/573
1-6/66 Albert Street, Goodwood 5034	5011/595-601
68 Albert Street, Goodwood 5034	5176/64
1-2/73 Albert Street, Goodwood 5034	5727/127
81 Albert Street, Goodwood 5034	5433/408
83 Albert Street, Goodwood 5034	5487/166
16 Florence Street, Goodwood 5034	5663/130
1-9/17 Florence Street, Goodwood 5034	5283/412-421
1-9/19 Florence Street, Goodwood 5034	5003/352-361
1-2/20 Florence Street, Goodwood 5034	5021/637-639
1-8/23-27 Florence Street, Goodwood 5034	5892/247-254
1-4/34 Florence Street, Goodwood 5034	5042/832-836
20A Lily Street, Goodwood 5034	5003/384-385
23 Lily Street, Goodwood 5034	5591/88
25 Lily Street, Goodwood 5034	6002/574
30-30A Lily Street, Goodwood 5034	5937/608-609
33 Lily Street, Goodwood 5034	5842/201
34 Lily Street, Goodwood 5034	5839/930
35-35A Lily Street, Goodwood 5034	5579/114-115
36 Lily Street, Goodwood 5034	5839/929
3 Railway Terrace(Sth), Goodwood 5034	5108/920
7-7A Railway Terrace(Sth), Goodwood 5034	5070/121
1-2/8 Railway Terrace(Nth), Goodwood 5034	5198/546
9 Railway Terrace(Sth), Goodwood 5034	5526/864
11 Railway Terrace(Sth), Goodwood 5034	5682/592
1-2/13 Railway Terrace(Sth), Goodwood 5034	5019/244-245
21 Railway Terrace(Sth), Goodwood 5034	5842/955
1-4/19 Rosa Street, Goodwood 5034	5534/291

<b>Property Address</b>	<b>Certificate of Title Reference</b>
21 Rosa Street, Goodwood 5034	5761/593
25 Rosa Street, Goodwood 5034	5839/973
32-34 Rosa Street, Goodwood 5034	5852/332
1-3/33 Rosa Street, Goodwood 5034	5871/810-814
35 Rosa Street, Goodwood 5034	5612/794

CITY OF ADELAIDE



See Table Un(RHC)/2 Overleaf for site addresses

- RHC** Residential Historic Conservation
-  Contributory Items\*
-  Non Contributory Items
-  Zone Boundary
-  Development Plan Boundary

\*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items  
(Public roads and transport corridors are not shaded for clarity)






**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**COMPACT PARKSIDE**  
**ST ANN'S ESTATE**  
**Fig Un(RHC)/2**

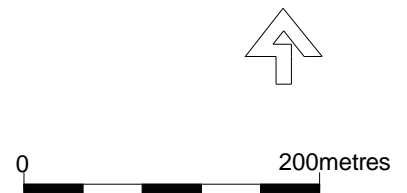
**TABLE Un(RHC)/2**  
**Non Contributory Items from Compact Parkside St. Ann's Estate [Figure Un\(RHC\)/2](#)**

<b>Property Address</b>	<b>Certificate of Title Reference</b>
13 Alfred Street, Parkside 5063	5558/637
14 Alfred Street, Parkside 5063	5352/780
16 Alfred Street, Parkside 5063	5352/779
19-33 Alfred Street, Parkside 5063	5711/801
22 Alfred Street, Parkside 5063	5364/451
24 Alfred Street, Parkside 5063	5923/943
26 Alfred Street, Parkside 5063	5166/340
26A Alfred Street, Parkside 5063	5451/796
2 Castle Street, Parkside 5063	5749/284
5 Castle Street, Parkside 5063	5887/756
3C Chinner Street, Parkside 5063	5211/38
5D Chinner Street, Parkside 5063	5873/737
7 Chinner Street, Parkside 5063	5952/973
7A Chinner Street, Parkside 5063	5952/974
6 Oxenbould Street, Parkside 5063	5933/314
10 Oxenbould Street, Parkside 5063	5873/738
16 Oxenbould Street, Parkside 5063	5472/947
22 Oxenbould Street, Parkside 5063	5846/337
9 St. Ann's Place, Parkside 5063	5249/825
12 St. Ann's Place, Parkside 5063	5363/592
40 St. Ann's Place, Parkside 5063	5668/676
1-2/49 St. Ann's Place, Parkside 5063	5021/186-187
51 St. Ann's Place, Parkside 5063	5472/907
1-5/52 St. Ann's Place, Parkside 5063	5006/930-935
53 St. Ann's Place, Parkside 5063	5114/911
5 Stamford Street, Parkside 5063	5101/316
9 Young Street, Parkside 5063	5840/825
10 Young Street (& pt 74-76 Glen Osmond Rd), Parkside 5063	5973/566 (pt 5973/565)
21 Young Street, Parkside 5063	5826/84
23-25 Young Street, Parkside 5063	5826/81 & 83
35 Young Street, Parkside 5063	5721/667
1-3/72 Young Street, Parkside 5063	5017/80-82



See Table Un(RHC)/3 Overleaf for site addresses

- |   |                                   |
|---|-----------------------------------|
| <b>RHC</b>  | Residential Historic Conservation |
|  | Contributory Items*               |
|  | Non Contributory Items            |
|  | Zone Boundary                     |



**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**SPACIOUS FULLARTON**  
**ROSEBERRY ESTATE**  
**Fig Un(RHC)/3**




\*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items  
(Public roads and transport corridors are not shaded for clarity)

**TABLE Un(RHC)/3**  
**Non Contributory Items from Spacious Fullarton Roseberry Estate [Figure Un\(RHC\)/3](#)**

<b>Property Address</b>	<b>Certificate of Title Reference</b>
1-3/2 Cheltenham Street, Highgate 5063	5057/929-932
3 Cheltenham Street, Highgate 5063	5243/114
1-2/4 Cheltenham Street, Highgate 5063	5030/477-479
10 Cheltenham Street, Highgate 5063	5826/910
14 Cheltenham Street, Highgate 5063	5929/858
20 Cheltenham Street, Highgate 5063	5779/409
21 Cheltenham Street, Highgate 5063	5397/601
27 Cheltenham Street, Highgate 5063	5549/681
30 Cheltenham Street, Highgate 5063	5170/654
37 Cheltenham Street, Highgate 5063	5188/43
38 Cheltenham Street, Highgate 5063	5102/540
1-20/74A Fisher Street, Fullarton 5063	5560/85
80 Fisher Street, Fullarton 5063	5071/884
1-5/84A Fisher Street, Fullarton 5063	5043/713-719
95 Fisher Street, Fullarton 5063	5828/421
95A Fisher Street, Fullarton 5063	5828/422
4 Roseberry Avenue, Fullarton 5063	5780/130
14 Roseberry Avenue, Highgate 5063	5826/913
1A Staunton Avenue, Fullarton 5063	5337/552
2 Staunton Avenue, Fullarton 5063	5646/747
4 Staunton Avenue, Fullarton 5063	5646/746
13 Staunton Avenue, Highgate 5063	5489/672
14 Staunton Avenue, Highgate 5063	5826/790



See Table Un(RHC)/4 Overleaf for site addresses

<b>RHC</b>	Residential Historic Conservation
	Contributory Items*
	Non Contributory Items
	Zone Boundary

\*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items  
(Public roads and transport corridors are not shaded for clarity)

**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**SPACIOUS MILLSWOOD**  
**PAGE ESTATE**  
**Fig Un(RHC)/4**






**TABLE Un(RHC)/4**  
**Non Contributory Items from Spacious Millswood Page Estate [Figure Un\(RHC\)/4](#)**

<b>Property Address</b>	<b>Certificate of Title Reference</b>
3 Argyle Avenue, Millswood 5034	5624/572
5 Argyle Avenue, Millswood 5034	5242/815
1 Chelmsford Avenue, Millswood 5034	5374/927
3 Chelmsford Avenue, Millswood 5034	5402/98
5 Chelmsford Avenue, Millswood 5034	5277/949
7 Chelmsford Avenue, Millswood 5034	5682/109
20A Chelmsford Avenue, Millswood 5034	5190/262, 5190/263
30 Chelmsford Avenue, Millswood 5034	5286/920
35 Chelmsford Avenue, Millswood 5034	5558/139
41 Chelmsford Avenue, Millswood 5034	5904/195
1+ 1A Cranbrook Avenue, Millswood 5034	6002/271+ 272
1-6/9 Cranbrook Avenue, Millswood 5034	5042/868-874
12A Cranbrook Avenue, Millswood 5034	5488/517
4 Cromer Parade, Millswood 5034	5682/7
6 Cromer Parade, Millswood 5034	5687/253
8 Cromer Parade, Millswood 5034	5680/111
10 Cromer Parade, Millswood 5034	5157/92
12 Cromer Parade, Millswood 5034	5107/594
14 Cromer Parade, Millswood 5034	5313/260
16 Cromer Parade, Millswood 5034	5675/482
18 Cromer Parade, Millswood 5034	5682/111
38 Cromer Parade, Millswood 5034	5792/854
40 Cromer Parade, Millswood 5034	5297/767
60 Cromer Parade, Millswood 5034	5797/577
62 Cromer Parade, Millswood 5034	5175/54
1A East Avenue, Millswood 5034	5923/659
25 East Avenue, Millswood 5034	5605/675
21 Fairfax Avenue, Millswood 5034	5309/627
28 Fairfax Avenue, Millswood 5034	5771/87
35 Fairfax Avenue, Millswood 5034	5792/722
12 Grantley Avenue, Millswood 5034	5419/792
13 Grantley Avenue, Millswood 5034	5750/331
1 Hackett Avenue, Millswood 5034	5574/583
2 Hackett Avenue, Millswood 5034	5670/814
3 Hackett Avenue, Millswood 5034	5682/110

<b>Property Address</b>	<b>Certificate of Title Reference</b>
4 Hackett Avenue, Millswood 5034	5679/778
5 Hackett Avenue, Millswood 5034	5676/427
6 Hackett Avenue, Millswood 5034	5476/855
8 Hackett Avenue, Millswood 5034	5372/779
3 Irwin Avenue, Millswood 5034	5287/219
10 Irwin Avenue, Millswood 5034	5790/908
1-2/2-4 Lloyd Avenue, Millswood 5034	5011/422-424
1A Lloyd Avenue, Millswood 5034	5236/255
5 Lynton Avenue, Millswood 5034	5104/834
8 Lynton Avenue, Millswood 5034	5453/157
13 Lynton Avenue, Millswood 5034	5270/326
15 Lynton Avenue, Millswood 5034	5162/290
37 Lynton Avenue, Millswood 5034	5709/351
39 Lynton Avenue, Millswood 5034	5707/957
17 Meredyth Avenue, Millswood 5034	5158/928
2A Millswood Crescent, Millswood 5034	5557/282
4 Millswood Crescent, Millswood 5034	5516/576
18A Millswood Crescent, Millswood 5034	5788/570
18B-E Millswood Crescent, Millswood 5034	5871/791
35 Millswood Crescent, Millswood 5034	5727/102
50 Millswood Crescent, Millswood 5034	5207/267
64 Millswood Crescent, Millswood 5034	5246/211
5 Oakley Avenue, Millswood 5034	5792/721
1A Ravensthorpe Avenue, Millswood 5034	5512/880
16 Ravensthorpe Avenue, Millswood 5034	5817/904
18 Ravensthorpe Avenue, Millswood 5034	5904/652



See Table Un(RHC)/5 Overleaf for site addresses

- |   |                                   |
|---|-----------------------------------|
| <b>RHC</b>  | Residential Historic Conservation |
|  | Contributory Items*               |
|  | Non Contributory Items            |
|  | Zone Boundary                     |

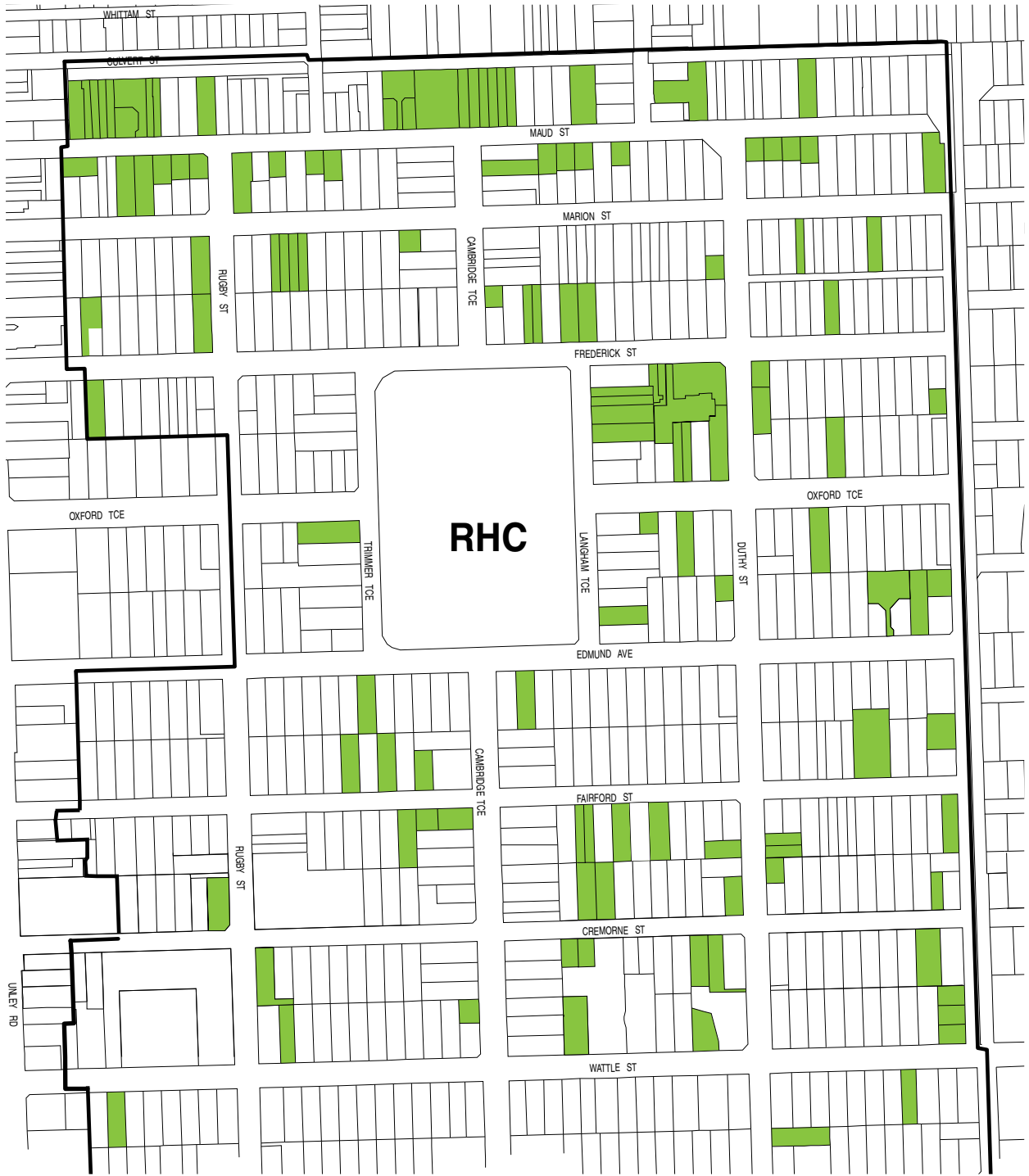
\*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items  
(Public roads and transport corridors are not shaded for clarity)

0 200metres




**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**SPACIOUS MILLSWOOD**  
**WOOLDRIDGE ESTATE**  
**Fig Un(RHC)/5**

**TABLE Un(RHC)/5**  
**Non Contributory Items from Spacious Millswood Wooldridge Estate [Figure Un\(RHC\)/5](#)**

<b>Property Address</b>	<b>Certificate of Title Reference</b>
4 Andrew Avenue, Millswood 5034	5733/393
8 Andrew Avenue, Millswood 5034	5659/366
9 Andrew Avenue, Millswood 5034	5633/28
9A Andrew Avenue, Millswood 5034	5633/27
10 Andrew Avenue, Millswood 5034	5721/610
12 Andrew Avenue, Millswood 5034	5721/611
16 Andrew Avenue, Millswood 5034	5182/935
17A Andrew Avenue, Millswood 5034	5467/894
18 Andrew Avenue, Millswood 5034	5720/223
20 Andrew Avenue, Millswood 5034	5857/871
22 Andrew Avenue, Millswood 5034	5857/870
1 Regent Street, Millswood 5034	5420/526
3A Regent Street, Millswood 5034	5017/651-652
5 Regent Street, Millswood 5034	5720/220
2 Wooldridge Avenue, Millswood 5034	5242/355
6 Wooldridge Avenue, Millswood 5034	5092/909
9 Wooldridge Avenue, Millswood 5034	5731/113
15 Wooldridge Avenue, Millswood 5034	5550/828
1/22 Wooldridge Avenue, Millswood 5034	5017/650,652



See Table Un(RHC)/6 A Overleaf for site addresses

- |   |                                   |
|---|-----------------------------------|
| <b>RHC</b>  | Residential Historic Conservation |
|  | Contributory Items*               |
|  | Non Contributory Items            |
|  | Zone Boundary                     |

\*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items  
(Public roads and transport corridors are not shaded for clarity)

0 200metres

**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**SPACIOUS UNLEY AND MALVERN**  
**TRIMMER ESTATE**  
**Fig Un(RHC)/6 A**

**TABLE Un(RHC)/6A**  
**A Non Contributory Items from Spacious Unley and Malvern Trimmer Estate [Figure Un\(RHC\)/6A](#)**

<b>Property Address</b>	<b>Certificate of Title Reference</b>
3 Cambridge Terrace, Unley 5061	5803/971
15A Cambridge Terrace, Unley 5061	5352/486
26 Cambridge Terrace, Unley 5061	5458/328
44 Cambridge Terrace, Unley 5061	5076/569
40A Cremorne Street, Malvern 5061	5533/688
41 Cremorne Street, Malvern 5061	5971/840
41A Cremorne Street, Malvern 5061	5971/839
59A Cremorne Street, Malvern 5061	5446/10
61 Cremorne Street, Malvern 5061	5405/294
71 Cremorne Street, Malvern 5061	5899/56
73 Cremorne Street, Malvern 5061	5899/55
74 Cremorne Street, Malvern 5061	5821/201
76 and 76A Cremorne Street, Malvern	5972/778 & 5972/777
1-3/92 Cremorne Street, Malvern 5061	5035/946-949
97 Cremorne Street, Malvern 5061	5451/857
2 Duthy Street, Unley 5061	5288/468
11 Duthy Street, Unley 5061	5348/101
5-6/18 Duthy Street, Unley 5061	5027/711-712
1-4/20 Duthy Street, Unley 5061	5027/732-736
28 Duthy Street, Unley 5061	5213/820
33 Duthy Street, Unley 5061	5290/48
34 Duthy Street, Unley 5061	5598/602
35 Duthy Street, Unley 5061	5411/22
35A Duthy Street, Malvern 5061	5466/758
38 Duthy Street, Malvern 5061	5417/127
4 Edmund Avenue, Unley 5061	5096/114
6A-B Edmund Avenue, Unley 5061	5718/557
43 Edmund Avenue, Unley 5061	5276/150
57 Edmund Avenue, Unley 5061	5718/825
1 Fairford Street, Unley 5061	5422/930
1-12/10 Fairford Street, Unley 5061	5021/611-621+ 5806/407
35 Fairford Street, Unley 5061	5749/725
39 Fairford Street, Unley 5061	5733/355
1-2/43 Fairford Street, Unley 5061	5450/772 & 670

<b>Property Address</b>	<b>Certificate of Title Reference</b>
47 Fairford Street, Unley 5061	5873/344
47A Fairford Street, Unley 5061	5622/171
48 Fairford Street, Unley 5061	5650/232
52 Fairford Street, Unley 5061	5357/120
56 Fairford Street, Unley 5061	5616/646
16 Frederick Street, Unley 5061	5719/552
21 Frederick Street, Unley 5061	5348/100
23A Frederick Street, Unley 5061	5707/963
23B Frederick Street, Unley 5061	5209/196
7-10/23 Frederick Street, Unley 5061	5027/713-716
11-16/25 Frederick Street, Unley 5061	5027/786-791
46 Frederick Street, Unley 5061	5253/784
1-2/48 Frederick Street, Unley 5061	5001/832-833
52 Frederick Street, Unley 5061	5889/794
52A Frederick Street, Unley 5061	5889/793
1-3/82 Frederick Street, Unley 5061	5016/198-201
2-3/94 Frederick Street, Unley 5061	5024/219-220, 5403/636
97 Frederick Street, Unley 5061	5969/382
97A Frederick Street, Unley 5061	5969/381
1-6/59 George Street, Unley 5061	5021/934-940
3 Langham Terrace, Unley 5061	5432/703
3A Langham Terrace, Unley 5061	5432/704
5 Langham Terrace, Unley 5061	6037/565
5A Langham Terrace, Unley 5061	6037/566
7 Langham Terrace, Unley 5061	6037/567
23 Langham Terrace, Unley 5061	5209/710
2 Marion Street, Unley 5061	5400/74
1-2/9 Marion Street, Unley 5061	5025/274-275
21 Marion Street, Unley 5061	5091/690
57A Marion Street, Unley 5061	5074/319
60 Marion Street, Unley 5061	5650/209
67A Marion Street, Unley 5061	5328/906
67B Marion Street, Unley 5061	5319/479
68 Marion Street, Unley 5061	5650/233
69A Marion Street, Unley 5061	5073/784
69B Marion Street, Unley 5061	5112/14
70 Marion Street, Unley 5061	5650/214
1-3/75 Marion Street, Unley 5061	5017/260,262,263+5864/449




<b>Property Address</b>	<b>Certificate of Title Reference</b>
16 Maud Street, Unley 5061	5764/962
17 Maud Street, Unley 5061	5351/412
19 Maud Street, Unley 5061	5308/591
21 Maud Street, Unley 5061	5114/564
23 Maud Street, Unley 5061	5761/586
29 Maud Street, Unley 5061	5398/943
33 Maud Street, Unley 5061	5746/913
1-4/34 Maud Street, Unley 5061	5017/320-324
35 Maud Street, Unley 5061	5115/179
37 Maud Street, Unley 5061	5342/363
42 Maud Street, Unley 5061	5784/28
42A Maud Street, Unley 5061	5784/27
44 Maud Street, Unley 5061	5882/967
44A Maud Street, Unley 5061	5882/966
46 Maud Street, Unley 5061	5854/441
46A Maud Street, Unley 5061	5854/440
1-9/48-52 Maud Street, Unley 5061	5038/552-559+ 5503/27+5904/484
54 Maud Street, Unley 5061	5883/175
54A Maud Street, Unley 5061	5883/178
56 Maud Street, Unley 5061	5968/945
56A Maud Street, Unley 5061	5883/177
67 Maud Street, Unley 5061	5168/884
69 Maud Street, Unley 5061	5433/951
73 Maud Street, Unley 5061	5142/981
79 Maud Street, Unley 5061	5483/663
81 Maud Street, Unley 5061	5492/920
82 Maud Street, Unley 5061	5826/159
88 and 90 Maud Street, Unley 5061	5944/696 & 697
1-3/92 Maud Street, Unley 5061	5015/581-584
93 Maud Street, Unley 5061	5974/708
94 Maud Street, Unley 5061	5263/820
98A Maud Street, Unley 5061	5407/308
98B Maud Street, Unley 5061	5407/307
98C Maud Street, Unley 5061	5407/306
98D Maud Street, Unley 5061	5407/305
99 Maud Street, Unley 5061	5826/163
100 Maud Street, Unley 5061	5407/309
1-3/14 Oxford Terrace, Unley 5061	5057/59-62



<b>Property Address</b>	<b>Certificate of Title Reference</b>
15 Oxford Terrace, Unley 5061	5172/144
27 Oxford Terrace, Unley 5061	5823/727
28 Oxford Terrace, Unley 5061	5895/975
28A Oxford Terrace, Unley 5061	5895/974
31 Oxford Terrace, Unley 5061	5241/991
39 Oxford Terrace, Unley 5061 (14 Trimmer)	5179/93
2 Windsor Street, Unley 5061	5593/647
2A Windsor Street, Unley 5061	5856/157
4 Windsor Street, Unley 5061	5086/105
16A Windsor Street, Unley 5061	5401/13
16B Windsor Street, Unley 5061	5401/57
16C Windsor Street, Unley 5061	5401/54
147 Wattle Street, Malvern 5061	5823/716
1-2/166-168 Wattle Street, Malvern 5061	5039/639-640
176A Wattle Street, Malvern 5061	5899/58
206 Wattle Street, Malvern 5061	5413/342
219 Wattle Street, Malvern 5061	5482/481



See Table Un(RHC)/6 B Overleaf for site addresses

- RHC** Residential Historic Conservation
-  Contributory Items\*
-  Non Contributory Items
-  Zone Boundary

\*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items  
(Public roads and transport corridors are not shaded for clarity)



0 200metres

**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**SPACIOUS UNLEY AND MALVERN**  
**TRIMMER ESTATE**  
**Fig Un(RHC)/6 B**

Consolidated - 15 October 2020

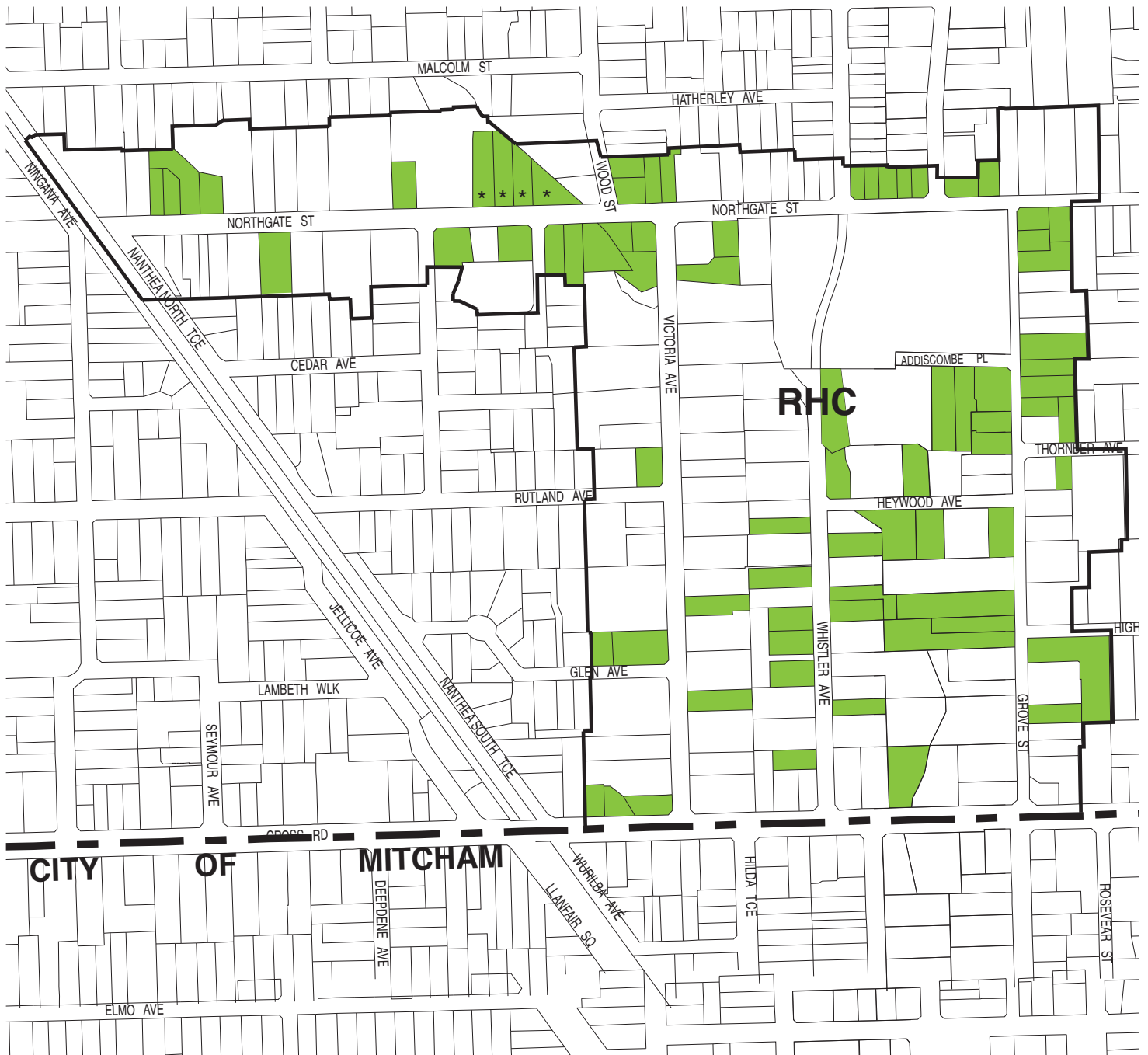
**TABLE Un(RHC)/6B**  
**Non Contributory Items from Spacious Unley and Malvern Trimmer Estate [Figure Un\(RHC\)/6B](#)**

<b>Property Address</b>	<b>Certificate of Title Reference</b>
21 Austral Terrace, Malvern 5061	5624/570
21A Austral Terrace, Malvern 5061	5364/193
22 Austral Terrace, Malvern 5061	5240/3
25 Austral Terrace, Malvern 5061	5783/701
32 Austral Terrace, Malvern 5061	5805/88
36 Austral Terrace, Malvern 5061	5669/994
40A Austral Terrace, Malvern 5061	5130/511
44 Austral Terrace, Malvern 5061	5527/5
45 Austral Terrace, Malvern 5061	5570/133
45A Austral Terrace, Malvern 5061	5570/134
51A Austral Terrace, Malvern 5061	5043/991
54 Austral Terrace, Malvern 5061	5711/121
57 Austral Terrace, Malvern 5061	5690/16
2/1 Balmoral Street, Malvern 5061	5042/756
3/3 Balmoral Street, Malvern 5061	5042/757
44 Cambridge Terrace, Malvern 5061	5076/569
1/57 Cambridge Terrace, Malvern 5061	404/438
71 Cambridge Terrace, Malvern 5061	5135/99
72 Cambridge Terrace, Malvern 5061	5826/341
73 Cambridge Terrace, Malvern 5061	5135/100
74 Cambridge Terrace, Malvern 5061	5175/248
80 Cambridge Terrace, Malvern 5061	5534/708
88 Cambridge Terrace, Malvern 5061	5162/957
99 Cambridge Terrace, Malvern 5061	5902/654
1-3/108 Cambridge Terrace, Malvern 5061	5576/237, 266, 296
115 Cambridge Terrace, Malvern 5061	5182/830
119 Cambridge Terrace, Malvern 5061	5311/635
125 Cambridge Terrace, Malvern 5061	5146/628
67 Cheltenham Street, Malvern 5061	5828/403
75 Cheltenham Street, Malvern 5061	5671/169
1-4/81 Cheltenham Street, Malvern 5061	5037/979-983
85 Cheltenham Street, Malvern 5061	5680/449
86 Cheltenham Street, Malvern 5061	5828/402
90 Cheltenham Street, Malvern 5061	5117/329
91 Cheltenham Street, Malvern 5061	5826/348

<b>Property Address</b>	<b>Certificate of Title Reference</b>
92 Cheltenham Street, Malvern 5061	5670/901
93 Cheltenham Street, Malvern 5061	5826/350
1-2/94-96 Cheltenham Street, Malvern 5061	5396/600-601
97 Cheltenham Street, Malvern 5061	5667/747
98 Cheltenham Street, Malvern 5061	5826/337
99 Cheltenham Street, Malvern 5061	5661/617
102 Cheltenham Street, Malvern 5061	5098/54
1-4/107 Cheltenham Street, Malvern 5061	5056/157-160+5056/163
114 Cheltenham Street, Malvern 5061	5084/978
114A Cheltenham Street, Malvern 5061	5103/611
1 Clifton Street, Malvern 5061	5202/880
2 Clifton Street, Malvern 5061	5444/423
3 Clifton Street, Malvern 5061	5458/604
4 Clifton Street, Malvern 5061	5443/703
5 Clifton Street, Malvern 5061	5665/518
6 Clifton Street, Malvern 5061	5722/759
22 Clifton Street, Malvern 5061	5102/531
26 Clifton Street, Malvern 5061	5838/608
39 Clifton Street, Malvern 5061	5616/299
41 Clifton Street, Malvern 5061	5177/276
49 Clifton Street, Malvern 5061	5303/183
57 Clifton Street, Malvern 5061	5743/571
59 Clifton Street, Malvern 5061	5823/710
1-6/61 Clifton Street, Malvern 5061	5309/687-688,690-691,693 + 5868/545-546
66 Clifton Street, Malvern 5061	5427/316
1-6/69 Clifton Street, Malvern 5061	5020/313-319
1-2/24 Dover Street, Malvern 5061	5024/870-871
28 Dover Street, Malvern 5061	5572/798
32 Dover Street, Malvern 5061	5679/929
36A Dover Street, Malvern 5061	5767/836
39 Dover Street, Malvern 5061	5236/790
40 Dover Street, Malvern 5061	5474/962
47 Dover Street, Malvern 5061	5480/444
1-7/49 Dover Street, Malvern 5061	5514/31
51 Dover Street, Malvern 5061	5654/992
1-6/55 Dover Street, Malvern 5061	5004/708-714
60A Dover Street, Malvern 5061	5392/791
67 Dover Street, Malvern 5061	5585/677

<b>Property Address</b>	<b>Certificate of Title Reference</b>
72 Dover Street, Malvern 5061	5132/918
1-7/49 Duthy Street, Malvern 5061	5641/741-748
1-8/72 Duthy Street, Malvern 5061	5033/615-622
76 Duthy Street, Malvern 5061	5010/176
2/96-98 Duthy Street, Malvern 5061	5828/454
5 Eton Street, Malvern 5061	5337/20
7 Eton Street, Malvern 5061	5359/231
10 Eton Street, Malvern 5061	5471/961
20 Eton Street, Malvern 5061	5060/649
27 Eton Street, Malvern 5061	5233/136
1-2/37A Eton Street, Malvern 5061	5033/998-999+5034/1
39 Eton Street, Malvern 5061	5123/19
39A Eton Street, Malvern 5061	5382/621
42 Eton Street, Malvern 5061	5134/192
43 Eton Street, Malvern 5061	5465/710
44A Eton Street, Malvern 5061	5158/380
46 Eton Street, Malvern 5061	5823/975
63 Eton Street, Malvern 5061	5068/655
140 Fisher Street, Malvern 5061	5577/472
1-3/143 Fisher Street, Malvern 5061	5042/755-758
148 Fisher Street, Malvern 5061	5677/799
152 Fisher Street, Malvern 5061	5986/832
177 Fisher Street, Malvern 5061	5467/892
1-6/180 Fisher Street, Malvern 5061	5114/597-603
190 Fisher Street, Malvern 5061	5863/304
190A Fisher Street, Malvern 5061	5079/127
1-4/191 Fisher Street, Malvern 5061	5097/92-95
1-3/195 Fisher Street, Malvern 5061	5046/585-588
1-3/205 Fisher Street, Malvern 5061	5043/267-270
29 Marlborough Street, Malvern 5061	5789/441
34 Marlborough Street, Malvern 5061	5445/472, 5395/117
35 Marlborough Street, Malvern 5061	5441/713
1-5/43 Marlborough Street, Malvern 5061	5162/957
45 Marlborough Street, Malvern 5061	5563/783
47 Marlborough Street, Malvern 5061	5826/336
49 Marlborough Street, Malvern 5061	5093/961
1-19/61 Marlborough Street, Malvern 5061	5040/589-599, 946-954
62 Marlborough Street, Malvern 5061	5344/465

<b>Property Address</b>	<b>Certificate of Title Reference</b>
1-5/63 Marlborough Street, Malvern 5061	5874/995-999, 5875/1-4
26 Rugby Street, Malvern 5061	5826/345
51 Rugby Street, Malvern 5061	5572/839
97 Rugby Street, Malvern 5061	5860/823
99 Rugby Street, Malvern 5061	5860/822
31 Sheffield Street, Malvern 5061	5733/506
32 Sheffield Street, Malvern 5061	5370/948
34 Sheffield Street, Malvern 5061	5394/257
1-2/41A Sheffield Street, Malvern 5061	5025/831-832
42 Sheffield Street, Malvern 5061	5694/397
43 Sheffield Street, Malvern 5061	5920/783
43A Sheffield Street, Malvern 5061	5920/784
44 Sheffield Street, Malvern 5061	5656/219
1-3/44A Sheffield Street, Malvern 5061	5031/659,660,662+5120/88
45 Sheffield Street, Malvern 5061	5859/992
47 Sheffield Street, Malvern 5061	5784/45
50 Sheffield Street, Malvern 5061	5312/677
52-54 Sheffield Street, Malvern 5061	5830/565-266
61 Sheffield Street, Malvern 5061	5764/209
63A Sheffield Street, Malvern 5061	5611/510
65 Sheffield Street, Malvern 5061	5352/214
66 Sheffield Street, Malvern 5061	5491/403
68A Sheffield Street, Malvern 5061	5830/554
147 Wattle Street, Malvern 5061	5924/780
1-2/166-168 Wattle Street, Malvern 5061	5039/639-641
206 Wattle Street, Malvern 5061	5413/342
219 Wattle Street, Malvern 5061	5482/481
1-3/64 Winchester Street, Malvern 5061	5014/341-345
66 Winchester Street, Malvern 5061	5650/275
1-2/67 Winchester Street, Malvern 5061	5009/334-335
68 Winchester Street, Malvern 5061	5826/349
76 Winchester Street, Malvern 5061	5305/296
78 Winchester Street, Malvern 5061	5826/347
80A Winchester Street, Malvern 5061	5758/220
1-2/20 Windsor Street, Malvern 5061	5019/727-729



See Table Un(RHC)/7 Overleaf for site addresses

- |            |  |
|------------|--|
| <b>RHC</b> | Residential Historic Conservation              |
|            | Contributory Items*                            |
|            | Non Contributory Items                         |
|            | Non Contributory Item - except for front fence |
|            | Zone Boundary                                  |
|            | Development Plan Boundary                      |

\*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items  
(Public roads and transport corridors are not shaded for clarity)



0 300metres

**UNLEY (CITY)**  
**NON CONTRIBUTORY ITEMS**  
**GRAND UNLEY PARK**  
**HEYWOOD ESTATE**  
**Fig Un(RHC)/7**

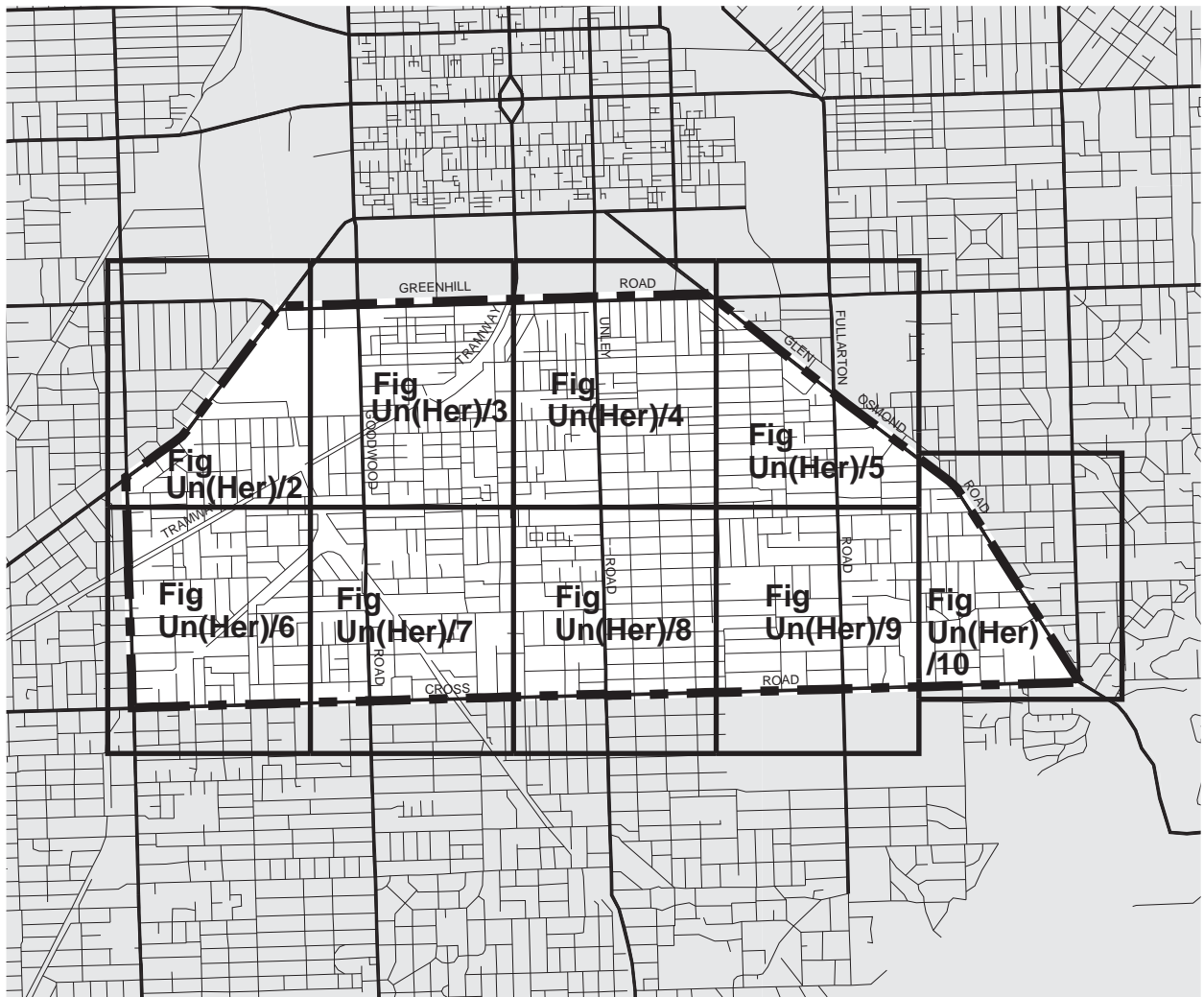
**TABLE Un(RHC)/7**  
**Non Contributory Items from Grand Unley Park Heywood Estate [Figure Un\(RHC\)/7](#)**

<b>Property Address</b>	<b>Certificate of Title Reference</b>
1-2/2 Addiscombe Place, Unley Park 5061	5909/509-510+5115/598
4 Addiscombe Place, Unley Park 5061	5909/511
224B Cross Road, Unley Park 5061	5182/920
230A Cross Road, Unley Park 5061	5821/741
230C Cross Road, Unley Park 5061	5896/39
1 Grove Street, Unley Park 5061	5106/508
1A Grove Street, Unley Park 5061	5805/481
9 Grove Street, Unley Park 5061	5143/343
11 Grove Street, Unley Park 5061	5240/439
13 Grove Street, Unley Park 5061	5213/961
15 Grove Street, Unley Park 5061	5084/373
18 Grove Street, Unley Park 5061	5115/601
22 Grove Street, Unley Park 5061	5077/418
24 Grove Street, Unley Park 5061	5077/417
30A Grove Street, Unley Park 5061	5825/197
32 Grove Street, Unley Park 5061	5876/30
32A Grove Street, Unley Park 5061	5876/29
37 Grove Street, Unley Park 5061	5210/696
3 Heywood Avenue, Unley Park 5061	5472/666
4 Heywood Avenue, Unley Park 5061	5808/859
5 Heywood Avenue, Unley Park 5061	5900/933
8 Heywood Avenue, Unley Park 5061	5501/32
31 High Street, Unley Park 5061	5719/842
37 Northgate Street, Unley Park 5061	5137/39
39 Northgate Street, Unley Park 5061	5236/306
46A Northgate Street, Unley Park 5061	5594/378
46 Northgate Street, Unley Park 5061	5808/756
48 Northgate Street, Unley Park 5061	5367/592
48A Northgate Street, Unley Park 5061	5420/713
1-2/50 Northgate Street, Unley Park 5061	5018/139-140
52 Northgate Street, Unley Park 5061	5416/56



<b>Property Address</b>	<b>Certificate of Title Reference</b>
52A Northgate Street, Unley Park 5061	5063/638
65 Northgate Street, Unley Park 5061	5211/131
67 Northgate Street, Unley Park 5061	5427/187
68 Northgate Street, Unley Park 5061	5693/695
68A Northgate Street, Unley Park 5061	5693/694
68B Northgate Street, Unley Park 5061	5693/693
69A Northgate Street, Unley Park 5061	5511/794
69 Northgate Street, Unley Park 5061	5511/795
70 Northgate Street, Unley Park 5061 (except front fence)	5060/781
71 Northgate Street, Unley Park 5061	5120/40
72 Northgate Street, Unley Park 5061 (except front fence)	5207/891
73 Northgate Street, Unley Park 5061	5144/352
74 Northgate Street, Unley Park 5061 (except front fence)	5153/77
74A Northgate Street, Unley Park 5061 (except front fence)	5273/397
77 Northgate Street, Unley Park 5061	5922/661
78 Northgate Street, Unley Park 5061	5831/4
84A Northgate Street, Unley Park 5061	5811/957
1-2/85 Northgate Street, Unley Park 5061	5090/814-815
1/86 Northgate Street, Unley Park 5061	5809/817
1-6/86A Northgate Street, Unley Park 5061	5030/280-286
86B Northgate Street, Unley Park 5061	5809/816
34 Thornber Street, Unley Park 5061	5913/877
37A Thornber Street, Unley Park 5061	5652/796
1A Victoria Avenue, Unley Park 5061	5811/980
2 Victoria Avenue, Unley Park 5061	5086/927
2A Victoria Avenue, Unley Park 5061	5370/603
12 Victoria Avenue, Unley Park 5061	5499/106
17A Victoria Avenue, Unley Park 5061	5230/120
18 Victoria Avenue, Unley Park 5061	5469/334
21A Victoria Avenue, Unley Park 5061	5116/287
1/28 Victoria Avenue, Unley Park 5061	5041/514+517
2/28A Victoria Avenue, Unley Park 5061	5041/515+517
3/28B Victoria Avenue, Unley Park 5061	5041/516+517
1 Whistler Avenue, Unley Park 5061	5159/915
7 Whistler Avenue, Unley Park 5061	5147/645

<b>Property Address</b>	<b>Certificate of Title Reference</b>
11 Whistler Avenue, Unley Park 5061	5258/990
13 Whistler Avenue, Unley Park 5061	5701/831
14A Whistler Avenue, Unley Park 5061	5444/577
18 Whistler Avenue, Unley Park 5061	5809/600
19A Whistler Avenue, Unley Park 5061	5840/377
22 Whistler Avenue, Unley Park 5061	5280/886
24 Whistler Avenue, Unley Park 5061	5692/563
26 Whistler Avenue, Unley Park 5061	5809/599
32 Whistler Avenue, Unley Park 5061	5809/598
45 Wood Street, Unley Park 5061	5693/692



Scale 1:50000



# UNLEY (CITY) INDEX TO HERITAGE PLACES Fig Un(Her)/1

— — — — — Development Plan Boundary

Consolidated - 15 October 2020

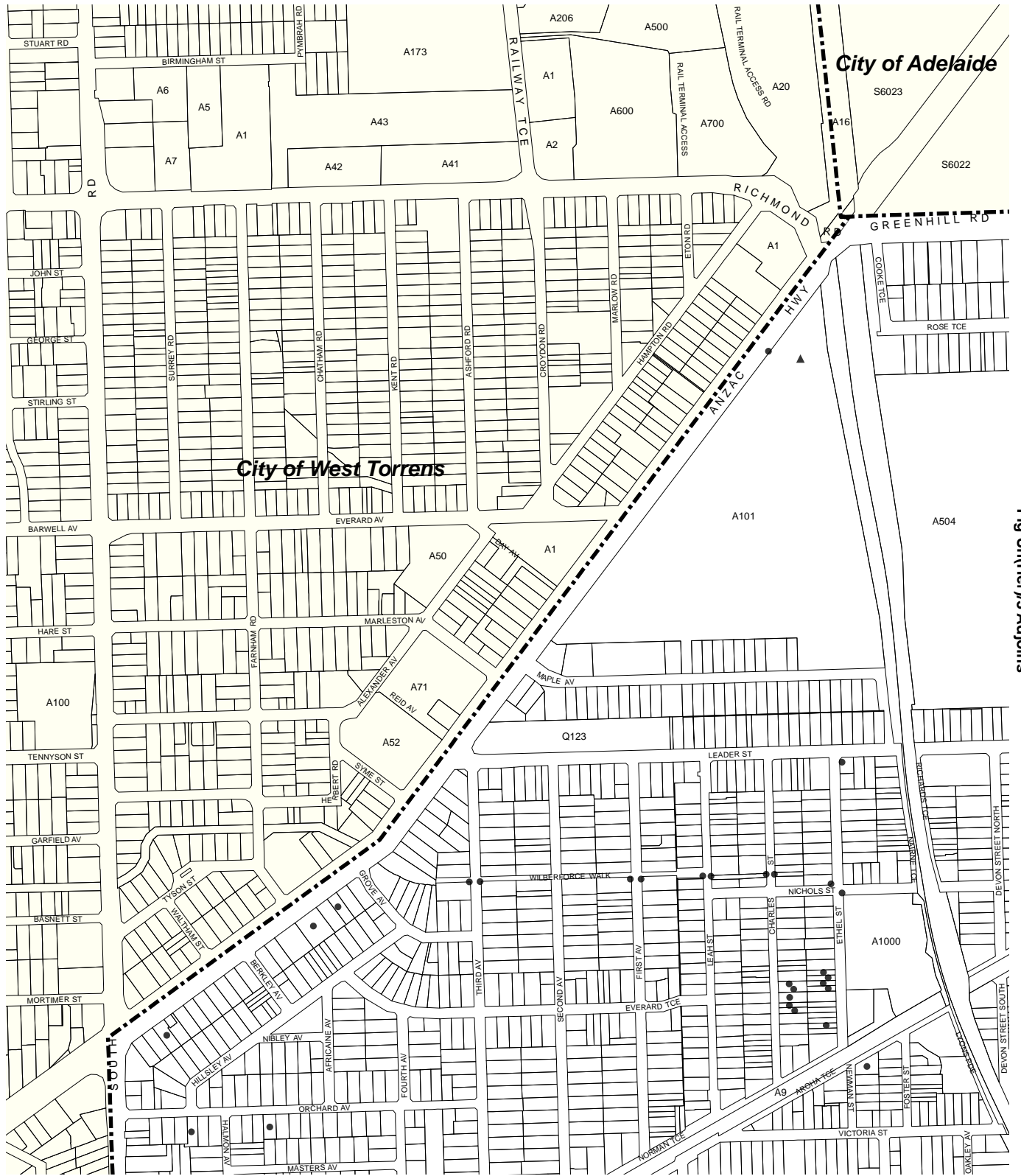


Fig Un(Her)/3 Adjoins

Fig Un(Her)/6 Adjoins

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

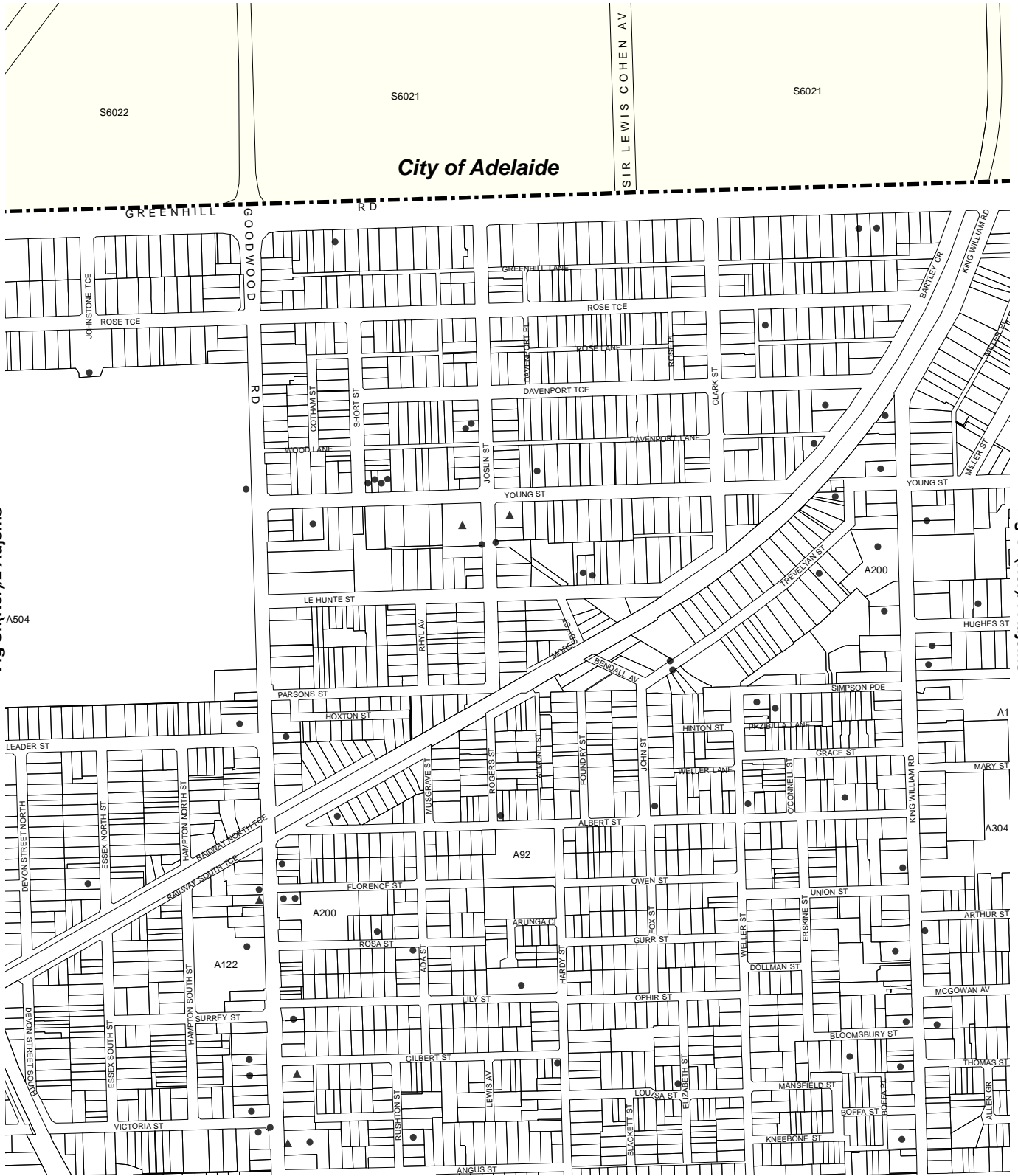


0 metres 250



# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/2

- ▲ State heritage place
- Local heritage place
- Development Plan Boundary



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

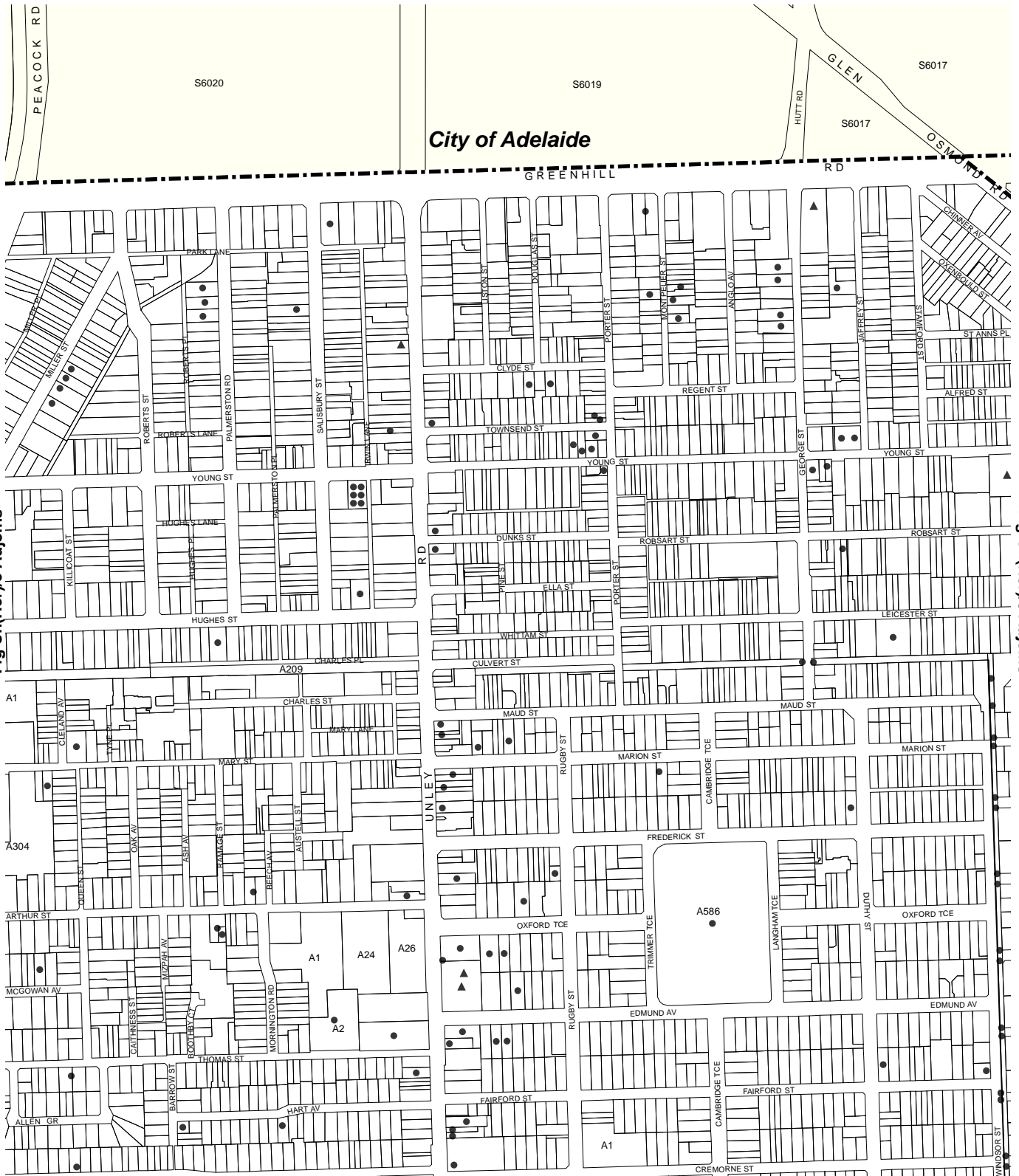


0 metres 250



# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/3

- ▲ State heritage place
- Local heritage place
- Development Plan Boundary



City of Adelaide

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



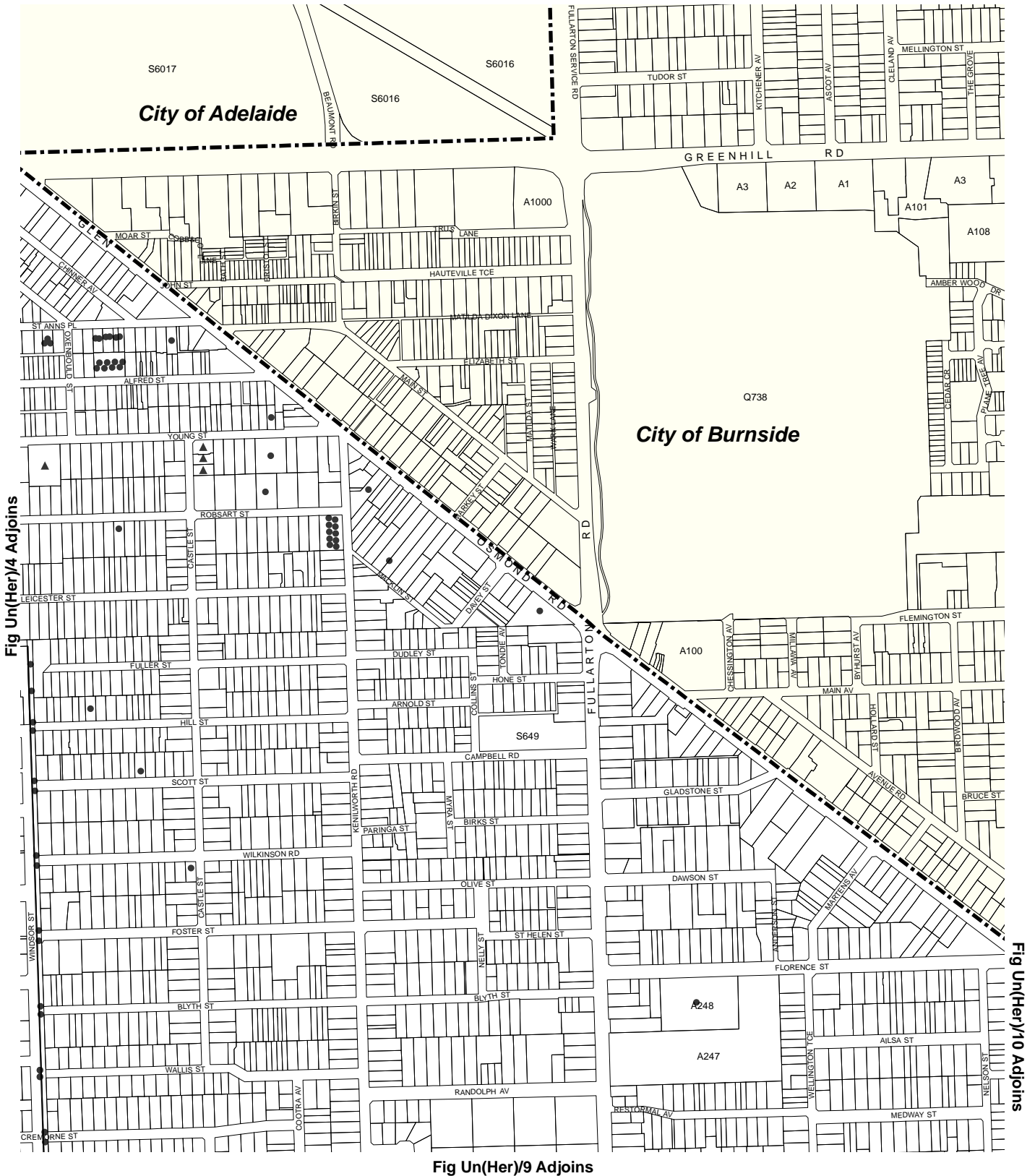
0 metres 250

- ▲ State heritage place
- Local heritage place
- Development Plan Boundary

# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/4

Consolidated - 15 October 2020





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



0 metres 250



# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/5

- ▲ State heritage place
- Local heritage place
- - - - - Development Plan Boundary

Fig Un(Her)/2 Adjoins

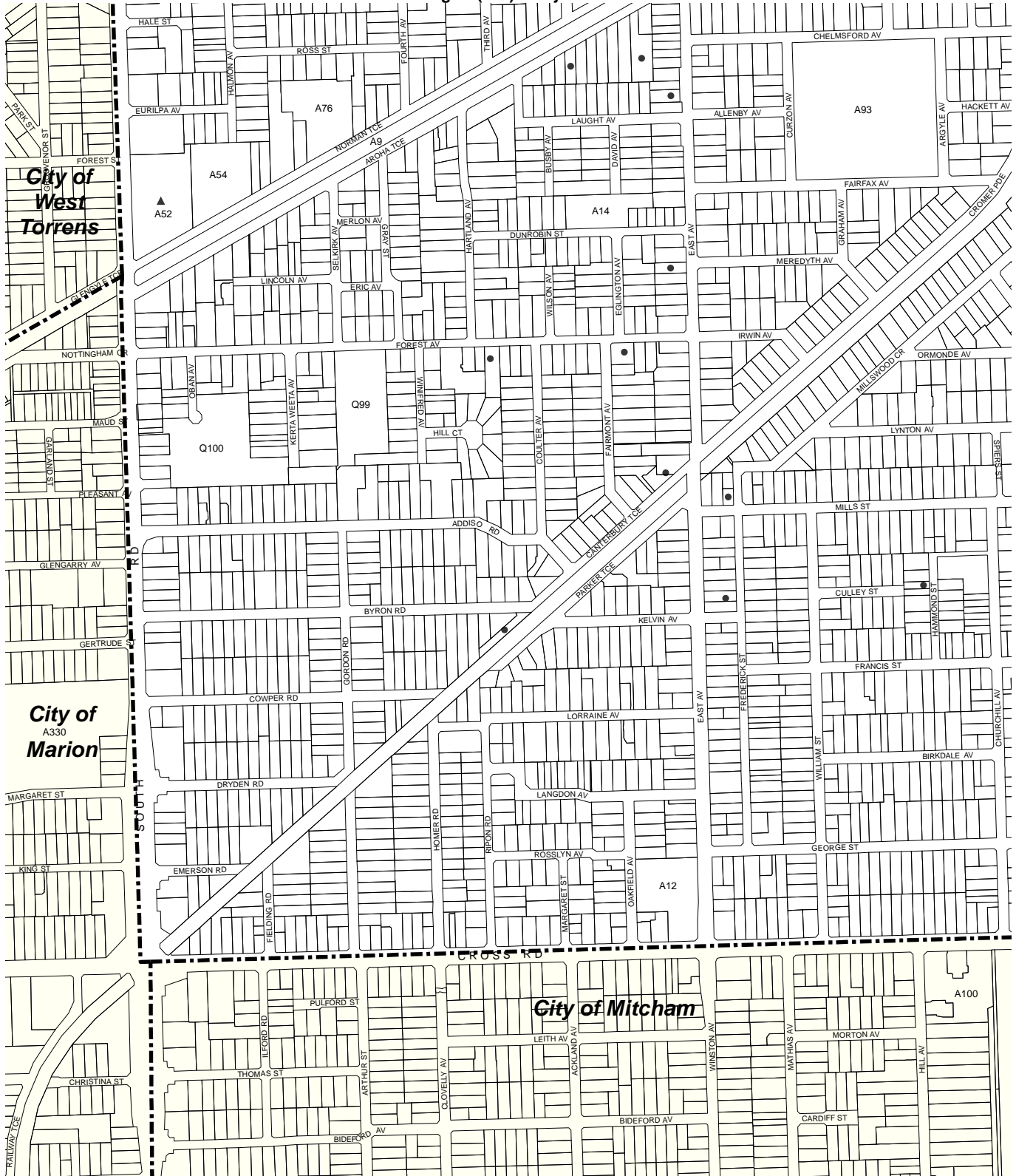


Fig Un(Her)/7 Adjoins

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



0 metres 250

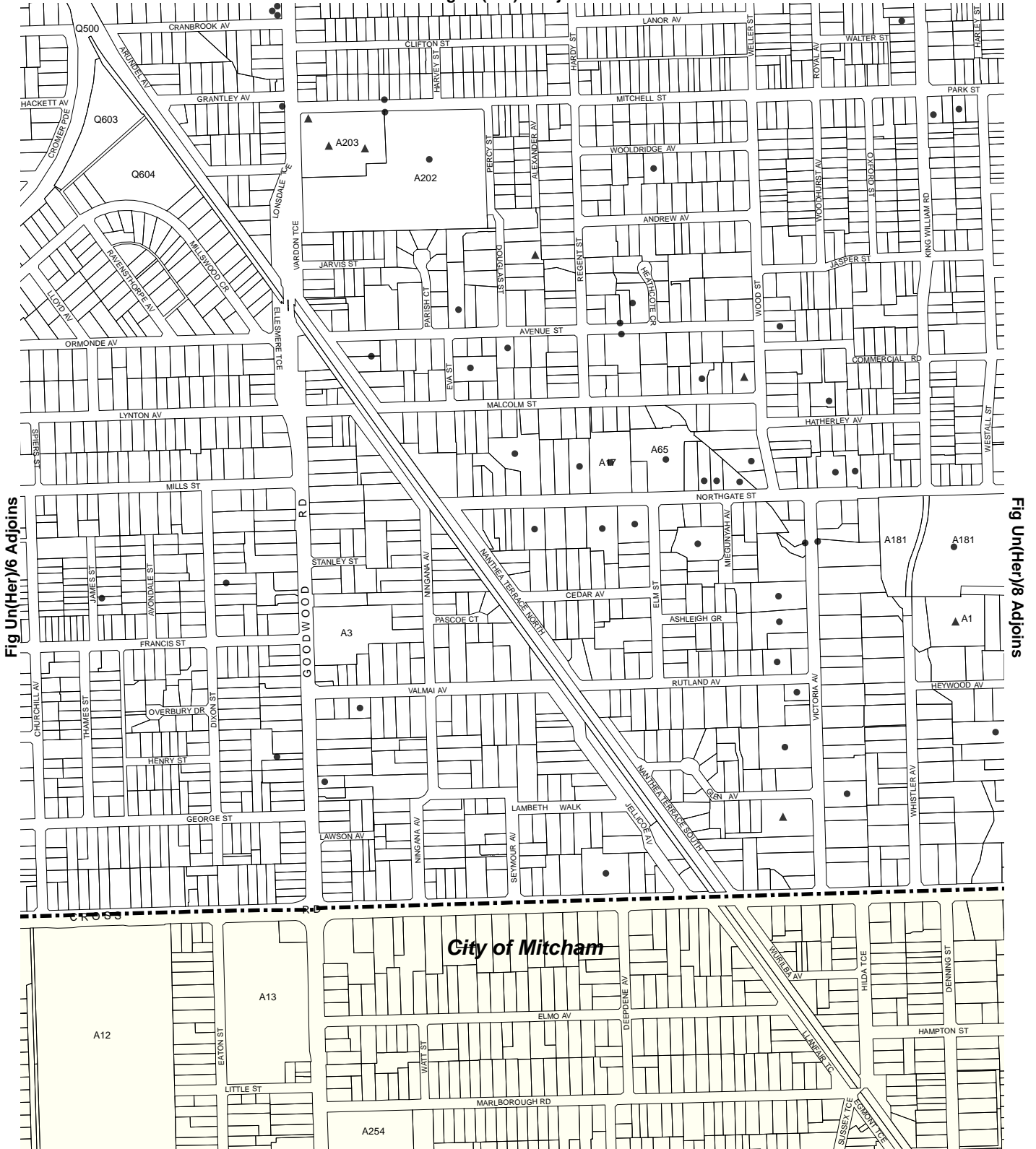
- ▲ State heritage place
- Local heritage place
- - - - - Development Plan Boundary

# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/6

Consolidated - 15 October 2020



Fig Un(Her)/3 Adjoins



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



0 metres 250

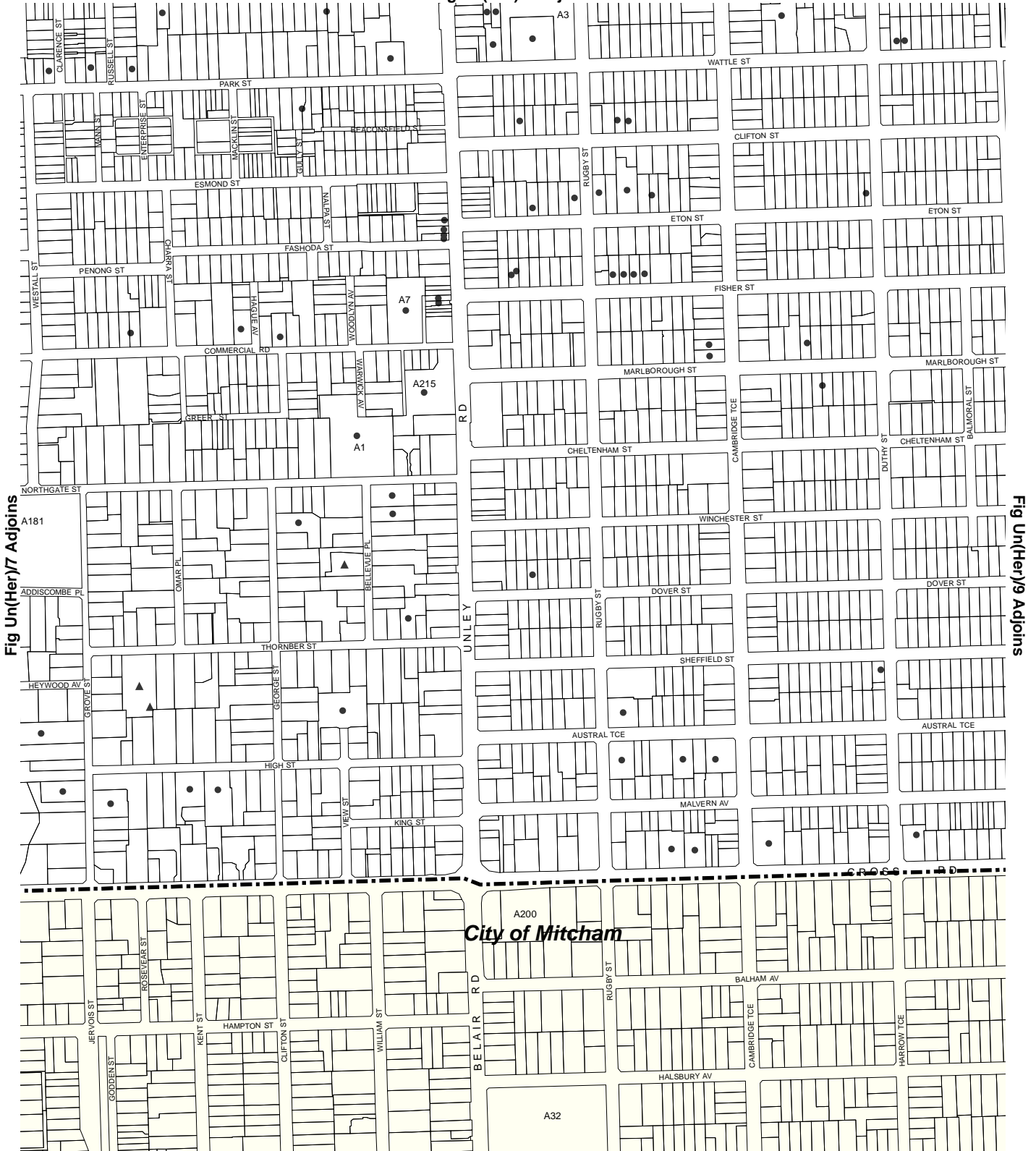


- ▲ State heritage place
- Local heritage place
- - - - - Development Plan Boundary

# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/7

Consolidated - 15 October 2020

Fig Un(Her)/4 Adjoins



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 please refer to the relevant tables within this document.



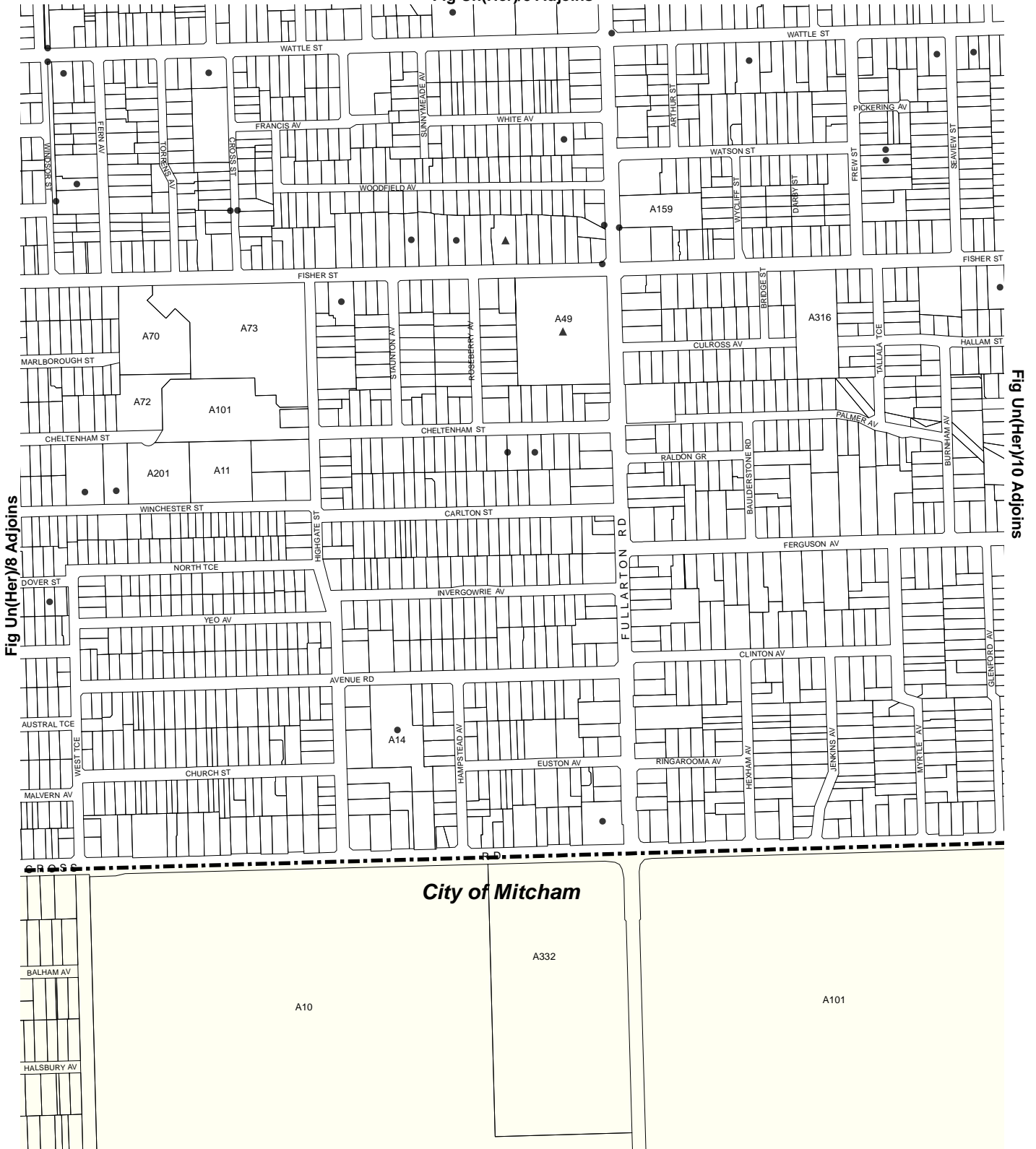
0 metres 250

- ▲ State heritage place
- Local heritage place
- Development Plan Boundary

# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/8

Consolidated - 15 October 2020

Fig Un(Her)/5 Adjoins



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



0 metres 250



- ▲ State heritage place
- Local heritage place
- Development Plan Boundary

# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/9

Consolidated - 15 October 2020



Fig Un(Her)/5 Adjoins

Fig Un(Her)/9 Adjoins

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



0 metres 250

# UNLEY (CITY) HERITAGE PLACES Fig Un(Her)/10

- ▲ State heritage place
- Local heritage place
- Development Plan Boundary

Consolidated - 15 October 2020