

Development Plan

Mitcham (City)

Consolidated - 27 August 2020

Please refer to the Mitcham (City) page at 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 Mitcham (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 Planning and Land Use Services division of 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]
23 January 1997	Historic (Conservation) Zone – Mitcham Village PAR – [23 January 1997]
26 June 1997	Miscellaneous Amendments – Metropolitan Adelaide Development Plans PAR (<i>Ministerial</i>) – [26 June 1997]
28 May 1998	Section 29(2) Amendment – [28 May 1998]
19 November 1998	Residential PAR – [19 November 1998]
23 September 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
13 January 2000	Metropolitan Adelaide – Industrial Land and Development PAR (<i>Ministerial</i>) – [25 November 1999]
4 May 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [9 March 2000] State Heritage Area (Colonel Light Gardens) PAR (<i>Ministerial</i>) – [4 May 2000]
6 July 2000	Horticulture in the Hills Face Zone PAR (Interim) (<i>Ministerial</i>) – [22 June 2000] Section 29(2) Amendment – [6 July 2000]
24 August 2000	Section 28(4)(a) - Termination of the Interim Operation of the 'Horticulture in the Hills Face Zone PAR' (<i>Ministerial</i>) and its removal from the Development Plan – [17 August 2000] Hills Face Zone Amendment PAR (Interim) (<i>Ministerial</i>) – [17 August 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR Interim (<i>Ministerial</i>) – [31 August 2000]
15 February 2001	Metropolitan Adelaide Significant Tree Control PAR (<i>Ministerial</i>) – [21 December 2000]
20 September 2001	Hills Face Zone Amendment PAR (<i>Ministerial</i>) – [16 August 2001] Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001] Bushfire Management PAR (<i>Ministerial</i>) – [6 September 2001]
5 June 2003	Stormwater in Urban Areas PAR (<i>Ministerial</i>) – [12 November 2002] Edwardstown and Melrose Park Industry/Commerce PAR – [5 June 2003]
11 September 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003] Section 29(2)(a) Amendment – Bushfire Prone Area Mapping – [5 September 2003]
12 February 2004	Cashel Street PAR – [12 February 2004]
9 September 2004	Hills Face Zone (Interim Operation) PAR (<i>Ministerial</i>) (Interim Operation) – [27 February 2004] Brown Hill and Keswick Creeks Floodplain PAR – [11 June 2004] Pasadena High School (Partial Rezoning) PAR (<i>Ministerial</i>) – [9 September 2004]
23 September 2004	Local Heritage PAR (Interim) – [23 September 2004]
3 March 2005	Termination of Interim Operation of the 'Brown Hill and Keswick Creeks Flood Plain PAR' (<i>Ministerial</i>) and its removal from the Mitcham (City) Development Plan – [17 February 2005] Hills Face Zone (Interim Policy) PAR (<i>Ministerial</i>) – [24 February 2005]
22 September 2005	Local Heritage PAR – [22 September 2005]
10 January 2008	Bushfire Management (Part 3) PAR (<i>Ministerial</i>) – [29 November 2007] Section 29(2)(b)(ii) Amendment – [6 December 2007]
17 April 2008	General Amendments No. 1 PAR – [17 April 2008]
24 April 2008	Editorial Correction – Table Mit/7
18 September 2008	Craigburn Farm DPA – [18 September 2008]

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 December 2009	Bushfires (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) – [10 December 2009]
3 June 2010	Statewide Bulky Goods DPA (Interim) (<i>Ministerial</i>) – [1 June 2010]
3 February 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010] Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011]
24 November 2011	Barossa Valley and McLaren Vale Protection Districts DPA (Interim) (<i>Ministerial</i>) – [28 September 2011] Regulated Trees DPA (Interim) (<i>Ministerial</i>) – [17 November 2011]
19 April 2012	Termination of the Barossa Valley and McLaren Vale Protection Districts DPA (<i>Ministerial</i>) and its removal from the Mitcham (City) Development Plan – [5 April 2012]
13 February 2014	Regulated Trees DPA (<i>Ministerial</i>) – [15 November 2012] Section 29(2)(c) Amendment – [29 November 2012] Heritage DPA (Interim) – [13 February 2014]
19 February 2015	Heritage DPA – [12 February 2015] Section 29(2)(b)(ii) – [19 February 2015]
21 April 2016	Editorial correction to Table Mit/4 Section (2)(b)(ii) Amendment – [19 March 2015] Existing Activity Centres Policy Review DPA (<i>Ministerial</i>) – [21 April 2016]
23 January 2018	Repatriation General Hospital and Surrounding Areas DPA (<i>Ministerial</i>) – [23 January 2018]
20 February 2018	Southern Innovation Area DPA (<i>Ministerial</i>) – [20 February 2018]
1 November 2019	Section 27(5) Amendment – Repatriation General Hospital and Surrounding Areas DPA (<i>Ministerial</i>) – [7 November 2019]
20 February 2020	Section 29 (2)(b)(ii) Amendment – [6 February 2020]
27 August 2020	Growth Precincts DPA – [20 August 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*.

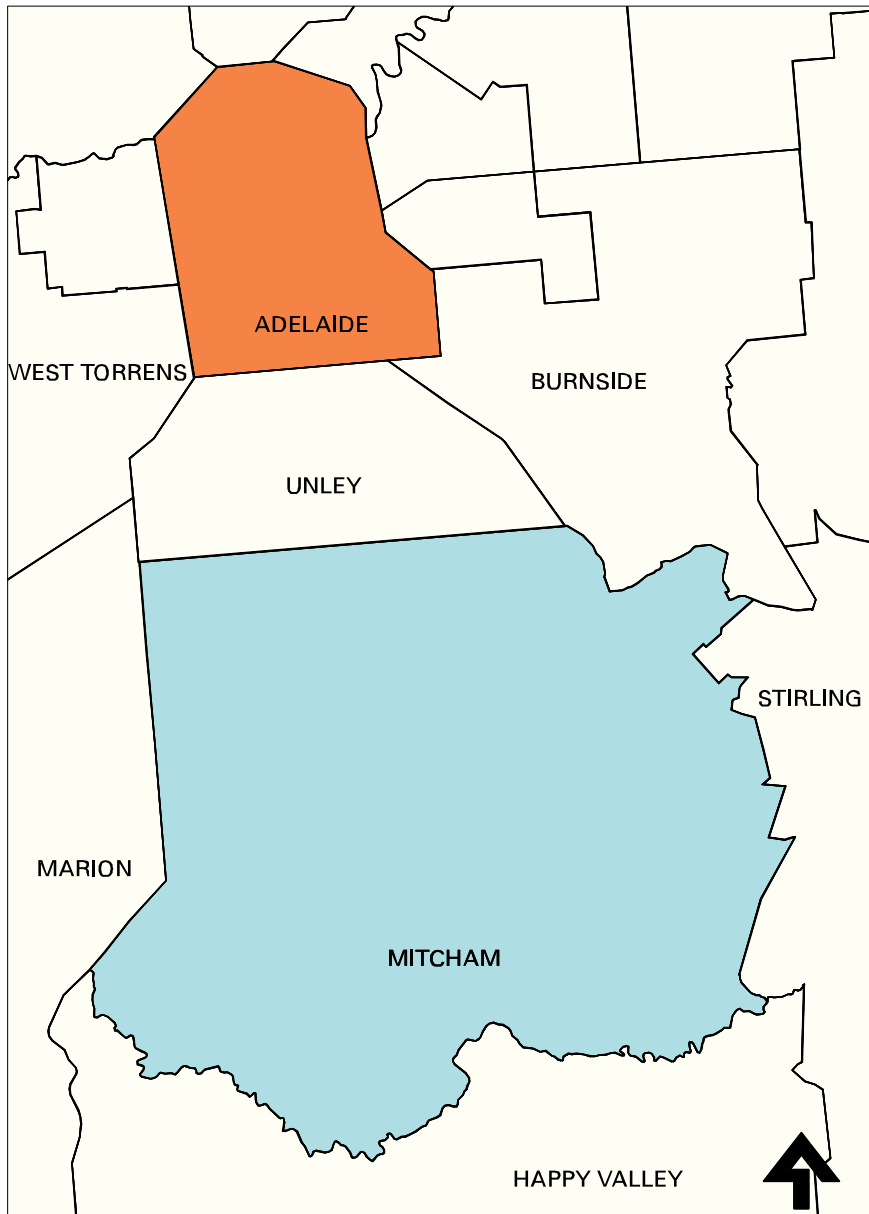
Gazetted: The date of which an authorised amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

MITCHAM (CITY)

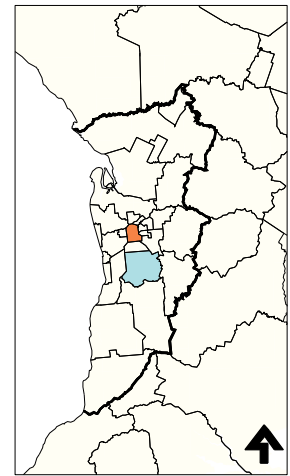
Preface

The objectives and principles of development control that follow apply within the area of the MITCHAM (CITY) Development Plan as shown on Map Mit/1

The Development Plan is arranged with the objectives and principles of development control for Metropolitan Adelaide, appearing first, followed by the Council Wide policies and in turn more detailed policies relating to particular zones, and areas



Enlargement



Location Map

TABLE OF CONTENTS

METROPOLITAN ADELAIDE	9
OBJECTIVES	9
PRINCIPLES OF DEVELOPMENT CONTROL	19
COUNCIL WIDE.....	24
OBJECTIVES	24
PRINCIPLES OF DEVELOPMENT CONTROL	29
OVERLAYS.....	91
Noise and Air Emissions Overlay	91
Affordable Housing Overlay	91
Strategic Transport Routes Overlay	92
RESIDENTIAL (EAST PLAINS) ZONE	93
RESIDENTIAL (CENTRAL PLAINS) ZONE	97
Residential (Central Plains) Policy Area 8.....	103
Residential (Central Plains) Policy Area 9.....	105
Residential (Central Plains) Policy Area 10.....	105
Residential (Central Plains) Policy Area 11.....	105
Residential (Central Plains) Policy Area 12.....	106
Residential (Central Plains) Historic (Conservation) Policy Area 15.....	107
RESIDENTIAL (FOOTHILLS) ZONE.....	111
RESIDENTIAL (HILLS) ZONE.....	116
Adey Road Historic (Conservation) Policy Area 17.....	121
RESIDENTIAL (BLACKWOOD URBAN) ZONE	124
HISTORIC (CONSERVATION) ZONE - BELAIR VILLAGE	128
STATE HERITAGE AREA (COLONEL LIGHT GARDENS).....	135
POLICY AREAS.....	143
Policy Area 1 - Public Parks	143
Policy Area 2 - Internal Reserves	143
Policy Area 3 - Local Shopping Precinct	143
RESIDENTIAL (CRAIGBURN) ZONE	145
HISTORIC (CONSERVATION) ZONE - MITCHAM VILLAGE.....	153
DISTRICT CENTRE ZONE	159
FIG DCE/1	160
URBAN CORRIDOR ZONE.....	165
Transit Living Policy Area 19	172
SUBURBAN ACTIVITY NODE ZONE.....	174
SUBURBAN NEIGHBOURHOOD ZONE.....	180
REGIONAL ACTIVITY ZONE	187
NEIGHBOURHOOD CENTRE ZONE.....	197
LOCAL CENTRE ZONE	201
INSTITUTIONAL ZONE	204
COMMUNITY ZONE	207
Education Policy Area 18.....	209

Recreation Policy Area 20	211
MIXED USE ZONE.....	213
Repatriation General Hospital Policy Area 21	222
MIXED USE (GOODWOOD ROAD) ZONE.....	228
COMMERCIAL (MAIN ROAD) ZONE	231
COMMERCIAL (SOUTH ROAD) ZONE.....	235
INDUSTRY/COMMERCE (MELROSE PARK) ZONE.....	238
Industry/Commerce Interface Policy Area 13	246
Industry/Commerce District Centre Fringe Policy Area 14.....	248
GENERAL INDUSTRY ZONE	249
RURAL LANDSCAPE ZONE	251
OPEN SPACE ZONE	253
MOSS (RECREATION) ZONE.....	256
HILLS FACE ZONE	259
SPECIAL USES ZONE	267
TABLES	
TABLE Mit/1	269
TABLE Mit/2	293
TABLE Mit/3	301
TABLE Mit/4	304
TABLE Mit/5	321
TABLE Mit/6	322
TABLE Mit/7	330
TABLE Mit/8	332
TABLE Mit/9	344
TABLE Mit/10	347
MAPS	
Map Mit/1	348
Map Mit/1 (Overlay 1).....	349
Map Mit/1 (Overlay 2).....	350
Map Mit/1 (Overlay 3).....	351
Map Mit/1 (Overlay 4A).....	352
Map Mit/1 (Overlay 4B).....	353
Map Mit/1 (Overlay 4C)	354
Map Mit/1 (Overlay 4D)	355
Map Mit/1 (Overlay 4E).....	356
Map Mit/1 (Overlay 5A).....	357
Map Mit/1 (Overlay 5B).....	358
Map Mit/1 (Overlay 5C)	359
Map Mit/1 (Overlay 5D)	360
Map Mit/1 (Overlay 5E).....	361
Map Mit/1 (Overlay 6).....	362
Map Mit/2.....	363
Map Mit/3.....	364
Map Mit/4.....	365
Map Mit/5	366
Map Mit/6	367
Map Mit/7	368
Map Mit/8	369
Map Mit/9	370
Map Mit/10	371
Map Mit/11	372
Map Mit/12	373
Map Mit/13	374
Map Mit/14	375
Map Mit/15	376
Map Mit/16	377
Map Mit/17	378
Map Mit/18	379
Map Mit/19	380
Map Mit/20	381
Map Mit/21	382
Map Mit/22	383

Mitcham (City)

Map Mit/23	384	Map Mit/31	392
Map Mit/24	385	Map Mit/32	393
Map Mit/25	386	Map Mit/33	394
Map Mit/26	387	Map Mit/34	395
Map Mit/27	388	Map Mit/35	396
Map Mit/28	389	Map Mit/36	397
Map Mit/29	390	Map Mit/37	398
Map Mit/30	391		

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METROPOLITAN ADELAIDE

Introduction

The following policies for metropolitan Adelaide apply across the area within the boundary of the Mitcham (City) Development Plan, as shown on [Map Mit/1](#).

Background

Metropolitan Adelaide is bounded on the west by Gulf St. Vincent and on the east by the Mount Lofty Ranges which rise to over 700 metres. The city and suburbs lie between, built on the gently sloping Adelaide Plains, and backed by the steep and beautiful escarpment of the ranges.

To the north the land is flat, to the north-east gently undulating and to the south pleasant undulating land lies between the ranges and the sea. Although the native vegetation has been largely cleared from the plains, there are still significant areas of bushland in the ranges within a short distance of the city.

In the 1830s the South Australian Association was formed in England. An Act was passed and Colonel William Light was despatched to the new colony to lay out the first town. Late in 1836 Light selected a site astride the River Torrens ten kilometres inland from the coast. His plan of Adelaide with its wide streets and surrounding belt of parklands is widely acclaimed.

Light was also instructed to lay out the surrounding district and his framework of roads has subsequently become the main road system of the metropolitan area. The early scattered settlements on the plains and along the coast have now coalesced to form one built-up area, with the main business area centrally located in the original settlements near the River Torrens.

As the State capital, Adelaide is the centre of government administration; it is the financial, commercial and transport centre, and is the principal focus for shopping, entertainment and cultural activities.

OBJECTIVES

Form of Development

Objective 1: Orderly and economic development.

Objective 2: A proper distribution and segregation of living, working and recreational activities by the allocation of suitable areas of land for those purposes.

The direction of the future expansion of the metropolitan area is influenced by the Mount Lofty Ranges and the sea, which restrict development to the east and west, and by the cost of providing water supply and sewerage services to hilly land and to low-lying coastal areas.

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.

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.

Objective 3: The proper location of public and community facilities by the reservation of suitable land in advance of need.

Substantial areas of land are required by the various public authorities responsible for transport, public services, and the provision of other public facilities. Land required for such public purposes should be available in the right place at the right time. This should be done by reserving the land for future acquisition to ensure that, in the meantime any private development does not hinder the purposes for which the land is reserved.

Objective 4: Maintenance of the long-term operational, safety and commercial aviation requirements of the Adelaide International Airport and Parafield Airport.

Land Division

Objective 5: Land in appropriate localities divided into allotments in an orderly and economic manner.

The large area of land needed and the cost of providing essential public services such as water and sewerage, make it essential that the development of the metropolitan area proceeds in an orderly and convenient manner, making full use of the State's economic resources. It is costly to provide services to scattered development caused by the haphazard and premature division of land.

Land should be divided at a rate based on the building demand to prevent premature division and scattered and haphazard development. Vacant land within the urban area should be developed in order to contain the spread of the urban area.

The selection of areas for expansion is influenced by a number of factors. These include physical restrictions, the need to preserve resources such as water, minerals and scenic features, and the lack of public services in certain areas, and the need to retain buffer areas and open spaces.

Residential Development

Objective 6: A compact metropolitan area.

This objective may be achieved through selective development of infill housing, redevelopment and refurbishment of existing housing, and use of vacant and underutilized land, with the aim of reducing the social, environmental and economic costs of urban development, and maximising use of the community investment in facilities and services in existing housing areas. While a compact form of development is generally desirable, recognition must be given to areas of particular character or amenity, or to specific constraint such as environmental or historical value, water catchment areas and areas of bushfire hazard.

Objective 7: A variety and choice of dwelling types to meet the needs and preferences of all sections of the community.

Residential development within metropolitan Adelaide should be based on a flexible approach to provision of a wide range of dwelling types.

Objective 8: Containment of housing costs through the encouragement of a full range of design and development techniques.

This can be achieved by measures such as the economical layout of residential development, the reduction of allotment sizes and street widths, the use of innovative servicing techniques, the encouragement of designs which use space efficiently and effectively, and the provision of medium density residential development where appropriate. In addition, new building materials and energy saving devices can be used to reduce housing costs.

Objective 9: Safe, pleasant, convenient and efficient residential zones.

Achievement of this objective can be assisted by development that is well designed, and which maintains and where appropriate, enhances the residential character and amenity of the area into which it is to be sited. Residential development that is well designed takes into account factors such as building bulk and materials, privacy and access to sunlight. Sunlight access, for example, not only benefits amenity, but also is necessary to enable effective use of solar energy collection systems. These systems are affected by building and allotment orientation and by shadowing from buildings and trees, and accordingly, it is desirable to protect existing collectors and recognise potential for use on sites adjacent to a development site. Residential zones should provide primarily for residential uses. New non-residential activities should generally not be located in residential zones, and extensions of existing non-residential activities should only occur where there is no adverse effect on nearby residential activities.

Centres and Retail Development

- Objective 10:** Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres and mixed use zones.
- Objective 11:** Centres that ensure rational, economic and convenient provision of goods and services and provide:
- (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling environments.
- Objective 12:** The provision of a safe pedestrian and cycling environments within centres which gives high priority to pedestrians, public and community transport.
- Objective 13:** Increased vitality and activity in centres through the introduction and integration of housing.
- Objective 14:** The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.

Community Facilities

- Objective 15:** 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.

Primary schools should be within reasonable walking distance of children's homes, and so located that children do not have to cross main traffic routes on their way to and from school. State primary schools are usually located about one kilometre apart, each school serving a population of approximately 6500 persons.

The practical difficulties in meeting the standards for the siting of primary schools make the acquisition, or reservation, of sites well ahead of requirements particularly important.

Many kindergartens are associated with infant welfare centres. Sites should be about one kilometre apart, ensuring that a kindergarten is near every home.

Secondary school sites must be well drained and reasonably level, and should be served by public transport. Special attention is necessary to ensure the safety of pupils travelling by bicycle. State secondary schools are usually located about three kilometres apart, each school serving a population of between 15 000 and 20 000 persons.

Hospitals should be located where they can be reached conveniently by hospital patients, visitors and staff. Sites for major hospitals, therefore, should be acquired or reserved well in advance of requirements, and in locations convenient to the population they are to serve.

The siting of cemeteries and crematoria must take into account the convenience of persons attending funerals and visiting graves, and the effect on traffic of a large number of funerals.

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.

Transportation (Movement of People and Goods)

Objective 16: 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 17: A road hierarchy to form the basis of development controls and serve as a guide to the investment of road funds in order to ensure a safe and efficient traffic flow and to promote the saving of fuel and time. Arterial roads will provide for major traffic movements.

Objective 18: A network of roads, paths and tracks, to accommodate satisfactorily a variety of vehicular, cycle and pedestrian, traffic.

Objective 19: 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 20: A form of development adjoining main roads which will:

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

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

Commercial Development

Objective 21: 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.

The layout of buildings should normally provide for offices and showrooms of high architectural standard to occupy the front of the site, with storage premises at the rear. In the suburbs, buildings should be set well back from the road frontage to allow for landscaping. Space should be provided on the site for car parking, the loading and unloading of vehicles, and the circulation of vehicles.

Attractive and spacious site layouts, with well-designed buildings, are important for storage warehouses. The buildings are usually large, so level, well drained, land with good bearing capacity is essential. Areas set aside for storage warehouses should be close to port, rail and road facilities, with heavy duty roads of sufficient width to service individual sites and railway sidings provided where possible.

The considerable amount of traffic associated with many wholesale warehouses makes it essential that points of access and egress receive careful attention, particularly when the site fronts a main road. The siting of warehouses near residential areas needs care because of the amount of traffic involved.

Industrial Development

Objective 22: 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 23: 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 24: 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.

Public Utilities

Objective 25: Economy in the provision of public services.

The most costly and difficult services to provide are water and sewerage. Investigations show that most of the land in the metropolitan area which can be supplied with these services economically, can also be supplied economically with electricity and gas, stormwater drainage, telephone, garbage collection and public transport services.

Septic tanks are used where sewerage is not available, and their efficiency varies according to the nature of the soil. The effluent should be disposed of within the boundaries of the allotment, therefore

the size of an allotment in a septic tank area is governed by the pervious nature of the soil. The widespread use of septic tanks in the metropolitan area is not desirable.

Routes of main transmission lines should be defined in advance of land division and the erection of buildings to ensure that buildings are clear of easements. Care is needed in the siting of sub-stations to ensure that the appearance of surrounding areas is not marred by unsightly switchgear and equipment. When conspicuous sites have to be chosen for technical reasons, the site should be large enough to allow for planting a screen of trees and shrubs.

Large areas of the Adelaide Plains contain no well-defined natural watercourse, and the provision of adequate stormwater drains is essential for the development of these areas. Action to overcome stormwater problems has seldom been initiated until the need has become urgent. Adequate drainage is a necessary attribute of land suitable for building, and it is in the interests of all concerned that the work involved should be the product of foresight rather than experience.

The overall metropolitan requirements for garbage disposal will necessitate the acquisition, or reservation, of suitable sites and a co-ordinated programme of disposal. Priorities should be established to ensure that reclamation work is concentrated on sites which are most desirable to meet community needs, either by reducing hazards as in old quarries, or by providing new recreation areas.

Mining

Objective 26: The continued availability of metallic, industrial and construction, minerals by preventing development likely to inhibit their exploitation.

The minerals of greatest significance to the metropolitan area are those used for building and construction. South Australia has a scarcity of natural timbers for building construction, and is therefore particularly dependent on resources of clay and shale for brick manufacture, and sand and stone for concrete and mortar aggregate. Equally important are materials such as filling sand and quarry products used in road building and general construction. Transport costs of these bulky low-value products rise rapidly as the distance increases between the workings and the point of consumption, with a consequent increase in price to the consumer.

Quartzite and limestone used as coarse aggregate for concrete and roadworks, are confined to the Mount Lofty Ranges, particularly the western face, and to the area between Marino and Reynella.

Concrete sand is restricted to deposits at Golden Grove, Highbury and Maslin Beach. The variety of clays necessary for brick and pipe manufacture are won from many sources in the ranges and from Golden Grove and Maslin Beach. Filling and garden sand is supplied mainly from the Gawler River.

Although large reserves of most of these materials exist, they can be easily sterilized by other uses of the land. Workable deposits should therefore be kept free of building and other development so that the deposits are available when needed.

Of the significant deposits currently being worked, those which are most likely to be affected by urban development are shown as 'extractive industrial' on the plans for the various council areas. The remaining deposits, other than those already subdivided for building development, are included where possible in rural areas or are allocated for uses which would not preclude the eventual extraction of minerals.

Objective 27: The protection of the landscape from undue damage from quarrying and similar extractive and associated manufacturing industries.

New mining operations in the Mount Lofty Ranges should be confined to areas not readily visible from the Adelaide Plains.

It is not in the best interests of the community that land should be left derelict following the extraction of minerals, and wherever possible steps should be taken to reclaim the land and put it to a suitable use.

Although minerals may be extracted from a site for a considerable number of years, a plan showing proposals for the after-use of the site should form the basis of the working programme. It should give an indication of the depths and direction of working, access roads, support for abutting roads and adjoining land, disposal of waste and screening of plant and machinery by trees. While such a plan may be subject to changes due to unpredictable working conditions, it would ensure a close correlation between working and the after-use of the site.

Conservation

Objective 28: The conservation, preservation, or enhancement, of scenically attractive areas, including land adjoining water or scenic routes.

The retention of the natural character of the Mount Lofty Ranges is of the utmost importance to present and future generations of city dwellers.

The natural slopes of the foothills and the wooded character of the face of the ranges rising to Mount Lofty, provide a pleasant contrast to the suburbs on the plains, and give Adelaide a special character. It is necessary, therefore, that the face of the ranges and the skyline as seen from various points in the metropolitan area should retain a natural character.

Whilst the whole of the face of the ranges is of great importance aesthetically, there are several other areas particularly worthy of conservation, such as Black Hill, Athelstone, where rare species of flora exist, parts of Anstey Hill and the upper reaches of the River Torrens.

The ranges are still attractively wooded, providing areas of considerable beauty, readily accessible from the suburban plains. However, any action likely to diminish these wooded areas, such as subdivision into unduly small residential allotments, should be resisted. Acquisition of suitable areas for public use would ensure their retention.

Tree planting should be encouraged, dwellings should be of good design and set well back from the roads. Advertisements should not mar the landscape and overhead services should be carefully sited against tree and hill backgrounds.

The watercourses with their natural vegetation are the most significant natural features on the Adelaide Plains. The trees and natural vegetation can add to the attractiveness of suburban areas and, wherever possible, these features should be incorporated in the layout of residential areas.

The land bordering watercourses should be reserved for public use. Buildings should be set well back, and front onto a road and reserve along a watercourse. The reserve could be used for public recreation and provide easy access for maintenance of the watercourse. The setting back of buildings from a watercourse reduces the need for costly engineering works to prevent erosion and flooding. In some instances it may be possible to retain privately owned orchards and market gardens along rivers by the use of open space proclamations.

The watercourses requiring particular attention are the Gawler River, the Little Para River, Dry Creek, the River Torrens and Sturt River and Christie Creek, running west through Morphett Vale to the sea at Christies Beach, the Onkaparinga River, Pedlar Creek and other creeks south of the Onkaparinga River. The gorge of the River Torrens through the Mount Lofty Ranges is of special scenic value, needing particular attention to ensure that the natural character is preserved.

The character of the built-up area largely depends on the attractiveness of parks and recreation reserves, and every endeavour should be made to plant and develop reserves as soon as they become available. Reserves should be easily seen from adjoining roads, and housing development should not block out views or back onto reserves.

Hope Valley, Thorndon Park and Happy Valley reservoirs all lie within areas of urban development, and each one is attractive with its stretch of water enclosed by trees. The layout of any surrounding development should ensure as far as possible that interesting views of the reservoirs are preserved.

The beauty of scenic approaches to Adelaide by road through the Mount Lofty Ranges should be maintained. The roads wind through attractively wooded country, with frequent views of the city and suburbs spread out over the plains below, against the background of the sea.

Objective 29: The preservation of buildings or sites of architectural, historical, or scientific, interest.

There are many buildings and sites of architectural, historical, and scientific, interest in metropolitan Adelaide that warrant preservation. An awareness of their existence is the first stage in preservation, and lists are available prepared by statutory bodies and interested organisations.

The unique range of flora in the Aldinga scrub, the remaining sand-dunes at the mouth of the Onkaparinga River at Port Noarlunga, and belts of mangroves along the coast north towards Port Gawler, should be preserved for scientific purposes.

Objective 30: The retention of environmentally-significant areas of native vegetation.

Objective 31: The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinization, flooding or a deterioration in the quality of surface waters.

Objective 32: The retention of native vegetation for amenity purposes, for livestock shade and shelter and for the movement of native wildlife.

Open Space

Objective 33: 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. Suitable land must be acquired or reserved long before the need becomes evident and long before funds for development are available. If such action is not taken, then the cost involved will be prohibitive as values rise, or the land will have been used for other purposes. Consequently, land acquisition should be programmed for a considerable number of years ahead.

Open spaces can be classified into four main groups in order to clarify requirements:

- (a) Regional parks, of at least 200 hectares, situated within a reasonable driving distance of the built-up area.
- (b) Major district open spaces, of at least 20 hectares, providing for all forms of recreation and within five kilometres of every home.
- (c) Minor district open spaces, preferably of about ten hectares, serving the people living within about one kilometre radius of the site.

- (d) Small local open spaces within short and safe walking distance of every home.

The function of regional parks is to provide the opportunity for active and passive recreation beyond the limits of the built-up area, and at the same time to preserve the natural character of the landscape and the flora and fauna. Parks of this kind are at Belair and Morialta Falls. The standard of provision should be at least four hectares per 1000 population.

The Mount Lofty Ranges provide ideal sites for regional parks within reasonable driving distance of the metropolitan area. The acquisition of the most attractive parts of the ranges for the public will also help to preserve the natural character of Adelaide's finest asset.

A major feature of the proposed open space system is a continuous scenic road from Gawler to Sellicks Beach through the Mount Lofty Ranges. The road would offer commanding views across the plains and ranges, and it would serve as a link between the various regional parks. A number of small reserves could be provided at vantage points for enjoyment of the views, with facilities for picnicking.

The function of major district open spaces is to provide for active and passive recreation for large numbers of people. Each major district open space should be large enough to provide a full range of sports grounds, children's playgrounds, gardens and preferably a golf course. The size of minor district open spaces allows room for two full-sized ovals, facilities for tennis, bowls and other games, a children's playground, formal gardens and space for car parking.

Local open spaces should have facilities for some organized sport and children's play activities, in a park-like setting. The size of local open spaces can vary, but in practice many will be small, probably little more than half a hectare. The smaller areas can accommodate tennis courts or children's playgrounds while the large areas can provide for team games of a junior standard and practice pitches.

Children's playgrounds should be available within half a kilometre of every home, and situated so that children do not have to cross a busy road. Playgrounds should be about one half to one hectare in extent, and can be irregular in shape, although the whole of the playground should be visible from a public road. Sites should be attractive, and where possible should be incorporated with a larger park. The need for children's playgrounds is usually greater in new suburbs with a high proportion of newly married people. However, constant attempts should be made in the older suburbs to provide children's playgrounds, because of the number of children who could be living in flats.

Parks and gardens are required particularly for older people who desire a more passive form of recreation. Some form of local park or garden should be available within reasonable walking distance of every home. Parks spaced at approximately one kilometre intervals would mean a maximum walking distance of half a kilometre, but it may be difficult to obtain this distribution and at the same time provide reasonably sized areas. The site area should be not less than about one hectare, and maintenance problems can be reduced if parks are combined with areas for more active recreation.

Metropolitan Open Space System (MOSS)

Objective 34: A clearly defined and linked Metropolitan Open Space System of public and privately owned land of an open or natural character in and around metropolitan Adelaide which will:

- (a) provide a visual and scenic contrast to the built urban environment;
- (b) separate different parts of the metropolitan area;
- (c) assist in the conservation of natural or semi-natural habitats and sites of scientific or heritage interest and re-vegetation;
- (d) provide corridors for movement of wildlife;
- (e) accommodate a range of active recreation and sporting facilities of regional or State significance, including facilities which may be used for national and international events;

- (f) accommodate a range of passive recreation and leisure areas; and
- (g) provide for the integration of stormwater management in association with recreation, aquifer recharge and water quality management.

Objective 35: The use of private land within the Metropolitan Open Space System for low-scale uses such as non-intensive agriculture, rural living or low-impact tourist facilities where the emphasis is on retaining or developing the open, natural or rural character and buildings are located and designed in such a way as to blend into the open character of the area.

Objective 36: The development of public land within the Metropolitan Open Space System for active and passive recreation, sporting facilities and conservation with emphasis on retaining the open, natural or rural character with wide landscaped buffers around the perimeter of areas where appropriate, areas of conservation significance retained in their natural state and buildings located and designed in such a way as to minimise their impact.

Objective 37: The development of open space recreation reserves through land purchases, contributions of open space, and exchanges of land.

Every opportunity should be taken to increase the extent of public open space within strategic locations of the Metropolitan Open Space System.

Means of encouraging this include:

- (a) purchase of land by councils, other public authorities and community groups;
- (b) encouraging developers who are obliged to provide public open space when land is divided, to fulfil that obligation by purchasing an equivalent area of land within the Metropolitan Open Space System in lieu of providing a public reserve within the land being divided;
- (c) agreements with landholders regarding valuation of land; and
- (d) land management agreements.

Appearance of Land and Buildings

Objective 38: The amenity of localities not impaired by the appearance of land, buildings and objects.

A city should be an attractive and pleasant place in which to live, as well as being healthy and convenient. If the city dweller is to enjoy looking at his surroundings, attention must be given to the aesthetic qualities of both natural and man-made features. The design of individual buildings should be of high standard and related to adjacent buildings.

Many roads through the suburbs are lined with commercial, residential and industrial development of varying qualities, with uninhibited advertising and a mixture of street signs, street furniture and overhead wires, all of which provide an unwelcome contrast to the attractiveness of the approaches to the city through the ranges. An improvement in the quality of development is highly desirable.

The face and the skyline of the Mount Lofty Ranges as seen from various points in the metropolitan area should not be spoilt by small-scale domestic development.

Country Living

Objective 39: Low-density living areas with a rural character.

Parts of the metropolitan area, particularly in the Mount Lofty Ranges, are suitable for a form of rural residential development associated with farming. The definition of such areas should take into account factors such as water catchments, soils, vegetation, topography and climate.

Allotments in the Mount Lofty Ranges should be sufficiently large to ensure that the metropolitan water supply is not polluted and the scenic amenity and rural character of the ranges is not impaired.

Outdoor Advertisements

Objective 40: An urban environment and rural landscape not disfigured by advertisements.

Objective 41: Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.

Objective 42: Advertisements not hazardous to any person.

MFP Australia

Objective 43: The development of Adelaide as an international and national centre for co-operative research and innovation in science, technology, environmental management, education and the arts.

Objective 44: The development of an urban area of high quality in the Gillman and Dry Creek area as a focus for MFP activities where the natural, social and economic aspects of the environment are fully considered and integrated both with the area and with metropolitan Adelaide.

Objective 45: The establishment of urban development which provides models in the conservation and management of resources and the natural environment, in urban planning and the provision of physical and social infrastructure.

The MFP Australia concept 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 MFP concept has two interrelated features: MFP as an economy and MFP as an urban form.

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

It is proposed that a demonstration urban development be centred on the Gillman and Dry Creek areas with MFP related activities situated at various locations throughout Adelaide including Technology Park, Science Park, the City of Adelaide, the three universities and research establishments of metropolitan Adelaide. The urban development must demonstrate the MFP aims of linking the natural environment, business and industry with a high quality living and working environment. In its design, construction, infrastructure, energy use and industries, the urban development will seek to be innovative and set new standards in environmental sensitivity and ecological sustainability. The urban development must also contribute to the improvement of the physical, social and economic conditions of adjoining communities, Adelaide and Australia.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 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.
- 2 Buildings and structures which exceed the heights shown on [Map Mit/1 \(Overlay 2\)](#) 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.

Residential Development

- 3 Residential zones should be developed with housing to meet the needs of the metropolitan community.
- 4 Residential development should efficiently use infrastructure and services.
- 5 Residential development in residential zones adjacent to non-residential zones should be designed and sited to protect residents from any adverse effects of non-residential activities.
- 6 Non-residential development in residential zones should provide adequate protection for residents from air and noise pollution, traffic disturbance and other harmful effects on health or amenity.
- 7 Residential development specifically for aged or disabled persons should be located with adequate access to essential community services and facilities, including public transport, shops, health and welfare centres and meeting halls, and should not be located on sites where difficulties arise such as those caused by steep gradients.
- 8 Residential development should not create conditions which are likely to exceed the capacity of existing roads, public utilities, and other community services and facilities.
- 9 Development in a residential zone should not impair its character or the amenity of the locality as a place in which to live.
- 10 Residential buildings should be located and designed so as not to unreasonably impair privacy and access to incident solar radiation:
 - (a) for adjacent properties; and
 - (b) for each dwelling and private open space.
- 11 Landscaping of development in residential zones should:
 - (a) enhance residential amenity;
 - (b) screen storage, service and parking areas;
 - (c) provide protection from sun and wind; and
 - (d) not unreasonably affect adjacent land by shadow.
- 12 Within residential zones, open space should provide for recreational activities, pedestrian and bicycle links and the preservation of natural features.
- 13 Dwellings should be supplied with adequate energy, water, waste disposal and drainage facilities to serve the needs of the prospective users.
- 14 Residential development should:
 - (a) not have a significant adverse effect on safety and amenity due to generation of through traffic;
 - (b) provide for safe and efficient distribution of traffic;
 - (c) provide for safe and convenient movement for pedestrians and cyclists, including aged, young and disabled persons;
 - (d) provide for easy access for emergency and essential service vehicles; and
 - (e) be designed to minimise the adverse effects of adjacent traffic movement.

- 15 Residential development should be appropriately designed to take account of the climatic and topographic conditions of the site.
- 16 Residential development should minimise the potential for personal and property damage arising from natural hazards including landslip, bushfires, and flooding.

Centres and Retail Development

- 17 Development within centres should:
 - (a) integrate facilities within the zone;
 - (b) allow for the multiple use of facilities and the sharing of utility spaces;
 - (c) allow for the staging of development within the centre;
 - (d) be integrated with public and community transport.
- 18 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 19 Development within centres should provide:
 - (a) public spaces such as malls, plazas and courtyards;
 - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character;
 - (c) unobtrusive facilities for the storage and removal of waste materials;
 - (d) public facilities including toilets, infant changing facilities for parents, telephones and community information boards;
 - (e) access for public and community transport and sheltered waiting areas for passengers;
 - (f) lighting for pedestrian paths, buildings and associated areas;
 - (g) a single landscaping theme;
 - (h) safe and secure bicycle parking.
- 20 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 21 Centre development straddling an arterial road should:
 - (a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection;
 - (b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.
- 22 Bulky goods outlets located within centres zones should:
 - (a) complement the overall provision of facilities;
 - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leasable area of 500 square metres or more.

Metropolitan Open Space System (MOSS)

- 23 Development should preserve and enhance the character and amenity of land within the Metropolitan Open Space System as shown on [Map Mit/1 \(Overlay 3\)](#).
- 24 Publicly owned land within the Metropolitan Open Space System should be used to provide natural or landscaped open space, accommodate a range of public recreation, sporting and institutional facilities and uses and to accommodate stormwater management.
- 25 Publicly owned land within the Metropolitan Open Space System should also be used to conserve wildlife habitats and areas of natural vegetation, to allow for movement of wildlife, to conserve sites of scientific, cultural or heritage interest and for re-vegetation.
- 26 Privately owned land within the Metropolitan Open Space System should be used for rural activities and agriculture (but not intensive animal keeping), very low-density residential development, low-impact tourist, or sporting facilities, or conservation purposes.
- 27 Buildings and structures erected on land within the Metropolitan Open Space System should be designed, located and screened so as to be unobtrusive and not detract from the open natural or landscaped character of these areas.
- 28 When land fronting watercourses within the Metropolitan Open Space System is divided land adjoining the watercourse should become a public reserve.
- 29 The width of reserves abutting watercourses within the Metropolitan Open Space System should be sufficient to allow for flood control, stormwater management, retention of the riverine ecosystem and to provide areas of open space which can be used to accommodate a range of recreational and sporting facilities.

Outdoor Advertisements

- 30 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;
or
 - (b) consistent with the predominant character of the urban or rural landscape.
- 31 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.
- 32 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.
- 33 Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.
- 34 The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.
- 35 Advertisements should be constructed and designed in a workmanlike manner.
- 36 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.
- 37 Advertisements on buildings that have a single architectural theme but which contain a number of tenancies, should be attached and displayed so as to be co-ordinated with that theme.
- 38 Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.

- 39 Advertisements should not create a hazard to persons travelling by any means.
- 40 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.
- 41 Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in his perception of the road, or of persons or objects on it.
- 42 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.
- 43 Advertisements should not detract drivers from the primary driving task at a location where the demands on driver concentration are high.

Non-complying Development (Outdoor Advertisements)

- 44 The following kind of development is **non-complying**:

Advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, tourist road, or scenic route, with the exceptions of:

- (a) advertisements within a 80 km/h or less speed rated road.

COUNCIL WIDE

Introduction

The following objectives and principles of development control, in the Council Wide section, apply across the area within the boundary of the Mitcham (City) Development Plan, as shown on [Map Mit/1](#). These are additional to those addressed for Metropolitan Adelaide. Reference should be made to the Metropolitan Adelaide and Council Wide objectives and principles as well as those applying in the zone, to determine all the policies relevant to any kind of development.

OBJECTIVES

- Objective 1:** Development complementing that in adjoining council areas.
- Objective 2:** Through traffic excluded from living areas.
- Objective 3:** The conservation of significant areas of indigenous flora, including that along creeklines and road reserves.
- Objective 4:** The city's amenity and character enhanced by:
- (a) providing recreational areas for active and passive use for the present and future;
 - (b) managing recreational areas for maximum sustainable use appropriate to their function with minimum cost;
 - (c) providing for the maximum multiple use of formal, developed sporting areas;
 - (d) maintaining and extending the diversity of recreational areas by means of:
 - (i) retaining and enhancing areas of semi-natural woodland;
 - (ii) developing formal, planted, and landscaped area for particular purposes;
 - (iii) providing and developing recreational areas for needs of all age groups;
 - (iv) providing appropriate recreational areas within easy reach of all residents;
 - (v) enhancing and extending natural creekline reserves; and
 - (vi) developing the potential of redundant refuse dumps for recreational purposes;
 - (e) recognising and promoting indigenous flora;
 - (f) encouraging residents to care for their own areas in keeping with the natural character; and
 - (g) retaining areas of scenic beauty, educational and historical value.
- Objective 5:** Streetscapes and landscapes not impaired by substandard condition and appearance of land, buildings and objects.
- Objective 6:** Lookout sites and tourist facilities developed in harmony with their surroundings.
- Objective 7:** A movement system which provides for the safety of pedestrian, cycle and vehicular traffic.
- Objective 8:** Development designed and orientated to take advantage of natural features in climate control and energy conservation.

Heritage Places

- Objective 9:** The conservation of State and local heritage places.
- Objective 10:** The continued use, or adaptive re-use of State and local heritage places that supports the conservation of their cultural significance.
- Objective 11:** Conservation of the setting of State and local heritage places.

Bushfire Protection

Bushfire Protection Objectives apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area [Figures Mit\(BPA\)/1 to 17](#) except where exempted.

- Objective 12:** Development should minimise the threat and impact of bushfires on life and property while protecting the natural and rural character.
- Objective 13:** Buildings and the intensification of non-rural land uses directed away from areas of high bushfire risk.

Residential Development

- Objective 14:** The establishment of safe, attractive and pleasant residential areas comprising residential development of a scale, form, density and appearance that maintains or achieves the desired character of specific zones and, where applicable, policy areas.
- Objective 15:** The location, design and density of residential development providing an efficient and effective use of established and new urban infrastructure and services.
- Objective 16:** A range of dwellings that meets the needs of residents.
- Objective 17:** Sufficient increase in the number of dwellings in the council area to maintain the existing population numbers and provide for some marginal increase in overall population.
- Objective 18:** The establishment of medium density residential development in proximity to: district centres at Mitcham, Cumberland Park and Blackwood; public transport routes; areas of public open space and; major sources of employment and services.

The City of Mitcham, which has developed over some 140 years with a mixture of activities and people, has established a richness of character and history. The predominant urban land use within the city is residential, and hence the nature of future residential development and its relationship to both the built and natural environment must be undertaken carefully and sensitively to ensure the unique qualities of the city are maintained and not degraded.

Throughout the city there are significant variations in the character, appearance and density of residential areas. These variations have resulted from a combination of factors including:

- (a) different time periods of settlement and building work;
- (b) different land form and environmental characteristics;
- (c) the availability and configuration of roads and other essential infrastructure at the time the land was first subdivided;
- (d) periods of social history and other influences driven by the housing market during the development of the city;
- (e) patterns of development that have emerged since land use zoning controls were introduced from the early 1970's.

As a result of the above factors, the City of Mitcham contains a cross-section of distinctive living environments. In general, retention of the bulk of these areas in their same form will maintain not only their character but their existing affordable housing stock for future needs. However other areas may be modified or progressively changed over time to reflect more household diversity within the community.

To manage this change so as to achieve and maintain the desired urban character for each of these areas, zones have been created to guide and control future development in accordance with the broad residential development strategy identified on [Map Mit/1 \(Overlay 1\)](#).

The majority of residential development within the council area will occur in various residential zones (including the Suburban Neighbourhood Zone and Urban Corridor Zone).

In addition to the above, residential areas of particular historic significance are identified separately by a zoning specifically addressing their special characteristics (e.g: Belair Village Zone). Residential development is the predominant activity in these zones; however their historic character may also include some local commercial, shopping and associated activities.

Medium density residential development is allowed for in proximity to district centres at Mitcham, Cumberland Park and Blackwood. Elsewhere throughout the city, some specific forms of residential development are encouraged in some non-residential zones. For example, higher density forms of housing including boarding houses and multiple dwellings are encouraged to locate in close proximity to the main public transport and arterial road network running through the council area. Hence these forms of residential development are directed to appropriate parts of the Urban Corridor Zone, Mixed Use, Commercial and District Centre Zones.

Provision is also made for special needs housing including dependent relative accommodation and aged persons' accommodation (nursing homes, hostels and retirement homes) to be developed within any residential zone in the council area. However, firm guidelines are provided to control the form and impact of these developments and ensure that they are located and designed appropriately.

Interface Between Land Uses

Objective 19: Development located and designed to minimise adverse impact and conflict between land uses.

Objective 20: Protect community health and amenity from adverse impacts of development.

Objective 21: Protect desired land uses from the encroachment of incompatible development.

Medium and High Rise Development (3 or More Storeys)

Objective 22: Medium and high rise development that provides housing choice and employment opportunities.

Objective 23: Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.

Objective 24: 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 25: Development that integrates built form within high quality landscapes to optimize amenity, security and personal safety for occupants and visitors.

Objective 26: 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 27: 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 28: Buildings designed and sited to be energy and water efficient.

Stormwater Management

Objective 29: Development which maximises the use of stormwater.

Objective 30: Development designed and located to protect stormwater from pollution sources.

Surface water (inland, marine, estuarine) and ground water has the potential to be detrimentally affected by water run-off from development containing solid and liquid wastes. Minimising and possibly eliminating sources of pollution will reduce the potential for degrading water quality and enable increased use of stormwater for a range of applications with environmental, economic and social benefits.

Objective 31: Development designed and located to protect or enhance the environmental values of receiving waters.

Objective 32: Development designed and located to prevent or minimise the risk of downstream flooding.

Objective 33: The detention and/or retention systems will need to be sized to ensure that both the 5 and 100 year average recurrence interval peak flows from a site post development are limited to the pre-development peak flows.

Objective 34: Development designed and located to prevent erosion.

Development involving soil disturbance may result in erosion and subsequently sedimentation and pollutants entering receiving waters. Design techniques should be incorporated during both the construction and operation phases of development to minimise the transportation of sediment and pollutants off-site.

Waste Disposal (Landfill)

Objective 35: The orderly and economic development of landfill facilities in appropriate locations.

Objective 36: Minimisation of environmental impacts from the location, operation, closure and post management of landfill facilities.

Objective 37: Landfill facilities to be protected from incompatible development.

Regulated Trees

Objective 38: The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

Objective 39: 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.

Significant Trees

Objective 40: The conservation of significant trees in Metropolitan Adelaide which provide important aesthetic and environmental benefit.

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

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

Telecommunications Facilities

Objective 41: Telecommunications facilities provided to meet the needs of the community.

Objective 42: 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.

Renewable Energy

Objective 43: The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.

Objective 44: 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.

PROPOSALS

Centres and Shops

Council proposes to undertake streetscape improvement schemes relating to street planting, walkway pavement, kerb alignments and street furniture within centres to provide increased amenity, safety and a unifying element in each centre.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be in accordance with the City of Mitcham Structure Plan, [Map Mit/1 \(Overlay 1\)](#).
- 2 Development should be orderly and economic.
- 3 New housing and other urban development should:
 - (a) form a compact and continuous extension of an existing built-up area;
 - (b) be located so as to achieve economy in the provision of public services; and
 - (c) create a safe, convenient and pleasant environment in which to live.
- 4 Development in localities having a bad or unsatisfactory layout, or unhealthy or obsolete development, should improve or rectify those conditions.
- 5 Development in areas separating 'metropolitan districts' should have an open character.
- 6 Land, used for the erection of buildings, should be stable.
- 7 Development which may lead to soil erosion should not be undertaken.
- 8 Poorly drained land should not be developed for urban purposes.
- 9 Development should not be undertaken on land liable to inundation by drainage or flood waters.
- 10 Development should not take place unless served by an adequate water supply and waste water disposal system.
- 11 Development should not take place in a manner which will interfere with or obstruct watercourses, or which may aggravate flooding elsewhere.
- 12 Development should not take place if it may result in over exploitation of surface or underground water resources.
- 13 Development should not be undertaken where it requires a septic tank for dispersal of its waste water and, the allotment on which the effluent is to be disposed of, is not large enough to provide for the dispersal of the effluent within the allotment boundaries without detriment to health.
- 14 Non-residential development adjacent to residential development and/or zones should, where appropriate, be designed, sited, constructed, landscaped and operated in a manner which will minimise the impact of such activities on adjacent residential development and occupants.
- 15 In order to prevent harm to human health or the environment, development involving a change of use to residential development or any use accommodating children and/or their activities must not be undertaken on contaminated land or on land previously used for a potentially contaminating use unless a site assessment and audit confirms that:
 - (a) the land will be maintained in a condition; or
 - (b) the development will be undertaken in a manner

that will not present a risk to the health and safety of the environment or occupiers of the land or land in the locality.

Interface Between Land Uses

- 16** 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.
- 17** Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 18** Development adjacent to a Residential Zone should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 19** 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.
- 20** 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.
- 21** 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

- 22** 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.
- 23** 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.
- 24** 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.
- 25** 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

- 26** 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.
- 27** 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.

Medium and High Rise Development (3 or More Storeys)

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

- 28** 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.
- 29** 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.
- 30** 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.
- 31** Buildings should:
- 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.
- 32** Buildings should reinforce corners through changes in setback, materials or colour, roof form or height.
- 33** 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, prefinished materials that minimise staining, discolouring or deterioration.
- 34** 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

- 35** 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, pumprooms 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.

- 36** 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.
- 37** 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.
- 38** 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.
- 39** Dwellings located on the ground floor with street frontage should have individual direct pedestrian street access.
- 40** The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the 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

- 41** 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.
- 42** Living rooms should have a satisfactory short range visual outlook to public, communal, or private open space.

Dwelling Configuration

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

Adaptability

- 46** 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

- 47** 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).
- 48** 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.
- 49** 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 verandahs around a building to deflect downward travelling wind flows over pedestrian areas;
 - (c) the placement of buildings and use of setbacks to deflect the wind at ground level.
- 50** 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 ²	10m ²	1.5 metres	1 small tree/10m ² deep soil
300-1500m ²	7% site area	3 metres	1 medium tree/30m ² deep soil
>1500m ²	7% site area	6 metres	1 large or medium tree/60m ² deep soil
Tree size and site area definitions			
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		

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

Site Facilities and Storage

- 52** 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.
- 53** 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 detract from the visual appearance of the ground floor.
- 54** 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.
- 55** The size of lifts, lobbies and corridors should be sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

Zone Interface

- 56** 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.

Residential Development (except where otherwise specified in a zone or policy area)*Site Area and Dimensions*

- 57** The site of a dwelling should have an area and dimensions that result in:
- (a) development that complements the objectives and desired character of the zone within which it is located;
 - (b) convenient and safe vehicle access and parking;
 - (c) adequate provision of private open space;
 - (d) adequate building set-backs, landscaping and space around buildings so as to enhance the locality and streetscape; and
 - (e) appropriate solar access to dwellings;

Accordingly;

- (a) a detached dwelling site should be capable of containing a rectangular space measuring not less than ten metres by 15 metres which is suitable for the construction of a dwelling sited in accordance with the relevant set-back provisions of this Development Plan.
- (b) dwelling sites abutting a public road should have, unless otherwise indicated within a specific zone, a road frontage of not less than:

- (i) 15 metres for detached dwellings;
- (ii) nine metres for semi-detached dwellings or, where such sites have frontage to an arterial road, 12 metres;
- (iii) seven metres for row dwellings where provision is made for vehicle access at the rear of each dwelling site;
- (iv) eight metres for row dwellings where no provision is made for vehicle access at the rear of each dwelling site;
- (v) 18 metres for residential flat buildings; and
- (vi) 12 metres for all other dwellings.

Private Open Space

58 Dwellings should be provided with sufficient private open space to accommodate recreation and leisure needs for future occupants of the dwelling as well as the service functions of clothes drying and domestic storage. Private open space should be fenced or otherwise screened from view from the street, and located so as to receive reasonable access to direct sunlight.

In particular, private open space should meet the following requirements:

- (a) direct ground floor access is to be provided from the living areas of the dwelling to an area of private open space;
- (b) the private open space area is able to contain a rectangular area measuring at least eight metres by five metres for dwelling sites of 450 square metres or more in area and six metres by four metres for smaller dwelling sites, with the area having a gradient not exceeding 1-in-8;
- (c) no dimension of the private open space area is less than 2.5 metres;
- (d) no part of the private open space area includes driveways or car parking areas;
- (e) the area of private open space area is not less than 20 percent of the total site area of the dwelling; and
- (f) the private open space area is located and designed to take advantage of winter sunlight and available shade in summer, in accordance with principle of development control numbered 34.

Road Boundary Set-back

59 Buildings and structures should be set-back a sufficient distance from road boundaries to:

- (a) maintain or provide an attractive streetscape appearance through the provision of landscaping between dwellings and the street;
- (b) incorporate existing vegetation where applicable;
- (c) reinforce the desired character of the locality by complementing the set-back of adjacent dwellings;
- (d) provide adequate space for the provision of on-site car parking;
- (e) reduce the nuisance of traffic noise for occupants of dwellings;
- (f) provide adequate visibility for motorists at intersections adjoining corner allotments, and

- (g) where feasible, allow for vehicles to leave and enter sites abutting arterial roads in a forwards direction.

Accordingly, building and structures should be set back from road boundaries in accordance with [Table Mit/7](#).

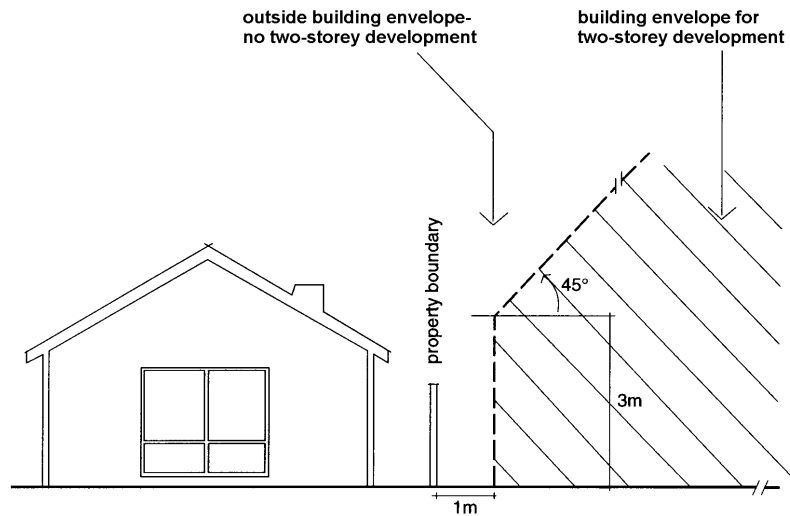
Side and Rear Property Boundary Set-backs (Refer Fig R/1)

60 Buildings should be sited with respect to property boundaries so as to:

- (a) maintain the amenity of adjoining dwellings in terms of noise, privacy and sunlight;
- (b) provide adequate levels of daylight to habitable rooms within the dwellings;
- (c) minimise the impact of bulk and scale of development on adjoining properties;
- (d) create space between buildings for landscaping, maintain the character of the locality and help prevent a continuous facade of built-form viewed from the street;
- (e) provide reasonable outdoor access between the front and rear yard of dwellings;
- (f) provide adequate space to maintain areas between buildings and property boundaries in a clean, safe and healthy condition; and
- (g) minimise impacts of overlooking from upper storeys of dwellings.

Accordingly, external walls of dwellings, other than party walls, should be set-back:

- (a) on allotments less than 450 square metres in area, not less than one metre from each side boundary; however, a garage or open-sided carport or verandah may be built to one side boundary;
- (b) on lots greater than 450 square metres in area, not less than:
 - (i) one metre from one side boundary of the development site; and
 - (ii) three metres from the opposite side boundary; however a garage or open-sided carport may be built to the boundary, provided that, where the site is located within a Bushfire Protection Area shown on [Figures Mit\(BPA\)/1 to 17](#) (but excepting any excluded area), vehicle access to the rear yard of the dwelling is not restricted.
- (c) Where development adjoins a side boundary, it should:
 - (i) not adjoin more than 12 metres of the length of the boundary;
 - (ii) not have a wall greater than three metres high located on the boundary; and
 - (iii) wherever possible, have a separation of at least 2.5 metres from at least one neighbouring dwelling.
- (d) single-storey buildings and structures except domestic outbuildings should be set-back a minimum of five metres from rear property boundaries;
- (e) the upper-storey of two-storey buildings should be designed so that the primary mass of the upper-storey is located within the side boundary building envelope shown in Fig R/1.

Figure R/1. Two-storey Development Side Boundary Building Envelope

- (f) two-storey buildings or the upper-storey portion of such buildings should be set-back a minimum of eight metres from rear property boundaries.

Privacy

- 61** Development should be designed to protect the privacy of private open space associated with adjoining dwellings. In addition, the siting and design of dwellings should minimise the potential for nuisance from noise between dwellings and noise from vehicles using a common driveway serving more than one dwelling.

In particular, dwellings should be designed and sited to meet the following requirements:

- (a) a set-back of at least eight metres is to be provided between dwellings where windows or balconies of living areas face each other and there is no fence or screen wall between the dwellings;
- (b) a set-back of at least 2.5 metres is to be provided to a wall containing a window of a living area from a common driveway shared by two or more dwellings.
- (c) fences between private open space and adjoining sites or common property are to be a minimum of 1.8 metres above finished ground level and constructed of opaque material.
- (d) if the development is greater than single-storey, it should be designed so that no upper-storey windows or balconies directly overlook the private open space of adjoining properties or directly look into the windows of neighbouring dwellings. Any upper-storey windows or balconies that directly overlook the private open space of an adjoining property should have opaque glass, fixed shutters or similar screening, or the sill height of such windows raised 1.7 metres above floor level to maintain privacy for adjoining residents.

Car Parking

- 62** Adequate on site parking should be provided to meet the needs of residents and visitors and not create a requirement for on-street parking that would create a danger to the free flow of traffic or cause nuisance to nearby properties.

Accordingly, on site parking should be provided so as to satisfy the rate applicable to the kind of development as follows:

- (a) Multiple Dwelling, Boarding House, Residential Club.

One car parking space is to be provided for each lodging room.

(b) All Other Dwellings

(excluding development which comprises a hostel or nursing home, or aged persons accommodation defined as housing subsidised under the Aged Persons Homes Act or subsequent legislation).

Car parking spaces are to be provided on the site of a dwelling as follows:

Number of bedrooms or rooms able to be used as bedrooms	Number of car parking spaces
1	1
2 or more	2

(c) *Multi-Dwelling Development* (applicable to development containing three or more dwellings)

Where development comprises three or more dwellings, visitor car parking is to be:

- (i) provided in association with the development at the rate of one visitor car parking space for every two dwellings in the development in addition to the requirements under sub-paragraphs (a) and (b) above; and
- (ii) located and/or screened so as to minimise impact on adjoining properties and not positioned between the building line and a public road unless screened from view from the road by fencing or landscaping.

(d) Design Standard

Car parking areas are to be designed in accordance with Australian Standard 2890.1 or subsequent amendment.

Driveways and Access

63 Driveways should provide safe and convenient access to and from the site, and be located so as create a low impact on adjoining residential properties.

In particular, driveways should be in accord with the following requirements:

- (a) Driveway access to any building should have a maximum gradient of 1-in-5; a driveway with a gradient exceeding 1-in-5 should be considered only if designed by a chartered professional engineer.
- (b) Where an access driveway is designed to serve more than three dwellings on an allotment, the driveway is to be designed to have a minimum pavement width of:
 - (i) 5.5 metres for the length of the driveway, or 5.5 metres for the first five metres of the driveway and at any other appropriate locations to allow two vehicles to pass; and
 - (ii) where access is to an arterial or collector road, not less than six metres for the first five metres of the driveway from the road boundary or otherwise designed to allow vehicles to exit the site in a forward direction.
- (c) Landscaping not less than 1.0 metre wide should be provided down one side of the driveway or between the driveway and adjoining property;

- (d) Dimensions allowed for manoeuvring vehicles should accord with Australian Standard 2890.1 or subsequent amendment.

Domestic Outbuildings

- 64** Domestic outbuildings should be of a design, size, finish and location that minimises visual intrusion with respect to adjoining properties and the streetscape, and does not significantly reduce useable outdoor space.

Outbuildings should accordingly satisfy the requirements that they are to be:

- (a) accessory to an existing dwelling;
- (b) not greater than
 - (i) 40 square metres in the State Heritage Area (Colonel Light Gardens) zone;
 - (ii) 40 square metres in the Historic (Conservation) Zone- Mitcham Village, Historic (Conservation) Zone- Belair Village, Residential (Central Plains) Historic (Conservation) Policy Area 15 and Adey Road Historic (Conservation) Policy Area 17 unless the outbuilding would not impact on the heritage values of the zone or policy area and would otherwise accord with the policies of the zone or policy area, in which case the outbuilding should not be greater than 56 square metres in floor area;
 - (iii) 56 square metres in floor area in any other zone or policy area.
- (c) not greater than 2.4 metres to the top of the walls and 3.6 metres high to the top of the gable (if relevant);
- (d) sited so as to accord with principle of development control numbered 19;
- (e) of a size that does not result in a loss of more than 20 percent of the required provision of private open space associated with the dwelling under this Development Plan; and
- (f) finished on the external surfaces in a colour that matches or blends with any existing dwelling on the site, and is in keeping with the character of the locality; metal clad walling or roofs are to be of a pre-coated finish unless specified otherwise within a particular zone.

Retaining Walls and Earthworks

- 65** Earthworks resulting in the filling and/or excavation of land more than 1.5 metres above or below natural ground surface should be avoided, and only undertaken where existing vegetation, proposed landscaping or the form of the building would assist in screening the earthworks from view from the adjoining road.

In addition, retaining walls over one metre in height are to be:

- (a) located a minimum of one metre inside the boundary of dwelling site;
- (b) if located closer to a road boundary than a dwelling, constructed to allow landscaping to be installed above and over the wall;
- (c) not greater than 1.5 metres high.

Home Activity Sign

- 66** Advertising signs in residential areas should be discrete and small in scale, and not detract from the amenity of the locality.

Accordingly, an advertisement or advertising display to be erected on a dwelling or the site of a dwelling where a home activity is being conducted is to comply with the following requirements:

- (a) only one advertisement on the dwelling or site;
- (b) the contents of the advertisement to relate directly to the home activity;
- (c) the advertisement does not move, flash or rotate and is not illuminated;
- (d) the advertisement does not project above the eaves of the building to which it is attached;
- (e) if freestanding, the advertisement does not exceed 1.5 metres in height; and
- (f) the advertisement area does not exceed 0.2 square metres.

Building Height, Bulk and Site Coverage

- 67**
- (a) Dwellings should:
 - (i) not detract from the character and amenity of adjoining development;
 - (ii) complement the desired character and streetscape of the locality;
 - (iii) if greater than one-storey in height, minimise overshadowing and intrusion into privacy of adjoining properties and impacts due to differences in scale; and
 - (iv) except where located in the Mixed Use Zone, not be greater than two storeys or in any case 8.0 metres in height as measured from existing natural ground level (as may be determined by survey, prior to any earth works being undertaken) to the highest point of the building.
 - (b) Dwellings proposed to be developed on a sloping site should be designed and sited so as to be in keeping with the slope of the land, by incorporating the following measures:
 - (i) floor space should be articulated and, where appropriate, of split level design to minimise cut, fill and obtrusiveness of the proposed building;
 - (ii) the roof-form and profile should be designed to correspond with the natural slope of the site.
 - (iii) two-storey dwellings should be designed so that the building form and roof-form in particular are highly articulated, to minimise building bulk and visual impact.
 - (c) In any residential zone other than a Residential (Hills), Residential (Craigburn) Zone or Residential (Foothills) Zone, residential development should conform with each of the following requirements in all circumstances except where application of this principle would be inconsistent with an objective or principle of development control of the zone or, where relevant, policy area:
 - (i) a total ground floor area (including verandah area, carport and garage) not exceeding 40 percent of the area of the site;
 - (ii) the area of the site covered by impervious surfaces, including buildings, not exceeding 60 percent of the area of the site; and
 - (iii) a floor area ratio not exceeding 0.5 (ie the total floor area of buildings on the site not exceeding half of site area).

*General Site Planning and Design***68** (a) Dwellings

Development containing two or more dwellings should be designed to:

- (i) enhance the streetscape and reinforce the desired character of the locality within which the development is situated by careful attention to the siting, orientation and design of dwellings, ensuring the scale is appropriate to the street, and adding to visual interest by means of suitable articulation and detailing;
- (ii) be compatible with the built-form of existing dwellings in the locality;
- (iii) take advantage of views to open spaces or other features of interest;
- (iv) minimise impacts on habitable rooms of adjoining dwellings by positioning of adjacent windows and external doors;
- (v) include a roof-form which is gabled, half gabled or otherwise articulated to add visual interest;
- (vi) where appropriate, assist in screening noise from adjoining major roads, or neighbouring land uses through positioning and design of buildings;
- (vii) have communal car parking facilities (if provided) located so as not to block views from dwellings but to allow casual surveillance by residents;
- (viii) minimise the number of dwellings abutting any one adjoining property boundary; and
- (ix) ensure that any driveway servicing two or more dwellings be sited no closer than one metre from an adjacent property boundary.

(b) Utility Areas and Facilities

The above dwellings should be provided with:

- (i) an area suitable for the storage and collection of refuse bins or receptacles which is:
 - (A) able to be maintained in a clean and healthy condition;
 - (B) designed and/or screened so as not to visually impair the locality;
 - (C) located for convenient use by both residents and refuse collection services;
- (ii) a grouped mail box area which is:
 - (A) located conveniently to a public road boundary for convenient access by residents and the postal service;
 - (B) designed in an unobtrusive manner that complements the design and materials of the dwellings;
- (iii) in the case of upper-storey dwellings that do not have exclusive yard area:
 - (A) a private storage area for the exclusive use of each dwelling;
 - (B) an area for clothes drying either exclusive to each dwelling or a common area, located for convenient access by residents and screened from public view.

Dependent Relative Accommodation

- 69** A building (herein referred to as dependent relative accommodation) comprising a residence which is not self contained and provides accommodation for one or two dependent relatives may be developed on the site of an existing dwelling, provided that;
- (a) the site of the existing dwelling is greater than 600 square metres;
 - (b) the site is not further divided to create a legally separate title for each dwelling;
 - (c) the residence comprising dependent relative accommodation does not exceed 60 square metres in floor area;
 - (d) private open space of at least 100 square metres is available to be shared by both residences;
 - (e) an additional car parking space is provided on the site which is able to be used exclusively by the occupant of the second residence;
 - (f) the second residence continues the architectural style and general appearance of the original dwelling and is visually linked by a pergola or other unifying element.

Aged Care Accommodation, Hostels and Nursing Homes

- 70**
- (a) Accommodation specifically for aged or disabled persons should be:
 - (i) developed within established or developing residential areas;
 - (ii) located within easy walking distance to essential facilities such as convenience shops, health and welfare services and/or public transport;
 - (iii) located where movement of ageing persons is not unduly restricted by the slope of the land;
 - (iv) located and designed to promote interaction with other sections of the community;
 - (v) of a form and design, and buildings should be of a bulk and scale that reflects a residential style and character rather than an institutional character;
 - (vi) provided with pleasant and functional open space and landscaping to meet the needs of residents.
 - (b) Residential accommodation for the aged should be designed to provide:
 - (i) safe, secure, attractive, convenient and comfortable living conditions for residents;
 - (ii) easy access to all units;
 - (iii) a balance between communal areas and private spaces;
 - (iv) adequate open space, both public and private;
 - (v) an interesting and attractive outlook for all residents, including those in wheelchairs, from units and communal areas;
 - (vi) useable recreation areas for residents and visitors including visiting children;
 - (vii) adequate living space allowing for the use of wheelchairs with an attendant;
 - (viii) spaces to accommodate social needs and activities including social gatherings, gardening, keeping pets, preparing meals, doing personal laundry;

- (ix) storage areas for items such as boats, trailers and caravans in association with some independent living units;
 - (x) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles; and
 - (xi) mail boxes and waste disposal areas with easy walking distance of all units.
- (c) Access roads within residential accommodation for the aged should:
- (i) not have steep gradients or sharp corners;
 - (ii) provide convenient access for emergency vehicles, visitors and residents;
 - (iii) provide space for car and community bus manoeuvring;
 - (iv) include kerb ramps at pedestrian crossing points; and
 - (v) have level surface passenger loading area.
- (d) Car parking associated with residential accommodation for the aged should:
- (i) be conveniently located on site within easy walking distance for residents;
 - (ii) be adequate for residents, staff, service providers and visitors;
 - (iii) include private parking spaces for independent living units;
 - (iv) include separate and appropriately marked places for the disabled, and spaces for small electrically powered vehicles;
 - (v) include covered, secure parking for residents' vehicles;
 - (vi) have slip-resistant surfaces with gradients not steeper than 1-in-40;
 - (vii) allow ease of vehicle manoeuvrability by residents and visitors;
 - (viii) be designed to allow the full opening of all vehicle doors; and
 - (ix) minimise the impact of car parking on adjoining residences due to visual intrusion, noise and emission of fumes.

Boarding House and Multiple Dwelling

71 A boarding house or multiple dwelling should be:

- (a) located in proximity to district centres, public transport and community facilities, and within mixed use, centre, commercial or similar zones;
- (b) designed to meet the following requirements:
 - (i) the area of the site covered by buildings, car parking and driveway not exceeding 60 percent of the site area;
 - (ii) the floor area of all buildings not covering more than 50 percent of the site;
 - (iii) the building not accommodating more than eight lodgers;
 - (iv) a minimum of five square metres indoor recreation space and ten square metres outdoor recreation space being provided for each person able to be accommodated;

- (v) no detached ancillary accommodation, such as a caretakers flat, being included;
- (vi) the building being not more than two storeys high;
- (vii) visitor car parking not being located between the front facade of the building and the road;
- (viii) the building having an external appearance which complements nearby residential development; and
- (ix) the building being designed to avoid any direct impacts of overshadowing, privacy and nuisance on private open space or habitable rooms of adjoining residential properties through the careful positioning of windows and doors and buffering through landscaping.

Solar Access

- 72** Dwellings should be designed and sited to optimise the use of passive solar energy by maximising ventilation and minimising solar gain in summer and by maximising solar penetration and minimising heat loss in winter.

Where possible development should:

- (a) include outdoor living areas located and designed to provide optimum solar access to north facing windows of living areas, whilst allowing for shade in summer;
- (b) have indoor living areas taking advantage of natural lighting, solar heating in winter and shading of walls and windows in summer;
- (c) not interfere with existing or likely requirements of adjacent dwellings for direct sunlight access to habitable rooms for not less than three hours between 9am and 5 pm during winter.

Development Adjoining Arterial Roads and Transport Corridors

- 73** Development adjacent to or opposite arterial roads or other major transport corridors shown on [Map Mit/1 \(Overlay 1\)](#) should incorporate design techniques that aim to reduce the impact of traffic noise and danger on resident amenity and safety. Techniques may include:

- (a) larger than normal set-backs from road or railway frontages;
- (b) orientation of buildings to reduce reflection of external noise onto other buildings;
- (c) internal layout of rooms arranged to reduce external noise impact on noise sensitive rooms;
- (d) use of building materials and construction techniques that ameliorate external noise nuisance; and
- (e) the use of external walls, fences, landscaping, mounding in appropriate areas, and similar techniques to assist in noise attenuation; however all such external boundary walls are to be appropriately modulated in design and detailing and varied in set-back to provide visual interest and relief.

Vegetation and Landscaping

- 74** (a) Development should minimise the removal of existing vegetation on the site and provide appropriate replacement of any vegetation that is required to be removed. Development should not involve the removal of any remnant native vegetation or other vegetation that contributes to the character of the site and the desired character of the locality.

- (b) Development should preserve the long-term stability and health of existing vegetation by avoiding construction, excavation and filling of land close to the trunks of trees and minimising impervious surfaces beneath the canopy of trees. In particular, the construction of dwellings and in-ground swimming pools, or the excavation or filling of land that alters the natural ground level by more than 300 millimetres, should not be undertaken beneath the canopy of any tree.
- (c) Development should provide landscaping that enhances the appearance and amenity of the site and complements the desired character of the locality. Landscaping should incorporate species of a type and size appropriate to their location, and have regard to the species contained in [Table Mit/2](#). In particular development of group dwellings, residential flat buildings, row dwellings, multiple dwellings, boarding houses or accommodation for the aged should provide effective landscaping to assist in enhancement of buildings, screening and shading private open space and car parking areas, and screening utility and storage areas.

Public Roads

- 75**
- (a) The design of public road reserves should reflect the status of the residential roads as arterial, major collector, collector, local or minor local roads in terms of:
 - (i) the width of the road reserve;
 - (ii) the traffic capacity of the carriageway;
 - (iii) the designed traffic speed;
 - (iv) requirements for separate cycle ways and footpaths;
 - (v) on-street parking provisions;
 - (vi) the areas required for underground services; and
 - (vii) the size of street trees proposed.
 - (b) The layout of local streets should achieve a speed environment of 40 kilometres per hour or less, unless the street serves as a collector road carrying through traffic.
 - (c) On minor local streets the shared use of the carriageway by vehicles, cyclists and pedestrians may be appropriate provided that the speed environment is such as to achieve traffic speeds of below 30 kilometres per hour.
 - (d) Local residential streets which do not provide for continuous parking along the carriageway should provide on-street parking, in indented bays or otherwise, at a rate of at least one space for every allotment in the street.

Public Open Space

- 76**
- (a) Reserves should be located to ensure usable open spaces able to provide for a range and combination of uses appropriate to the natural features of the land and the population served, such as:
 - (i) passive recreation and picnicking,
 - (ii) children's playgrounds with play equipment,
 - (iii) adventurous play,
 - (iv) informal ball games,
 - (v) protection of significant landscape and vegetation features,

- (vi) enhancement of bird habitats,
 - (vii) pedestrian and cycle movement,
 - (viii) beautification of the general residential area
 - (ix) provision of visual and amenity buffers between existing and proposed residential areas, and
 - (x) incorporation of drainage and stormwater management requirements in addition to open space/recreation requirements.
- (b) Reserves should be located and designed to minimise fire risk.
 - (c) Reserves and public spaces should be landscaped and developed with species and in a manner complementary to the existing pattern and type of vegetation in the locality.
 - (d) Landscaping of reserves and public space should be undertaken in a manner that minimises the need for irrigation and maintenance.

Services

77 All services should be installed:

- (a) underground in both public and private areas; and
- (b) where possible, in common trenches and connected to each allotment at a single point.

Site Contamination

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

Stormwater Management and Flooding

79 Peak flows from a site post development are not to exceed the pre-development peak flows from the same site in the critical 5 year average recurrence interval event and the critical 100 year average recurrence interval event

- 80
- (a) Major development and land division should incorporate stormwater management that directs major stormwater flows through areas of open space designed and controlled to prevent erosion and the likely entry of floodwaters into buildings based on an Annual Exceedence Probability of 1 percent.
 - (b) New dwellings or any dwelling addition increasing the floor area of the existing dwelling by more than 50 percent should incorporate the following measures to limit the rate of stormwater discharged from the site:
 - (i) collection and direction of stormwater run-off from at least 60 percent of the roof area
 - (A) to landscaped or otherwise unpaved land, and contained so as not to cause flooding nuisance or damage, or
 - (B) to a rear of allotment drain
- (appropriate solutions may include, for example, a rainwater detention tank or other stormwater detention system)

- (ii) not less than 50 percent of the hard paved areas being designed and constructed to allow surface run-off to be dispersed predominantly to landscaped or otherwise unpaved land on the site.
- (c) Dwellings are able to be sited and designed such that ground floor levels will not be inundated by floodwaters generated by a 1-in-100 year flood event.

- 81** Development of stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.

Design Techniques (*Design Techniques illustrate ONE WAY of satisfying the above principle*)

81.1 *The integrated use of open space for appropriate recreation and stormwater management through the installation of water treatment devices such as, wetlands, aquifer storage and recovery, detention and retention basins, gross pollutant traps, trash racks.*

81.2 *The reservation, through land division, of drainage channels, drainage easements, watercourses and land within the 1 in 100 year flood event.*

- 82** Development affecting existing stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.

Design Techniques (*Design Techniques illustrate ONE WAY of satisfying the above principle*)

82.1 *The retention of natural watercourses through:*

- (a) *The control of development and activities within the 1 in 100 year flood event, including the placement of fill, excavation, building work, the placement of structures and fences, the storage of materials, the keeping of animals, the piping of watercourses;*
- (b) *The planting of local native flora along watercourses and the replacement of exotic plants.*

82.2 *The restoration of lined watercourses.*

82.3 *Maximise the road frontage onto open space areas in subdivision design.*

- 83** Development should incorporate appropriate measures to minimise any concentrated stormwater discharge from the site.

Design Techniques (*Design Techniques illustrate ONE WAY of satisfying the above principle*)

83.1 *For residential and non-residential development rainfall run-off should be retained and used as much as possible through the application of an appropriate range of the following techniques:*

- (a) *The collection and use of roof run-off in rain saver gutters and rainwater tanks for irrigation and internal purposes (drinking when considered safe to do so, flushing toilets, washing, and bathing);*
- (b) *The use of on-site detention tank/s with an appropriately sized orifice;*
- (c) *The direction of rainfall run-off onto landscaped areas;*
- (d) *The installation of appropriate soakage devices (soakage trenches or wells) having regard to the availability of unbuilt upon or unsealed areas, the ability of soils to absorb and drain water, the potential impact on building foundations and footings on or adjacent to the site, and the ability to safely direct surplus flows to a public street without causing nuisance to adjoining properties; and*

- (e) *The use of permeable forms of paving for public and private parking areas, open storage, display, and work areas, driveways, vehicle and pedestrian carriageways.*

84 Development should incorporate appropriate measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria and litter and other contaminants to the stormwater system and may incorporate systems for treatment or use on site.

Design Techniques (*Design Techniques illustrate ONE WAY of satisfying the above principle*)

84.1 *For residential and non-residential development:*

- (a) *rainfall run-off from the roof of any building, where not to be retained on site, is discharged directly to the street water table or to the council stormwater system and not mixed with rainfall run-off originating from surfaces such as car parks, outdoor storage areas and display areas.*
- (b) *rainfall run-off from ground surfaces is directed to a stormwater treatment system capable of removing litter, sediment, grease, oil and other substances capable of contaminating stormwater. Also, a high flow bypass is provided to enable water from extreme rainfall events to discharge direct to stormwater swales or to council stormwater systems. The stormwater treatment system is to discharge on site to storage; grassed swales; stone filled trenches; small infiltration basins; a constructed water feature; bores approved for aquifer recharge; or off site to the council stormwater system.*

84.2 *Wastewater from air conditioning units, cooling towers and compressors should not to be discharged into any stormwater drainage system.*

85 Development should not cause deleterious effect on the quality or hydrology of groundwater.

86 Within the Urban Corridor, Mixed Use, District Centre, Community and Suburban Neighbourhood Zones in the suburbs of Cumberland Park, Daw Park, Hawthorn, Kingswood, Lower Mitcham, Torrens Park, Panorama, Pasadena and Westbourne Park:

- (a) peak flows from a site post development are not to exceed the flows from the same site in the critical 5-year average recurrence interval event calculated based on an impervious area fraction of 0.25 and the critical 100-year average recurrence interval peak flows calculated based on an impervious area fraction of 0.45;
- (b) the volume of the retention systems should be sufficient to contain 1.5 kL / 100 m² of impervious area on the site and should be located to intercept outflows from any detention system provided on the site.

87 Within the District Centre, Mixed Use and Suburban Neighbourhood Zones in the suburb of Blackwood:

- (a) peak flows from a site post development are not to exceed the flows from the same site in the critical 5-year average recurrence interval event calculated based on an impervious area fraction of 0.15 and the critical 100 year average recurrence interval peak flows calculated based on an impervious area fraction of 0.25;
- (b) the volume of the retention systems should be sufficient to contain 2 kL / 100 m² of impervious area on the site and should be located to intercept outflows from any detention system provided on the site.

Land Division

88 (a) Land division for residential purposes should occur in a form consistent with the existing pattern of division in the locality, and should accord with the relevant provisions of this Development Plan, in particular taking into account in relation to each proposed allotment:

- (i) the future development of a dwelling together with appropriate allowance for access, car parking, building set-back, open space, service area and landscaping;
 - (ii) the extent of any cut and fill;
 - (iii) existing vegetation being retained and any proposed to be removed; and
 - (iv) drainage.
- (b) Land division should accord with the desired character of the locality and create allotments that are regular in shape, allow dwellings to address the street satisfactorily, and not result in poorly proportioned or substantially unusable spaces being created within dwelling sites.

Land Division

- 89** Land should be divided in a manner appropriate to the intended use of the land.
- 90** The physical nature of land proposed to be divided should be suitable for the intended use of the land.
- 91** Land suitable for local open space should be available within reasonable walking distance of each residential allotment.
- 92** When land bordering the Sturt River, Brownhill Creek or Minnow Creek is divided provision should be made for a public reserve of at least 30 metres in width along such frontage.
- 93** The division of land should not create allotments unsuitable for the development proposed thereon.
- 94** Land should not be divided into allotments in a manner which would prevent the possible satisfactory future division of the land, or any part thereof, depicted on the plan of division.
- 95** The division of land should not cause an infringement of any provision of the Building Act, or any by-law or regulation made thereunder.
- 96** Land should not be divided where the development proposed thereon is liable to be detrimentally affected by inundation through drainage or flood waters or where land proposed to be divided for residential development would be in the 100-year return period flood path.
- 97** Land should not be divided unless provision is made for safe and adequate disposal of stormwater from all proposed allotments.
- 98** Land should not be divided unless provision is made for a water supply sufficient for domestic purposes to be available to every allotment that is to be used for human habitation.
- 99** Land should not be divided unless provision is made for the disposal of waste waters from all proposed allotments without risk to health or pollution of a water resource.
- 100** Land should not be divided where the development proposed thereon could lead to pollution of a public water supply, or any surface or underground water resources, unless meeting levels of pollution authorized under any Act.
- 101** Land should not be divided if that land, or areas in the vicinity thereof, is, or are, likely to be subject to undue erosion by reason of the development proposed thereon.
- 102** Land should not be divided unless the roads shown on the plan of division provide for safe and convenient inter-communication with adjoining land.
- 103** Land should not be divided unless provision is made for safe and convenient legal access from any proposed allotment to the carriageway of an existing or proposed public road.

- 104** Land should not be divided unless provision is made for proposed roads, streets or thoroughfares to be graded to connect safely and conveniently with an existing public road, street or thoroughfare.
- 105** Land should not be divided for closer settlement if the development of the land would be premature, having regard to:
- (a) the availability or non-availability of, and the cost of providing such services as roads, sewerage, water supplies, electricity, gas and public transport to the land;
 - (b) the availability, or non-availability, of community facilities; and
 - (c) the amount of land in the vicinity of the land depicted thereon which is already divided into allotments and the extent to which such allotments have not been used for the purposes for which they were so divided.
- 106** Land division within an area identified as being 'Excluded Area from Bushfire Protection Planning Provisions' on Bushfire Protection Area [Figures Mit\(BPA\)/1 to 17](#) should be designed to make provision for:
- (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it;
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads; and
 - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

Centres and Shops

- 107** The principle focus for shopping, administrative, cultural, community, entertainment, office, educational, religious and commercially-based recreational facilities should be within centre zones, the Regional Activity Zone or the Suburban Activity Node Zone.
- 108** Shopping development should be located as follows:
- (a) a shop or group of shops excluding retail showrooms, with a gross leasable area of greater than 250 square metres should be located in a centre zone or a Regional Activity Zone;
 - (b) a shop or group of shops excluding retail showrooms, with a gross leasable area of 250 square metres or less should not be located on an arterial road as shown on [Map Mit/1 \(Overlay 1\)](#) unless located in a centre zone or a Regional Activity Zone;
 - (c) a shop or group of shops excluding retail showrooms, with a gross leasable area of 250 square metres or less located outside a centre zone, should:
 - (i) not hinder the development or function of any business centre or shopping zone; and
 - (ii) conform to the access, car parking and design principles for centre zones set out below;
 - (d) retail showrooms should be located in centre zones, the Mixed Use (Belair Road) Zone, the Mixed Use (Goodwood Road) Zone, the Commercial (Main Road) Zone, the Commercial (South Road) Zone the Regional Activity Zone or the Suburban Activity Node Zone.
- 109** The total gross leasable area of shops in a Local Centre Zone should not exceed 450 square metres.

- 110** Centre type development located outside centre zones, the Regional Activity Zone or the Suburban Activity Node Zone should:
- (a) be of a size and type which would not hinder the development or function of any business, centre or shopping zone and be in accordance with the objectives for centres and shops and the objectives for the appropriate zones; and
 - (b) conform to the access, car parking and design principles for centre zones set out below.
- 111** Development within centre zones should be located having regard to the following principles:
- (a) within zones which straddle arterial roads or the intersection of arterial roads, the major shopping focus, defined by the gross leasable area and the associated car parking, should be restricted to one side of the road or one quadrant of the intersection;
 - (b) development should not 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;
 - (c) development should not generate significant increases in traffic in adjacent residential areas;
 - (d) 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; and
 - (e) development, including required car parking and landscaping, should be accommodated on land which is not required for road widening.
- 112** Development within centre zones, the Regional Activity Zone or the Suburban Activity Node Zone should conform to the following access, movement and car parking principles (except where otherwise stated in the zone):
- (a) development should provide safe and convenient access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles;
 - (b) except for traffic movement on major through roads, pedestrian movement within centres should be the movement mode of most importance and be given predominance in design of movement paths in the centre;
 - (c) pedestrians should be channelled onto pedestrian paths by use of barriers to reduce the possibility of pedestrian and vehicular conflict within the centre;
 - (d) pedestrian paths should be:
 - (i) constructed with minimal grade changes or steps and require driveways to change level where they cross; and
 - (ii) paved with a material which contrasts with driveway and parking area paving;
 - (e) areas and facilities should be provided for the parking and securing of bicycles, storage of shopping trolleys and hitching of dogs, provided that the facilities for the hitching of dogs are not within pedestrian movement areas;
 - (f) access points onto public roads should be designed and located to minimise traffic hazards, queuing on public roads and intrusion into adjacent residential areas;
 - (g) the number, location and design of access points onto the arterial roads shown on [Map Mit/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;

- (h) 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.

Access points for the development should be determined by the Department of Road Transport in consultation with the Planning Authority.

- (i) shopping development should provide for separate parking spaces for the disabled;
- (j) development should provide sufficient off-street parking to accommodate customer, employee and service vehicles;
- (k) car parking areas should 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, minimal conflict between customer and service vehicles and should include adequate provision for manoeuvring into and out of parking bays;
- (l) the layout of all parking areas should be designed so as to obviate the necessity for vehicles to reverse onto public roads;
- (m) individual parking areas should, wherever possible, be located and designed so that:
 - (i) vehicular movement between them does not require the use of public roads; and
 - (ii) the number of access points is minimised;
- (n) access to car parking areas and the direction of traffic flow within them should be made obvious to motorists by legible signs at the entrance;
- (o) opportunities for the shared use of car parking between development should be exploited so as to reduce the total extent of car parking areas;
- (p) residential development located within centre zones should have access and car parking facilities separate from any access and car parking areas serving centre facilities;
- (q) development should provide car parking spaces for employees, customers, clients and visitors in accordance with the following standards:
 - (i) for a shop excluding a retail showroom, in a:
 - (A) local centre zone - five car parking spaces per 100 square metres of lettable area;
 - (B) neighbourhood centre zone - six car parking spaces per 100 square metres of lettable area;
 - (C) district centre zone - seven car parking spaces per 100 square metres of lettable area; and
 - (D) shop outside centre zone - seven car parking spaces per 100 square metres of lettable area,

provided that where the shop is a restaurant the development should provide, instead of the above requirements, one car parking space for every three seats provided or able to be provided and, where the restaurant also dispenses take-away food, the car parking requirements for a shop as specified above should also be satisfied;
 - (ii) for a bank or office, one car parking space for every 25 square metres of total floor area, provided that at least two car parking spaces are provided;

- (iii) for a consulting room, at least three car parking spaces for each part of the building used or capable of being used as a consulting room; and
- (iv) for a retail showroom one car parking space for every 30 square metres of net lettable area.

113 Development within centre zones, the Regional Activity Zone or the Suburban Activity Node Zone should conform with the following design principles (except where otherwise stated in the zone):

- (a) Development should provide for the integration of existing and future facilities so as to promote ease of pedestrian movement and sharing of facilities, while retaining opportunities for future expansion within the zone;
- (b) Minimal grade separation should exist between and within development which is to be accessible to the public. Where grade separation does occur, the different levels should be connected by ramps with slopes of not more than 1-in-14 and/or alternative facilities for access by disabled persons between the different levels should be provided;
- (c) Development should:
 - (i) comply with the objectives for the zone or where otherwise appropriate be compatible with the predominant character of other developments in the locality;
 - (ii) preserve and enhance localities, spaces, buildings, structures, items and sites of architectural, historical, or scientific interest; and localities, spaces and sites of natural beauty;
 - (iii) preserve buildings of heritage significance listed on [Table Mit/3](#) and encourage the retention and utilization of compatible buildings and land uses around them; and
 - (iv) utilize and adapt the existing building stock in preference to new buildings where those buildings contribute to the character of the zone;
- (d) Development should provide:
 - (i) off-street loading, service areas and service vehicle manoeuvring areas;
 - (ii) lighting for building and ancillary areas, with no light-spill causing nuisance or hazard;
 - (iii) for the location, screening, construction and operation of storage yards, refuse removal facilities, air conditioning motors, cool room motors and similar accessory facilities, in such a manner as to obviate nuisance caused to occupiers of adjacent properties by way of noise, vibration, smell or fumes;
 - (iv) public entrances to buildings and pedestrian access within centres that are sheltered and screened from south-westerly and northerly winds;
 - (v) a verandah or similar shelter at least three metres wide along the total ground floor frontage of a building, where the area abutting that frontage is designed and/or used for pedestrian movement; and
 - (vi) public facilities including toilets, infant changing facilities for parents, seating, telephones and community information boards;
- (e) Development should not cause a nuisance or hazard arising from:
 - (i) microclimatic conditions;
 - (ii) excessive noise;

- (iii) odours;
 - (iv) overlooking;
 - (v) overshadowing; or
 - (vi) visual intrusion;
- (f) Where appropriate and practicable, development should:
- (i) provide parking, access and facilities for the physically handicapped;
 - (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, seating, telephones and community information boards; and
 - (v) provide access for public transport and sheltered waiting areas for passengers;
- (g) Landscaping should be provided and maintained to:
- (i) soften the hard outline of the built-form;
 - (ii) establish a buffer between development in the zone and adjacent areas;
 - (iii) complement and re-inforce the landscaping associated with adjacent development, except where such adjacent landscaping is inadequate, so as to enhance the visual appearance and character of the zone;
 - (iv) shade, define and create windbreaks for pedestrian paths and spaces;
 - (v) screen service yards, loading areas and outdoor storage areas;
 - (vi) screen, shade and enhance the appearance of car parking areas by utilizing clean trunked trees with high canopies and by planting between roadways and car parking areas; and
 - (vii) divide large car parking areas into smaller, visually separate areas;
- (h) Species of plants used in landscaping should be of type which:
- (i) complements the naturally occurring vegetation within the locality; and
 - (ii) will not cause a hazard or nuisance by way of dropped berries, fruit or nuts, or by the profuse display of flowers which may attract large numbers of bees; and
- (i) Outdoor signs, both free-standing or attached to buildings, should be designed and located so as to:
- (i) be in scale with the overall development or buildings to which they relate, and by sympathetic to the desired character of the zone, and the character of the locality;
 - (ii) not impair the view of, or from, nearby developments; and
 - (iii) not distract attention from traffic control information or devices.

Community Facilities

114 Community facilities should be located in centre or mixed use zones or in locations which are readily accessible to the population they are to serve.

- 115** Community facilities should provide car parking in accordance with the following standards (except where otherwise specified in a zone or policy area):
- (a) primary school and educational establishment - one car parking space for each full time staff member, plus a minimum of five car parking spaces for visitors;
 - (b) meeting hall or place of worship - one car parking space for every five seats provided, or able to be provided, in the development;
 - (c) community centre - one car parking space for every ten square metres of total floor area;
 - (d) hospital - one car parking space for every two beds in the development; and
 - (e) nursing home, rest home, or hostel - one car parking space for every three beds in the development.
- 116** Primary schools and educational establishments should provide an adequate area, within the facility site, for buses to pick up and set down passengers, and for day to day vehicular drop off and pick up of students.
- 117** Primary Schools and Secondary Schools should provide open space and recreational areas at a rate of no less than 50% of the total site.
- 118** Buildings in Primary Schools and Educational Establishments should be designed and located so that the enjoyment of adjacent residential development is not impaired by way of visual impact, loss of privacy due to overlooking, or overshadowing.
- 119** Buildings in Primary Schools and Educational Establishments should be set back generally at least 20 metres from residential development, and in the case of two or more storey buildings, at least 30 metres, except where otherwise specified in a zone or policy area).
- 120** Within Primary Schools and Educational Establishment, landscaping areas of at least 5 metres in width should border residential development.
- 121** Where possible, community facilities should be provided within buildings of heritage significance to foster the public's appreciation of, and access to, the city's heritage.

Movement of People and Goods

- 122** Development should conform with the following principles relating to traffic, parking and vehicles access, in addition to any relevant land use specific parking standards:
- (a) Development should provide safe and convenient access for private vehicles, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles.
 - (b) Development adjacent to arterial roads and outside centre or mixed use zones should be confined to land uses which generate low traffic volumes.
 - (c) Access points onto public roads should be designed and located so as to minimise traffic hazards, queuing on public roads, and intrusion into adjacent residential areas.
 - (d) The number, design and location of access points onto the arterial roads shown on [Map Mit/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.
 - (e) Where development is located adjacent to an intersection it should not create an obstruction or impair the visibility for drivers of motor vehicles entering arterial roads.

- (f) Development should provide sufficient off-street parking to accommodate resident, visitor, customer, employee, and service vehicles.
- (g) (i) Where a development is required to provide car parking of 25 spaces or more, at least one car parking space should be provided in every 25 spaces for the disabled; and
 - (ii) Parking spaces for the disabled should be conveniently located in relation to building entrances, ramps, and other specialised access facilities required or necessary for use by the disabled.
- (h) Car parking areas should be designed and located so as to ensure safe and convenient pedestrian access from vehicles to facilities, and safe and convenient traffic circulation. Adequate provision should be made for manoeuvring into and out of parking bays, and, in the case of centre type development, parking areas and access ways should be designed to minimise conflict between customers and service vehicles.
- (i) The layout of all parking areas should be designed so as to obviate the necessity for vehicles to reverse onto public roads.
- (j) Car parking areas should be sealed with material which will minimise any mud or dust hazard and provide an even, low maintenance pavement.
- (k) Car parking areas should be:
 - (i) line marked to indicate parking bays, movement aisles and direction of traffic flow;
 - (ii) graded and drained to efficiently remove surface water; and
 - (iii) landscaped to screen and shade vehicles in the parking area whilst retaining suitable lines of sight for safe vehicle and pedestrian movements.
- (l) Individual car parking areas should, wherever possible, be designed and located so that:
 - (i) vehicular movement between them does not require the use of public roads; and
 - (ii) the number of access points is minimised.
- (m) Development should provide an opportunity for shared use of car parking facilities, and integration of car parking areas with adjacent development so as to reduce the total extent of car parking areas and reduce the number of access points.
- (n) Where traffic control measures, public works and other relevant facilities are required as a direct result of a development being undertaken, the cost of such works or facilities should be borne by the developer.
- (o) Residential development located within centre zones should have access and car parking facilities separate from any access and car parking areas serving centre facilities.
- (p) Landscaping should be provided and maintained to screen, shade and enhance the appearance of car parking area. To this end parking spaces should not be located closer than two metres from any adjacent street alignment to allow the provision of adequate screen planting.

123 All development should be adequately serviced by providing:

- (a) unobtrusive, screened areas for the storage and removal of waste materials;

- (b) in the case of centre-type development, 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 customer and service vehicles; and
- (c) and adequate on-site area which enables the manoeuvring, loading, unloading, fuelling and storage of vehicles associated with the use of the site, and which facilitates the entry and exit of vehicles in a forward direction.

Commercial Development

- 124** Wholesaling, storage, transport and service industries or mixed uses of that kind together with administrative, showroom and workshop components should be located in the Commercial (South Road), the General, Light Industry Zones or the Mixed Use Zone.
- 125** Warehouses, stores, service trade premises, mixed commercial and industrial uses should provide car parking at the rate of one car parking space for every 50 square metres of floor area used for these purposes. Where portion of a warehouse, store, service trade premises, mixed commercial or industrial building is used for retail sales or the display of products, additional car parking at the rate of seven car parking spaces for every 100 square metres of floor area so used should be provided.
- 126** Development should be of a high architectural standard and be set-back from road frontages to allow for landscaping in scale with the development.
- 127** Development near residential zones should not impair the amenity of the residential area. Entry and exit points should be located in such a way as to discourage related traffic movements through adjacent residential streets. Activities likely to create significant impacts in terms of noise or odour, smoke fumes, dust or other airborne pollutants should not be located adjacent to residential zones.
- 128** Development near residential zones should not store and/or use highly combustible and/or toxic materials or goods.

Industrial Development

- 129** Industrial development should be located in an industry zone.
- 130** No dwellings, other than caretakers' quarters should be erected in an industry zone.
- 131** Industrial development should provide car parking on the site at the rate of one car parking space for each 50 metres of total floor area, provided that where portion of such a development is used for retail sales or the display of products, car parking should be provided at the rate of seven car parking spaces per 100 square metres of floor area used for that purpose.
- 132** Industrial development should be of a high architectural standard and be set-back from road frontages to allow for landscaping in scale with the development.
- 133** Industrial development should provide access to roads which are of adequate width to cater for the type and volume of traffic likely to be generated by that development.
- 134** Where an industry zone abuts a residential zone, light industrial development should be located along the zone boundary to minimise the nuisance to residents.
- 135** Development near residential zones should not impair the amenity of residential areas. Entry and exit points should be located in such way as to discourage related traffic movements through adjacent residential streets.

Site development should ensure that activities generating a significant noise, odour, smoke, fumes, dust or other emissions are properly located, effectively screened by buildings or landscaping and otherwise controlled so as to minimise the risk of nuisance to properties in adjacent residential zones.

- 136** Development near residential zones should not store and/or use highly combustible and or toxic materials and/or goods.

Entertainment and Recreational Facilities

- 137** Major entertainment and commercially-based recreational development should be located in centre and arterial road commercial and mixed use zones and should comply with the relevant principles of development control applying to centres and shops.
- 138** Entertainment and recreational facilities should be designed to have minimal impact upon the amenity of abutting residential areas.
- 139** Entertainment and recreational facilities should provide car parking spaces in accordance with the following standards for:
- (a) discotheque - one car parking space for every three square metres of entertainment area;
 - (b) hotel - one car parking space for every three seats provided or able to be provided in lounge and dining areas, plus one car parking space for every two square metres of bar floor area in the premises. Where a hotel incorporates a discotheque, additional parking should be provided in accordance with part (a) above;
 - (c) non-residential club - one car parking space for every six square metres of floor area capable of being used by members;
 - (d) amusement machine centre - one car parking space for every 15 square metres of total floor area of the premises, plus adequate provision for the parking and securing of bicycles on the site;
 - (e) squash courts - four car parking spaces for each squash court, plus provision for parking at rates specified for the restaurant, bar and gymnasium for that part of the premises used for each such purpose; and
 - (f) gymnasium and skating rink - one car parking space for every ten square metres of total floor area plus a provision for parking at the rate specified for a restaurant and a bar for that part of the premises used for each such purpose.
- 140** All development involving entertainment and recreational facilities should provide at least 50 square metres of area suitable for servicing and temporary waste storage on the site of the development.

Development Associated With the Motor Trades

- 141** Development associated with the motor trades should be located in an industrial, arterial road commercial, mixed use or centre zone and be designed and sited so as to have minimal impact on existing land uses in the zone.
- 142** A motor repair station and/or petrol filling station should provide three on-site car parking spaces for each vehicle service bay associated with these developments. Where the motor repair and/or petrol filling station incorporates a shop which does not supply goods associated with motor services, or a restaurant, parking at the rate applicable to a shop or a restaurant should be provided.
- 143** A new and used car sales lot, or motor vehicle showroom should provide one car parking space for every ten vehicles displayed or able to be displayed, for sale on the lot or in the vehicle showroom.

Public Utilities

- 144** Buildings and structures associated with the supply and maintenance of public utilities should, where practicable, be sited unobtrusively and landscaped to complement the desired character of the zone.
- 145** Electricity and telecommunication services should be installed underground.
- 146** Underground services should be designed and located to avoid the need for vegetation clearance. The installation of underground services should avoid damage to vegetation or root systems.

Mining

- 147** Development should not be undertaken which would prejudice the extraction and utilization of known mineral deposits.
- 148** Quarrying and similar extractive and associated manufacturing industries should not mar the landscape. Old structures should be removed and the natural cover of land restored following completion of workings.
- 149** Mining operations should be based on a rehabilitation plan to ensure close correlation between the operations and after use of the site.
- 150** New mining operations in the Mount Lofty Ranges should be confined to areas not readily visible from that part of metropolitan Adelaide located on the plains.
- 151** Mining operations should maximise utilizations of the resource and minimise any adverse impacts caused by the operation.
- 152** An effective buffer of land and landscape planting or mounding should be established around a mining site to minimise the effects of the operation on adjoining properties.
- 153** Operations should be conducted in accordance with a development and reclamation programme approved by the appropriate authority and which:
- (a) ensures that danger and unreasonable damage or nuisance does not arise from the workings or any operation associated with them;
 - (b) provides for progressive reclamation of disturbed areas;
 - (c) provides for the removal of buildings, plant, equipment, rubbish and litter when operations are complete; and
 - (d) renders the site safe for future occupiers or users.
- 154** An after-use appropriate to the desired character of the zone should be established on the completion of extractive operations.

Waste Disposal (Landfill)

- 155** Landfill facilities should be located, sited, designed and managed to minimise adverse impacts on surrounding areas due to surface water and ground water pollution, traffic, noise, fumes, odour, dust, vermin, weeds, litter, landfill gas and visual impact.
- 156** 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.
- 157** Landfill facilities should be appropriately buffered to minimise adverse impacts on the surrounding area and land uses.

- 158** Land uses and activities which are compatible with a landfill facility may be located within any separation distances established.
- 159** Land uses and activities which are not compatible with a landfill facility should not be located within any separation distances established.
- 160** Where appropriate, landfill facilities may include resource recovery facilities, provided there is a sufficient separation distance between potentially incompatible land uses and activities.
- 161** Landfill and associated facilities for the handling of waste should be located at least a distance of 500 metres from the boundaries of the landfill site. A lesser distance may be provided within the landfill site where the landfill facility is considered compatible with the surrounding area, land uses and activities so that an effective separation distance of 500 metres can be provided and maintained between the landfill facility and potentially incompatible land uses and activities.
- 162** The area of landfill operations on a site should:
- (a) be located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 1-in-100-year flood event; and
 - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry; and
 - (c) not be located on land subject to land slipping; and
 - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the landfill facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 163** The landfill site should be landscaped to screen views of the landfill facilities and operational areas.
- 164** Sufficient area should be provided on a landfill site to ensure on-site containment of potential ground water contaminants and for the diversion of stormwater.
- 165** Where necessary an acoustic buffer should be provided between any excessive noise generating part of the landfill facility and any development on an adjacent allotment to mitigate potential noise pollution.
- 166** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a landfill facility.
- 167** Leachate from landfill should be contained within the property boundary of the landfill facility site and should not contaminate surface water or ground water.
- 168** The interface between any engineered landfill liner and the natural soil should be:
- (a) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or
 - (b) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
 - (c) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
- 169** Surface water run-off from landfill should not cause unacceptable sediment loads in receiving waters.

- 170** Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should sustainably utilize landfill gas emissions. For smaller landfill activities, if the sustainable utilization of the landfill gas emissions is not practically feasible then flaring is appropriate to avoid gases being vented directly to the air.
- 171** Chain wire mesh or pre-coated painted metal fencing to height of two metres should be erected on the perimeter of a landfill site to prevent access other than at appropriate site entries.
- 172** Plant, equipment or activities that could cause a potential hazard to the public within a landfill site should be enclosed by a security fence.
- 173** Landfill sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 174** Landfill facilities should be accessed by an appropriately constructed and maintained road.
- 175** Traffic circulation movements within the landfill facility should be adequate in dimension and construction to support all vehicles hauling waste and to enable forward direction entry to and exit from the site.
- 176** Suitable access for emergency vehicles to the landfill site should be provided.
- 177** A proposal to establish, extend or amend a landfill facility should include an appropriate Landfill Environment Management Plan that addresses the following:
- (a) the prevention of ground water and surface water contamination;
 - (b) litter control, dust control, noise control, the control of fumes and odours, and sanitary conditions generally;
 - (c) the monitoring or management of landfill gas;
 - (d) fire safety;
 - (e) security;
 - (f) maintenance of landscaping and the general condition of the site; and
 - (g) the post closure monitoring and maintenance of the facility to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site. This should include a final contour plan, surface water diversion and drainage controls, the design of the final cover, the monitoring of groundwater, surface water, leachate and landfill gas.

Conservation

- 178** Development should be undertaken with the minimum effect on natural features, land adjoining water or scenic routes and scenically attractive areas.
- 179** Significant natural vegetation should be preserved, and replanting should take place, wherever possible and practicable.
- 180** The natural character of rivers and creeks should be preserved.
- 181** Development should not impair the character or nature of:
- (a) localities, spaces, buildings or structures;
 - (b) items or sites of architectural, historical or scientific interest; and
 - (c) localities, spaces and sites of natural beauty.

Heritage Places

182 A heritage place identified in [Table Mit/3](#) - State Heritage Places or in [Table Mit/4](#) - Local Heritage Places should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

- (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the Tables;
- (b) the structural condition of the place represents an unacceptable risk to public or private safety.

183 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):

- (a) principal elevations;
- (b) important vistas and views to and from the place;
- (c) setting and setbacks;
- (d) building materials;
- (e) outbuildings and walls;
- (f) trees and other landscaping elements;
- (g) access conditions (driveway form/width/material),
- (h) architectural treatments;
- (i) the use of the place.

184 Development of a State or local heritage place should be compatible with the heritage value of the place.

185 Development should be carried out, where applicable, in accordance with the design guidelines contained in [Table Mit/8](#) – Design Guidelines – Heritage Considerations.

186 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or local heritage places should be preserved, unpainted.

187 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.

188 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- (a) scale and bulk;
- (b) width of frontage;
- (c) boundary setback patterns;
- (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping;
- (e) colour and texture of external materials.

189 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.

190 The introduction of advertisements and signage to a State or local heritage place should:

- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows;
- (b) not conceal or obstruct historical detailing of the heritage place;
- (c) not project beyond the silhouette or skyline of the heritage place;
- (d) not form a dominant element of the place;
- (e) be of a colour, material and design that is compatible with the heritage significance of the building, structure or site;
- (f) consolidate and coordinate the signage of multiple tenancies or buildings within the heritage place.

191 The division of land adjacent to or containing a State or local heritage place should occur only where it will:

- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area;
- (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally;
- (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place;
- (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality;
- (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

192 A tree identified as a heritage place, or contributing to the significance of a heritage place, should only be pruned, lopped or removed where the tree:

- (a) is significantly diseased and, in the opinion of a qualified arborist, its life expectancy is short or;
- (b) is the cause of serious obstruction of the only means of safe pedestrian or vehicle access or;
- (c) is shown to be causing, or threatening to cause, substantial damage to a heritage place or development of economic value and no other design or construction solutions are available or;

- (d) in the case of pruning or lopping, is the cause of serious nuisance to adjoining land by obstructing solar access or compromising power supply infrastructure.

193 Native vegetation should not be cleared if it:

- (a) provides an important habitat for wildlife;
- (b) has a high plant species diversity or has rare or endangered plant species and plant association;
- (c) has high amenity value;
- (d) contributes to the landscape quality of an area;
- (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;
- (f) is associated with sites of scientific, archaeological, historic, or cultural significance; or
- (g) is growing in, or is characteristically associated with, a wetland environment.

194 Native vegetation should not be cleared if such clearance is likely to:

- (a) create or contribute to, erosion;
- (b) decrease soil stability and initiate soil slip;
- (c) create, or contribute to, a local or regional soil salinity problem;
- (d) lead to the deterioration in the quality of ground or surface waters; or
- (e) create or exacerbate the incidence or intensity of local or regional flooding.

195 When clearance is proposed, consideration should be given to:

- (a) retention of native vegetation for, or as:
 - (i) corridors or wildlife refuges;
 - (ii) amenity purposes;
 - (iii) livestock shade and shelter; or
 - (iv) protection from erosion along watercourses and the filtering of suspended solids and nutrients from run-off;
- (b) the effects of retention on farm management; and
- (c) the implications of retention or clearance on fire control.

Appearance of Land and Buildings

196 The appearance of land, buildings, and objects should not impair the amenity of the locality in which they are situated.

197 Development, including the clearance of mature indigenous vegetation, should not detract from the character of the locality or hinder the attainment of the desired character of the zone in which the development is to be undertaken.

198 Development should not impair the natural character of the face or the skyline of the Mount Lofty Ranges as seen from that part of metropolitan Adelaide located on the plains.

- 199** Buildings and structures within 100 metres of the Mount Lofty Ranges scenic road shown on [Map Mit/1 \(Overlay 1\)](#) should be designed and located such that the aesthetic appearance or natural beauty of the road or the landscape visible from any vantage point adjacent to it is not impaired, disfigured or detrimentally affected in any way.
- 200** Development should incorporate landscaping as an integral part of the design of the development.
- 201** Existing substantial landscaping should be retained in conjunction with development wherever practicable.
- 202** Tree and shrub species should be selected, located and maintained on the site of a development so as to provide shade for pedestrians and parked vehicles and should be of a type and in such location as to avoid structural damage to buildings both on and adjacent to the site.
- 203** Planting species utilized within landscaped areas in association with development should be of a type which require minimal maintenance.
- 204** Where practicable, landscaped areas associated with development should be served by an automatic watering system.
- 205** Landscaping should enhance the appearance of development, establish visual buffers to adjacent development and screen service, loading, outdoor storage and car parking areas.

Rural Development

- 206** Rural areas should be retained primarily for agricultural purposes, but other kinds of development, such as large institutions, may be appropriate in suitable locations.
- 207** New allotments should not be created in the Rural Landscape Zone and existing allotments should not accommodate more than one dwelling.

Advertisements

- 208** The siting, location, size, height, scale, design, colour, shape and materials of construction of advertisements should:
- (a) meet the objectives for the relevant zone or area;
 - (b) complement and enhance the predominant character of the locality; and
 - (c) not obscure the view of attractive landscapes, streetscapes, or significant buildings.
- 209** An advertisement should not endanger public safety, or cause nuisance or hazard by reason of its location, construction or design by:
- (a) emitting excessive glare or reflection from internal or external illumination or surface materials;
 - (b) obscuring the view of drivers of vehicles, or of pedestrians, or by screening potentially hazardous road features;
 - (c) distracting driver's attention from the primary task of driving;
 - (d) being able to be confused with, or impair the conspicuous nature of, traffic control signs and devices; or
 - (e) the flashing, animation or rotation of the advertisement.

210 Advertisements should not be erected upon:

- (a) a building so as to project above the eaves of the roof of the building, except on a fascia, parapet or gable end;
- (b) properties used wholly for residential purposes, unless erected to fulfil a statutory requirement associated with the residential use of the land;
- (c) a vehicle adapted and exhibited primarily as an advertisement; or
- (d) a public footway, vehicle carriageway, dividing strip or traffic island.

211 Advertisements should be located such that it is unnecessary to prune or lop branches from significant vegetation in order to improve the visibility of the display.

212 Advertisements should be simple, easily recognisable, utilise symbols where appropriate, not dominate or obscure other advertisements, and relate to the activity carried out upon the site on which it is to be located.

213 Provision for advertisements, whether on a building or free standing structure, should be made as part of the design of new development or redevelopment of a site.

214 The lettering, colouring and other design work of the advertisement should be carried out competently and professionally, utilising durable and weather resistant material.

215 The number of advertisements displayed on any site should be minimised in order to avoid:

- (a) visual clutter;
- (b) duplication of message; and
- (c) adverse impact on the amenity of adjacent sites and areas from which the advertisements are visible.

216 Advertisements attached to buildings should:

- (a) be of appropriate colour, scale and proportion, and of an integrated design to be co-ordinated and complementary with the architectural form and design of the building the advertisement or advertising display is located upon; and
- (b) not be located upon the roof or above the walls of a building, unless the advertisement or advertising display is appropriately designed to form an integrated and complementary extension of the existing building.

217 Advertisements suspended under a verandah should:

- (a) be a minimum of 2.5 metres above footpath level;
- (b) not exceed the width of the verandah;
- (c) be a minimum of 2.5 metres apart (measured laterally); and
- (d) have a minimum set-back of 0.45 metres to the vertical alignment of the road kerb or water table.

218 Advertisements mounted over a verandah or projecting from a building wall above a verandah should:

- (a) butt hard up against the wall to which it is attached;
- (b) not exceed the width of the verandah;

- (c) be a minimum of 2.5 metres apart (measured laterally); and
- (d) have a minimum set-back of 0.45 metres to the vertical alignment of the road kerb or water table.

219 Advertisements on multi-tenanted buildings should be co-ordinated and visually compatible with each other.

220 Sun blinds which incorporate an advertisement should not be installed in any location which will impair the safety of pedestrians or road users by restricting sight distances. Sun blinds on footways should be retractable to a minimum height of 2.3 metres and securely fastened when lowered.

221 Freestanding advertisements should:

- (a) be limited in number to only one primary advertisement per site or building complex although one secondary freestanding sign may be erected on sites with a major road frontage in excess of 100 metres;
- (b) be of a scale and size which is compatible with and complementary to development on the site and, in the locality and not exceed the height of such development; and
- (c) be consistent with the objectives for the relevant zone or area.

222 Freestanding flag poles should not exceed ten metres in height. Flag poles attached to a building should not extend more than four metres beyond the top of the building to which it is attached.

223 Advertisements comprising flags, bunting, streamers or the like should:

- (a) not be displayed in residential areas;
- (b) be placed or arranged to complement and accord with the scale of other development on the site; and
- (c) be kept in good repair and condition at all times.

224 Moveable business signs should only be displayed when:

- (a) no other appropriate opportunity exists for an adequate co-ordinated and permanent advertisement;
- (b) no obstruction or infringement of safety occurs to pedestrians or vehicle movement;
- (c) no unnecessary duplication or proliferation of information or advertisements results; and
- (d) there is accordance with all the following:
 - (i) no conflict with any relevant objectives or principles of development control;
 - (ii) co-ordination and uniformity with the theme and design of all other advertisements on the subject site or buildings;
 - (iii) one such advertisement per site or per major road frontage;
 - (iv) no encroachment beyond the boundary alignment of the subject site or into car parking areas;
 - (v) no damage to or need for removal of any landscaping on the site;
 - (vi) maximum of one square metre in advertisement area per face, and one metre in height;

- (vii) only displayed during the hours the subject business is open for trading; and
- (viii) the sign to be securely fixed in its intended location during display hours.

225 Moveable business signs indicating the current fuel price at petrol filling stations should:

- (a) not have an advertisement area per face in excess of 1.5 square metres, or exceed 1.8 metres in height; and
- (b) be limited in number to one such advertisement per major road frontage.

226 The siting, scale and external appearance of building development and signs should complement and promote harmony in the streetscape.

227 Signs should contribute to and be integrated in design and scale with the total building development and site presentation to promote a cohesive and uncluttered appearance.

Building Set-backs

228 Buildings should be set back from roads, watercourses, bores and wells in accordance with [Table Mit/7](#).

Regulated Trees

229 Development should have minimum adverse effects on regulated trees.

230 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.

231 Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

Significant Trees

232 Where a significant tree:

- (a) makes an important contribution to the character or amenity of the local area; or
- (b) is indigenous to the local area and its species is listed under the National Parks and Wildlife Act as a rare or endangered native species; or
- (c) represents an important habitat for native fauna; or
- (d) is part of a wildlife corridor of a remnant area of native vegetation; or
- (e) is important to the maintenance of biodiversity in the local environment; or
- (f) forms a notable visual element to the landscape of the local area;

development should preserve these attributes.

233 Development should be undertaken with the minimum adverse affect on the health of a significant tree.

234 Significant trees should be preserved and tree-damaging activity should not be undertaken unless:

(a) in the case of tree removal;

- (1) (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 within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Protection Area; or
- (iv) 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.

- (2) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

(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 within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Protection Area; or
- (iv) the tree is shown to be causing, or threatening to cause damage to a substantial building or structure of value; or
- (v) the aesthetic appearance and structural integrity of the tree is maintained; or
- (vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activities occurring.

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

236 Land should not be divided or developed where the division or development would be likely to result in a substantial tree-damaging activity occurring to a significant tree.

Bushfire Protection

Bushfire Protection Principles of Development Control apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area [Figures Mit\(BPA\)/1 to 17](#), except where exempted.

237 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:

- (a) vegetation cover comprising trees and/or shrubs;
- (b) poor access;
- (c) rugged terrain;
- (d) inability to provide an adequate building protection zone; or
- (e) inability to provide an adequate supply of water for fire-fighting purposes.

238 Residential, tourist accommodation and other habitable buildings should:

- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect;
- (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation; and
- (c) have a dedicated and accessible water supply available at all times for fire fighting.

239 Extensions to existing buildings, outbuildings and other ancillary structures should be located and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.

240 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

241 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

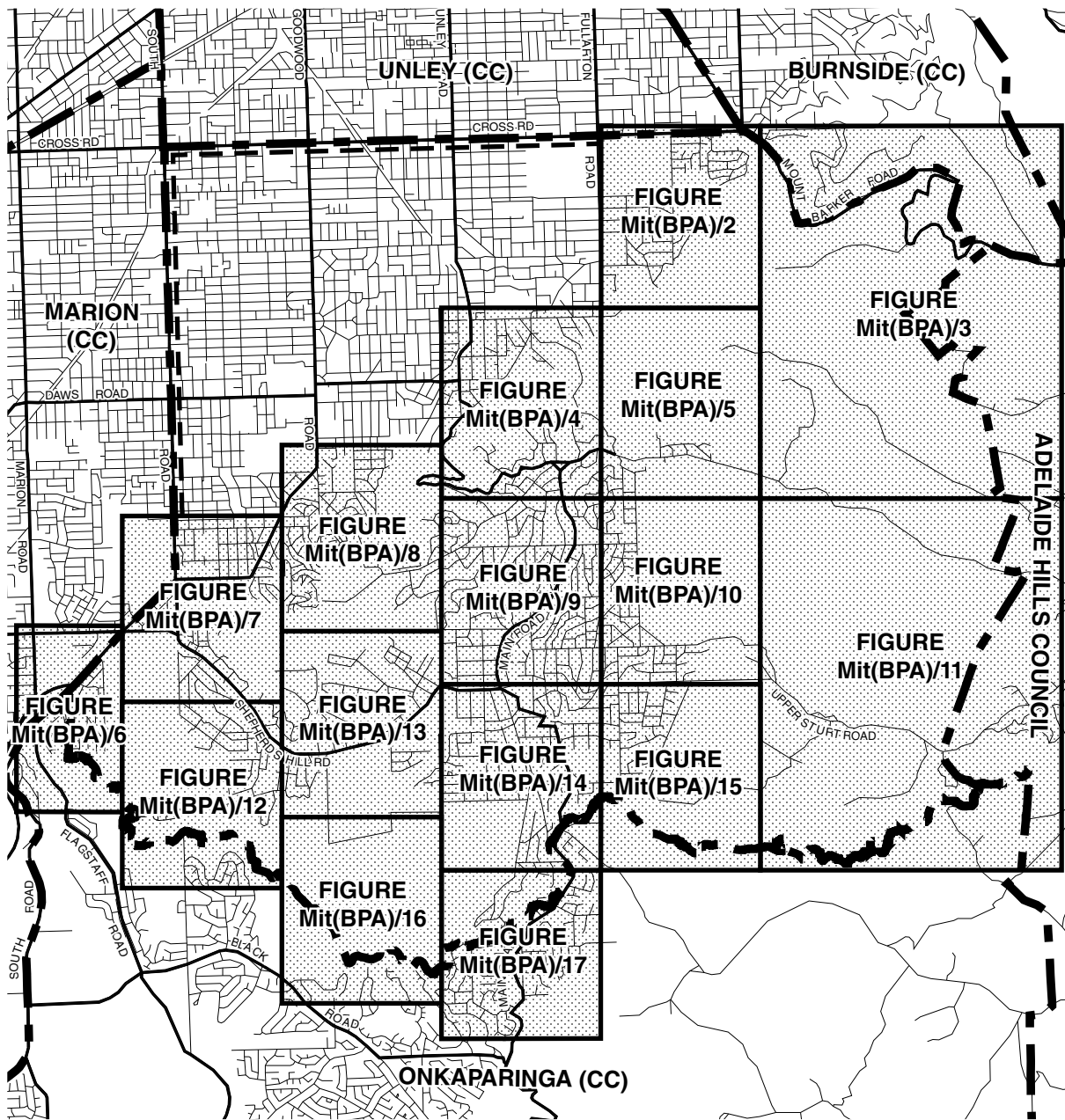
242 Where land division does occur it should be designed to:

- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel;
- (b) minimise the extent of damage to buildings and other property during a bushfire;
- (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire; and
- (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

243 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:

- (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents; and
- (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

244 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.



Scale 1:75000



MITCHAM (CITY)
INDEX TO
BUSHFIRE PROTECTION AREA
FIGURE Mit(BPA)/1
 Consolidated - 27 August 2020



Excluded Area from Bushfire Protection Planning Provisions



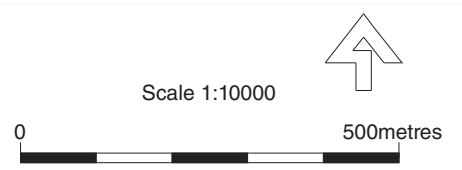
Development Plan Boundary






FIGURE Mit(BPA)/1 ADJOINS

FIGURE Mit(BPA)/3 ADJOINS

FIGURE Mit(BPA)/5 ADJOINS



-  High Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary


MITCHAM (CITY)
BUSHFIRE PROTECTION AREA
FIGURE Mit(BPA)/2
 Consolidated - 27 August 2020

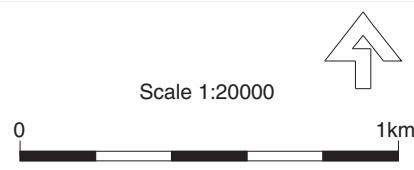
FIGURE Mit(BPA)/2 ADJOINS

FIGURE Mit(BPA)/5 ADJOINS



FIGURE Mit(BPA)/11 ADJOINS

-  High Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary



MITCHAM (CITY)
BUSHFIRE PROTECTION AREA
FIGURE Mit(BPA)/3
 Consolidated - 27 August 2020

FIGURE Mit(BPA)/1 ADJOINS

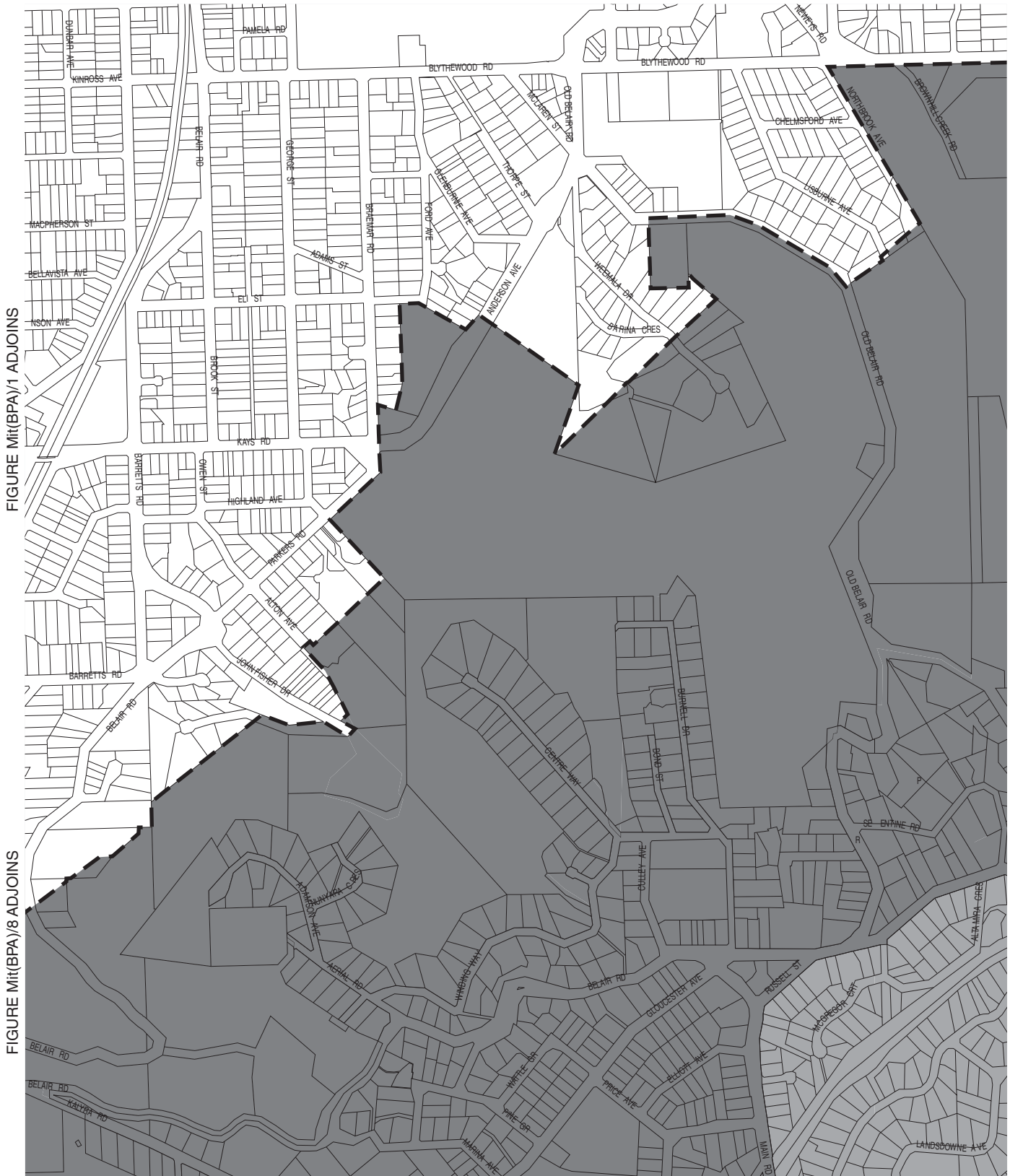





FIGURE Mit(BPA)/9 ADJOINS

FIGURE Mit(BPA)/1 ADJOINS

FIGURE Mit(BPA)/8 ADJOINS

FIGURE Mit(BPA)/5 ADJOINS

-  High Bushfire Risk
-  Medium Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions

Scale 1:10000



MITCHAM (CITY)
BUSHFIRE PROTECTION AREA
FIGURE Mit(BPA)/4
 Consolidated - 27 August 2020

FIGURE Mit(BPA)/2 ADJOINS

FIGURE Mit(BPA)/4 ADJOINS

FIGURE Mit(BPA)/3 ADJOINS

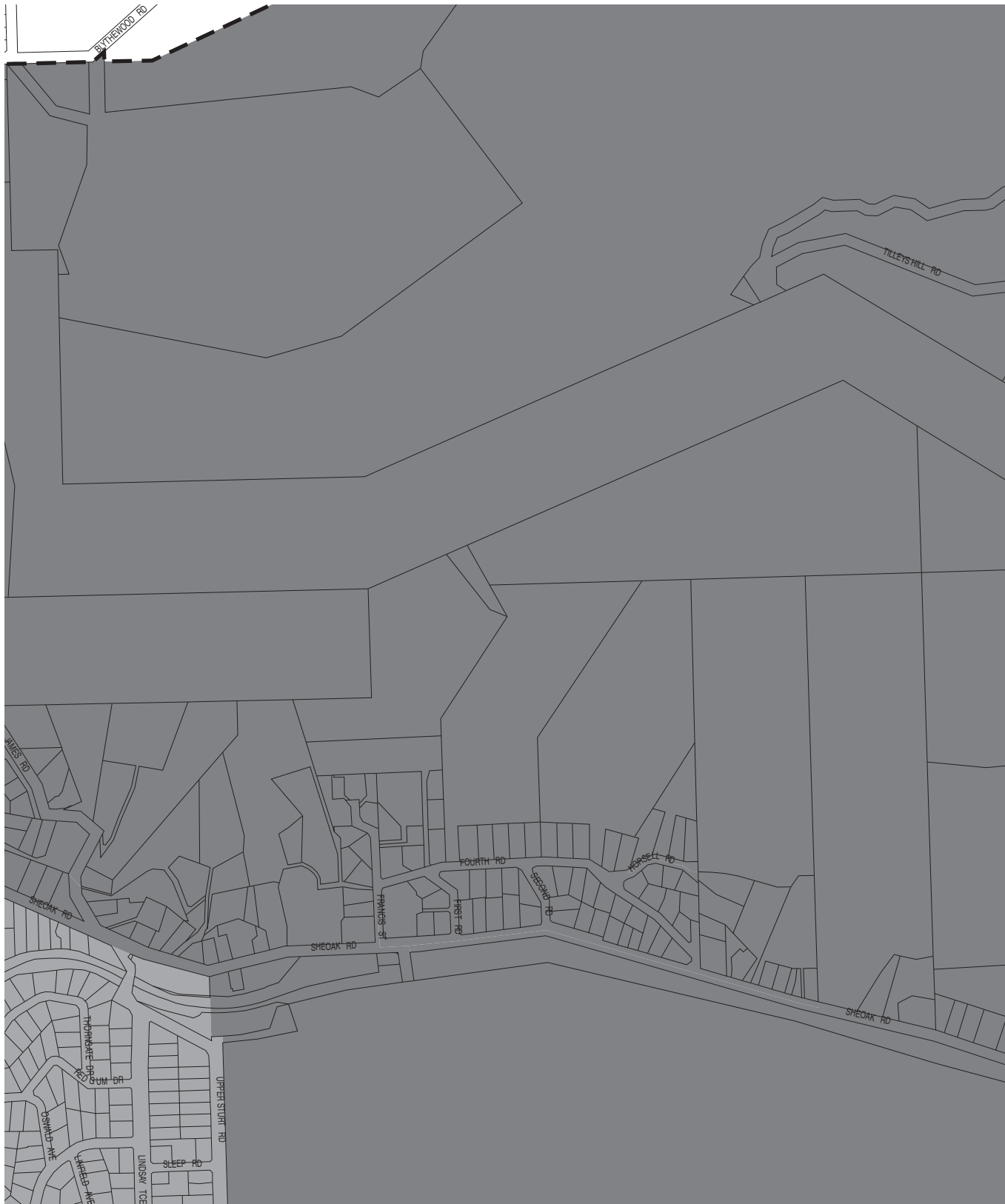





FIGURE Mit(BPA)/10 ADJOINS



-  High Bushfire Risk
-  Medium Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions





MITCHAM (CITY)
BUSHFIRE PROTECTION AREA
FIGURE Mit(BPA)/5

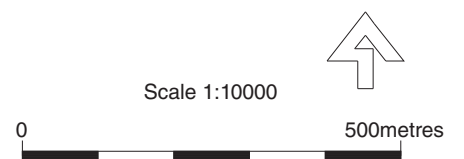
Consolidated - 27 August 2020



FIGURE Mit(BPA)/7 ADJOINS

FIGURE Mit(BPA)/12 ADJOINS

-  High Bushfire Risk
-  Medium Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary



MITCHAM (CITY) BUSHFIRE PROTECTION AREA FIGURE Mit(BPA)/6

Consolidated - 27 August 2020

FIGURE Mit(BPA)/1 ADJOINS







FIGURE Mit(BPA)/6 ADJOINS

FIGURE Mit(BPA)/8 ADJOINS

FIGURE Mit(BPA)/13 ADJOINS

FIGURE Mit(BPA)/12 ADJOINS

-  High Bushfire Risk
-  Medium Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary



MITCHAM (CITY)

BUSHFIRE PROTECTION AREA

FIGURE Mit(BPA)/7

Consolidated - 27 August 2020

FIGURE Mit(BPA)/1 ADJOINS

FIGURE Mit(BPA)/1 ADJOINS

FIGURE Mit(BPA)/4 ADJOINS

FIGURE Mit(BPA)/7 ADJOINS

FIGURE Mit(BPA)/9 ADJOINS

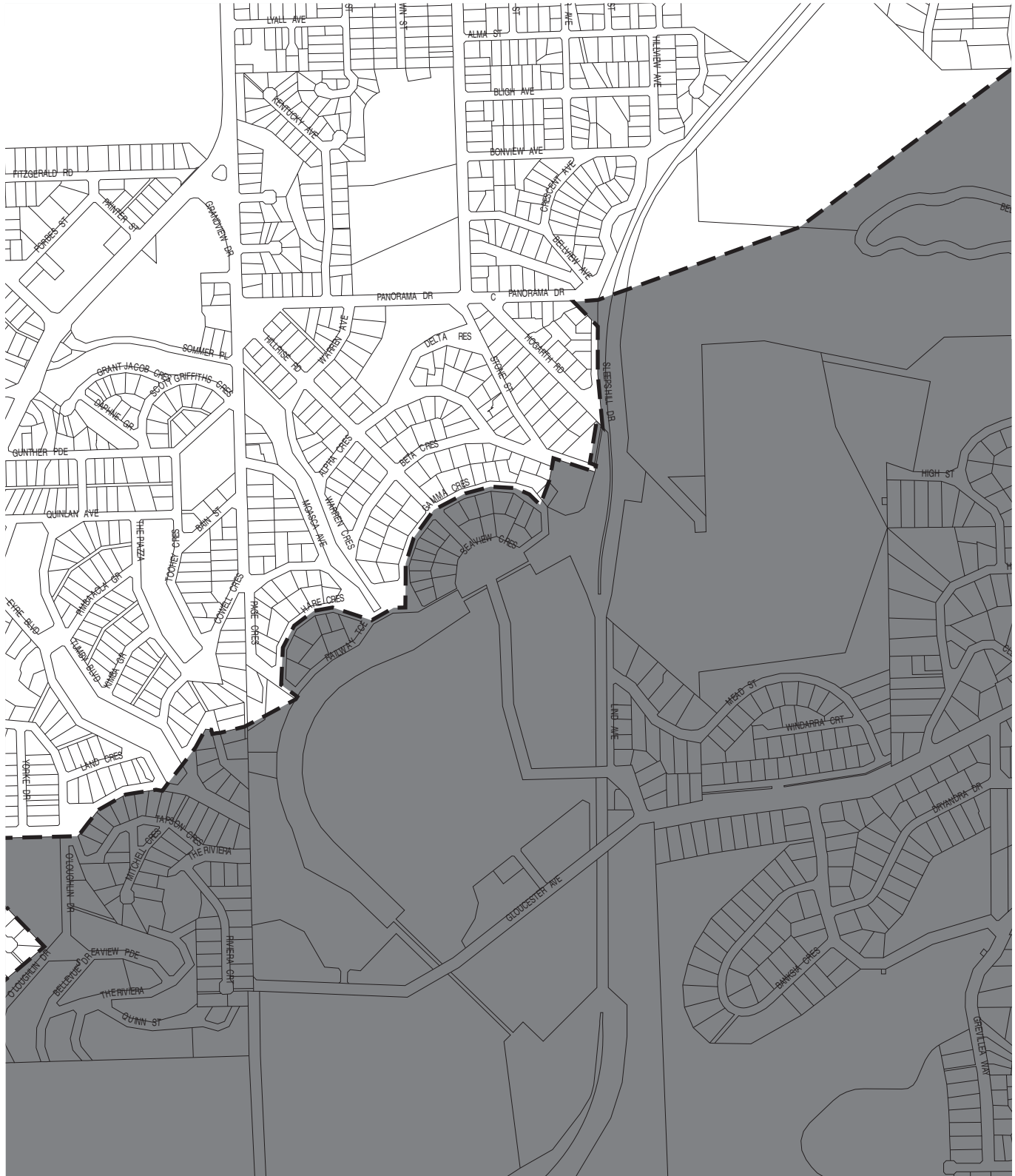


FIGURE Mit(BPA)/13 ADJOINS



High Bushfire Risk
 Excluded Area from Bushfire Protection
 Planning Provisions

Scale 1:10000



0 500metres

MITCHAM (CITY)

BUSHFIRE PROTECTION AREA

FIGURE Mit(BPA)/8

Consolidated - 27 August 2020

FIGURE Mit(BPA)/9 ADJOINS

FIGURE Mit(BPA)/11 ADJOINS



FIGURE Mit(BPA)/15 ADJOINS



High Bushfire Risk
 Medium Bushfire Risk



Scale 1:10000



MITCHAM (CITY) BUSHFIRE PROTECTION AREA FIGURE Mit(BPA)/10

Consolidated - 27 August 2020

FIGURE Mit(BPA)/3 ADJOINS

FIGURE Mit(BPA)/10 ADJOINS

FIGURE Mit(BPA)/15 ADJOINS



Scale 1:20000



High Bushfire Risk



Development Plan Boundary

MITCHAM (CITY) BUSHFIRE PROTECTION AREA FIGURE Mit(BPA)/11

Consolidated - 27 August 2020

FIGURE Mit(BPA)/7 ADJOINS



FIGURE Mit(BPA)/6 ADJOINS

FIGURE Mit(BPA)/13 ADJOINS

FIGURE Mit(BPA)/16 ADJOINS



High Bushfire Risk
 Medium Bushfire Risk



Development Plan Boundary

MITCHAM (CITY) BUSHFIRE PROTECTION AREA FIGURE Mit(BPA)/12

Consolidated - 27 August 2020

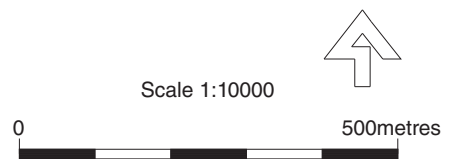


FIGURE Mit(BPA)/8 ADJOINS



FIGURE Mit(BPA)/7 ADJOINS

FIGURE Mit(BPA)/12 ADJOINS

FIGURE Mit(BPA)/9 ADJOINS

FIGURE Mit(BPA)/14 ADJOINS

FIGURE Mit(BPA)/16 ADJOINS



High Bushfire Risk
 Medium Bushfire Risk

Scale 1:10000



0 500metres

MITCHAM (CITY) BUSHFIRE PROTECTION AREA FIGURE Mit(BPA)/13

Consolidated - 27 August 2020

FIGURE Mit(BPA)/9 ADJOINS

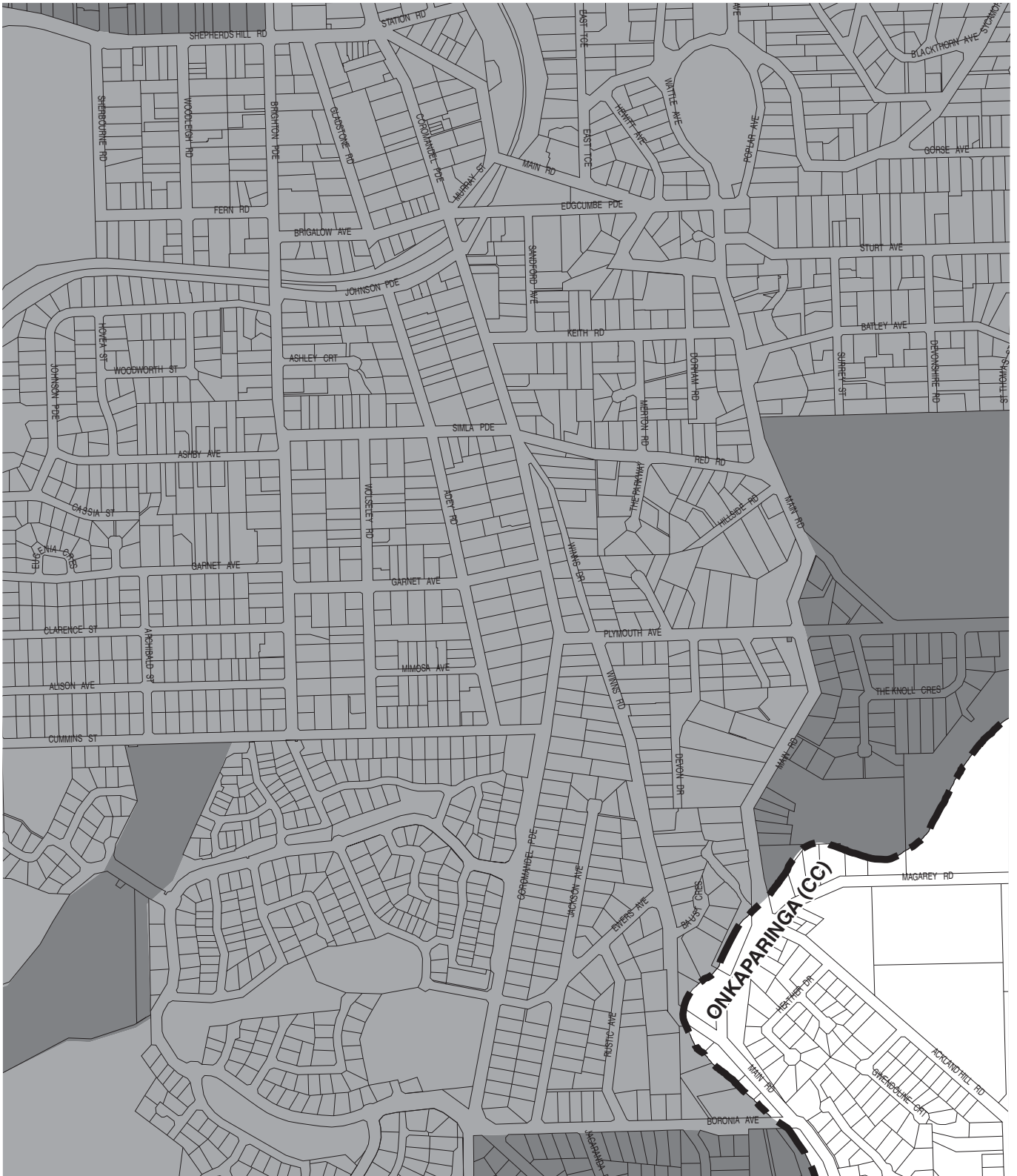





FIGURE Mit(BPA)/13 ADJOINS

FIGURE Mit(BPA)/16 ADJOINS

FIGURE Mit(BPA)/15 ADJOINS

FIGURE Mit(BPA)/17 ADJOINS

-  High Bushfire Risk
-  Medium Bushfire Risk
-  Development Plan Boundary

Scale 1:10000



0 500metres

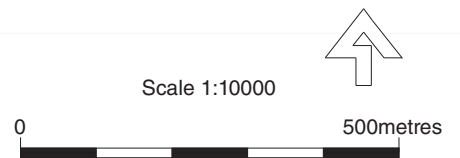
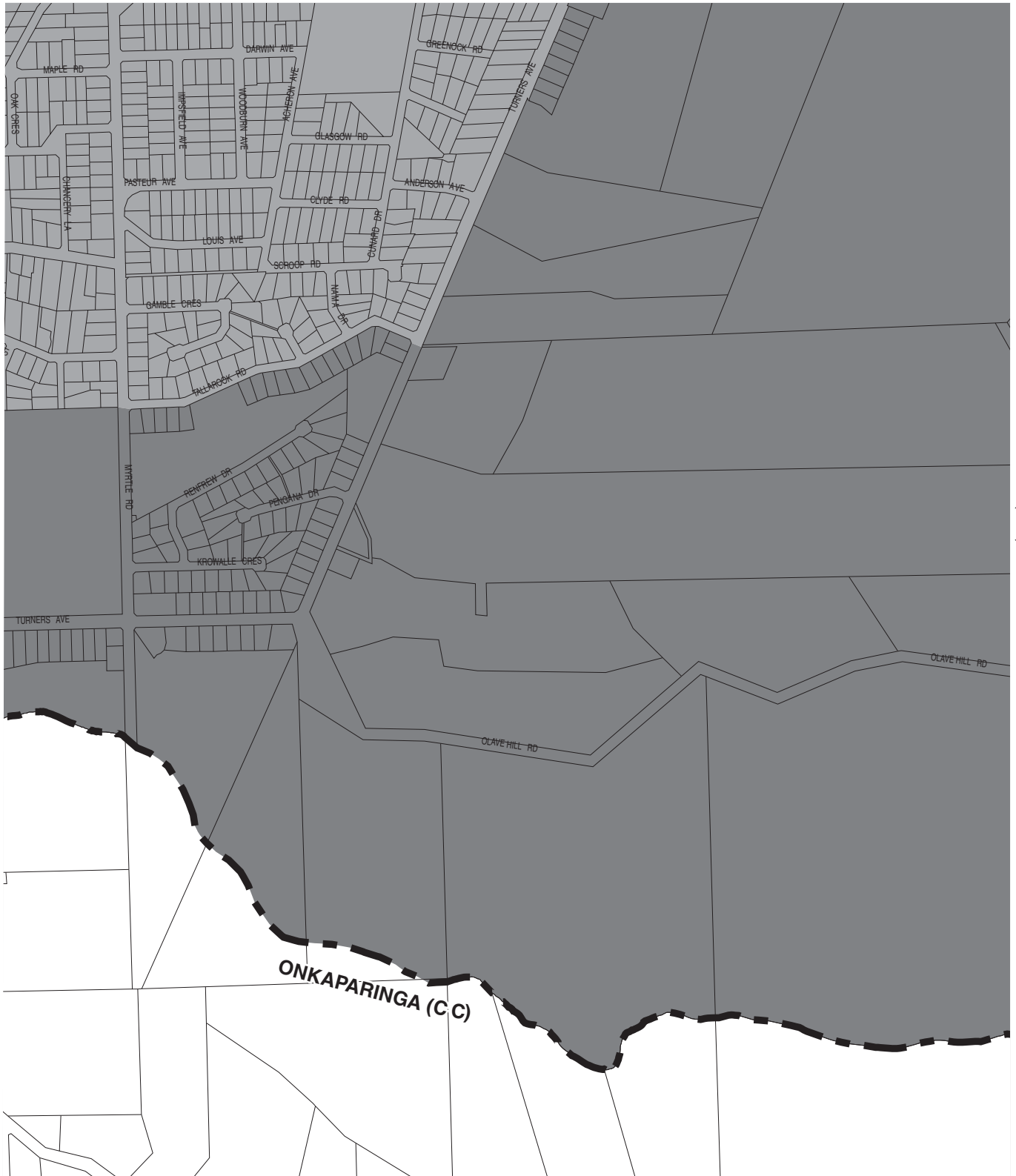
MITCHAM (CITY)
BUSHFIRE PROTECTION AREA
FIGURE Mit(BPA)/14




Consolidated - 27 August 2020

FIGURE Mit(BPA)/10 ADJOINS

FIGURE Mit(BPA)/14 ADJOINS

FIGURE Mit(BPA)/11 ADJOINS



-  High Bushfire Risk
-  Medium Bushfire Risk
-  Development Plan Boundary

MITCHAM (CITY)

BUSHFIRE PROTECTION AREA

FIGURE Mit(BPA)/15

Consolidated - 27 August 2020




FIGURE Mit(BPA)/13 ADJOINS

FIGURE Mit(BPA)/12 ADJOINS

FIGURE Mit(BPA)/14 ADJOINS

FIGURE Mit(BPA)/17 ADJOINS



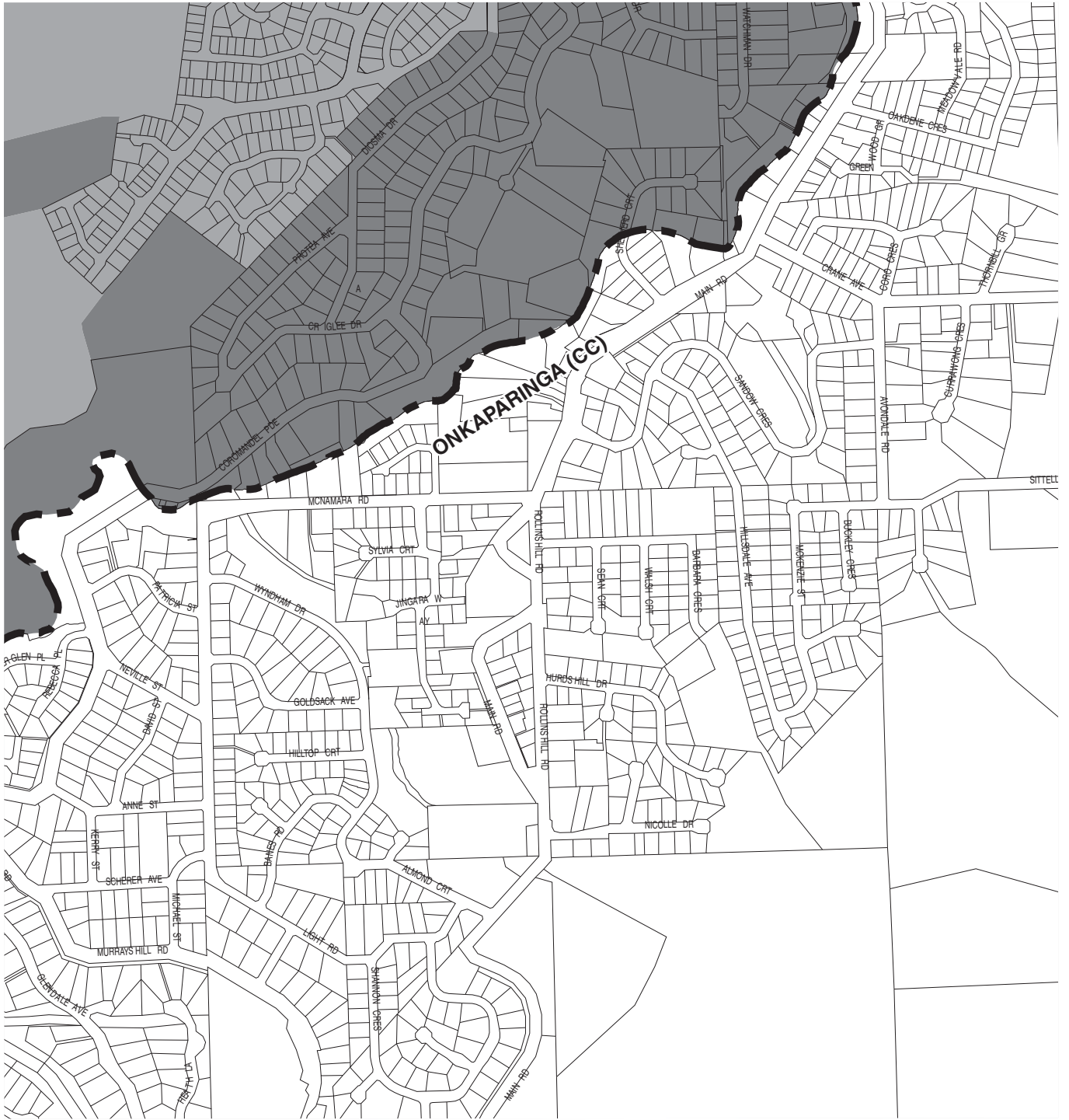
-  High Bushfire Risk
-  Medium Bushfire Risk
-  Development Plan Boundary




MITCHAM (CITY) BUSHFIRE PROTECTION AREA FIGURE Mit(BPA)/16

Consolidated - 27 August 2020

FIGURE Mit(BPA)/14 ADJOINS

FIGURE Mit(BPA)/16 ADJOINS



-  High Bushfire Risk
-  Medium Bushfire Risk
-  Development Plan Boundary

Scale 1:10000



0 500metres

MITCHAM (CITY)
BUSHFIRE PROTECTION AREA
FIGURE Mit(BPA)/17
 Consolidated - 27 August 2020

Telecommunications Facilities

245 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.

246 Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.

247 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.

248 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.

249 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.

Renewable Energy

250 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.

251 Renewable energy facilities, including wind farms, and ancillary developments should be located in areas that maximise efficient generation and supply of electricity.

252 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.

Category 2 Development

253 Development involving partial or whole demolition of a Local Heritage Place listed in [Table Mit/4](#) is assigned to Category 2 pursuant to Section 38 of the *Development Act 1993*, and accordingly will be subject to the public notification requirements applying to Category 2 development.

OVERLAYS

Noise and Air Emissions Overlay

Introduction

The following objectives and principles of development control that follow apply to the 'designated area' marked on [Map Mit/1 \(Overlay 4A & 4B\)](#). They are additional to those expressed for the whole of the council area and those expressed for the relevant zone and, if applicable, policy area.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this Noise and Air Emissions Overlay are in conflict with the relevant Metropolitan or Council Wide 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.

Affordable Housing Overlay

Introduction

The following objectives and principles of development control that follow apply to the 'designated area' marked on [Map Mit/1 \(Overlay 5A & 5B\)](#). They are additional to those expressed for the whole of the council area and those expressed for the relevant zone and, if applicable, policy area.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this Affordable Housing Overlay are in conflict with the relevant Metropolitan or Council Wide 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 unless the development is to occur in stages and it can be demonstrated that any shortfall in affordable housing from any stage of development will be accommodated in another stage or stages.

Strategic Transport Routes Overlay

The following objectives and principles of development control that follow apply to the 'designated area' marked on [Map Mit/1 \(Overlay 6\)](#). They are additional to those expressed for the whole of the council area and those expressed for the relevant zone and, if applicable, policy area.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this Strategic Transport Routes 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 minimum 1.2 metre wide continuous accessible path behind the bus shelter.

RESIDENTIAL (EAST PLAINS) ZONE

Introduction

The objective and principles of development control that follow apply in the Residential (East Plains) Zone shown on [Maps Mit/5 to 7](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: Development comprising detached dwellings on large allotments.

DESIRED CHARACTER

Residential (East Plains) Zone comprises the suburbs of Urrbrae (located within Residential (East Plains) Policy Area 7 shown on [Map Mit/35](#)), Springfield, and that portion of Netherby lying east of Fullarton Road as shown on [Maps Mit/5 to 7](#). The area has established as one of Adelaide's premier residential areas, characterized by large, quality detached homes on extensively landscaped allotments.

The area is also notably characterized by high quality streetscapes which result from the presence of well maintained street verges, large mature street trees, and extensive landscaping undertaken on the frontage of most allotments. Dwellings have a high standard of appearance and are sited on allotments with a generous set-back from the road frontage.

The age and style of dwellings varies widely within the area. Many homes are large, some being regarded as "mansions" of two and three stories. Large allotments, usually in excess of 700 square metres and many significantly larger, are typical throughout the area.

The area is further enhanced by its proximity to the open spaces of the Hills Face Zone. The area is situated at the foot of the eastern escarpment of the Hills Face Zone, providing an open and natural backdrop. The special qualities of the area include views to both the city and the hills, an almost rural ambience, and relatively low traffic movement.

The above factors combine to create a zone regarded as being of a high standard of amenity, with a character that is quite unique from the rest of the metropolitan area.

New development in the area should maintain and reinforce the existing character, and comprise detached dwellings on large allotments. Buildings should be sited to maintain large landscaped frontages to public roads. Whilst two-storey and larger dwellings are appropriate within the area, the design and siting of development should respect and not impact on the privacy and amenity of adjoining properties. This is particularly important in Urrbrae (Residential (East Plains) Policy Area No 7) where allotments are generally smaller than elsewhere in the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be in accordance with the objective and desired character of the zone.
- 2 The site for a dwelling should be not less than 800 square metres in area, and at least 20 metres in average width.

Complying Development

- 3 The following kinds of development are **complying** in the Zone subject to compliance with the relevant provisions of [Table Mit/1](#):

Single-storey additions to a detached dwelling
 Advertisement - as listed in [Table Mit/1](#)
 Domestic outbuilding

Single-storey detached dwelling on a site not less than 800 square metres in area located within Residential (East Plains) Policy Area 7 shown on [Map Mit/35](#)
 Single-storey detached dwelling on a site not less than 1000 square metres in area

Non-complying Development

4 The following kinds of development are **non-complying** in the Zone.

Advertisements on sites used for residential purposes other than advertisements which are prescribed in [Table Mit/1](#)

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate an animated display or running lights.

Agistment and Holding of Stock
 Amusement Machine Centre
 Amusement Park
 Auction Room
 Bakery
 Bank
 Billiard Saloon
 Boarding House
 Bowling Alley
 Builder's Yard
 Bus Depot
 Bus Station
 Camping Area
 Car Wash
 Caravan Park
 Cemetery
 Concert Hall
 Consulting Room with a gross floor area of 50 square metres or more
 Crematorium
 Dance Hall
 Defence Establishment
 Dog Track
 Drive-in Theatre
 Educational Establishment
 Equestrian Centre
 Exhibition Hall
 Farm Building
 Farming
 Fire Station
 Fuel Depot
 General Industry
 Golf Driving Range
 Gymnasium
 Horse Keeping
 Horticulture
 Hospital
 Hotel
 Indoor Recreation Centre
 Intensive Animal Keeping
 Junk Yard
 Light Industry
 Market
 Motel
 Motor Fuel Outlet
 Motor Race Track

Motor Repair Station
 Motor Showroom
 Multiple Dwelling
 Non-residential Club
 Office and Dwelling
 Office with total floor area greater than 50 square metres
 Petrol Filling Station
 Plant Nursery
 Post Office
 Prescribed Mining Operations
 Private Hotel
 Public Service Depot
 Radio or TV Studio
 Recycling Centre
 Refuse Destructor
 Residential Club
 Residential Flat Building
 Restaurant
 Retail Showroom
 Road Transport Terminal
 Row Dwelling
 Service Industry
 Service Trade Premises
 Shop and Dwelling
 Shop or Group of Shops with a gross leasable floor area greater than 50 square metres
 Show Ground
 Skating Rink
 Special Industry
 Squash Court
 Stadium
 Stock Salesyard
 Stock Slaughter Works
 Store
 Tavern
 Telecommunication(s) Facility/Station
 Theatre
 Timber Yard
 Transmitting Station
 Transport Depot
 Used Car Lot
 Warehouse
 Waste Transfer Station
 Welfare Institution

Category 1 Development

- 5 The following development is assigned to **Category 1** pursuant to Section 38 of the Development Act 1993, and accordingly will not be subject to any public notification requirements.

Detached dwelling except where such a dwelling comprises development described in this Zone as Category 2 development.

Outbuilding for use in association with a dwelling, except where such a building comprises development described in this Zone as Category 2 development.

Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described below in this Zone as Category 2 development

Category 2 Development

- 6 The following development is assigned to **Category 2** pursuant to Section 38 of the Development Act 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:

Building, including any form of dwelling, of two or more storeys, or in any event greater than 6.5 metres in height above natural ground level

Building having one or more walls, other than a common wall, sited on a boundary, but not including a fence or wall (not forming part of a dwelling or outbuilding) less than two metres in height above natural ground level.

Group dwelling

Development falling within Part 2 of Schedule 9 of the Development Regulations

RESIDENTIAL (CENTRAL PLAINS) ZONE

Introduction

The objectives and principles of development control that follow apply in the Residential (Central Plains) Zone shown on [Maps Mit/3, 4, 5, 8, 9, 10, 13 and 14](#). Additional principles of development control apply within the relevant policy areas shown on [Maps Mit/27 to 34](#), together with those applicable to the council area as a whole.

OBJECTIVES

- Objective 1:** Development comprising primarily detached dwellings within Residential (Central Plains) Policy Areas 8, 9, 10 and 12 undertaken in a manner that complements the predominant architecture, streetscape and low density character of existing development in the locality.
- Objective 2:** Development that accords with the desired character of the relevant policy area and allows for the retention of existing affordable housing wherever appropriate.
- Objective 3:** Provision of open space sufficient to meet the needs of the community.
- Objective 4:** Development within Residential (Central Plains) Policy Area 11 that results in a diversity of low to medium density housing and ensures the external design of buildings is attractive and visually compatible with existing buildings and enhances streetscape character.
- Objective 5:** Development that conserves and enhances the established historic character of the Residential (Central Plains) Historic (Conservation) Policy Area 15.

DESIRED CHARACTER

Residential (Central Plains) Policy Area 8

Residential (Central Plains) Policy Area 8 comprises the suburbs of Clarence Gardens, Melrose Park, Daw Park, Lower Mitcham, Clapham and portions of Cumberland Park, Bedford Park, St Marys, Pasadena, Panorama, Torrens Park, Kingswood, Mitcham and Netherby, and is identified on [Maps Mit/27 to 34](#).

This policy area is characterized by dwellings constructed mainly between the years 1920 to 1970. The predominant dwelling style therefore comprises a mix of villas, bungalows and tudors built generally prior to 1940, and art deco, austerity, contemporary and conventional house styles constructed between the wars and afterwards.

This mix of housing styles contributes to the area's distinctive "traditional" character in some areas, and a more contemporary character in others. However within the policy area, typical streetscapes vary from streets of predominantly bungalow, art deco or contemporary styles, to streets with a mixture of building styles.

In a number of instances there are relatively isolated and homogeneous pockets of more modern building styles constructed through the 1970's and 1980's. These areas represent more recent development of large parcels of land that were re-subdivided following the initial subdivision and development of the area. Whilst these pockets of infill housing are distinctive in their appearance, they do not represent the predominant architectural character of the area.

Throughout the policy area, a number of more modern medium density housing developments have occurred. These include residential flat buildings, single-storey home units and semi-detached dwellings. Generally their form and appearance varies significantly from the prevailing detached dwelling character of the area. However they also provide a stock of alternative accommodation to the predominant three and four bedroom dwellings.

Specific features of the policy area that contribute to its character include a predominance of single-storey detached dwellings on generally spacious allotments with relatively uniform set-backs from road frontages. This results in the area's distinctive low-density character with generous proportions of open space, both in front of and behind dwellings, and wide and spacious streetscapes dominated by a combination of street trees and landscaped front gardens.

The provision of public open space and recreation throughout the area is generally poor, particularly in that part of the policy area north of Daws Road/Springbank Road. This constrains the appropriateness of the policy area to accommodate higher density development.

Future development within the policy area should complement the existing mixed character of development constructed between 1920 to 1970, by respecting and preserving the private open space and low density qualities of the area. The redevelopment of individual sites with replacement dwellings at higher densities has, in the past, often resulted in development significantly out of character with its locality and the loss of existing affordable housing stock. Such dwelling forms include blocks of low/medium rise flats or townhouses, including residential flat buildings that run down side property boundaries. These should not continue to be built as they do not complement or preserve the desired pattern and character of development.

New building forms should generally maintain the existing pattern and scale of detached dwellings with road frontage, although other forms of dwellings should also be provided to extend the range and choice of housing options available to the community.

To achieve new development at higher density than that prevailing, whilst maintaining the character of the area, such development should be located on larger sites (which may require the amalgamation of several existing allotments) to enable a planned and co-ordinated development. In such instances development should address the road frontage to maintain the existing streetscape character, and should either provide, or be located in proximity to, adequate public or private open space. New development should also ensure that site areas per dwelling are sufficiently large to provide an adequate provision of unbuilt-upon land, including private open space with each dwelling. Residential flat buildings may however be developed in duplex form in appropriate locations where they would be in context with existing streetscapes and the predominant character of the locality.

Residential (Central Plains) Policy Area 9

Residential (Central Plains) Policy Area 9 comprises the suburbs of Westbourne Park, Hawthorn and Kingswood and is identified on [Maps Mit/28 and 29](#).

The area retains an important and distinctive character due to a very high proportion of single storey detached housing constructed predominantly in the period from 1880's to the 1940's and a relatively intact sub-division pattern. The predominant housing styles of that era are symmetrical cottages, villas and bungalows. A smaller proportion of newer housing forms exist in the area which have generally been built since the 1940's on original vacant allotments or more recently subdivided new allotments, or as a replacement of former original dwellings. Some of the new housing includes blocks of flats and semi-detached dwellings. The post 1940's housing is not typical of the predominant built-form and character and is dispersed generally throughout the area.

The policy area has a distinctive charm and character derived from the relatively homogeneous style of the predominant early housing forms. This is reflected in the pattern of single-storey detached dwellings on individual allotments, with road frontage, landscaped front yards, substantial side boundary set-backs, and generally large backyards. The existing high ratio of private open space to building area allows most allotments to be generously landscaped, many with substantial trees, which adds significantly to the character of the area. Dwelling set-backs from roads are usually uniform within each street, with minor variations between some streets.

Dwellings constructed post War generally do not reflect the pattern and character established by earlier development, due to variations to front and side boundary set-backs, the scale and bulk of the newer building forms, and a lesser emphasis on the use of finishes such as stone facing and stucco.

More recent subdivision of some allotments has affected the character of the area by creating allotment shapes, dimensions and locations that promote a new pattern of built-form that is inconsistent with the predominant detached housing and streetscape character. West of Belair Road, the policy area is also disadvantaged by a relatively poor provision of public open space that is both available and usable for passive recreation, playground and general play areas.

New development within the area should maintain, complement and enhance the existing predominant character. As minor variations in dwelling style and characteristics occur from street to street, new development should seek to reinforce the predominant character and style of development within its immediate locality and complement the local streetscape.

As the majority of dwellings are in good condition, new development should be directed at the replacement of existing non-conforming development, and additions or alterations to existing dwellings without significantly altering their appearance from the street. Infill development on sites may be considered where the predominant characteristics of the area can be retained. Higher density development in the area should not occur as this would result in a significant reduction in the amount of open space able to be landscaped with substantial trees and hence alter the existing character of the area. In addition, such development would be severely disadvantaged by the lack of available public open space. Residential flat buildings may be developed in duplex form in appropriate locations where they are in context with existing streetscapes and do not detract from the predominant character of the locality.

Residential (Central Plains) Policy Area 10

Residential (Central Plains) Policy Area 10 comprises a portion of the suburb of St Marys and is identified on [Maps Mit/30 and 33](#).

This policy area is characterized by mainly post war housing constructed up until around the 1960's. Housing styles are typically austerity, conventional and contemporary with a large number of austerity style houses constructed of timber and cement fibre cladding. Many homes constructed in this era were relatively modest in size due to building restrictions at the time, and yet are situated on allotment sizes typical of, and sometimes larger than, the surrounding areas. The area has maintained a relatively modest, but nevertheless pleasant character since its original development. It has experienced some redevelopment with smaller lot and medium density housing due primarily to the flexibility of earlier zoning controls and the opportunity to redevelop some of the housing stock that has deteriorated over time. The area generally is situated within convenient distance of public transport, shops and services, and employment opportunities, and is adequately provided with public open space, albeit that some enhancement of the open space is desirable.

The opportunity for further selective redevelopment of suitable properties should continue with encouragement of diversity of housing types, at a density appropriate to the locality. New development should reinforce the existing streetscape pattern of detached dwellings and at the same time improve the overall appearance and amenity of the locality. However, due to the typical size and dimensions of many allotments, some redevelopment in the past has resulted in blocks of flats running down the side boundaries of allotments, detracting significantly from the general streetscape character of the area. To prevent further development of this nature whilst providing the opportunity for housing diversity, new residential flat buildings may be developed in duplex dwelling form in suitable locations.

Amalgamation of adjoining sites or several sites should be encouraged to enable appropriately designed low to medium density redevelopment that relates harmoniously to the streetscape. Through retention of existing housing stock in good condition, and the redevelopment of other properties, the overall character of the area should gradually improve to provide a range of dwellings that will meet a variety of accommodation needs.

Residential (Central Plains) Policy Area 11

This policy area includes areas adjacent to the District Centre Zones at Mitcham and Cumberland Park and two small areas at St Marys, one adjacent to Daws Road and the other located on Ayliffes Road. These relatively discrete areas are located close to public transport routes, retail, community facilities, business activities and employment opportunities, and are identified on [Maps Mit/28, 29, 30 and 33](#).

It is appropriate that redevelopment occur in a manner which results in a diversity of housing in a low to medium density range, thereby maximising opportunities for accessibility to services and facilities. Such development should be of a high standard of design so as to ensure that any increase in site densities does not result in a deterioration in amenity or streetscape character.

Residential (Central Plains) Policy Area 12

Residential (Central Plains) Policy Area 12 comprises portions of the suburbs of Clarence Gardens and Melrose Park and is identified on [Maps Mit/27 and 30](#).

This policy area is a narrow corridor containing housing generally in the form of detached dwellings constructed in the austerity style, although also including low-medium density aged care accommodation development. Although there are few non-residential uses in the area itself, amenity in many locations is substantially affected by industrially and commercially developed properties in the adjoining Industry/Commerce Zone. Although this is commonly a visual effect due to the bulk or general appearance of industrial buildings and poorly screened or maintained storage yards and open areas, other impacts include traffic, noise and air quality.

The desired character is for a residential area where any non-conforming uses are displaced over time by residential development or more compatible community or recreation uses. New residential development should respect the existing housing form, largely low-density character, and space about buildings. New dwellings and dwelling additions on sites immediately abutting the Industry/Commerce Zone should be designed to minimise any potential impacts on occupants arising from nearby existing non-residential activities.

Residential (Central Plains) Historic (Conservation) Policy Area 15

An area generally comprising the bulk of the northern portion of Kingswood (as delineated on [Figure Mit H\(C\)/1](#) and [Map Mit/29](#)) displays a particularly consistent character of early 20th century dwellings set on rectangular blocks in wide tree lined streets. A pattern of historic elements is evident within the Policy Area, including:

- (a) a consistency in the major character elements of the area formed by the predominance of Queen Anne style villas and a secondary wave of bungalow style dwellings, thereby showing continuity of built form within two periods of construction.
- (b) a historic pattern of land division that is identifiable and largely intact relating to the development of the area taking place on substantial rectangular blocks in the early 1900's.
- (c) a large number of early villas representative of a small group of builders predominant in the area during the period.
- (d) the cohesive attractive streetscape character comprising regularly planted tree lined verges, established front gardens and consistent set back of buildings, and a high level of amenity through the Policy Area.

A small number of discordant developments do not detract from the generally consistent character of the Policy Area overall. Although the greater bulk of the places supporting the Policy Area are contributory, rather than Local Heritage Places, these buildings, considered as part of a collective whole, represent a fundamental contribution to the integrity of the historic architectural character of the area. Loss of these Contributory Items would result in significant gaps in the integrity of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Forms of Development

- 1 Development within the zone should be primarily for detached dwellings; other dwelling forms may be appropriate where the external design and appearance of such dwellings complements the predominant architecture, streetscape and low-density character of existing development within the locality.
- 2 Development should be in accordance with the desired character of the relevant policy area.

Complying Development

3 The following kinds of development are **complying** in the Residential (Central Plains) Zone subject to:

- (a) compliance with the conditions set out in [Table Mit/1](#), where appropriate; and
- (b) the dwelling (or dwellings) being located in an area shown as Excluded Area from Bushfire Protection Planning Provisions on a Bushfire Protection Area [Figure Mit\(BPA\)/1 to 17](#).

Single-storey additions to a detached dwelling
 Advertisement
 Detached dwelling on a site not less than 600 square metres in area
 Domestic Outbuilding

Non-complying Development

4 The following kinds of development are **non-complying** in the Residential (Central Plains) Zone.

Advertisements on sites used for residential purposes other than advertisements which are prescribed in [Table Mit/1](#)

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate an animated display or running lights

Amusement Machine Centre
 Amusement Park
 Auction Room
 Bakery
 Bank
 Billiard Saloon
 Boarding House
 Bowling Alley
 Builder's Yard
 Bus Depot
 Bus Station
 Camping Area
 Car Wash
 Caravan Park
 Cemetery
 Concert Hall
 Consulting Room with a gross floor area of 50 square metres or more
 Crematorium
 Dance Hall
 Defence Establishment
 Development of the Westbourne Park oval (more specifically described as land contained in Certificate of Title Volume 5329 Folio 929), other than for outdoor recreation purposes
 Dog Track
 Drive-in Theatre
 Dwelling on a site with a frontage of less than nine metres to a public or private road whether existing or proposed in a plan of division (excepting where such a site is to contain a row dwelling)
 Educational Establishment
 Equestrian Centre
 Exhibition Hall
 Farm Building
 Farming
 Fire Station
 Fuel Depot

General Industry
Golf Driving Range
Gymnasium
Horse Keeping
Horticulture
Hospital
Hotel
Indoor Recreation Centre
Intensive Animal Keeping
Junk Yard
Land division creating an allotment with a frontage of less than nine metres to a public or private road either existing or proposed in a plan of division (excepting where such an allotment is to contain a row dwelling either existing or under construction)
Light Industry
Market
Motel
Motor Fuel Outlet
Motor Race Track
Motor Repair Station
Motor Showroom
Multiple Dwelling
Non-residential Club
Office and Dwelling
Office with total floor area greater than 50 square metres
Petrol Filling Station
Plant Nursery
Post Office
Prescribed Mining Operations
Private Hotel
Public Service Depot
Radio or TV Studio
Recycling Centre
Refuse Destructor
Residential Club
Residential Flat Building comprising three or more dwellings
Restaurant
Retail Showroom
Road Transport Terminal
Service Industry
Service Trade Premises
Shop and Dwelling
Shop or Group of Shops with a gross leasable floor area greater than 50 square metres
Show Ground
Skating Rink
Special Industry
Squash Court
Stadium
Stock Salesyard
Stock Slaughter Works
Store
Tavern
Telecommunication(s) Facility/ Station
Theatre
Timber Yard
Transmitting Station
Transport Depot
Used Car Lot
Warehouse
Waste Transfer Station
Welfare Institution

Category 1 Development

- 5 The following development is assigned to **Category 1** pursuant to Section 38 of the Development Act 1993, and accordingly will not be subject to any public notification requirements.

Detached dwelling, except where such a dwelling comprises development described in this Zone as Category 2 development.

Outbuilding for use in association with a dwelling except where such a building comprises development described in this Zone as Category 2 development.

Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described in this Zone as Category 2 development

Category 2 Development

- 6 The following development is assigned to **Category 2** pursuant to Section 38 of the Development Act 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:

Building, including any form of dwelling, of two or more storeys, or in any event greater than 6.5 metres in height above natural ground level

Building having one or more walls, other than a common wall, sited on a boundary, but not including a fence or wall (not forming part of a dwelling or outbuilding) less than two metres in height above natural ground level

Demolition of a local heritage place or contributory building listed in Principle 2 of the Residential (Central Plains) Historic (Conservation) Policy Area 15

Group dwelling

Residential flat building comprising two dwellings

Row dwelling

Development falling within Part 2 of Schedule 9 of the Development Regulations

POLICY AREA PRINCIPLES

Residential (Central Plains) Policy Area 8

- 1 Excluding residences comprising dependent relative accommodation, the minimum site area for a dwelling should be as follows:
- (a) 500 square metres for a detached dwelling;
 - (b) 425 square metres for a semi-detached dwelling; and
 - (c) 400 square metres for any other dwelling,

except as provided for under principle of development control numbered 2 of this policy area.

- 2 Excluding any land comprising or formerly comprising the western-most portion of Pasadena High School where a total development site is greater than 2250 square metres and each boundary of the site is not less than 35 metres long, the land may be developed to a comprehensive scheme with site areas of not less than 325 square metres per dwelling, following a unified design including such elements as building bulk, roof-form, external materials and colours.
- 3 New housing, and in particular development on sites comprising two or more dwellings, should maintain, or where appropriate, enhance the streetscape in the locality through:
- (a) front and side boundary set-backs and space around the proposed buildings being similar to that of existing residential development in the locality;

- (b) the bulk, height and scale of the development being compatible with the predominant single-storey character of detached housing in the locality however dwellings of two storeys in height may be appropriate on sites immediately abutting the western boundary of the Pasadena High School;
 - (c) dwellings adjoining a street frontage having a siting and orientation to address the street in a manner similar to existing detached dwellings in the locality.
- 4 In the development of land formerly comprising the western-most portion of the Pasadena High School site:
- (a) land division should not be undertaken unless:
 - (i) proposed roads are designed to distribute traffic onto the local street network via Southern and Boorman Avenues, and not direct to Daws Road, other than in respect of a temporary access point to the subject land from Daws Road during construction of the land division;
 - (ii) traffic calming devices are to be provided where necessary to manage traffic flows and maintain a low speed environment in particular with respect to any road extension of Southern Avenue forming the road network connection to the subject land;
 - (iii) the layout allows for retention of existing significant trees and vegetation in good condition within open space, road verges or allotments wherever reasonably possible in accordance with a landscape plan to be implemented as part of the development; where it is necessary to remove any significant tree, replacement trees should be semi-matured, of locally indigenous species, and installed on a two for one basis;
 - (iv) an open and direct pedestrian link between Boorman Avenue and the Pasadena High School grounds is to be provided;
 - (v) a stormwater management plan has been prepared and is implemented as part of the land division incorporating the following criteria:
 - (A) any nett increase in stormwater runoff from the site shall not detrimentally impact on the existing downstream stormwater drainage system
 - (B) the drainage system is designed to provide measures (for example, gross pollutant traps, trash racks, detention basins or retention basins) to reduce potential flows from the site, improve the quality of stormwater and minimise pollutant transport to the downstream drainage network
 - (C) the system provides for re-use of stormwater run-off within the adjacent open space, where feasible
 - (D) any systemic discharge of stormwater to the underground aquifer is undertaken in a manner that would maintain quality of the receiving water; and
 - (vi) the installation of appropriate 1.8 metre minimum height acoustic fencing together with dense screen planting is provided along the Southern Avenue road boundary of Lot 34 and 61 from the existing building alignment easterly into the subject land, and similar acoustic fencing being provided to the rear boundary of new allotments created as part of the land division abutting the Pasadena High School to provide suitable acoustic and visual screening and appropriate security and privacy; such acoustic fencing shall be designed and constructed in accordance with the recommendation of a certified acoustical engineer; and

- (b) dwellings, carports and outbuildings should be sited and designed to retain existing trees wherever reasonably possible; in those circumstances where existing trees are removed, they should be replaced with locally indigenous trees on a two for one basis.

Residential (Central Plains) Policy Area 9

- 1 Excluding residences comprising dependent relative accommodation, the minimum site area should be 550 square metres for a detached dwelling and 450 square metres for any other dwelling.
- 2 The siting and design of dwellings should complement and enhance the characteristics of existing dwellings and other attractive elements of the streetscape, particularly in respect to:
 - (a) front and side boundary set-backs;
 - (b) roof pitch and design including the height of eaves;
 - (c) verandahs;
 - (d) scale and bulk of buildings; and
 - (e) materials and finishes.

Residential (Central Plains) Policy Area 10

- 1 Excluding residences comprising dependent relative accommodation, the minimum site area for a dwelling should be as follows:
 - (a) 500 square metres for a detached dwelling;
 - (b) 425 square metres for a semi-detached dwelling; and
 - (c) 400 square metres for any other dwellings,

except as provided for under principle of development control numbered 2 of this policy area.
- 2 In circumstances where a total development site is greater than 2000 square metres and each boundary of the site is not less than 35 metres long, the land may be developed for residential purposes with site areas of not less than 325 square metres, in accordance with a comprehensive, unified design in relation to building bulk, roof-form, scale and external appearance.
- 3 New housing and particularly development involving the replacement of existing housing should maintain the pattern of development in relation to the existing streetscape through:
 - (a) front and side boundary set-backs and space around the proposed buildings being similar to that of existing residential development in the locality;
 - (b) dwellings sited near the street being orientated to face the street;
 - (c) the scale and bulk of proposed dwellings being compatible with existing dwellings in the locality.

Residential (Central Plains) Policy Area 11

- 1 Land within this policy area may be developed for a range of dwellings primarily single-storey in height, at low to medium densities.

- 2 Dwellings should not be developed on sites less than 350 square metres in area.
- 3 Development immediately adjacent to the General Industry Zone should be designed to minimise any visual, noise, air quality or other impacts on amenity from neighbouring industrial activities, by incorporating measures such as buffering of habitable rooms by careful positioning of car parking, garages, screen walling and open space, location of noise sensitive rooms away from neighbouring noise sources, and care in the orientation and positioning of windows of habitable rooms.
- 4 Development should add visual interest to the streetscape incorporating architectural features and articulated forms to reduce building bulk.

Residential (Central Plains) Policy Area 12

The Residential (Central Plains) Policy Area 12 comprises that portion of the Residential (Central Plains) Zone defined on Policy Area [Maps Mit/27 and 30](#).

OBJECTIVES

- Objective 1:** A residential area in which development is designed, sited and screened by dense landscaping to minimise any potential impacts from nearby industrial and commercial activities.
- Objective 2:** Amenity enhanced by remnant existing industrial or commercial uses displaced by residential and, where appropriate, a limited range of small-scale non-residential uses compatible with residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 1 Development should protect and enhance residential amenity;

Noise Attenuation

- 2 Residential development should incorporate noise-attenuating techniques and design strategies to protect the amenity of occupants from potential noise from external sources, comprising a combination of the following measures as appropriate:
 - (a) the use of appropriate building materials and construction techniques;
 - (b) orientation of buildings and arrangement of internal spaces;
 - (c) location of non-habitable buildings and structures between the noise source or zone boundary, and the habitable rooms of dwellings;
 - (d) avoiding or minimising wall openings facing the noise source or zone boundary;
 - (e) roof and wall insulation;
 - (f) double glazing to windows;
 - (g) on sites abutting the Industry/Commerce (Melrose Park) Zone, a continuous solid wall or fence of a minimum height of two metres capable of minimising transmission of sound emanating from non-residential use/s; and
 - (h) placing the external wall of a building on the boundary of the Industry/Commerce (Melrose Park) Zone, providing the building meets the criteria referred to in Principle of Development Control 3 below.

- 3** On sites abutting the Industry/Commerce (Melrose Park) Zone:
- (a) residential development should be designed and constructed in accordance with Australian Standard 2107: Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors; and
 - (b) bedroom windows should be located and orientated so that they do not face the Industry/Commerce (Melrose Park) Zone; where this is not practicable, they should be set-back not less than three metres from the zone boundary.

Non-residential Development

- 4** Non-residential development should protect and enhance residential amenity, and should only be undertaken if it:
- (a) replaces an existing industrial or commercial use with a land use of significantly lesser intensity and impact in terms of vehicle movements, noise, and other emissions; or
 - (b) is for community purposes; or
 - (c) is for the purposes of small-scale shops, consulting rooms or offices.

In such circumstances, development should be undertaken so as to:

- (d) minimise impacts on adjoining residences having regard to location of car parking areas and driveways, lighting glare, noise, concentrated pedestrian activity and hours of operation;
- (e) limit total site coverage of all buildings to a maximum 40 percent of the site of the development;
- (f) provide densely landscaped buffer strips along boundaries with adjoining properties and maintain existing landscaping;
- (g) ensure parking areas and associated driveways are located and designed to minimise impact on residential amenity; and
- (h) limit signage to a maximum area of 0.5 square metres and a maximum height of two metres, with no internal illumination or scintillating display.

Residential (Central Plains) Historic (Conservation) Policy Area 15

- 1** Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2** The following buildings and places that contribute to the heritage value of the Policy Area, as identified on [Figure Mit H\(C\)/1](#) and [Map Mit/29](#):

Local Heritage Places (as listed hereunder and in [Table Mit/4](#))

"Abbotswell" House	49 Cross Road Kingswood
St Joseph's Convent	31 Cambridge Terrace Kingswood
St Joseph's Primary School	33 Cambridge Terrace Kingswood



0metres 100 200 300

**MITCHAM (CITY)
RESIDENTIAL (CENTRAL PLAINS)
HISTORIC (CONSERVATION)
POLICY AREA 15
HERITAGE PLACES
Fig Mit H(C)/1**

- State Heritage Place
- ◐ Local Heritage Place
- Contributory Item
- Policy Area Boundary
- - - - - Development Plan Boundary

Contributory Items

Houses	21, 23, 27, 37, 39, 41, 43, 45, 51	Cross Road
Houses	3, 4, 5, 6, 7, 8, 9, 10	Balham Avenue
Houses	12, 17, 18	Balham Avenue
Houses	21, 22, 24, 25, 27, 29	Balham Avenue
Houses	32, 33, 34, 36, 37, 38, 39	Balham Avenue
Houses	40, 42, 43, 44, 51	Balham Avenue
Houses	3A, 4, 5, 6, 8, 9, 10	Halsbury Avenue
Houses	12, 14, 15, 17, 19	Halsbury Avenue
Houses	21, 23, 25, 27	Halsbury Avenue
Houses	33, 35, 37, 39	Halsbury Avenue
House	45	Halsbury Avenue
Houses	4, 5, 7, 8, 9, 10	Kyre Avenue
Houses	11, 12, 13, 14, 16	Kyre Avenue
Houses	20, 21, 22, 23, 25, 26, 27, 28, 29	Kyre Avenue
Houses	36, 37, 39, 42	Kyre Avenue
House	9	Seafield Avenue
Houses	16, 19	Seafield Avenue
House	21, 23, 24, 25, 26	Seafield Avenue
Houses	31, 33, 35, 36, 37, 38	Seafield Avenue
Houses	40, 42, 46	Seafield Avenue
House	10	Harrow Terrace
Houses	4, 6, 9, 13, 15, 16, 19, 22	Cambridge Terrace

- 3 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area should be retained and conserved
- 4 Development within the Historic Policy Area should be carried out, where applicable, in accordance with the design guidelines contained in [Table Mit/8](#) – Design Guidelines – Heritage Considerations.
- 5 Development should be primarily in the form of detached dwellings and additions to dwellings.
- 6 Development of a contributory item should:
 - (a) not compromise its value to the historic significance of the area;
 - (b) retain its present integrity or restore its original design features;
 - (c) maintain or enhance the prominence of the original street façade;
 - (d) ensure additions are screened by, and/or located to the rear of the building;
 - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 7 New buildings should not be placed or erected between the front street boundary and the facade of contributory items.
- 8 Buildings and structures should not be demolished in whole or in part, unless they are:
 - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated;
 - (b) inconsistent with the desired character for the Policy Area;
 - (c) associated with a proposed development that supports the desired character for the Policy Area.
- 9 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:

- (a) scale and bulk;
 - (b) width of frontage;
 - (c) boundary setback patterns;
 - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandahs, fencing and landscaping;
 - (e) colour and texture of external materials including stone, rendered masonry, face brick, corrugated galvanised iron cladding or timber board;
 - (f) visual interest.
- 10** New residential development should include landscaped front garden areas that complement the desired character.
- 11** Second storey additions to single storey dwellings should achieve one or more of the following:
- (a) a sympathetic two-storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling;
 - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single-storey development in the policy area;
 - (c) second storey windows having a total length less than 30 percent of the total roof length along each elevation.
- 12** Garages associated with Heritage Places or Contributory Items should be designed to complement the original architectural style of the house by adopting similar roof shape and pitch, matching materials and colours and utilize traditional details such as gable ends. Garages attached to dwellings should be set back at least 1.5 metres behind the main face of the dwelling. Free-standing garages should be located at the rear of houses.
- 13** Carports associated with Heritage Places or Contributory Items should be free-standing or designed as an extension of the house, preferably matching the heights and detailing of existing verandahs and set back at least 1.5 metres behind the main face of the dwelling.
- 14** Front fences and gates should:
- (a) reflect and conserve the traditional period, style and form of the associated building;
 - (b) generally be of low masonry plinth and post, wrought iron, brush, timber and/or wire or similar nature;
 - (c) be no more than 1.2 metres in height.
- 15** Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 16** Roof mounted mechanical plant and equipment should be located so as not to be visible from the street.
- 17** Land division should not be undertaken, unless it can be demonstrated that:
- (a) the integrity of an existing contributory item or Heritage Place would be maintained; and
 - (b) the resultant allotment pattern would satisfactorily accommodate new development of a form which would reinforce and complement the character of the Policy Area; and
 - (c) any resultant allotment would not be less than 550 square metres in area.

RESIDENTIAL (FOOTHILLS) ZONE

Introduction

The objective and principles of development control that follow apply in the Residential (Foothills) Zone shown on [Maps Mit/5, 6, and 8 to 14](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- Objective 1:** Development comprising detached dwellings at low densities where the site area, design, siting and appearance of development takes account of the particular topography of the area such that any development has minimal visual and environmental impact.

Desired Character

Residential (Foothills) Zone comprises the southern portions of the suburbs of Pasadena, Panorama and Torrens Park and portions of Lynton, Bedford Park and Mitcham as shown on [Maps Mit/5, 6, 8 to 14 and 36](#).

This zone is characterized by two main distinguishing features. The first relates to the topography of the area which ranges from gently undulating to very steep. The elevation of the area gently increases as the Adelaide plains merge with the foothills of the Mount Lofty Ranges. The second relates to the age of the housing stock; constructed primarily since the 1960's and 1970's; its condition is generally very good.

As a result the area has a relatively modern character with some very large homes built on generous allotments usually in excess of 600 square metres. Considerably larger allotments occur in the steeper portions of the area. Many houses are two-storey or split-level in design. Commanding views are available from the most elevated sections of the area, and consequently those areas are also quite visible from many viewing points on the flatter Adelaide plains and elsewhere.

The character of the zone should substantially remain the same, and new dwellings of similar density should continue to be developed in the area. Where appropriate new sites may be created for dwellings. However, considerable attention should be given to the impact of any subsequent development on the privacy and amenity of existing properties, and the appearance of the development if it is in a highly visible and prominent location. New development should also preserve and reinforce the environmental qualities of the area by avoiding interference with natural drainage lines and creeks, remnant vegetation, and minimising alteration to the natural ground levels.

Due to the age and condition of housing in the area and the steep topography in some parts, the zone is generally not suited to any higher density form of residential development than that already prevailing. Opportunities for dwellings with smaller site areas, which would add to the range of housing choices in the policy area, may be appropriate on relatively flat sites where environmental and amenity impacts are likely to be negligible.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be in accordance with the objective and desired character of the zone.
- 2 Sites for detached dwellings and group dwellings, and land division creating sites for such dwellings, should satisfy the following minimum site dimensions:

Gradient	Minimum Width (metres)	Minimum area (square metres) - Detached	Minimum area (square metres) - Group
<1:8	12	700	500
1:8 to 1:4	15	900	700
>1:4	20	1200	900

3 Development of semi-detached dwellings and land division for such purposes should only occur where:

- (a) the gradient of each semi-detached dwelling site is no steeper than 1-in-8
- (b) each dwelling site is greater than 450 square metres in area.

Siting and Design

4 Development should be designed and sited to relate to the slope of the land, so that:

- (a) the bulk and scale of the buildings do not dominate the landscape;
- (b) the amount of cutting and filling of the natural ground profile is minimised;
- (c) wherever possible, existing vegetation is used to screen the building and excavation or filling from view; and
- (d) vistas obtained from adjoining dwellings and public open spaces are maintained wherever reasonably possible.

5 Development that would be prominently visible from the Adelaide plains should:

- (a) achieve a profile that blends with the topography of the land;
- (b) avoid the use of bright and highly reflective external materials and finishes; and
- (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.

6 Development of more than one-storey in height should take account of the following factors:

- (a) the height and bulk of the proposed building relative to adjoining dwellings;
- (b) the design of the building being stepped in accordance with the slope of the land;
- (c) the form of the building being articulated to break down its apparent bulk; in addition, the upper-storey of the dwelling should be set-back a greater distance from front and side boundaries than the lower-storey, as provided in principles of development control numbered 19 and 20 under the heading "Residential Development".

Complying Development

7 The following kinds of development are **complying** in the Residential (Foothills) Zone subject to:

- (a) compliance with the conditions set out in [Table Mit/1](#), where appropriate; and
- (b) the dwelling (or dwellings) being located in an area shown as Excluded Area from Bushfire Protection Planning Provisions on a Bushfire Protection Area [Figure Mit\(BPA\)/1 to 17](#).

Single-storey additions to a detached dwelling
Domestic Outbuilding

Detached Dwelling on a site in accordance with each of the following minimum site dimensions applicable to the gradient of the site:

Gradient of Site	Minimum Width of Site (metres)	Minimum Area of Site (square metres)
Less than 1:8	12	800
Between 1:8 and 1:4	15	1000
Greater than 1:4	20	1500

Non-complying Development

8 The following kinds of development are **non-complying** in the Zone:

Advertisements on sites used for residential purposes other than advertisements which are prescribed in [Table Mit/1](#)

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate an animated display or running lights

Amusement Machine Centre

Amusement Park

Auction Room

Bakery

Bank

Billiard Saloon

Boarding House

Bowling Alley

Builder's Yard

Bus Depot

Bus Station

Camping Area

Car Wash

Caravan Park

Cemetery

Concert Hall

Consulting Room with a gross floor area of 50 square metres or more

Crematorium

Dance Hall

Defence Establishment

Detached Dwelling on a site having less than 10 metres frontage to a public or private road either existing or proposed in a plan of division

Dog Track

Drive-in Theatre

Educational Establishment

Equestrian Centre

Exhibition Hall

Farm Building

Farming

Fire Station

Fuel Depot

General Industry

Golf Driving Range

Group dwelling on a site less than 500 square metres in area

Gymnasium
Horse Keeping
Horticulture
Hospital
Hotel
Indoor Recreation Centre
Intensive Animal Keeping
Junk Yard
Light Industry
Market
Motel
Motor Fuel Outlet
Motor Race Track
Motor Repair Station
Motor Showroom
Multiple Dwelling
Non-residential Club
Office and Dwelling
Office with total floor area greater than 50 square metres
Petrol Filling Station
Plant Nursery
Post Office
Prescribed Mining Operations
Private Hotel
Public Service Depot
Radio or TV Studio
Recycling Centre
Refuse Destructor
Residential Club
Residential Flat Building
Restaurant
Retail Showroom
Road Transport Terminal
Row Dwelling
Service Industry
Service Trade Premises
Shop and Dwelling
Shop or Group of Shops with a gross leasable floor area greater than 50 square metres
Show Ground
Skating Rink
Special Industry
Squash Court
Stadium
Stock Salesyard
Stock Slaughter Works
Store
Tavern
Telecommunication(s) Facility/ Station
Theatre
Timber Yard
Transmitting Station
Transport Depot
Used Car Lot
Warehouse
Waste Transfer Station
Welfare Institution

Category 1 Development

- 9 The following development is assigned to **Category 1** pursuant to Section 38 of the Development Act 1993, and accordingly will not be subject to any public notification requirements.

Detached dwelling except where such a dwelling comprises development described in this Zone as Category 2 development.

Outbuilding for use in association with a dwelling except where such a building comprises development described in this Zone as Category 2 development.

Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described in this Zone as Category 2 development

Category 2 Development

- 10 The following development is assigned to **Category 2** pursuant to Section 38 of the Development Act 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:

Group dwelling

Building, including any form of dwelling, of two or more storeys, or in any event greater than 6.5 metres in height above natural ground level

Building having one or more walls, other than a common wall, sited on a boundary, but not including a fence or wall (not forming part of a dwelling or outbuilding) less than two metres in height above natural ground level

Development falling within Part 2 of Schedule 9 of the Development Regulations

RESIDENTIAL (HILLS) ZONE

Introduction

The objective and principles of development control that follow apply in the Residential (Hills) Zone shown on [Maps Mit/10, 11, 13 to 16, 18 to 21 and 23](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- Objective 1:** Development comprising detached dwellings on large allotments that maintains and enhances the natural vegetation and features of the Mount Lofty Ranges.
- Objective 2:** The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the Adey Road Historic (Conservation) Policy Area 17.

DESIRED CHARACTER

The Residential (Hills) Zone includes, in whole or in part, the suburbs of Belair, Blackwood, Hawthorndene, Glenalta, Eden Hills, Bellevue Heights and Coromandel Valley as shown on [Maps Mit/10, 11, 13 to 16, 18 to 21 and 23](#).

The zone generally comprises the residential suburbs of the City of Mitcham that are situated in the Mount Lofty Ranges. The area has developed a special character in response to a range of physical and environmental attributes including generally rugged topography, an abundance of vegetation, the absence of a deep drainage sewer system in the early years of settlement, the relatively low availability of and access to a range of services and facilities, and a relatively limited road system in terms of capacity and convenience.

As a result of the above factors, the area has developed a unique character typified by generally large to very large allotments mainly accommodating detached dwellings, thus resulting in a very high open space to built-form ratio. This has enabled many areas to remain relatively densely vegetated and the area as a whole to maintain a distinctive natural character.

Subdivision of land and the development of housing have occurred over a long period of time. This, together with the physical constraints of the land, has resulted in a diverse range of subdivision patterns, housing development and streetscapes that together contribute to the area's overall low-density and highly landscaped character. For example, some areas have developed in a traditional grid pattern with straight roads and regular dwelling set-backs representing a relatively formal pattern of development. Other areas have developed with winding roads, irregular allotment patterns and a much less formal streetscape dominated by open spaces that have been left in a more natural or random state.

A large portion of the zone is within a Bushfire Protection Area shown on [Figures Mit\(BPA\)/1 to 17](#) of the Development Plan. This area requires special consideration due to the potential conflict between the need to modify the natural environment to afford adequate bushfire protection and the consequent impact such action potentially has on the overall landscape quality of the area.

In addition to the above, the road network and water supply service would be affected by any substantial increase in population in the zone whereby either the level of service would deteriorate or become inadequate, or such services would need to be substantially upgraded to maintain existing levels.

It is desirable that the existing open and landscape character of land within the zone be retained. Creation of new residential allotments that are substantially smaller than existing allotments could potentially dramatically alter the essential elements that comprise the existing character, through the removal of significant amounts of vegetation, alterations to landform, and impacts on creeks and drainage lines. Such development should therefore not occur. This is particularly relevant in the bushfire protection area and any development in this area should be carefully assessed and if necessary restricted to ensure the overall character of the zone is maintained.

Adey Road Historic (Conservation) Policy Area 17

The Adey Road Historic (Conservation) Policy Area extends from the main thoroughfare of Coromandel Parade, where the character is established by houses and attached shops, through to the purely residential Adey Road. It is part of an important 1879 subdivision associated with the survey and construction of the rail line from Adelaide, and reflects speculative land division and subsequent residential development in the Hills at that time. The majority of contributory items in this policy area were constructed between 1881 and 1920 by the notable Mitcham building firm of Daniel Hewett and his sons, on allotments bought by Hewett soon after subdivision. The Hewett family was one of the first to settle in Blackwood. The house designs range from stone and brick villas to smaller and later bungalows. Few intrusive elements disrupt the consistent character of the area, which displays similar building setbacks and mature gardens.

It is expected that single storey detached dwellings at low densities will continue to dominate the housing form in the policy area. As such, an increase in density is not envisaged within the policy area, with semi-detached dwellings, group dwellings, row dwellings and residential flat buildings inconsistent with the desired character and considered inappropriate. Similarly, hammerhead-style land division and development is inconsistent with the character and established land division pattern. Non-residential land uses will be limited to the existing properties in the northeastern corner of the policy area, with no further expansion of non-residential uses along Coromandel Parade expected.

New buildings and additions to existing buildings will be primarily single storey in nature, although two storey development may be possible in circumstances where the second storey is located within the roof space or to the rear of dwellings such that they are located behind the ridgeline of the roof so as to not be visible from the street. The scale and bulk of the built form will complement that of the predominantly small scale, symmetrical cottages in the policy area.

Garages and carports are not elements within the original streetscape of the policy area and were typically established to the rear of buildings. Therefore, it is important that where new garages and carports are to be located to the side of a building, they are carefully sited and designed so that they do not form dominant visual elements within the building façade and property frontage as well as maintain the sense of space between buildings.

Similarly, consideration needs to be given to driveway widths in front of dwellings so that they are minimised and the established front gardens remain the dominant element within the front yards. This includes the retention of mature vegetation on the land that is considered to contribute to the character of the streetscape.

The feeling of space is emphasised in the policy area by low and/or open fencing, typically in the form of hedges, woven wire, timber picket or low stone walls. The fencing also provides views to the buildings and established gardens. Tall or solid fencing, such as masonry and brush fencing, is inconsistent with the desired character and will not be constructed forward of the main face of buildings.

The policy area slopes down to the west with buildings built on the slope. Despite this, existing buildings and structures have not resulted in substantial alteration to the land form, including the use of retaining walls. It is therefore important that future development minimise the use of retaining walls through appropriate design solutions that adapt to the slope of the land.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1** Development should be in accordance with the objective and desired character of the zone.
- 2** Land division creating a “hammerhead” or similar shaped allotment should only be undertaken where:
 - (a) the area of the allotment - exclusive of the portion of commonly referred to as the “handle” (that portion which is intended to be used primarily for access only) - is not less than that set out in principle of development control numbered 3 of this zone;

- (b) where the main portion of the allotment has a frontage or outlook to adjoining open space, a creekline, or other land with an open or natural character; and
- (c) that portion of the hammerhead allotment which is intended to be used primarily for access (ie the "handle") is not less than six metres wide at any point.

- 3 Sites for detached dwellings and land division creating residential allotments should satisfy the following minimum site dimensions applicable to the gradient of each proposed site -

Gradient of Site	Minimum Width of Site (metres)	Minimum Area of Site (square metres)
1:8 or less	12	1200
between 1:8 and 1:4	21	1500
greater than 1:4	30	2000

- 4 Sites for group dwellings should comply with the following minimum site dimensions.

Gradient of Site	Minimum Area of Site (square metres)
1:8 or less	700
between 1:8 and 1:4	1200
greater than 1:4	1600

- 5 Semi-detached dwellings and residential flat buildings comprising two dwellings should only be developed on sites where:
- (a) the gradient is less than 1:8
 - (b) each dwelling site area is greater than 600 square metres
 - (c) each dwelling site has a minimum road frontage of 11metres

Siting and Design

- 6 Development should be designed and sited to relate to the slope of the land and the natural character of the area so that:
- (a) the bulk and scale of buildings respond to, rather than dominate, the natural landscape
 - (b) existing vegetation that contributes to the character of the area is retained wherever reasonably possible.
 - (c) the natural drainage characteristics of the land are retained and all creek and drainage lines are maintained in a natural state.
 - (d) landscaping incorporating trees and shrubs of primarily indigenous species is provided to reduce the visibility, bulk and scale of buildings and structures.
 - (e) cutting and filling of the natural ground profile is obscured from view by existing vegetation wherever possible and softened by new planting;
 - (f) the need for retaining walls is avoided, or if retaining walls are necessary their height is minimised and they are screened by existing vegetation wherever possible and suitably landscaped;

- (g) the use of bright and highly reflective external materials and finishes is avoided on buildings and structures that are prominently visible from roads, reserve areas or other public places;
- (h) the extent of any vegetation clearance required for bushfire protection will not significantly detract from the natural character and appearance of the locality.

Complying Development

- 7 The following development is **complying** in the Zone subject to compliance with the relevant conditions contained in [Table Mit/1](#):

Domestic outbuilding

Non-complying Development

- 8 The following kinds of development are **non-complying** in the Zone:

Advertisements on sites used for residential purposes other than advertisements which are prescribed in [Table Mit/1](#).

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate an animated display or running lights.

Agistment and Holding of Stock
 Amusement Machine Centre
 Amusement Park
 Auction Room
 Bakery
 Bank
 Billiard Saloon
 Boarding House
 Bowling Alley
 Builder's Yard
 Bus Depot
 Bus Station
 Camping Area
 Car Wash
 Caravan Park
 Cemetery
 Concert Hall
 Consulting Room with a gross floor area of 50 square metres or more
 Crematorium
 Dance Hall
 Defence Establishment
 Dog Track
 Drive-in Theatre
 Educational Establishment
 Equestrian Centre
 Exhibition Hall
 Farm Building
 Farming
 Fire Station
 Fuel Depot
 General Industry
 Golf Driving Range
 Gymnasium*
 Horse Keeping
 Horticulture
 Hospital

Hotel
 Indoor Recreation Centre
 Intensive Animal Keeping
 Junk Yard
 Light Industry
 Market
 Motel
 Motor Fuel Outlet
 Motor Race Track
 Motor Repair Station
 Motor Showroom
 Multiple Dwelling
 Non-residential Club
 Office and Dwelling
 Office with total floor area greater than 50 square metres
 Petrol Filling Station
 Plant Nursery
 Post Office
 Prescribed Mining Operations
 Private Hotel
 Public Service Depot
 Radio or TV Studio
 Recycling Centre
 Refuse Destructor
 Residential Club
 Residential Flat Building comprising three or more dwellings
 Restaurant
 Retail Showroom
 Road Transport Terminal
 Row Dwelling
 Service Industry
 Service Trade Premises
 Shop and Dwelling
 Shop or Group of Shops with a gross leasable floor area greater than 50 square metres
 Show Ground
 Skating Rink*
 Special Industry
 Squash Court*
 Stadium
 Stock Salesyard
 Stock Slaughter Works
 Store
 Tavern
 Telecommunication(s) Facility/Station
 Theatre
 Timber Yard
 Transmitting Station
 Transport Depot
 Used Car Lot
 Warehouse
 Waste Transfer Station
 Welfare Institution

* Development identified by an asterisk is not to be regarded as non-complying on the following sites:

- 1 *Blackwood Recreation Centre - part Lot 113A, part Lot 113B, Lot 95 and Lot 96 Coromandel Parade, Blackwood contained in Certificate of Titles' Volume 714 Folio 150 and Volume 1787 Folio 22.*
- 2 *Blackwood Sports Ground - Lots 97 to 112 inclusive - contained in Certificate of Title Volume 3225 Folio 193.*

Category 1 Development

- 9 The following development is assigned to **Category 1** pursuant to Section 38 of the Development Act 1993, and accordingly will not be subject to any public notification requirements.

Detached dwelling except where such a dwelling comprises development described in this Zone as Category 2 development
 Outbuilding for use in association with a dwelling, except where such a building comprises development described in this Zone as Category 2 development
 Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described in this Zone as Category 2 development

Category 2 Development

- 10 The following development is assigned to **Category 2** pursuant to Section 38 of the Development Act 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:

Group dwelling
 Building, including any form of dwelling, of two or more storeys, or in any event greater than 6.5 metres in height above natural ground level
 Building having one or more walls, other than a common wall, sited on a boundary, but not including a fence or wall (not forming part of a dwelling or outbuilding) less than two metres in height above natural ground level
 Residential flat building comprising two dwellings
 Development falling within Part 2 of Schedule 9 of the Development Regulations

Adey Road Historic (Conservation) Policy Area 17

- 1 Development should not be undertaken unless it is consistent with the desired character for the Historic (Conservation) Area.
- 2 Development should be primarily in the form of detached dwellings and additions to dwellings.
- 3 Semi-detached dwellings, row dwellings, group dwellings and residential flat buildings should not be established.
- 4 The conversion of dwellings for non-residential land uses should not be undertaken.
- 5 Development within the policy area should be carried out, where applicable, in accordance with the design guidelines contained in [Table Mit/8](#) – Design Guidelines – Heritage Considerations.
- 6 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area should be retained and conserved and development should:
 - (a) not compromise its value to the historic significance of the area;
 - (b) retain its present integrity or restore its original design features;
 - (c) maintain or enhance the prominence of the original street façade;
 - (d) ensure additions are screened by, and/or located to the rear of the building;
 - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 7 New buildings should not be placed or erected between the front street boundary and the facade of existing buildings.

- 8** Buildings and structures should not be demolished in whole or in part, unless they are:
- (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated;
 - (b) inconsistent with the desired character for the policy area;
 - (c) associated with a proposed development that supports the desired character for the policy area.
- 9** Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
- (a) scale and bulk;
 - (b) width of frontage;
 - (c) boundary setback patterns;
 - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandahs, fencing and landscaping;
 - (e) colour and texture of external materials;
 - (f) visual interest.
- 10** New residential development should include landscaped front garden areas that complement the desired character.
- 11** Buildings and structures should not be placed on a side boundary unless in the form of a garage, carport or outbuilding and for no greater than 8 metres in length.
- 12** Second storey additions to single storey dwellings should achieve one or more of the following:
- (a) a sympathetic two-storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling;
 - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single-storey development in the policy area;
 - (c) second storey windows having a total length less than 30 percent of the total roof length along each elevation.
- 13** Front fences and gates should:
- (a) reflect and conserve the traditional period, style and form of the associated building;
 - (b) generally be of low timber pickets, hedges, low stone walls, timber post and rail, woven wire mesh or similar;
 - (c) be no more than 1.2 metres in height.
- 14** Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 15** Advertisements and/or advertising hoardings associated with places and areas of heritage significance being used for non-residential purposes should:
- (a) be of a size, colour, shape and materials that enhances the character of the locality;

- (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 16** Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill on sites.
- 17** The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

RESIDENTIAL (BLACKWOOD URBAN) ZONE

Introduction

The objective and principles of development control that follow apply in the Residential (Blackwood Urban) Zone shown on [Maps Mit/15 and 20](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- Objective 1:** Development providing a range of housing types at densities appropriate to the more urbanized part of the Blackwood area, but nevertheless being designed in keeping with the distinctive hills character.

Desired Character

The zone comprises the majority of land in Blackwood that is, for the most part, relatively flat and situated within proximity to shopping and commercial facilities in the area, the main public transport routes servicing the area, and the arterial road network. These locational characteristics combine to make the area the most suitable in the Mitcham Hills to accommodate dwelling types other than the conventional detached dwelling on a large allotment. A portion of this zone has been substantially developed with medium density housing. However, as the area is relatively isolated from major employment, commercial, business, welfare and other metropolitan services, development should occur at a lower density than would be appropriate on the inner suburban plains. This would help to ensure the area does not attract a resident population that would be disadvantaged by poor location with respect to these services.

The character of the zone should continue to reflect its hills context where natural features, particularly vegetation, and a relatively informal and uncluttered pattern of development and built-form dominate. Within this context, the density of new development, whilst higher than existing detached dwelling sites, should be limited and carefully controlled to ensure both an appropriate mix of housing and retention of the natural and open character of the area. In particular, redevelopment of sites should maintain existing substantial vegetation and other landscape features that contribute to the area's character. The built-form should generally maintain a single-storey character with generous spaces between buildings and between buildings and property boundaries.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be in accordance with the objective and desired character of the zone.
- 2 Detached dwelling sites should be not less than 450 square metres in area.

Siting and Design

- 3 New housing and particularly the replacement of or alteration to existing housing along Main Road should maintain the pattern of development in relation to the existing streetscape through:
 - (a) the retention of similar front and side boundary set-backs;
 - (b) the dwellings sited adjacent to the road boundary being designed to address the street;
 - (c) the scale and bulk of proposed buildings being commensurate with existing buildings.
- 4 Where a two-storey dwelling is proposed adjacent to existing single-storey dwellings, the new building should be designed in a manner that respects the single-storey character of the adjacent development, in particular minimising impacts of visual bulk, overlooking and overshadowing.
- 5 Development including mixed housing should be undertaken so that the average site area per dwelling is not less than 450 square metres.

- 6 Development should be designed and sited to relate to the slope of the land and the natural character of the area so that:
- (a) the bulk and scale of buildings do not dominate the natural landscape but blend with the topography;
 - (b) existing vegetation that contributes to the character of the area is retained wherever reasonably possible;
 - (c) the natural drainage characteristics of the land are retained and all creek and drainage lines are maintained in a natural state;
 - (d) landscaping incorporating trees and shrubs of primarily indigenous species is provided to reduce the visibility, bulk and scale of buildings and structures;
 - (e) the amount of cutting and filling of the natural ground profile is minimised and where possible, screened by existing vegetation;
 - (f) the need for retaining walls is avoided, but, where this is not feasible, they are of a low height, screened by existing vegetation and suitably landscaped;
 - (g) the use of bright and highly reflective external materials and finishes is avoided on buildings and structures that are prominently visible; and
 - (h) the extent of any vegetation clearance required for bushfire protection will not unduly detract from the natural character and appearance of the locality.

Complying Development

- 7 The following development is **complying** in the Zone subject to compliance with the relevant conditions contained in [Table Mit/1](#):

Domestic Outbuilding

Non-complying Development

- 8 The following kinds of development are **non-complying** in the Zone:

Advertisements on sites used for residential purposes other than advertisements which are prescribed in [Table Mit/1](#)

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate an animated display or running lights.

Agistment and Holding of Stock
 Amusement Machine Centre
 Amusement Park
 Auction Room
 Bakery
 Bank
 Billiard Saloon
 Boarding House
 Bowling Alley
 Builder's Yard
 Bus Depot
 Bus Station
 Camping Area
 Car Wash

Caravan Park
Cemetery
Concert Hall
Consulting Room with a gross floor area of 50 square metres or more
Crematorium
Dance Hall
Defence Establishment
Dog Track
Drive-in Theatre
Dwelling on a site less than 350 square metres in area
Educational Establishment
Equestrian Centre
Exhibition Hall
Farm Building
Farming
Fire Station
Fuel Depot
General Industry
Golf Driving Range
Gymnasium
Horse Keeping
Horticulture
Hospital
Hotel
Indoor Recreation Centre
Intensive Animal Keeping
Junk Yard
Light Industry
Market
Motel
Motor Fuel Outlet
Motor Race Track
Motor Repair Station
Motor Showroom
Multiple Dwelling
Non-residential Club
Office and Dwelling
Office with total floor area greater than 50 square metres
Petrol Filling Station
Plant Nursery
Post Office
Prescribed Mining Operations
Private Hotel
Public Service Depot
Radio or TV Studio
Recycling Centre
Refuse Destructor
Residential Club
Restaurant
Retail Showroom
Road Transport Terminal
Service Industry
Service Trade Premises
Shop and Dwelling
Shop or Group of Shops with a gross leasable floor area greater than 50 square metres
Show Ground
Skating Rink
Special Industry
Squash Court
Stadium
Stock Salesyard
Stock Slaughter Works

Store
 Tavern
 Telecommunication(s) Facility/Station
 Theatre
 Timber Yard
 Transmitting Station
 Transport Depot
 Used Car Lot
 Warehouse
 Waste Transfer Station
 Welfare Institution

Category 1 Development

- 9 The following development is assigned to **Category 1** pursuant to Section 38 of the Development Act 1993, and accordingly will not be subject to any public notification requirements.

Detached dwelling except where such a dwelling comprises development described in this Zone as Category 2 development.

Outbuilding for use in association with a dwelling except where such a building comprises development described in this Zone as Category 2 development.

Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described in this Zone as Category 2 development

Category 2 Development

- 10 The following development is assigned to **Category 2** pursuant to Section 38 of the Development Act 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:

Group dwelling

Building, including any form of dwelling, of two or more storeys, or in any event greater than 6.5 metres in height above natural ground level

Building having one or more walls, other than a common wall, sited on a boundary, but not including a fence or wall (not forming part of a dwelling or outbuilding) less than two metres in height above natural ground level.

Residential flat building

Row dwelling

Development falling within Part 2 of Schedule 9 of the Development Regulations

HISTORIC (CONSERVATION) ZONE - BELAIR VILLAGE

Introduction

The objectives and principles of development control that follow apply in the Historic (Conservation) Zone - Belair Village shown on [Maps Mit/10 and 11](#). They are additional to those expressed for the whole of the Council area.

Statement of Heritage Value

The Historic (Conservation) Zone - Belair Village comprises the original township of Belair as shown on [Figure Mit H\(C\)/2](#) and [Maps Mit/10 and 11](#). Much of the original character and integrity of the old township is still evident and it is desirable that this character be retained given the area's historic interest and significance.

The Zone focuses on buildings lining Sheoak Road, Belair, from number 53 Sheoak Road westwards past its intersection with Old Belair Road. Many of the places contributing to the heritage value of the area are associated with the railway or the intensive speculative subdivision immediately following its opening in 1883. The original 'Bellair' township was located between the old and new Belair Roads; however, the construction of the new main road to Blackwood and Coromandel in 1866 helped direct development pressure away to the Blackwood and Coromandel Valley areas. The coming of the railway moved the focus of Belair to a location further east.

As a consequence, the Village area has retained much of its original character and integrity, with a railway theme evident in various places of state heritage, local heritage and contributory value.

The existing heritage value and character of the Zone is derived from the many intact historic buildings and features within it and the streetscapes, townscapes and landscapes created by these historic features. A number of identified places reinforcing heritage character are located within the Zone, including State and Local Heritage Places and various Contributory Items.

Desired Character

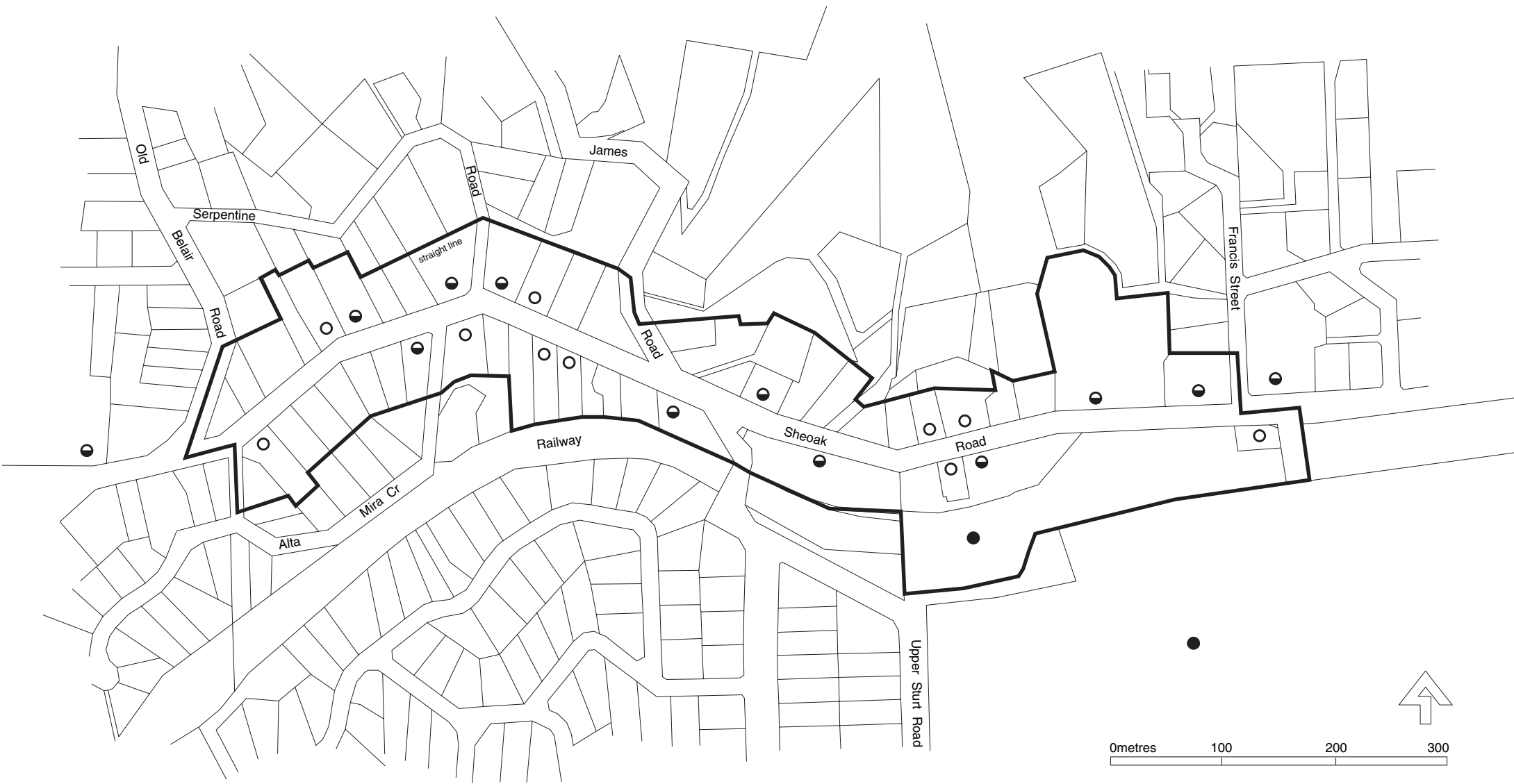
The Zone includes a mix of development, including churches, school, local shop, and concrete water tower, but primarily consists of dwellings built during the period of 1880 to 1900, generally set on large allotments. Style of houses generally ranges from 4 – 6 room villas, many with return verandahs on moderately large allotments.

New development should retain as far as is practicable the existing historic pattern of development and built form, including the configuration of allotments and roads, and the mix of residential, education, commercial and other buildings. New development should respect and complement these features in particular, and higher density attached and group dwelling forms, or large scale commercial buildings should not be developed. The area is mixed but predominantly residential character should be maintained.

It is important that the historic buildings and features contributing to the heritage value of the Zone including those places listed as State and Local Heritage Places and other Contributory Items or structures as listed in the principles for the Zone are retained and not marred by inappropriate alterations or additions or infill development.

OBJECTIVES

- Objective 1:** A Zone of historic importance where the heritage character and integrity of the Zone is preserved and reinforced.
- Objective 2:** A range of land uses comprising primarily residential and low intensity, community, recreation, tourist, office, shopping and commercial activities that serve a local function.



- State Heritage Place
- Local Heritage Place
- Contributory Item
- Zone Boundary

**MITCHAM (CITY)
 HISTORIC (CONSERVATION) ZONE
 (BELAIR VILLAGE)
 HERITAGE PLACES
 Fig Mit H(C)/2**

Consolidated - 27 August 2020

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be in accordance with the Objectives and Desired Character of the Zone and undertaken in a manner which enforces the heritage character of places of heritage significance within the locality.
- 2 Development for non-residential purposes should only occur within sites or buildings originally or currently developed for that purpose.
- 3 Development comprising expansion of floor area of an existing non-residential use should be limited in scale to less than half of the existing floor area, so as to maintain the desired character of the Zone.
- 4 Land division should not increase the total number of allotments in the Zone or conflict with the general historic pattern of land division.

Design and Appearance

- 5 The architectural features of buildings and structures should complement the predominant style of neighbouring buildings of heritage significance in terms of:
 - (a) the form and pitch of the roof and height of eaves;
 - (b) the style and proportions of windows and doors visible from the street and a blending of solid walls and openings;
 - (c) the style of verandahs and carports; and
 - (d) roof, external wall, window frame and verandah materials and colours.
- 6 Development should not exceed 8.0 metres in height.

Places of Heritage Value and Contributory Items

- 7 Development should retain and not impair the following buildings and places that contribute to the heritage value of the Zone:

State Heritage Places (places on the State Heritage Register)

Bel.011 Belair Railway Station and Signal Box Sheoak Road

Local Heritage Places (as listed hereunder and in [Table Mit/4](#))

Bel.012	Railway Cottages	42 Sheoak Road
Bel.013	St Johns School -old school building & house	42 Sheoak Road
Bel.014	School Chapel - former Holy Innocents Church	Sheoak Road
Bel.016	Belair Uniting Church	Sheoak Road
Bel.018	"Barryne" House	25 Sheoak Road
Bel.019	Belair Parish Hall & Church	29 Sheoak Road
Bel.021	"Birraleee" House	49 Sheoak Road
Bel.022	House	53 Sheoak Road
Bel.026	Shop, Sheoak Deli	38 Sheoak Road
Bel.028	House	21 Sheoak Road

Contributory Items

House, 10 Sheoak Road
 House, 19 Sheoak Road
 House, 20 Sheoak Road
 House, 26 Sheoak Road
 House, 28 Sheoak Road

House, 31 Sheoak Road
 House, 43 Sheoak Road
 House, 45 Sheoak Road
 House, 50 Sheoak Road
 House, 70 Sheoak Road

Design and Siting of Development

- 8** Development should relate in height, scale, bulk, form and set-backs to that of neighbouring Local Heritage Places and Contributory Items within the Zone, and should be single storey.
- 9** Development other than fencing should not take place in front of existing Local Heritage Places and Contributory Items with the exception of repair or replacement to or of original elements or features.
- 10** Demolition should only be undertaken in strict accordance with the following provisions:
 - (a) Demolition of any Local Heritage Place should not be undertaken, unless its structural condition is so unsound as to be certifiable as economically irredeemable by a chartered structural engineer or building surveyor;
 - (b) Demolition of any Contributory Building should not be undertaken, unless its structural condition is so unsound as to be certifiable as economically irredeemable by a chartered structural engineer or building surveyor, or its facade or external form or fabric has been so altered by additions or alterations that there is no reasonable prospect of its original character being further revealed; and
 - (c) Demolition of any other building or item may be undertaken where the building does not contribute to the historic character of the area, and would be replaced by a development of a scale and character compatible with the scale and character of development on the site and in the locality and designed to a high architectural standard.
- 11** Development of Local Heritage Places including additions and alterations should ensure that:
 - (a) the original scale and mass of the original section of the building is maintained;
 - (b) original features are retained; where replacement is necessary, original detail, materials and finishes are replicated;
 - (c) external walling to extensions continues the use of stone or rendered masonry compatible with the original section of the building, or uses timber-framed walls with corrugated iron cladding or timber boarding;
 - (d) original roofing material and profile, verandah details including paving, posts and decoration is retained; and
 - (e) doors and windows are retained in original proportions.
- 12** Alteration and additions to existing Contributory Items should retain or enhance the character of the existing building and of the Zone. Extensions should be to the rear of the existing building and sympathetic to its scale, form and external materials.
- 13** New walls to extensions of Contributory Items should be compatible with the original part of the dwelling and should be of stone, rendered masonry, face brick, corrugated galvanised iron cladding or timber board.
- 14** New roofing for development involving Contributory Items should preferably be corrugated iron where this is the original roofing material.
- 15** New dwelling roof pitches should be between 35 and 40 degrees to match the principal roof pitches of Contributory Items in the same street. Roofs for rear additions extending less than 4.0 metres from the main building may be skillion.

- 16** New development should be consistent with the predominant eaves and ridge heights of Contributory Items within the street and in particular match the eaves height of adjacent Contributory Items. Roof form should be generally hipped to match the dominant contributory building roof form in the Zone.
- 17** Roof mounted mechanical plant and equipment should be located on any item identified in Principle 6 of this Zone such that it is not visible from the street.
- 18** Development of a local heritage place or contributory building involving painting or rendering of original unpainted or exposed brickwork or stonework should not be undertaken.
- 19** Dwelling setbacks should satisfy the following criteria:
- (a) front boundary setback not less than the average of the adjoining existing buildings; and
 - (b) side boundary setback of at least 1 metre, excluding the party wall of a semi-detached or row dwelling.
- 20** Total floor area of all buildings should not exceed 40 percent of the site.

Outbuildings

- 21** Carports and garages should be designed and constructed to reflect the architectural style of the dwelling, with
- (a) open carports being setback at least 1 metre behind the main face of the dwelling with a roof pitch and materials;
 - (b) garages or semi-enclosed carports being setback to the rear of the dwelling; and
 - (c) colours and roof pitch of carports and garages matching those of the dwelling, and metal cladding and roofing profiles being corrugated (custom orb or similar).

Fencing

- 22** Fencing on a street frontage should be of maximum 1.2 metres height if masonry, or maximum 1.5 metres if wrought iron, brush, timber and/or wire or woven mesh style.

Advertising

- 23** Advertising signage should be:
- (a) simple in graphics style,
 - (b) not internally lit,
 - (c) located only on parapet walls above verandah height, or on verandah fascias and infill end panels, shop windows or side walls, and
 - (d) not located on residential buildings.

Land Division

- 24** Land division which results in an increase in the number of allotments should not be undertaken, unless it can be demonstrated that:
- (a) no detriment to the integrity of an existing contributory building or item is likely to be created; and
 - (b) the resultant allotment pattern will satisfactorily accommodate new development of a form which would reinforce and complement the heritage character of the Zone.

Complying Development

25 No kind of development is **complying** in the Historic (Conservation) Zone - Belair Village

Non-complying Development

26 The following kinds of development are **non-complying** in the Historic (Conservation) Zone - Belair Village:

Advertisements on sites used wholly for residential purposes other than advertisements which are prescribed in [Table Mit/1](#)

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate and animated display or running lights.

Amusement Machine Centre

Amusement Park

Auction Room

Bank

Billiard Saloon

Boarding House

Bowling Alley

Builder's Yard

Bus Depot

Bus Station

Camping Area

Caravan Park

Cemetery

Consulting Room

Crematorium

Fire Station

Fuel Depot

General Industry

Golf Driving Range

Group dwelling having one or more walls located on a boundary

Gymnasium

Hospital

Hotel

Indoor Recreation

Junk Yard

Motel

Motor Race Track

Motor Repair Station

Multiple Dwelling

Petrol Filling Station

Prescribed Mining Operations

Private Hotel

Public Service Depot

Refuse Destructor

Residential Flat Building

Road Transport Terminal

Service Industry

Service Trade Premises

Show Ground

Skating Rink

Shop or group of shops with a gross leasable area greater than 50 square metres

Special Industry

Squash Court

Stadium

Store
 Telecommunication(s) Facility/Station
 Timber Yard
 Transmitting Station
 Warehouse

Category 1 Development

- 27** The following developments are assigned to **Category 1** pursuant to Section 38 of the Development Act, 1993, and accordingly do not require public notice:

Air conditioners and any associated structure or device
 Ceiling or roof fan or fan coil section of an air conditioning system
 Demolition except where described in this Zone as Category 2 development, and except where involving a State Heritage Place
 Dwelling - single storey, not closer than one metre to a property boundary
 Excavation and/or filling of land
 Exhaust fan
 Fence
 Individual air handling unit
 Internal building work
 Non load-bearing aerial, antenna, framed tower or similar structure
 Outbuilding, unless situated on a boundary
 Retaining walls, unless situated on a boundary
 Swimming pool
 Water tank
 Windmill
 Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described in this Zone as Category 2 development.

Category 2 Development

- 28** The following development is assigned to **Category 2** pursuant to Section 38 of the Development Act 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:

Building having one or more walls sited on a boundary, but not including a fence or wall (not forming part of a dwelling or outbuilding) less than two metres in height above natural ground level
 Building of two or more storeys, or in any event greater than 6.5 metres in height above natural ground level
 Development involving partial or whole demolition of a Local Heritage Place or Contributory building or item
 Development falling within Part 2 of Schedule 9 of the Development Regulations

STATE HERITAGE AREA (COLONEL LIGHT GARDENS)

Introduction

The objectives and principles of development control that follow apply in the State Heritage Area (Colonel Light Gardens) shown on [Maps Mit/3, 4, and 9](#) and the policy areas shown on [Maps Mit/27, 28 and 31](#). They are additional to those expressed for the whole of the Council area.

OBJECTIVES

- Objective 1:** An 'Area' containing the Colonel Light Gardens State Heritage Area in which the heritage value and integrity of the original three dimensional garden suburb design of Colonel Light Gardens is conserved and reinforced.
- Objective 2:** An 'Area' primarily for detached dwellings, together with various community and commercial activities that reflect the original land use intent of the garden suburb design in accordance with the Policy Areas shown on [Maps Mit/27, 28, and 31](#).

Historical Development

In June 1915 the State Government purchased the property 'Grange Farm', south of Adelaide, to establish a 'model garden suburb'. Planning for the area was guided by the garden city movement principles which aimed to improve the lifestyle and residential environment of all classes of people and Colonel Light Gardens clearly reflects those principles in its design.

During World War 1 and until 1920, 'Grange Farm' was used as an army training camp.

In January 1917, Charles Reade, South Australia's first appointed Government Town Planner, commenced plans for the model suburb; 'Mitcham Garden Suburb'. The plans were first publicly exhibited in October 1917.

The garden suburb included radial street patterns, street reserves and gardens; wider main streets and narrower streets for residential areas which discouraged through traffic; zoning of areas according to their best use; designated residential and commercial areas; utility ways for sewerage, gas mains and power cables; allotments with wide frontages and space for recreation and gardening.

Development progressed first in the north east section of the suburb in 1921. House styles reflected the popular preference for Californian bungalows (although a number of neo-Tudor homes were also later constructed).

In June 1924 development accelerated with the initiation of a mass housing project, the 'Thousand Homes Scheme'. The central and southern sections of the suburb plan were remodelled to accommodate 363 houses. Farming properties on the western side of Goodwood Road were purchased for a further 332 houses. By 1927 the Garden Suburb's initial development was complete. This was followed by:

- (a) subdivision of Piccadilly Circus in 1940 (originally intended as the main entrance to the suburb);
- (b) development of the southern portion of Eton Street during the 1940s;
- (c) allocation of unused shop sites in the former Bond Street (now Salisbury Crescent) for housing and;
- (d) sub-division of residential land during the 1960s and 70s in several other parts of the suburb.

The Suburb's administration was controlled by a 'Garden Suburb Commissioner' who had responsibility for all aspects of its development on behalf of the State Government until 1975 when control was passed over to the City of Mitcham and the 'Garden Suburb Act' of 1919 was repealed. Since then the suburb has been zoned as a predominantly residential area.

Existing and Desired Character

The principal elements of the original plan of the 'garden suburb' forms the essential character of the 'Area'. The essential elements that contribute to the heritage value of the 'Area' are summarised below:

- (a) a hierarchy of roads from wide collector roads (ie. East and West Parkways, The Strand/Prince George Parade, Salisbury Crescent and Sturt Ave) to narrower or more minor local streets;
- (b) roads laid out to discourage through traffic and give local access;
- (c) wide street curtilages and rear utility laneways which act as a cycle and pedestrian system;
- (d) symmetrically curvilinear road pattern with rounded street corners;
- (e) public reserves and internal community reserves situated at the rear of houses; formal street gardens and corner landscaped parks and reserves including;

Mortlock and Reade Parks, Hillview Reserve (accommodating comprehensive sporting facilities), Light Place and Kent Road Reserve (passive recreation), Ludgate and Oxford Circuses (formal gardens), and local reserves within housing clusters in the form of landscaped gardens adjacent to widened parkway curtilages;

- (a) areas designated by function, including residential, commercial and educational, religious and recreational;
- (b) the dominant landscape character and park-like setting created through extensive formal street and reserve planting and front gardens of housing aligned to the street;
- (c) single detached dwellings of the same era, of varied design;
- (d) utility services located in laneways, contributing to the attractive, uncluttered and landscaped public streets and spaces; and
- (e) a carefully conceived pattern of roads, parks and other spaces framed by trees and buildings, designed to create unfolding sequences of attractive and varied spaces and terminal vistas.

Statement of Heritage Value

The suburb of Colonel Light Gardens is significant for the following reasons:

- (a) it exemplifies the theories of town planning of the early 20th century based on the Garden City concept, and is considered the most complete and representative example of a Garden Suburb in Australia, combining both town planning, aesthetic and social elements into a coherent plan. The public and private spaces of the suburb meld to create a distinctive three dimensional suburban design.
- (b) it represents the best work of Charles C Reade, who was the first appointed Town Planner in Australia and South Australian Government Planner from 1916-1920. Reade was the leading exponent of the Garden City Movement to practise in Australia.
- (c) it is the repository of the majority of houses built under the mass housing programme of the Labour Government of 1920s known as the Thousand Homes Scheme and became the area identified with the Scheme. International visitors were taken to view the housing developments at Colonel Light Gardens during the 1920s.
- (d) it contains a homogeneous style of residential architecture representing the particular workingman's house idiom of the mid 1920s, developed from the Californian Bungalow design.

- (e) it is the embodiment of other, more ephemeral social concepts of the 1920s such as 'post war reconstruction', 'home for returned soldiers' and 'community spirit and self help' which lead to the creation and development of a community.

Colonel Light Gardens is therefore recognised as part of the environmental, social and cultural heritage of the State which is of significant aesthetic, architectural, historical and cultural interest; and qualifies for declaration as a State Heritage Area under the terms of the South Australian Heritage Act of 1993.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1** Development should reinforce and complement the desired character and heritage value of the 'Area'.
- 2** Residential development undertaken in the 'Area' should primarily be for detached dwellings of single storey appearance, on individual allotments that complement but do not mimic, the original Bungalow, Tudor or Austerity style housing stock.
- 3** Shops, offices, civic, community, religious and similar non-residential development should occur within existing sites either currently used for that purpose or existing buildings originally intended for that purpose.
- 4** New development should be compatible with the character of nearby residential development and undertaken so as to substantially retain the heritage value of the existing building.
- 5** Roof mounted mechanical plant or air conditioning equipment, radio communications and telecommunications masts, and including satellite dishes and towers should be located so as not to be prominently visible from the street.
- 6** The total floor area of buildings (including garages, carports and verandahs) on a residential allotment should not exceed 40 percent of the allotment area.
- 7** New development should be undertaken using complementary materials, roof pitch and form, fenestrations and verandah detailing and use of decorative elements which are characteristic of the 'Area'.

Set-backs

- 8** The original set-back of buildings should be maintained.
- 9** New development should
 - (a) maintain the space between buildings on adjacent properties reflective of the original pattern of development;
 - (b) maintain the original appearance and presentation of the front elevation and facade of the building, particularly dwellings, to the street;
 - (c) maintain the original character of the side elevation and facade of the building, particularly dwellings adjacent to utility lanes.
 - (d) generally meet the standards set out in Principles of Development Control 10 and 11.
- 10** Dwellings and dwelling additions should be set-back not less than 1.5 metres from side boundaries. If an existing dwelling is set back less than 1.5 metres from the side boundary, then an addition to the dwelling may be set back in line with the dwelling, but in that case not have a lesser setback than the dwelling.

Alterations and Additions to Dwellings and Other Buildings

- 11 Alterations and additions to buildings should conserve or enhance the character of the existing building with the principal street facade and side walls not significantly altered.
- 12 Extensions should be to the rear of the existing building and be sympathetic to its scale, form and external materials. Two storey additions should primarily take the form of attic or mezzanine rooms and should not raise the original ridge line of the roof or alter the single storey appearance of buildings.
- 13 Development other than fencing should not take place in front of existing dwellings with the exception of the repair or replacement of original elements or features.
- 14 New roofing for buildings should be galvanised or colour coated corrugated profile (iron) or match the original roofing material as applicable.
- 15
 - (a) New external walls or extensions to existing buildings should be of red brick, stone or rendered finish to match the original part of the existing building.
 - (b) Existing un-rendered external walls should not be rendered.
- 16 Additions and alterations to buildings should be sympathetic to the original form and materials used should be consistent with the original or be complementary.
- 17 The front verandahs of dwellings should not be enclosed.

Outbuildings, garages and carports

- 18 Carports, garages (whether attached or otherwise) and all outbuildings should each have a total floor area not exceeding 40 square metres. Metal cladding should be a corrugated iron profile.
- 19 Open carports should have a roof pitch and materials complementary to those of the dwelling.
- 20 Garages carports and outbuildings should generally be located to the rear of dwellings.
- 21 Garages, outbuildings, or carports with one or more sides (not being part of the dwelling) enclosed with a wall or door(s) that are attached or adjacent to the side of a dwelling should have colours and roof pitch compatible with the dwelling and be set-back at least 4 metres behind the front wall of the dwelling. Such structures should be set back no less than 1.5 metres from side boundaries.
- 22 Attached carports that are not enclosed on any side (other than by the dwelling) should be set back not less than 900mm from side boundaries, and no part of the structure including eaves and fascia should be closer to the boundary than 450mm. Such structures should be set back at least one metre behind the main front face of the dwelling.
- 23 All outbuildings, other than described by Principles of Development Control 21, should be set back from side and rear boundaries adjoining utility laneways by at least 900mm. Such outbuildings should be set back from other side and rear boundaries by at least 600 millimetres.
- 24 Pergolas located at the front of buildings should be of materials, shape, colour and design which is compatible with the type or period of the building and should not affect the heritage value of the building and the Area.

Fences

- 25 Fences should meet the following requirements:
 - (a) fences along the street boundaries of properties, and between the front wall of a building and the front street boundary, should be of a height and/or style which does not obscure views to the building;

- (b) fences other than in (a) above should not be higher than 2.0 metres above ground level;
- (c) designs and materials for fences should be consistent with the predominant period of original development in the 'Area'. Square profile sheet metal materials are not appropriate;
- (d) fences should comply with the conditions set out in [Table Mit/5](#).

Demolition

- 26** The demolition of buildings and structures should not occur unless:
- (a) the building or structure is so structurally unsound as to not warrant restoration; or
 - (b) there is a significant health or safety risk; or
 - (c) the demolition will not detrimentally affect the heritage character of the 'Area' or
 - (d) the replacement of the building or structure proposed will enhance the heritage character of the 'Area'.

Land Division

- 27** Existing residential allotments should not be divided to create additional allotments.
- 28** The division of land should reinstate or be compatible with the original subdivision layout in the Area.
- 29** Existing public reserves, roads and laneways should be retained in any land division.

Street Furniture and Streetscape

- 30** Kerbing should consist of an 'upright' design and should not be established on streets or portions of streets which are not already constructed with kerbing.
- 31** Street lights should incorporate architectural elements and ornamentation compatible with the heritage value of the 'Area'.
- 32** Street trees should maintain and reinforce the formal and uniform pattern of avenue planting prevalent throughout the 'Area'. Tree planting should reflect the original species.
- 33** The old, large river red gums in Freeling Crescent, Doncaster Avenue and Flinders Avenue as identified on [Maps Mit/28 and 31](#) should be retained and protected from any damage or threat to their health and survival.
- 34** Street garden reserves should be retained and landscaped in a formal manner that emphasises the original geometric street pattern, whilst maintaining clear vision for motorists.
- 35** Traffic calming and other road traffic control devices should only be used where reasonably necessary and, when required, designed to minimise disruption to the original street pattern, and street garden reserves. Wherever possible, physical road works such as humps, protuberances, islands and the like should be avoided in preference of other means such as signs, the use of 'residential' speed limits, and the like.
- 36** Street furniture, including:
- Fire hydrants
 - Bus shelters
 - Rubbish bins
 - Seating
 - Park fencing

Bollards
 Signs (not including signs under the road traffic act)
 Street name signs
 Light poles

should be provided in a uniform and consistent manner throughout the 'Area' and in style and appearance consistent with the heritage value of the suburb.

- 37 Road pavement should be asphalt.
- 38 Footpaths should be either asphalt or grey concrete paving block.

Public Buildings

- 39 The external fabric of existing public buildings, or those originally used for a public purpose should be conserved and restored.
- 40 Existing public buildings should continue to be used primarily for public, education or community purposes or other uses compatible with surrounding residential uses and not used for retail or primarily commercial uses.
- 41 The Hillview Reserve Hall at Penang Avenue should be retained and the street facades restored to original condition. Internal alterations should restore and conserve the original architectural features of the building.
- 42 Alterations and/or extensions to the Institute Hall should be in keeping with the architectural style of the original construction and incorporate a hip roof. Internal alterations should restore and preserve the original architectural features of the building.
- 43 The Rechabite Lodge portion of the RSL Hall at Prince George Parade should be retained in original condition with the existing architectural qualities of the building, particularly the street facades, protected from unsympathetic development. The original ceiling profile and roof height should be retained to the main hall. Internal alterations and decoration should restore and preserve the original architectural features of the building.
- 44 Any change of use to the RSL Hall and site should not intensify the existing use and be of a scale appropriate to the site and the original purpose of the building.
- 45 Development of the exterior of the former Picture Theatre at Goodwood Road should be limited to restoration to its original appearance.
- 46 Development of the former Police Station building on Goodwood Road should ensure that its external appearance is retained in its original form.
- 47 Schools and school buildings should be developed in a form and of a scale compatible with the heritage value of the 'Area'.

Signs

- 48 Signs related to commercial, office, retail and similar buildings and land use should:
 - (a) be restricted to traditional signage panel locations, such as parapet walls above verandah, verandah fascia and infill end panels and windows;
 - (b) not be internally illuminated or include neon lighting;
 - (c) not project out from the building;
 - (d) not exceed 2 metres square area for each display.
- 49 Signs for public, school and religious buildings should primarily be contained as small free-standing structures.

Utilities Infrastructure

- 50** Utility laneways should be primarily for the carriage and maintenance of utility infrastructure and services, access by pedestrians and cyclists.
- 51** Development involving new vehicular access points onto a laneway should not be undertaken except under the following circumstances:
- (a) The site immediately abuts one of the utility laneways comprising Lot 654 and 655;
 - (b) The access point will be to a utility laneway that already has a sealed surface;
 - (c) Vehicular access to a public road cannot be provided for the on-site parking area due to the positioning of existing buildings on the allotment on which the development is proposed.
- 52** Telecommunications and electricity infrastructure should be located so as to complement the heritage value and not detract visually from the 'Area'. Electricity poles, transformers, wiring, radio facilities, above ground housing, public pay phones, cabinets or booths should be designed and located to retain the heritage value of the 'Area'.

Non-complying Development

- 53** The following kinds of development are **non-complying** in the State Heritage Area (Colonel Light Gardens):

Advertisements on sites used wholly for residential purposes other than advertisements which are prescribed in [Table Mit/1](#).

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate an animated display or running lights.

Amusement Machine Centre

Amusement Park

Auction Room

Boarding House

Builder's Yard

Cemetery

Consulting Room, except in Policy Area 3 shown on [Maps Mit/28 and 31](#)

Crematorium

Development involving vehicular access onto a laneway except under the following circumstances:

- (a) The site immediately abuts one of the utility laneways comprising Lot 654 and 655; or
- (b) The access point will be to a utility laneway that already has a sealed surface; or
- (c) Vehicular access to a public road cannot be provided for the on-site parking area due to the positioning of existing buildings on the allotment on which the development is proposed.

Electricity Substation

Fire Station

Fuel Depot

General Industry

Golf Driving Range

Group Dwelling

Horse Keeping

Hospital

Hotel

Intensive Animal Keeping

Junk Yard
 Light Industry
 Land Division which creates additional allotments
 Major Public Service Depot
 Motel
 Motor Repair Station
 Multiple Dwelling
 Minor Public Service Depot
 Office, except in Policy Area 3 shown on [Maps Mit/28 and 31](#)
 Petrol Filling Station
 Public Service Depot
 Radio or TV Studio
 Retail Showroom
 Residential Flat Building
 Row Dwelling
 Semi-detached Dwelling
 Service Industry
 Service Trade Premises
 Shop or group of shops except in Policy Area 3 shown on [Maps Mit/28 and 31](#)
 Show Ground
 Special Industry
 Stadium
 Store
 Telecommunication(s) Facility/ Station
 Timber Yard
 Transmitting Station
 Warehouse
 Welfare Institution]

Category 1 Development

- 54** The following developments are assigned to **Category 1** pursuant to Section 38 of the *Development Act, 1993*, and accordingly do not require public notice:

Advertisement - as listed in [Table Mit/1](#)
 Air Conditioner
 Antenna, including satellite dish and any associated structure behind the front wall of a main building
 Bus Shelter
 Carport – attached to a dwelling - behind the main front wall of a dwelling unless situated on a boundary
 Detached Dwelling of one storey in height, unless situated on a boundary
 Fence (including post and wire) as listed in [Table Mit/5](#)
 Outbuilding of one storey in height, unless situated on a boundary
 Pergola – attached to a dwelling - unless situated on a boundary
 Retaining Wall, unless situated on a boundary
 Road and Drainage Works
 Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described in this 'Area' as Category 2.

Category 2 Development

- 55** The following development is assigned to **Category 2** pursuant to Section 38 of the *Development Act 1993* (and accordingly will be subject to the public notification requirements applying to Category 2 development):

Building (including a detached dwelling) of not more than two storeys in height
 Building including any structure having one or more walls on a boundary
 Carport -attached to a dwelling – in front of the main front wall of a dwelling
 Garage in front of the main front wall of a dwelling
 Land Division not creating additional allotments
 Outbuilding in front of the main front wall of a building
 Development falling within Part 2 of Schedule 9 of the Development Regulations

POLICY AREAS

Introduction

The objectives and principles of development control that follow apply to the Policy Areas numbered 1 to 3 as shown on [Maps Mit/27, 28 and 31](#) within the State Heritage Area (Colonel Light Gardens). They are additional to the objectives and principles of development control for the whole of the Area.

Policy Area 1 - Public Parks

OBJECTIVE

Objective 1: Public Parks maintained and developed as the principal recreation and open space areas providing formal and informal recreation activities, parks and gardens for use and enjoyment by all residents of Colonel Light Gardens.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Recreation development should provide both formal and informal activities to meet a range of needs, and should not generate undue disturbance to nearby residents.
- 2 Buildings and structures should be designed in scale and appearance to complement the predominant single-storey residential built form character of development in the locality.
- 3 Mortlock Park should be maintained as the main recreation area within the suburb of Colonel Light Gardens with a mix of formal and informal recreation uses.
- 4 Reade Park should provide a mix of recreation opportunities for residents.
- 5 Hillview Reserve development should enhance the open space character and appearance of the reserve.
- 6 Light Place should be maintained as a formal community meeting place and passive recreation area, and formally landscaped as the entrance to the western section of Colonel Light Gardens.
- 7 Kent Road Reserve should be maintained as a low key informal recreation area and developed to enhance the open space character and appearance of the reserve.

Policy Area 2 - Internal Reserves

OBJECTIVE

Objective 1: The internal reserves maintained and developed as small local informal recreation and open space areas for the use and enjoyment of residents.

PRINCIPLE OF DEVELOPMENT CONTROL

- 1 Use and development of the reserves for recreation should not create any appreciable disturbance to nearby residents.

Policy Area 3 - Local Shopping Precinct

OBJECTIVE

Objective 1: Original shop and commercial buildings located at Salisbury Crescent, The Strand and Goodwood Road retained and restored and used having regard for their original purpose.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1** The external fabric of the original shop buildings and picture theatre building including facades, shopfronts and awning verandahs should be retained and where possible restored.
- 2** Shopping or other commercial uses such as offices, consulting rooms, studios and the like within the areas in The Strand and Salisbury Crescent should be of a local scale and nature and not generate high levels of visitors and cars.
- 3** Use of the buildings for residential or other non-commercial activities may be appropriate providing the external features of the buildings are retained and the amenity of nearby residential properties is maintained.

RESIDENTIAL (CRAIGBURN) ZONE

Introduction

The objectives and principles of development control that follow apply in the Residential (Craigburn) Zone as shown on [Maps Mit/19, 20, 22 and 23](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** Development of the zone for housing in a manner that complements and enhances the character and amenity of the hills living environment, that forms a logical and economic extension to the existing urban area and provides cost effective use of existing infrastructure and facilities.
- Objective 2:** A zone containing a variety of dwelling types and allotment sizes in appropriate locations to provide a choice of accommodation to match different household needs.
- Objective 3:** Development staged in a way that provides opportunity for further purchase of open space if possible.
- Objective 4:** Development of a high standard of design and siting which minimises earthworks, respects the existing treed setting, complements the adjacent areas of open space and minimises bushfire hazard.
- Objective 5:** Development along the northern and eastern boundaries of the zone which reflects and complements the spacious well vegetated character of the abutting older residential areas.
- Objective 6:** Development which retains significant natural watercourses and integrates them into the land division design to create a network of open space for drainage, pathways, local recreation and aesthetic purposes.
- Objective 7:** Continued operation of the existing welfare institution activities including residential, farming, sheltered industry and recreation until displaced by staged residential development or purchased for addition to the Metropolitan Open Space System.
- Objective 8:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Residential (Craigburn) Zone covers an area of undulating land which has been cleared except for a number of remnant large gum trees. Given its size, its ready access to significant areas of open space and its location within established suburbs the site is well suited for a co-ordinated development of a range of house types at low to medium densities.

Although the sites provides opportunities for the development of a range of dwellings types, including compact houses on smaller allotments development will comprise predominantly detached dwellings on large allotments. This is a consequence of:

- (a) the slope of the land, much of which is too steep to readily accommodate compact housing forms; and
- (b) the presence of a considerable number of existing and significant trees on the site (which have been surveyed and documented) the retention of which will together with Tree Protection Zones require substantial areas beneath their canopies to be kept free of buildings and earthworks.

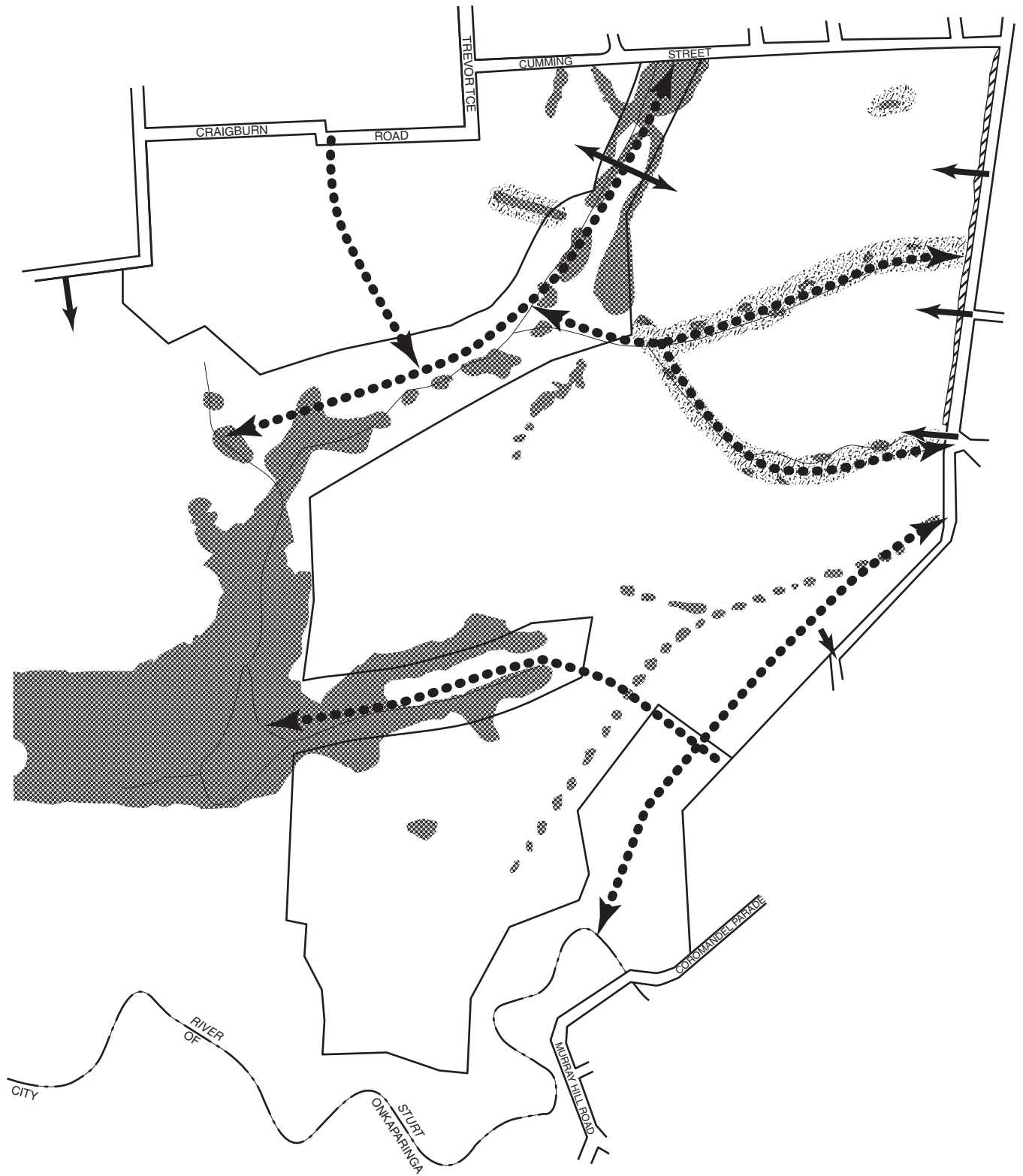
PRINCIPLES OF DEVELOPMENT CONTROL








Form of Development

- 1 Development should be in accordance with the Craigburn Structure Plan, [Fig R\(Crg\)/1](#).
- 2 Development should form an orderly, economic and logical extension to the existing urban area.
- 3 Development should primarily comprise single and two-storey dwellings. Flat or gently sloping land is appropriate for compact housing forms; more steeply sloping land and land containing trees (being significant trees as defined by the Act and Regulations and trees that meet the criteria set out in principle of development control numbered 27), should be developed in a more spacious manner to minimise the extent of excavation and the filling of land and to avoid damage to those trees.
- 4 Development within Policy Area 2 as shown on [Maps Mit/25 and 26](#) for uses associated with the Welfare Institution of a residential, or a light industrial nature such as sheltered workshops, produce processing and packaging and plant nurseries should be confined to the Core Enclaves marked "E" on [Map Mit/26](#), and be small-scale and compatible with the future use of Policy Area 2 for residential development or open space.
- 5 Development should achieve a harmonious extension of the existing urban environments located east of Coromandel Parade and north of Cumming Street.
- 6 Dwellings units specifically designed for disabled or aged accommodation should be located within convenient walking distance to public transport services.
- 7 Development should aim to create an identifiable/consistent streetscape character for individual streets.

Land Division

- 8 Land division should be undertaken in such a way that adjoining roads can accommodate the additional traffic which will be generated by subsequent development and development can be connected to a water supply and sewers of an appropriate capacity.
- 9 Development, including the division of land and the siting and layout of roads, allotments and reserves should be undertaken so as to maintain wherever reasonably possible all existing mature vegetation.
- 10 Roads and allotments should be designed so that:
 - (a) dwellings can be located to gain maximum advantage of views into the creek valleys and across reserves and areas of regional open space; and
 - (b) the need for excavation and landfill during development is minimised, by the majority of the road length following the contour and the longer dimension of allotments being perpendicular to the contours.
- 11 Land division should incorporate pedestrian and cycle ways interconnecting to regional open space, public transport routes, local reserves and drainage reserves.
- 12 Vehicular access from development within the zone to surrounding roads should be designed so that the predominant access is to Coromandel Parade as shown on [Fig R\(Crg\)/1](#).
- 13 Vehicular access from development within the zone to Cumming Street and Craigburn Road should be minor only and be designed to limit the total volume of traffic using Cumming Street and Craigburn Road to less than 2000 vehicles per day.
- 14 Road intersections with Coromandel Parade should provide efficient and safe access from development within the zone to surrounding roads and maintain the safe and free flow of traffic on Coromandel Parade.



-  Vehicle Access
-  Pedestrian Access
-  Buffer Strip
-  Significant Vegetation
-  Local Open Space
-  Residential (Crg) / MOSS (Open Space) Boundary
-  Local Government Area Boundry

MITCHAM (CITY) CRAIGBURN STRUCTURE PLAN

Fig R(Crg)/1

Consolidated - 27 August 2020

- 15 Allotments adjacent to Coromandel Parade should not take any vehicle access directly from Coromandel Parade.

Built-form

- 16 The area of the site of a dwelling have regard to the slope of the land, the presence upon the site of any significant trees (as defined in principle of development control numbered 31) and the ability of the dwelling to meet the requirements of all relevant principles for the zone, but should not be less than:
- (a) in the case of a detached dwelling or semi-detached dwelling - 300 square metres per dwelling;
 - (b) in the case of a row or group dwelling - 240 square metres per dwelling; and
 - (c) in the case of a residential flat building - 200 square metres per dwelling.
- 17 Sufficient area should be provided on the site of dwellings to accommodate in addition to the dwellings:
- (a) minor extensions to the dwellings which may reasonably be expected;
 - (b) domestic outbuildings;
 - (c) areas of private outdoor open space, which are sufficient to allow for outdoor activities and functions such as gardening, outdoor eating, clothes drying, boundary landscaping and refuse storage screened from public view; and
 - (d) areas for vehicle access and parking to accommodate all vehicles which may reasonably be expected to be regularly associated with each dwelling, together with visitor parking where necessary.
- 18 Dwellings should be designed and sited to optimize the use of passive solar energy in summer by maximising ventilation and minimising solar gain and in winter by maximising solar gain and minimising solar loss. The siting and design of buildings, structures and landscaping should:
- (a) enable the provision of outdoor living areas of useful size and dimension (where reasonably practical, north facing) which receive winter sunlight at or close to midday and which are shaded in summer;
 - (b) enable the provision of indoor living areas taking advantage of natural lighting, solar heating in winter and shading of walls and windows in summer; and
 - (c) not interfere with existing or likely requirements of adjacent development for direct sunlight access.
- 19 Dwellings should be set-back from streets:
- (a) to provide privacy for residents through separation from the public thoroughfare; and
 - (b) to enhance the appearance of the street through landscaping.
- 20 Set-backs should vary in order to increase interest and variety in the streetscape.
- 21 Detached dwellings should be set-back from side boundaries for at least 50 percent of the length of the boundary to allow sufficient light to enter windows to habitable rooms of the dwelling and adjacent dwellings and open space.

22 The external materials and finishes of buildings and structures should:

- (a) be of good quality in sound condition; and
- (b) have surfaces which are of a low light-reflective nature.

23 (a) Detached, semi-detached and row dwellings should be provided with associated private open space, including an area with a minimum dimension of six metres by four metres, in accordance with the following:

No. of bedrooms in dwelling	Minimum total area of private open space (square metres)
1 or 2	50
3	75
4	100
5 or more	150

- (b) Other dwellings should be provided with at least 25 square metres of open space for each bedroom including, where dwellings occupy ground level floor space, a private open space capable of containing a rectangle of four metres by four metres which is directly accessible from the dwelling.

24 Dwellings should be designed and sited to prevent overlooking of windows to habitable rooms of, or the private open spaces of adjacent dwellings.

25 Dwellings and outbuildings should be designed and sited to relate to the slope of the land, so that:

- (a) the bulk and scale of buildings do not dominate the landscape;
- (b) the amount of cutting and filling of the natural ground profile is minimised; and
- (c) the need for retaining walls is avoided, or if retaining walls are necessary their height is minimised.

26 Dwellings should be designed and sited to maintain views and vistas from adjoining dwellings and public open spaces wherever reasonably possible.

27 Dwellings should be sited and development should be undertaken so as to maximise the retention and long term health of existing trees which meet the following criteria:

- (a) a trunk diameter of more than 200 millimetres, measured one metres above natural ground level;
- (b) a height of more than five metres; and
- (c) are of Australian native origin.

28 Development should preserve the long-term stability and health of existing trees by avoiding substantial excavations in proximity to the trunk and minimising impervious surfaces beneath the canopy of trees.

29 Dwellings should not be sited where there is a significant risk of a tree causing material damage to the dwelling.

30 Domestic outbuildings should be of a design, size, finish and location that minimises visual intrusion.

- 31 Retaining walls over one metres in height located between a building and a road frontage, stepped in increments of not more than one metre and constructed to allow top and side landscaping to be installed.
- 32 Allotments abutting a reserve or regional open space should be fenced in such a way that the public area is well delineated, and fencing materials should be of a non-reflective type.

Public Open Space

- 33 Reserves should be located as shown on Craighburn Structure Plan, [Fig R\(Crg\)/1](#), and designed and developed so as to provide for a range and combination of uses including where appropriate:
 - (a) passive recreation and picnicking;
 - (b) children's playgrounds with play equipment;
 - (c) adventurous play;
 - (d) informal ball games;
 - (e) protection of significant landscape and vegetation features;
 - (f) enhancement of bird habitats;
 - (g) pedestrian and cycle movement;
 - (h) beautification of the general residential area;
 - (i) provision of visual and amenity buffers between existing and proposed residential areas; and
 - (j) incorporation of stormwater management requirements.
- 34 Reserves should be located and designed to minimise fire risk and landscaped with low maintenance plants and designed and graded so that grassed areas are accessible for tractor mowing.
- 35 Reserves provided to comply with the statutory open space requirement should be located as follows:
 - (a) for development in Policy Area 1 and in Policy Area 3; and
 - (b) for development in Policy Area 2 and in Policy Area 4,
 as shown on [Maps Mit/25 and 26](#).

Landscaping

- 36 A landscape and streetscape master plan strategy should be prepared for implementation as part of development.
- 37 Reserves and public spaces should be landscaped and developed with species and in a manner complementary to the existing pattern and type of vegetation in the locality.
- 38 Landscaping of reserves and public spaces should be undertaken in a manner that minimises the need for irrigation and maintenance.

Services

- 39** All services should be placed underground in both public and private areas.
- 40** All services should be installed where possible, in common trenches and connected at a singular point to each allotment.
- 41** A stormwater master plan strategy should be prepared for implementation as part of development.

Drainage

- 42** Development should incorporate stormwater management schemes that:
- (a) minimise the generation of urban stormwater run-off to a level no greater than that generated by the existing rural use of the land;
 - (b) maintain the existing creeklines and swales as the major drainage system to accommodate the construction of appropriate structural controls, such as flow retardation basins, wet retention basins, wetlands and trash rack facilities as required;
 - (c) take into consideration the impacts the development will have on existing watercourses and downstream stormwater control facilities;
 - (d) enable a progressive and incremental establishment of the scheme in accordance with any staged development within the zone, including the construction of temporary measures and structures as required;
 - (e) provide opportunity for local recreation use of drainage reserves where practicable; and
 - (f) incorporate on-site water harvesting techniques where possible for re-charge to the aquifer and/or irrigation purposes.

Complying Development

- 43** The following kinds of development are **complying** in the Residential (Craigburn) Zone:

Domestic Outbuilding subject to compliance with the following conditions where applicable:

- (a) No domestic outbuilding exceeding 30 square metres in floor area and 3.6 metres at its highest point above natural ground level.
- (b) Earthworks not resulting in:
 - (i) excavations exceeding 300 millimetres in depth measured vertically below natural ground level or landfill exceeding 300 millimetres in depth measured vertically above natural ground level beneath the canopy of a tree; and
 - (ii) excavations exceeding 1.2 metres measured vertically below natural ground level and landfill exceeding 1.2 metres measured vertically above natural ground level in areas other than beneath canopies of trees.
- (c) Minimum side boundary set-backs:
 - (i) domestic outbuildings - 1.2 metres.
- (d) Minimum rear boundary set-backs for:
 - (i) domestic outbuildings - 1.2 metres.
- (e) Not requiring the removal of any existing trees which have:
 - (i) a trunk diameter of more than 200 millimetres measured one metre above natural ground level;
 - (ii) a height of more than five metres; and

- (iii) are of Australian native origin.
- (f) Not being located beneath the canopy of any existing trees.
- (g) Not greater than one-third of the area beneath the canopy of a tree being covered by buildings or paving.
- (h) Domestic outbuildings being accessory to a dwelling.

44 The following kinds of development are **non-complying** in the Residential (Craigburn) Zone:

Amusement Machine Centre
 Auction Room
 Bank
 Billiard Saloon
 Fuel Depot
 General Industry
 Hotel
 Junk Yard
 Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993
 Light Industry*
 Motel
 Motor Repair Station
 Motor Showroom
 Non-residential Club
 Office
 Petrol Filling Station
 Plant Nursery*
 Prescribed Mining Operations
 Private Hotel
 Public Service Depot
 Retail Showroom
 Road Transport Terminal
 Service Industry
 Service Trade Premises
 Shop
 Squash Court
 Store
 Theatre
 Timber Yard
 Transmitting Station
 Used Car Lot
 Warehouse

**Development identified by an asterisk is not non-complying in the core activity enclaves of Policy Area 2 marked "E" on [Map Mit/26](#).*

HISTORIC (CONSERVATION) ZONE - MITCHAM VILLAGE

Introduction

The objectives and principles of development control that follow, apply in the Historic (Conservation) Zone - Mitcham Village shown on [Maps Mit/5 and 10](#). They are additional to those expressed for the whole of the council area.

Desired character

The village of Mitcham was the first urban settlement established by private land sale in the rural area surrounding Adelaide in 1840. The village was originally created on Section 248 at the foot of Brown Hill. The village was laid out on the lines of an English village and contained traditional village elements such as a village green and high street.

The village has now been surrounded by the Adelaide urban area, and a certain amount of new development and re-subdivision of land has altered to some extent the original plan.

Nevertheless a core precinct of the village is readily identifiable and exhibits many of the original aspects of its early beginnings, including a range of single and cottage houses, commercial buildings, post office, bakery, shops, hotel and other public buildings. This core precinct is defined by the Historic (Conservation) Zone - Mitcham Village.

The existing heritage value and character of the zone is derived from the many intact historic buildings and features within it and the streetscapes, townscape and landscapes created by these historic features.

These historic buildings and features that contribute to the heritage value of the zone include those items listed as State and Local Heritage Places and other buildings displaying historic features as listed in the principles for the zone.

Any demolition or alterations of these intact features, and new infill development between and adjacent them, should maintain and reinforce the heritage value of the zone.

OBJECTIVES

- Objective 1:** A zone of historic importance where the heritage character and integrity of the zone is preserved and reinforced.
- Objective 2:** A range of land uses comprising primarily residential and low-intensity, community, recreation, tourist, office, shopping and commercial activities that serve a local function.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1** Development should be in accordance with the objectives and desired character of the zone and should reinforce and complement the heritage value of the zone.
- 2** A range of residential accommodation other than residential flat buildings, multiple dwellings and boarding houses, may be provided in the zone provided the building form maintains the heritage value of the zone.
- 3** Non-residential uses should be restricted to sites and buildings either currently used for that purpose or which were originally constructed and duplicated for that purpose.

Items of Heritage Value and Contributory Buildings

- 4 Development should retain and not impair the following buildings and items that contribute to the heritage value of the zone:

State Heritage Places (items on the State Heritage Register)

7 High Street, Edinburgh Hotel
27 Albert Street, House
Keystone Bridge, Taylors Road

Local Heritage Places (as listed in [Table Mit/4](#))

21 Albert Street, former Shop and House
23 Albert Street, former Bootmakers Shop
2 to 8 Albert Street, 'Kallawar'
18 Albert Street, Mitcham Baptist Church
35 Albert Street, Mitcham Village Kindergarten
41 Albert Street, former Temperance Hotel
6 Lochness Avenue, Cottage
Maitiand Street, former Newey's Stables (Scout Hall)
Norman Walk, 'Conquest House'
Princes Road, former Police Station (Mitcham SES)
Princes Road, former Mitcham Institute
105 to 107 Princes Road, Shop and Cottage
6 Welbourne Street, 'Hillslie'
10 Welbourne Street
12 Welbourne Street, former Thwaites Shop (Stamps Cafe)
13 Welbourne Street, former bakery and house
14 Welbourne Street, former Post Officer
101 Princes Road, Uniting Church
Taylors Road, Monument, Union Chapel

Other Contributory Buildings and Items

Gabled Cottages
10 Bradey Street
2 Gilpin Lane
2 Rose Lane
Attached Cottages
17 to 19 Albe Street
2 to 4 Bradey Street
4 Lochness Avenue
Symmetncal Cottages
10 to 16 Albert Street, 'Gilchrist House'
20 Albert Street
22 Albert Street
24 Albert Street
25 Albert Street
6 Bradey Street
12 Bradey Street
8 Welbourne Street

Late Victorian Villas

15 Albert Street

Local Shops

33 Albert Street, Edinburgh Cellars

Landscapes and Streetscapes

River Red Gums adjacent to Brownhill Creek
Early street lamp posts, Welbourne Street

Design and Siting of Development

- 5 Development should relate in height, scale, bulk, form and set-backs to that of contributory buildings within the zone, and should be single-storey.
- 6 Development other than fencing should not take place in front of existing contributory buildings with the exception of repair or replacement to or of original elements or features.
- 7 Alteration and additions to existing contributory buildings should preserve or enhance the character of the existing building and of the zone. Extensions should be to the rear of the existing building and sympathetic to its scale, form and external materials.
- 8 New walls to extensions of contributory buildings should be stone to match the original part of the dwelling or alternatively be frame walls clad in corrugated galvanised iron or timber or other appropriate traditional method of construction for the area.
- 9 New roofing for development involving contributory buildings should preferably be corrugated iron where this is the original roofing material.
- 10 New dwelling roof pitches should be between 35 and 40 degrees to match the principal roof pitches of contributory buildings in the same street. Roofs for rear additions extending less than four metres from the main building may be skillion.
- 11 New development should be consistent with the predominant eaves and ridge heights of contributory buildings within the street and in particular match the eaves height of adjacent contributory buildings. Roof form should be generally hipped to match the dominant contributory building roof form in the zone.
- 12 Roof mounted mechanical plant and equipment should be located such that it is not visible from the street.
- 13 Original unpainted brickwork or stonework should be preserved.
- 14 Dwellings should have a front boundary set-back not less than the average of the adjoining existing buildings. Dwellings should not be sited nearer to a side boundary than one metre, other than with respect to the party wall of a semi-detached or row dwelling.
- 15 Total area of site development should not exceed 45 percent.

Outbuildings

- 16 Carports and garages should be designed and constructed to reflect the architectural style of the dwelling. Open carports should be set-back at least one metre behind the main face of the dwelling and have roof pitch and materials matching those of the dwelling. Garages or semi-enclosed carports should be set-back to the rear of the dwelling and have colours and roof pitch to match the dwelling. Metal cladding and roofing profiles should be corrugated (custom orb or similar).

Fencing

- 17 Fencing should be developed as follows:
 - (a) front and side boundary fencing to the alignment of front dwelling - not exceeding 1.2 metres in height; and
 - (b) rear boundary and side boundary fencing behind the alignment of front of dwelling - not exceeding 1.8 metres in height.

Advertising

18 Advertising signage should be:

- (a) simple in graphics style;
- (b) not internally lit;
- (c) located only on parapet walls above verandah height, or on verandah fascias and infill end panels, shop windows or side walls; and
- (d) not located on residential buildings.

Conservation of Land

19 Development of unbuilt land adjoining Brownhill Creek should minimise impacts on sites identified as having Aboriginal heritage significance.

Land Division

20 Land division which results in an increase in the number of allotments should not be undertaken, unless it can be demonstrated that:

- (a) no detriment to the integrity of an existing contributory building or item is likely to be created; and
- (b) the resultant allotment pattern will satisfactorily accommodate new development of a form which would reinforce and complement the heritage character of the zone.

Complying Development

21 The following kind of development is **complying** in the Historic (Conservation) Zone - Mitcham Village subject to compliance with conditions comprising where applicable:

- (a) the condition prescribed in [Table Mit/1](#); and
- (b) the development not being located on a site or abutting a site containing an item of contributory heritage value listed in principle of development control number 4 and [Table Mit/4](#):

Advertisement - only those listed in [Table Mit/1](#)

Non-complying Development

22 The following kinds of development are **non-complying** in the Historic (Conservation) Zone - Mitcham Village:

Advertisements on sites used wholly for residential purposes other than advertisements which are prescribed in [Table Mit/1](#).

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate and animated display or running lights

Amusement Machine Centre
 Amusement Park
 Auction Room
 Bank
 Billiard Saloon

Boarding House
 Bowling Alley
 Builder's Yard
 Bus Depot
 Bus Station
 Camping Area
 Caravan Park
 Cemetery
 Consulting Room
 Crematorium
 Fire Station
 Fuel Depot
 General Industry
 Golf Driving Range
 Group dwelling having one or more walls located on a boundary
 Gymnasium
 Hospital
 Hotel
 Indoor Recreation
 Junk Yard
 Motel
 Motor Race Track
 Motor Repair Station
 Multiple Dwelling
 Petrol Filling Station
 Prescribed Mining Operations
 Private Hotel
 Public Service Depot
 Refuse Destructor
 Residential Flat Building
 Road Transport Terminal
 Service Industry
 Service Trade Premises
 Show Ground
 Skating Rink
 Shop or group of shops with a gross leasable area greater than 50 square metres
 Special Industry
 Squash Court
 Stadium
 Store
 Telecommunication(s) Facility/Station
 Timber Yard
 Transmitting Station
 Warehouse

Category 1 Development

- 23** The following developments are assigned to **Category 1** pursuant to Section 38 of the Development Act, 1993, and accordingly do not require public notice:

Air Conditioners and any associated structure or device
 Ceiling or Roof Fan or fan coil section of an air conditioning system
 Demolition except where described in this Zone as Category 2 development, and except where involving a State Heritage Place
 Dwelling - single-storey, not closer than one metre to a property boundary
 Excavation and/or filling of land
 Exhaust Fan
 Fence
 Individual Air Handling Unit
 Internal Building Work
 Non-load-bearing aerial, antenna, framed tower or similar structure
 Outbuilding, unless situated on a boundary

Retaining Walls, unless situated on a boundary

Swimming Pool

Water Tank

Windmill

Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described in this Zone as Category 2 development.

Category 2 Development

- 24** The following development is assigned to **Category 2** pursuant to Section 38 of the Development Act, 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:

Building having one or more walls sited on a boundary, but not including a fence or wall (not forming part of a dwelling or outbuilding) less than two metres in height above natural ground level

Building of two or more storeys, or in any event greater than 6.5 metres in height above natural ground level

Development involving partial or whole demolition of a Local Heritage Place or Contributory building or item

Development falling within Part 2 of Schedule 9 of the Development Regulations

DISTRICT CENTRE ZONE

The objectives and principles of development control that follow apply in the District Centre Zone shown on [Maps Mit/4, 5, 9, 14, 15, 16 and 20](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

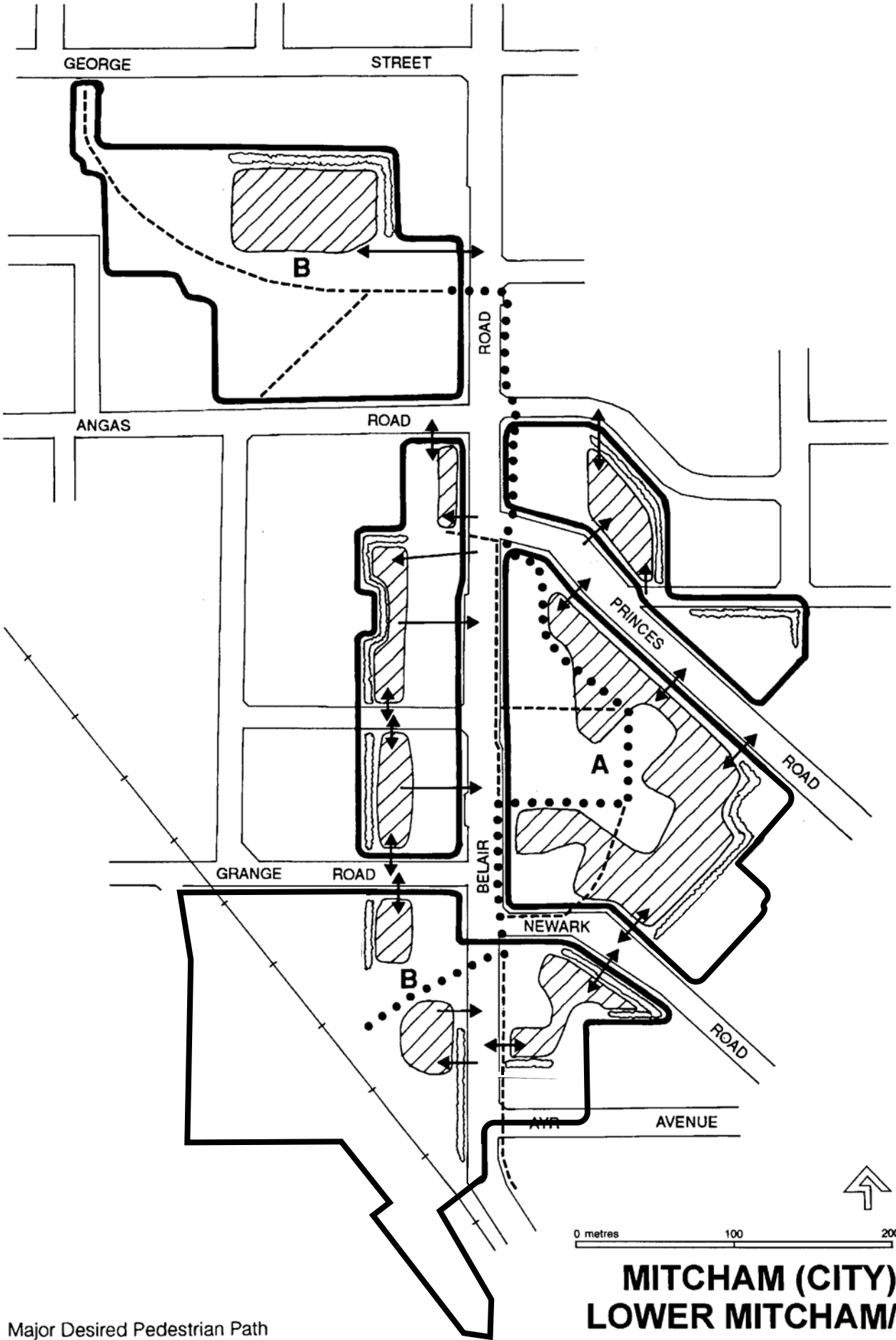
- Objective 1:** A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- Objective 2:** Development of a visually and functionally cohesive and integrated district centre.
- Objective 3:** A centre accommodating medium density residential development in conjunction with non-residential development.
- Objective 4:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

There are four District Centre Zones within the City of Mitcham, comprising land at Blackwood, Cumberland Park, Lower Mitcham/Torrens Park, and Pasadena. These are the dominant centres within Council Area, and will provide an integrated and diverse mix of non-residential land uses with some opportunity for above-ground medium density residential development that does not compromise the core function of the zone.

The Lower Mitcham/Torrens Park area will be developed in such a way that:

- (a) the area contains facilities which satisfy the major weekly needs of the residents generally within the area bounded by Cross Road, Goodwood Road and the Hills Face Zone, such that the residents look to the area as the focal point of their district;
- (b) the area is characterised by isolated large trees within the area, and along Belair Road and which dominate the built-form;
- (c) Brownhill Creek is not further enclosed and its still open banks are highlighted and enhanced;
- (d) the Torrens Arms Hotel, former Waverley Brewery Building, Mitcham Community Centre Building, Mitcham Railway Station and the Council Chambers remain the dominant buildings in the area and the scale, location and style of new development relates appropriately to those buildings and preserves and enhances their dominance in the streetscape;
- (e) development of the centre will be in accordance with the concepts indicated in the District Centre Lower Mitcham/Torrens Park Area Concept Plan shown in [Fig DCe/1](#);
- (f) convenience shopping facilities are located only in the area notated "A" on the District Centre Lower Mitcham/Torrens Park Area Concept Plan in [Fig DCe/1](#);
- (g) community facilities and recreation areas only are located in the area notated "B" on the District Centre Lower Mitcham/Torrens Park Area Concept Plan in [Fig DCe/1](#);
- (h) convenience shopping facilities are orientated around a pedestrian mall;
- (i) direct, safe and easy pedestrian access is provided between the major convenience shops, banks, community facilities, council offices, and Mitcham Railway Station; and
- (j) advertisements are designed and located to identify and reinforce the district centre status and functions of the area whilst maintaining the visual integrity of individual building and sites.



- Major Desired Pedestrian Path
- - - Minor Desired Pedestrian Path
- ▨ Car Parking Areas
- Vehicular Access (one way)
- ↔ Vehicular Access (two way)
- ⋯ Landscape Buffer
- ▬ Generalised District Centre Boundary

MITCHAM (CITY)
LOWER MITCHAM/
TORRENS PARK AREA
DISTRICT CENTRE
CONCEPT PLAN
Fig DCe/1

The Blackwood area developed will be developed in such a way that:

- (a) the area contains facilities satisfying the major weekly needs of the hills residents so that the residents look on the area as the focal point of the district;
- (b) the eastern side of Main Road/Coromandel Parade will continue to provide a 'main street' character through the presence of low-scale non-residential uses built to the street and side boundaries, continuous facades with minimal interruption caused by vehicle crossovers, active street frontages, and verandahs built over footpaths all contributing to a high quality pedestrian environment. These important attributes will be preserved while also encouraging residential development at medium densities, constructed behind or above non-residential uses;
- (c) the area is dominated by landscaping and tree planting to create and/or reinforce the area's bushland setting (such planting should include tall clean trunked trees which canopy above roof height of buildings);
- (d) the design, size, mass and colour of buildings and advertisements harmonizes with a dominant visual theme based on trees, shrubs and landscaped areas;
- (e) the design, scale and density of buildings and the design of facades, streetscapes, and site landscaping, create a rustic character;
- (f) a variety of size and shape of spaces between individual buildings and between buildings, roadways, and parking areas, is created to provide spatial and visual interest in the streetscape, to provide opportunity for clustered planting of trees and shrubs, and to enable sheltered enclosures for seating and other street furniture;
- (g) direct, safe and easy pedestrian access is provided between major convenience shops, banks and community facilities;
- (h) new development will be carefully sited and designed in order to accommodate sloping land and to minimise impact on adjoining sites in adjoining residential zones, including the Suburban Neighbourhood Zone. In particular, careful attention will be given to minimising earthworks/filling at the zone boundaries given adjacent residential land uses are often located at a lower ground level;
- (i) the development of the centre accords with the concepts indicated in the District Centre Blackwood Area Concept Plan on [Fig DCe/2](#);
- (j) shopping facilities are concentrated in the area marked "A" in the District Centre Blackwood Area Concept Plan on [Fig DCe/2](#); and
- (k) advertisements are directed primarily towards a pedestrian audience and are compatible with the broader design and streetscape objectives for the area.

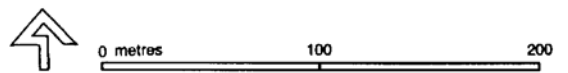
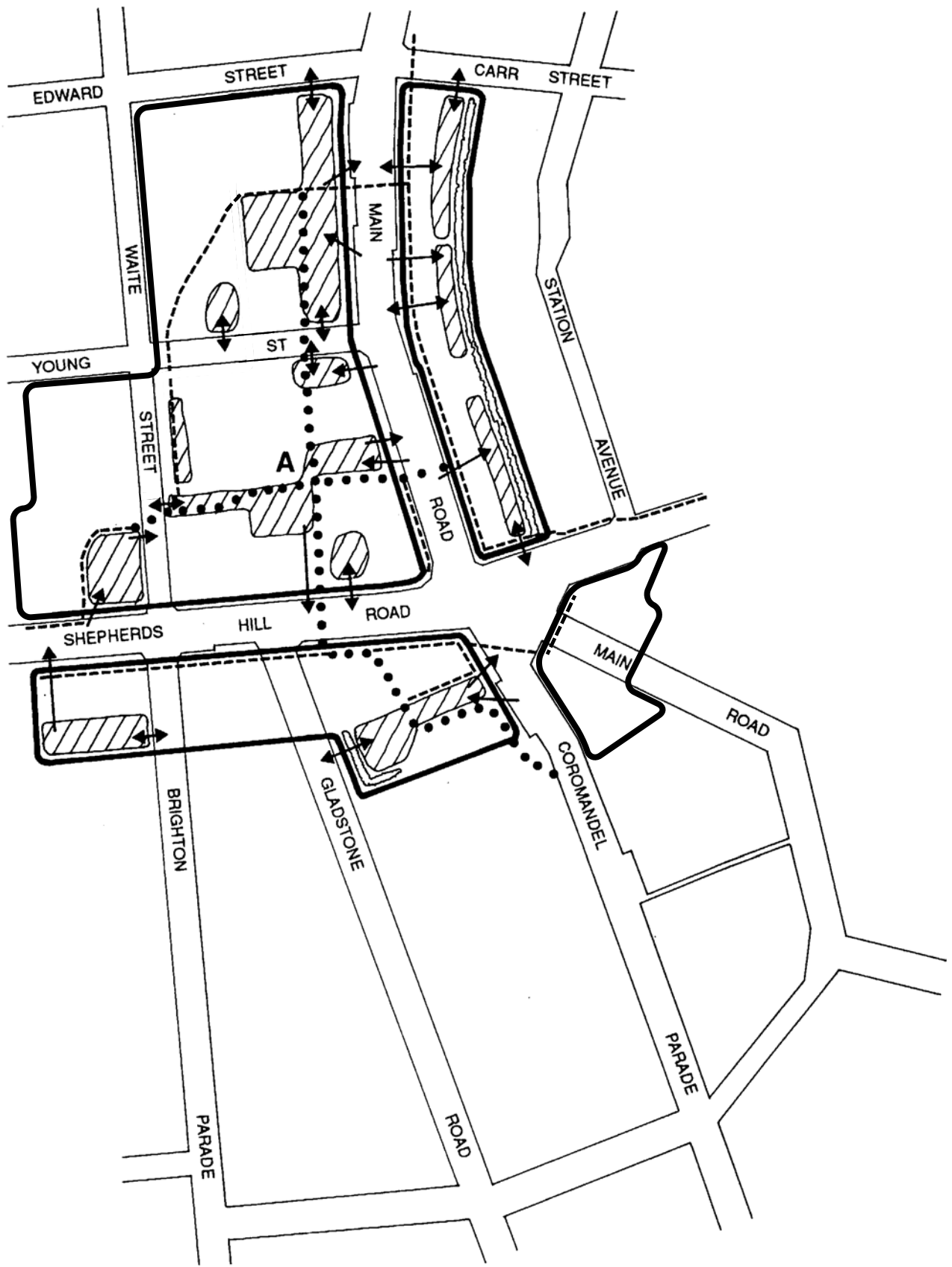
The Cumberland Park and Pasadena areas will accommodate a range of retail, community, office, service and recreational activities and will provide landscaped pedestrian areas and conveniently located landscaped car parking areas. Both of these centres adjoin established residential areas and new development will ensure that there is an appropriate transition in scale and intensity at the edges of the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- Affordable housing
- Bank
- Child care centre



- Major Desired Pedestrian Path
- Minor Desired Pedestrian Path
- ▨ Car Parking Areas
- Vehicular Access (one way)
- ↔ Vehicular Access (two way)
- ~~~~ Landscape Buffer
- Generalised District Centre Boundary

**MITCHAM (CITY)
BLACKWOOD AREA
DISTRICT CENTRE
CONCEPT PLAN
Fig DCe/2**

Civic centre
 Consulting room
 Discount department store
 Dwelling in conjunction with non-residential development
 Educational establishment
 Emergency services facility
 Entertainment facility
 Health facility
 Hospital
 Hotel
 Indoor games centre
 Library
 Motor repair station
 Office
 Place of worship
 Playing field
 Pre-school
 Primary school
 Public transport terminal
 Residential flat building in conjunction with non-residential development
 Restaurant
 Shop
 Supermarket
 Supported accommodation
 Swimming pool
 Tourist accommodation.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of medium 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.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.
- 6 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.
- 7 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 0.75 metres.
- 8 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 9 Development should occur in accordance with [Fig DCe/1](#) and [Fig DCe/2](#).

Land Division

- 10 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.

Vehicle Parking

- 11 Vehicle parking should be provided in accordance with the rates set out in [Table Mit/9: Off-street Vehicle Parking Requirements for Designated Areas](#).

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Mit/9 – Off-street Vehicle Parking Requirements for Designated Areas](#), and provided the development not involve a Contributory, Local Heritage or State Heritage Place and does not including any external alteration or additions:

- (a) change in the use of land, from residential to office on the ground or first floor of a building.
- (b) change in the use of land, from residential to a shop, where the shop has a gross leasable area of less than 250 square metres and is located on the ground floor of a building.
- (c) change in the use of land, from office to a shop, where the shop has a gross leasable area of less than 250 square metres and is located on the ground floor of a building.

Non-complying Development

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

Dwelling, except where in conjunction with a non-residential development.
 Fuel depot
 Horticulture
 Industry
 Major public service depot

Residential flat building, except where at least one of the following applies:

- (a) where in conjunction with a non-residential development
- (b) where located east of Main Road in Blackwood

Road transport terminal
 Stock sales yard
 Stock slaughter works
 Waste reception, storage, treatment or disposal
 Wrecking yard

Public Notification

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

URBAN CORRIDOR ZONE

The objectives and principles of development control that follow apply in the Urban Corridor Zone shown on [Maps Mit/ 4 and 5](#). They are additional to those expressed for the whole of the council area.

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 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:** Amalgamation of adjacent sites within this zone, that may or may not have a main road frontage, is encouraged to provide better design outcomes in relation to increased design flexibility, diverse building types, increased landscaped open space and consolidation of vehicle access points.
- 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:** 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 8:** Noise and air quality impacts mitigated through appropriate building design and orientation.
- Objective 9:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Zone will enable the development of a mixed use urban environment that contributes to the economic and community vitality of the City by increasing the density and diversity of housing, businesses and other services offered to residents and the wider community.

Residential land uses within the Zone will be developed with a diversity of housing (eg row dwellings, residential flat buildings and multi-storey buildings) and sizes (eg studios and one to three or more bedroom dwellings) that incorporate affordable housing opportunities for families, students and other household types in areas with frequent public transport provision.

Issues of paramount importance to the City of Mitcham community are:

- (a) design and appearance;
- (b) bulk, height and scale;
- (c) material quality and durability;
- (d) overlooking and preservation of adjacent privacy/amenity;
- (e) landscaping.

As one of the key Zones in the City where there will be transformation in built form, new buildings and associated landscaping and open space areas will be recognised for their design excellence by demonstrating good design principles, including:

- (a) Contextual and Desired Character – development that responds to its place, recognises and carefully considers surrounding built form, linkages and landscaping, and positively contributes to the Desired Character.
- (b) Responsive and Durable – development that is fit for purpose, adaptable and incorporates long lasting materials.
- (c) Inclusive – development that integrates the public and private realms through street activation, enhancing quality views and passive surveillance into and out of sites.

The balanced consideration of qualitative and quantitative Development Plan provisions is fundamental to achieving design excellence.

Future development in the Zone will comprise an evolving transformation of land uses, built form and scale to accommodate urban growth along transit corridors and accord with the following key elements/attributes:

- (a) The use of a predominant 2 to 4 storey building scale that will create a linear corridor that frames the main roads.
- (b) The establishment of greatest height, mass and intensity of development at the main road frontages (behind setbacks / landscaping if envisaged in the Policy Area), and will reduce in scale to transition down where there is interface with low rise residential development in the adjacent zone.
- (c) The use of designs that consider the local topography that slopes from east to west, such as raised ground floor levels on the east side of roads, lowered ground floor levels and/or car parking underneath buildings on the west side of roads, and stepping the building form across the site on properties facing north and south.
- (d) The use of building articulation and fenestration to all visible sides of buildings and supported by integrated landscaping to enhance the built form, contribute to a pleasant pedestrian environment and provide an attractive transition between the public and private realms.
- (e) The use of active frontages at ground level to contribute to the liveliness, vitality and security of the public realm.
- (f) The use and combination of natural and durable materials and finishes (self-finished or pre-finished) that respond to the predominant attributes of the area, such as brick, stone and rendered finishes and architectural elements addressing entrances, windows and eaves. Contemporary buildings and expressions are envisaged that complement the solid and lasting styles of the traditional built form of the area.
- (g) Appropriate site design, building separation, orientation and transition of building heights to address the potential for overlooking, overshadowing and noise impacts.
- (h) The use of consolidated parking areas (where possible), screened and located away from public spaces or underneath buildings and minimise access ways (number and frontage widths) and sited to retain public realm benefits.

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
 Primary 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 Residential or mixed use development should achieve net residential site densities in accordance with the following:

Site Area	Minimum net residential site density	Maximum net residential site density
Sites of less than 2000m ²	45 dwellings per hectare net	70 dwellings per hectare net
Sites of 2000m ² or more	45 dwellings per hectare net	80 dwellings per hectare net

- 5 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.
- 6 Amalgamation of sites, including adjacent sites that may or may not have a main road frontage, should provide opportunity for comprehensively planned development and better design outcomes in accordance with the desired character of the zone/policy area and the interface with any adjoining zone.
- 7 Individual dwellings/apartments within a residential flat building or a mixed-use building should provide the following minimum total floor areas per dwelling:

Dwelling type	Minimum floor area (square metres)
Studio (where there is no separate bedroom)	40
One bedroom dwelling	50
Two bedroom dwelling	65
Three + bedroom dwelling	80

Design and Appearance

- 8** Buildings should maintain a pedestrian scale at street level and should:
- (a) include a clearly defined podium or street wall with a maximum building height of 2 storeys or 8 metres in height;
 - (b) have levels above the defined podium or street wall setback a minimum of 2 metres from that wall;
 - (c) include canopies and verandahs over footpaths where they are characteristic of the streetscape.
- 9** Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in forms, materials, openings and colours.
- 10** Buildings should be designed to:
- (a) enable suitable sunlight access to public open space;
 - (b) overlook or orientate towards public open space and defined pedestrian and cycle routes.
- 11** 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.
- 12** Development should minimise the number of access points onto an arterial road, by providing vehicle access:
- (a) from side streets or rear access ways;
 - (b) via co-ordinated through-property access rights of way or common rear vehicle parking areas.
- 13** Vehicle access points on side streets and rear access ways should be located and designed to:
- (a) minimise the impacts of headlight glare and noise on nearby residents;
 - (b) avoid excessive traffic flows into residential streets.

Building Envelope

Building Height

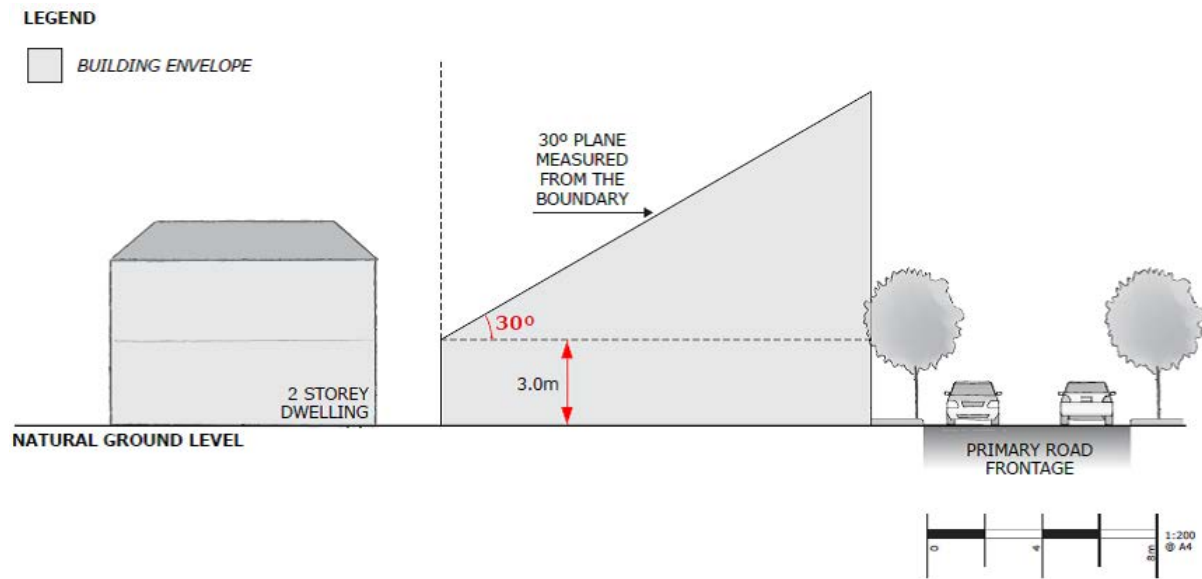
- 14** Except where airport building height restrictions prevail or the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

Policy area	Minimum building height	Maximum building height
Transit Living Policy Area 19	2 storeys	4 storeys and up to 16.5 metres

Interface Height Provisions

- 15** To minimise building massing at the interface with residential 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 allotment boundary of a residential allotment within a residential zone, including the Suburban Neighbourhood Zone (except where this boundary is the Primary Road Corridor), as illustrated in **Figure 1**:

Figure 1



- 16 To minimise overshadowing of sensitive uses outside of the zone, buildings should ensure that:
- (a) north-facing windows to habitable rooms of existing dwellings in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level pen space (with at least one of the area’s dimensions measuring 2.5 metres).

Setbacks from Road Frontages

- 17 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Policy area	Minimum setback from the primary road frontage where it is the Primary Road Corridor	Minimum setback from the primary road frontage in all other cases
Transit Living Policy Area 19	0 metres from the Goodwood Road Primary Road Corridor, while incorporating <ul style="list-style-type: none"> (a) a 3 metres setback from the Primary Road Corridor for 50 percent of the building; or (b) a 4 metre x 4 metre deep soil zone area in front of the building; for the purpose of establishing mature trees and landscaping 0 metres from the Belair Road Primary Road Corridor, while incorporating	3 metres

Policy area	Minimum setback from the primary road frontage where it is the Primary Road Corridor	Minimum setback from the primary road frontage in all other cases
	(a) a 3 metre setback from the Primary Road Corridor for 50 percent of the building; or (b) a 4 metre x 4 metre deep soil zone area in front of the building; for the purpose of establishing mature trees and landscaping	

- 18** Buildings (excluding verandas, porticos and the like) should be set back from the secondary road frontage or a vehicle access way in accordance with the following parameters:

Policy area	Minimum setback from secondary road	Minimum setback from a rear access way
Transit Living Policy Area 19	2 metres where the secondary street boundary has an interface with an adjoining residential zone (including the Suburban Neighbourhood Zone) 0 metres in all other circumstances	(a) No minimum where the access way is 6.5 metres or more; OR (b) 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

- 19** Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Policy area	Minimum setback from rear allotment boundary	Minimum setback from side boundaries (where not on a street boundary or adjoining an allotment of a different zone)
Transit Living Policy Area 19	3 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.	Irrespective of height, no minimum within 18 metres from the front property boundary. No minimum for remaining length for the ground level only. More than 18 metres from the front property boundary, first level and above (ie above ground level) should be setback 2 metres.

Private Open Space

- 20** Dwellings at ground level should provide private open space in accordance with the following table:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
250 or more	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24
Less than 250	24, of which 5 may comprise roof patios and the like, provided they have a minimum dimension of 2 metres	3	10

- 21 Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres
Student accommodation	2 square metres per bedroom per dwelling

Vehicle Parking

- 22 Vehicle parking should be provided in accordance with the rates set out in [Table Mit/9 – Off-street Vehicle Parking Requirements for Designated Areas](#).

Land Division

- 23 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.

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Mit/9 – Off-street Vehicle Parking Requirements for Designated Areas](#) and provided the development not involve a Contributory, Local Heritage or State Heritage Place and does not including any external alteration or additions:

- (a) change in the use of land, from residential to office on the ground or first floor of a building;
- (b) change in the use of land, from residential to a shop, where the shop has a gross leasable area of less than 250 square metres and is located on the ground floor of a building;

- (c) change in the use of land, from office to a shop, where the shop has a gross leasable area of less than 250 square metres and is located on the ground floor of a building.

Non-complying Development

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

Industry
 Fuel depot
 Public service depot
 Road transport terminal
 Service trade premises
 Transport depot
 Warehouse
 Waste reception storage treatment and disposal

Public Notification

- 26** 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
 Primary school
 Residential flat building
 Retirement village
 Supported accommodation
 Shop or group of shops with a gross leasable area of 800 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 directly adjacent to a different zone that:

- (a) exceeds maximum height in the Zone (excluding any rooftop mechanical plant or equipment)
 (b) exceeds the Building Envelope and Interface Height Provisions.

Transit Living Policy Area 19

The objectives and principles of development control that follow apply in the Policy Area shown on [Maps Mit/ 28 and 29](#). They are additional to those expressed for the whole of the council 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 serve a primarily medium density residential function with local shops, offices and community land uses provided as part of mixed use development to support the daily living and working needs of residents. Residential development will take place at medium densities, requiring the replacement of existing detached dwellings and lower scale building stock with apartments, terrace style dwellings and mixed use buildings.

The form of buildings, setbacks and street pattern will vary, making use of site opportunities, providing space for landscaping and providing good design outcomes.

Buildings 2 to 4 storeys are anticipated, where 2 storey street walls/podiums will provide a strong presence to the main road. 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 be interspersed with suitable on-site landscaping to reduce heat load in summer and to soften the appearance of buildings as viewed from the street and adjoining land outside the zone.

Where possible, vehicle access will be from the side and rear of sites and will be shared/consolidated across sites. The development of laneways is encouraged.

Parking and garages will be located behind the front façade of buildings.

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.

Form and Character

- 2 Development should be consistent with the desired character for the policy area.

SUBURBAN ACTIVITY NODE ZONE

Introduction

The objectives and principles of development control that follow apply in the Suburban Activity Node Zone shown on [Map Mit/13](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone that includes a range of medium and high density residential development supported by a mix of compatible land uses.
- Objective 2:** Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- Objective 3:** The design and layout of development to encourage walking and cycling and promote public transport use.
- Objective 4:** A mixed use area with a variety and concentration of activity close to a key focal point such as a fixed transit stop, activity centre or high quality open space.
- Objective 5:** To identify and remediate contaminated land appropriate for its intended use.
- Objective 6:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone comprises land in the north of Bedford Park (bounded by Main South Road, Sturt Road and Shepherds Hill Road) as shown on Concept Plan [Fig Mit/1 – Bedford Park](#). This zone will be developed with medium to high density residential development with integrated mixed use development at an appropriate scale.

Mixed use and small scale non-residential development, consisting of a mix of shops, offices and commercial activities, with residential uses generally located on upper floors, will primarily be focused along the proposed extension of University Drive, which will connect with the Tonsley Precinct located in the adjoining Marion Council area, as well as in the Core Area fronting Sturt Road.

Buildings in the Core Area will have zero or minimal setbacks except where providing space for communal activities such as outdoor dining. The use and design of such buildings should activate the street frontage through the provision of spaces for outdoor dining and display purposes and for residential land uses through the placement of foyers, windows, entries and the like.

Residential development in the zone will be primarily in the form of residential flat buildings, row dwellings and semi-detached dwellings containing a mix of 1, 2 and 3 bedroom dwellings for a diverse community including students and aged persons that take advantage of the zone's proximity to education, health and employment facilities and public transport services.

The role of the zone will be enhanced through design that provides a safe and highly permeable environment that is easily accessible to people from within the zone and the surrounding areas.

Development in the zone will achieve high quality urban design in both the public and private realm through building design, landscaping, surface treatments and street furniture. Footpaths will be wide and street trees will shade the footpath and soften the built form. Colonnades, courtyards, awnings and street furniture will create a pedestrian friendly environment, particularly along the extension of University Drive.

Streets will incorporate traffic calming measures, as required, and be highly connected to surrounding areas (acknowledging the physical constraints imposed by South Road) to maximise walkability and reduce local travel distances. Cycle paths and routes will be provided which are safe, accessible, well signed and connect and link Flinders University with the Tonsley Precinct.

Buildings will contribute to the provision of a coherent public realm by framing the street space and adjoining private and public open space. To promote pedestrian orientated development, building entrances will be oriented to the street and on-site parking areas will be located beneath or behind buildings.

The sharing of facilities including communal open space, parking areas and access ways will also be encouraged.

Sensitive development, including residential development, at the interface with non-residential development should seek to mitigate the human health and amenity impacts of air emissions from adjoining non-residential development through location, built form, design and orientation.

Development within any Environment Protection Authority Evaluation Distances (via EPA document: *'Evaluation Distances For Effective Air Quality And Noise Management'*) will not proceed until adverse impacts of adjacent industrial activities that affect the proposed development have been satisfactorily addressed. Development will also be designed and orientated to mitigate environmental impacts where possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following types of development, or combination thereof, are envisaged in the zone:

- Advertisement
- Affordable housing
- Aged persons accommodation
- All forms of development that are ancillary to and in association with residential development
- Community centre
- Consulting room
- Dwelling
- Mixed use building
- Office
- Pre-school
- Residential flat building
- Shop or group of shops, excluding a bulky goods outlet or a retail showroom
- Student accommodation
- Supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.

4 Development should primarily take the form of:

- (a) residential flat buildings, row dwellings, detached and semi-detached dwellings, aged persons accommodation and student accommodation;
- (b) in the area along the potential extension of University Drive and on Sturt Road, residential flat buildings, row dwellings, non-residential buildings and buildings comprising two or more land uses with non-residential land uses on the ground floor.

5 Non-residential development should:

- (a) have a local focus to their scale of activity and intended market catchment;
- (b) be located to encourage walking between activities;
- (c) not detrimentally impact on the amenity of nearby residents.

- 6 Shops or groups of shops and offices should have the following maximum gross leasable areas.

Designated area	Office (square metres)	Consulting room (square metres)	Shop or group of shops (square metres)
Core Area – land fronting the extension of University Drive and Sturt Road	250	250	250
Any other area not designated by the above	50	50	0

Form and Character

- 7 Development should be consistent with the desired character for the zone.
- 8 Development in the area shown on Concept Plan [Fig Mit/1 – Bedford Park](#) should comprise low to medium-rise development.
- 9 Residential development (other than residential development in mixed use buildings), should achieve a residential density in accordance with the following:

Designated area	Desired minimum net residential density
Core Area – land fronting the extension of University Drive or Sturt Road	70 dwellings per hectare
Any other area not designated by the above	50 dwellings per hectare

Building Height

- 10 Except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment; rooftop garden or entertainment and associated structures) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height
Core Area – land fronting the extension of University Drive or Sturt Road	2 storeys	6 storeys and up to 20.5 metres
Any other area not designated by the above	1 storey	3 storeys and up to 12.5 metres

Design and Appearance

- 11 Development should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June;
 - (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space; or

- (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).

Private Open Space

- 12** Private open space should be provided for exclusive use by residents of each dwelling, and should be sited and designed:
- (a) to be accessed directly from the internal living rooms of the dwelling;
 - (b) to be generally at ground level (other than for dwellings without ground level internal living rooms);
 - (c) to be located to the side or rear of a dwelling and screened for privacy;
 - (d) to take advantage of, but not adversely affect, natural features of the site;
 - (e) to minimise overlooking from adjacent buildings;
 - (f) to achieve separation from bedroom windows on adjacent sites;
 - (g) to have a northerly aspect to provide for comfortable year round use;
 - (h) to not be significantly shaded during winter by the associated dwelling or adjacent development;
 - (i) to be partly shaded in summer;
 - (j) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality;
 - (k) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 13** Dwellings at ground level should provide private open space in accordance with the following table:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
≥250	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2.5	24
<250	15, of which 5 may comprise roof patios and the like, provided they have a minimum dimension of 2 metres	2	10

- 14** Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.

- 15** Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:
- (a) assist with ease of drainage;
 - (b) allow for effective deep planting;
 - (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.
- 16** Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres
Student accommodation	2 square metres per bedroom per dwelling

- 17** Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.
- 18** Private open space for student accommodation may be substituted by communal open space at ground level where it meets all of the following criteria:
- (a) a variety of use opportunities, including both individual and shared areas;
 - (b) access to direct light and natural ventilation;
 - (c) at least 50 percent of the communal open space is visually screened from public areas of the development;
 - (d) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance;
 - (e) it contains landscaping and facilities that are functional, attractive and encourage recreational use;
 - (f) provided cumulatively at the rate of 2 square metres per bedroom per dwelling.

Off Street Parking

- 19** Vehicle parking should be provided in accordance with [Table Mit/9](#) - Off Street Vehicle Parking Requirements for Designated Areas.
- 20** Bicycle parking should be provided in accordance with the rates set out in [Table Mit/10](#) - Bicycle Parking Requirements for Designated Areas.

Land Division

- 21** 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.

- 22** Allotments along the extension of University Drive and Sturt Road should be amalgamated to facilitate co-ordinated and efficient development.
- 23** The following kinds of development are **complying** in the Suburban Activity Node Zone subject to compliance with conditions comprising, where applicable:

- (a) the conditions prescribed in [Table Mit/1](#);
- (b) the development not being located on a site, or abutting a site, containing an item of heritage significance listed in [Table Mit/3](#); and
- (c) advertisements - only those listed in [Table Mit/1](#).

- 24** The following kinds of development (including building work, a change in the use of land or division of an allotment) are **non-complying** in the Suburban Activity Node Zone:

Bulky goods outlet (except where the gross leasable floor area is less than 500 square metres)
 Fuel Depot
 Industry
 Hotel
 Petrol Filling Station
 Public Service Depot
 Road Transport Terminal
 Service Trade Premises
 Special Industry
 Store
 Transport Depot
 Warehouse
 Waste Reception Storage Treatment or Disposal.

- 25** The following forms of development, or any combination thereof (except where the development is non-complying), are designated **Category 1** in the Suburban Activity Node Zone:

Advertisement
 Affordable Housing
 Aged Persons Accommodation
 All forms of development that are ancillary and in association with residential development
 Community Centre
 Consulting Room
 Dwelling
 Educational Establishment
 Office
 Pre-school
 Residential Flat Building
 Shop or Group of Shops
 Stormwater Detention/Retention Basin.

- 26** The following forms of development, or any combination thereof (except where the development is non-complying), are designated **Category 2** in the Suburban Activity Node Zone:

All forms of development not listed as Category 1

SUBURBAN NEIGHBOURHOOD ZONE

The objectives and principles of development control that follow apply in the Suburban Neighbourhood Zone shown on [Maps Mit/3, 4, 5, 8, 9, 15 and 16](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A predominantly low and medium density residential area that comprises a range of dwelling types located around activity centres, mixed use zones and transit corridors within a walkable distance of most residents.
- Objective 2:** Provision of medium density residential development adjacent to activity centres, public transport stops and public open space.
- Objective 3:** The orderly expansion or intensification of urban areas to support the effective and economic provision of public infrastructure and community services.
- Objective 4:** Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- Objective 5:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will be developed as low and medium density residential neighbourhoods established around Mixed Use, District Centre and Urban Corridor Zones. The layout of the area will create active public spaces and provide equitable access to public open space, shops, education facilities and a range of community services.

Housing diversity is a priority for the zone and will be delivered through innovative land division layout, housing design, access and parking arrangements. Housing form will be diverse and cater for different household sizes, different stages of life and housing preferences.

The dominant character of the zone is expected to be low and medium density residential buildings up to two storeys in height, with an average net residential density of around 30 to 40 dwellings per hectare. The height, scale and density of development will transition downward at the interface with established lower density residential development outside the zone.

Medium density development up to two storeys in height will be appropriate. Amalgamation of properties is desirable.

A pedestrian friendly environment will be provided through wide footpaths and tree lined streets while low or no fencing on road frontages will promote casual surveillance. Public and communal spaces will encourage community interaction. Parking areas will be sited behind buildings, where possible, to reinforce the pedestrian feel.

The public realm of residential areas will include unique and interesting themes achieved through landscaping, surface treatments, street furniture, building design and other elements. In most cases setbacks to local streets will be used to provide opportunities for landscaping to soften the built form.

Development will promote cohesive streetscapes by accommodating contemporary built form with design features that complement surrounding built form. In particular, design features may include interesting roof profiles, eaves, front verandahs/porches, traditional building materials, recessed vehicle garaging and landscaped spaces around buildings. Buildings that present limited detailing are generally inappropriate. Buildings will include windows and doors that overlook the street to promote community interaction and safer streets.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

Where possible, development should retain existing mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development, or any combination thereof, are envisaged in the zone:

Affordable housing
 Aged persons accommodation
 Domestic outbuilding
 Dwelling
 Educational establishment
 Primary school
 Residential flat building
 Small scale non-residential uses that serve the local community, for example:

- child care facilities
- shops
- offices
- consulting rooms

Supported accommodation.

2 Non-residential development should be of nature and scale that:

- (a) serves the local community;
- (b) is consistent with the character of the locality;
- (c) does not compromise the capacity to achieve coordinated development within activity centres;
- (d) does not detrimentally impact on the amenity of nearby residents.

3 Development should not be in the form of entertainment venues and/or licensed premises that provide live music.

4 Development listed as non-complying is generally inappropriate.

Form and Character

5 Development should be consistent with the desired character for the zone.

6 Development should be two storeys or less.

7 Development of two storeys in height should ensure that:

- (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
- (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space

- (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 8 The visual massing and height of buildings should be progressively reduced at the interface with lower density residential development, particularly in relation to established lower density residential development outside the zone.
- 9 Garage top apartments that share the allotment and services of the main dwelling should:
- (a) be no more than 1 storeys in height above the garage (a total of 2 storeys)
 - (b) front a secondary street or a street that provides rear access for vehicles
 - (c) complement the existing building.
- 10 Development should avoid large expanses of uninterrupted walling, tilt-up concrete or glass, highly reflective or the monochromatic use of materials and finishes.

Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 11 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan
 - (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.
- 12 Dwellings developed to both side boundaries, except where there is less than 25 square metres of private open space, should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

Setbacks from the Side Boundary

- 13 Walls of dwellings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres)
For any portion of the wall less than or equal to 3.5 metres (ie one storey walls not situated on the boundary)	0.9
For any portion of the wall greater than 3.5 metres	1.9

Front Setbacks

- 14 Dwellings and residential flat buildings (excluding verandahs, porticos and the like) should be set back from road frontages in accordance with the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of all other roads	4 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From a secondary road frontage that is an arterial road	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
Minimum setback to a secondary road frontage that is not an arterial road	0.9

Setbacks from Rear Boundaries

- 15 The walls of detached, semi-detached and row dwellings should be set back from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:

Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey or more minimum setback (metres)
4	6	6 plus any increase in wall height over 6 metres

- 16 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:
- be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - constructed in accordance with any approved building envelope plan.

Site Area

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

Dwelling type	Minimum area (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	300 minimum allotment area, except in the suburb of Blackwood where the minimum allotment area is 350.	9
Semi-detached	300 minimum allotment area, except in the suburb of Blackwood where the minimum allotment area is 350.	8

Dwelling type	Minimum area (square metres)	Minimum frontage (metres)
Row dwelling and detached dwelling constructed boundary to boundary	300 minimum allotment area, except in the suburb of Blackwood where the minimum allotment area is 350.	7
Group dwellings and/residential flat building	300 average site area per dwelling, except in the suburb of Blackwood where the minimum allotment area is 350.	15 (total development site frontage)

18 The minimum site area requirements specified can be reduced where the division is accompanied by a building envelope plan detailing building footprints and wall heights that demonstrates that the development contributes to the desired character of the zone and where one of the following applies:

- (a) the allotment(s) is located within 200 metres of an Urban Corridor, Mixed Use or Centre Zones;
- (b) the development includes 15 percent affordable housing;
- (c) the allotment(s) is directly adjacent public open space greater than 2000 square metres.

Private Open Space

19 Dwellings at ground level should provide private open space in accordance with the following table:

Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24

20 Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

21 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.

Landscaping

- 22** 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 ²	10m ²	1.5 metres	1 small tree/10m ² deep soil
300-1500m ²	7% site area	3 metres	1 medium tree/30m ² deep soil
>1500m ²	7% site area	6 metres	1 large or medium tree/60m ² deep soil
Tree size and site area definitions			
Small tree	< 6 metres mature height and < let 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		

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

Vehicle Parking

- 24** Vehicle parking should be provided in accordance with the rates set out in [Table Mit/9: Off-street Vehicle Parking Requirements for Designated Areas](#).
- 25** On-site visitor parking spaces for group dwellings, multiple dwellings and residential flat buildings should be located and designed to:
- not dominate the streetscape appearance;
 - not prevent or restrict access to designated dwelling spaces;
 - ensure visitor spaces are not sited behind garage doors, gates or fences and are independently accessible at all times; and
 - not rely on on-street car parking spaces to address any shortfall in provision required in accordance with [Table Mit/9: Off-street Vehicle Parking Requirements for Designated Areas](#).
- 26** Driveway crossovers serving residential development:
- should be single width (except where serving group dwellings or residential flat buildings which may require common driveways for simultaneous two-way vehicle movements with entry and egress in a forward direction);
 - minimised in number to reinforce or contribute to streetscape character and preserve landscaped verges; and
 - located and designed to optimise the provision of on-street parking, avoid street trees and avoid infrastructure.

Land Division

- 27** Land division resulting in residential allotments should be designed to maximise the provision of on-street parking space through the consolidation and adequate separation of vehicle access points.

Complying Development

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

Non-complying Development

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

- Bulky goods outlet
- Crematorium
- Dairy
- Farming
- Fuel depot
- Horse keeping
- Horticulture
- Hospital
- Industry
- Intensive animal keeping
- Public service depot
- Road transport terminal
- Service trade premises
- Stock slaughter works
- Warehouse
- Waste reception, storage, treatment or disposal

Public Notification

- 30** 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

- Advertisement
- Aged persons accommodation
- All forms of development that are ancillary and in association with residential development
- Dwelling
- Nursing home
- Office that is ancillary and in association with a dwelling
- Residential flat building
- Retirement village
- Supported accommodation

Category 2

All forms of development not listed as category 1

REGIONAL ACTIVITY ZONE

Introduction

The objectives and principles of development control that follow apply in the Regional Activity Zone shown on [Maps Mit/12, 13 and 18](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone that has a focus of land uses that are state wide, national and international attractors supported by a mix of compatible land uses.
- Objective 2:** Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- Objective 3:** The design and layout of development to encourage walking and cycling and promote public transport use and healthy neighbourhoods.
- Objective 4:** A mixed use zone with a variety and concentration of activity close to key focal points such as education or health facilities, fixed transit stops, or high quality open space areas.
- Objective 5:** Development that ensures the long-term operational, safety, and aviation requirements of helicopter landing sites continue to be met.
- Objective 6:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

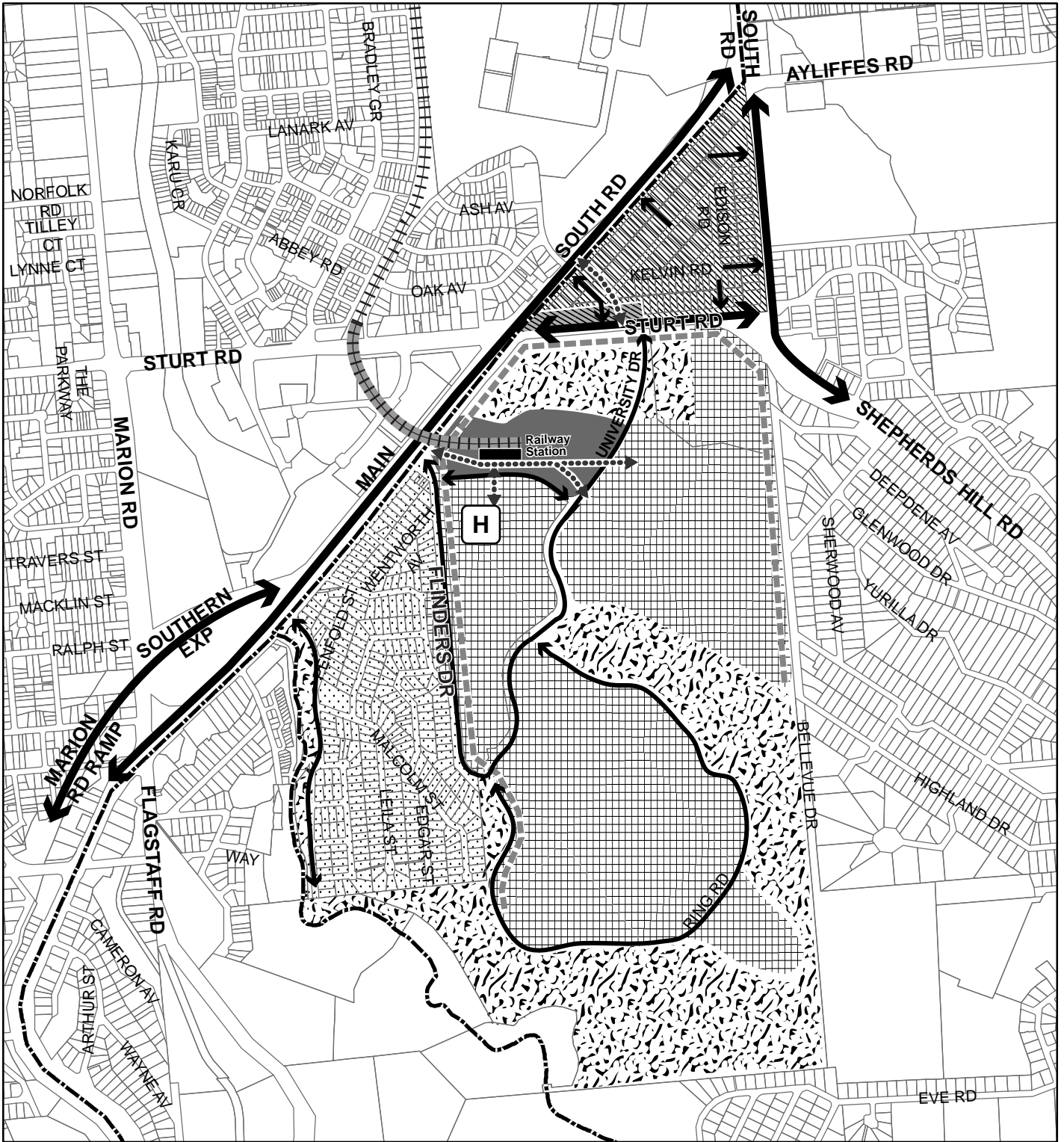
This zone is part of a larger destination that includes land within the City of Marion and takes in a range of education, health, research and employment facilities of regional significance. While these activities will be the focus for development in the zone, other activities will be encouraged to provide a supporting role such as medium to high density housing and other forms of accommodation, mixed use developments and quality public open spaces.

A range of complementary activities such as shops, consulting rooms, offices and entertainment facilities and the like will also be encouraged to meet the day to day needs of workers, students, residents and visitors, and create vibrant and interesting places to visit and linger. Areas of mixed use development will be encouraged to provide places where people can meet and socialise that are vibrant, interesting and safe.

The general design and layout of buildings and activities, in combination with open space areas, are expected to foster a sense of identity and create vehicle, pedestrian and cycle connections to and between major activity hubs, transport facilities, and local destinations (eg shops, schools, local parks) within and beyond the zone's boundaries. The Tonsley rail line extension, railway station north of the Flinders Medical Centre station, and upgrades to road infrastructure and pedestrian/cycle paths across the Main South Road and Sturt Road corridors, as identified on Concept Plan [Fig Mit/1 - Bedford Park](#), will be used to guide development and encourage a pedestrian oriented environment.

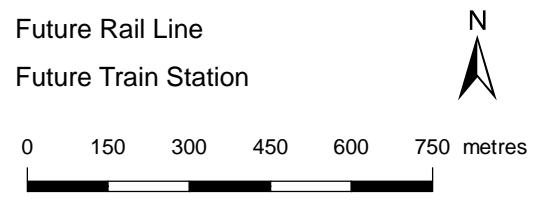
Sharing of facilities including communal open space, vehicle and bicycle parking facilities and access ways is encouraged.

Building design will be of a high quality, contemporary and innovative design that integrates with the landscape setting. It will, promote a high amenity public realm and contribute to a coherent, legible, safe and well-connected pedestrian friendly environment through a range of techniques including: orientating building entrances to the street; minimising large parking areas; placing on-site parking behind buildings; landscaping and surface treatments; street furniture; building design; provision of wide footpaths; use of trees to shade pedestrian areas and soften built form and; the integration of colonnades, courtyards and awnings. Consistency in the use of these elements will visually connect different areas within the zone.



- Residential
- Mixed Use/Residential
- Core Area (Employment/Education/Health/Accommodation)
- Transition to scale
- Open Space Area
- Flinders Village Area
- Suburban Activity Node Core Area
- Hospital
- Strategic Roads
- Local Connector Road
- Future Pedestrian/Cycle Link
- Development Plan Boundry

- Railway
- Future Rail Line
- Future Train Station



MITCHAM (CITY) BEDFORD PARK CONCEPT PLAN

Fig Mit/1
Consolidated - 27 August 2020

Some parts of the zone are framed by established low rise residential development located in adjacent residential zones.

Development at the interface of the Regional Activity Zone and lower density residential zones will create an appropriate transition in terms of design, scale and massing to limit potential for detrimental impacts. Overlooking, overshadowing and noise impacts will be moderated through good design and noise attenuation techniques, transition of building heights, design and siting of windows and balconies, and use of landscaping. In cases where the boundary of the zone is formed by a local residential road, development will take cues from the road setback of existing dwellings in the adjacent zone to promote cohesive streetscapes.

Building design and height will need to ensure the ongoing safety of emergency aircraft accessing the Flinders Medical Centre. Sensitive land uses, particularly residential development within 150 metres of the Flinders medical precinct helipad/s will be developed in a manner that is cognisant of and mitigates the environmental impacts of helicopter and emergency vehicles activity in the vicinity.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the zone. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways. Development will incorporate innovative technologies, alternative power generation and associated testing facilities that complement the research and education focus on the Flinders precinct.

Sensitive development, including residential development, at the interface with non-residential development should seek to mitigate the human health and amenity impacts of air emissions from adjoining non-residential development through location, built form, design and orientation.

Development within any Environment Protection Authority Evaluation Distances (via EPA document: *'Evaluation Distances For Effective Air Quality And Noise Management'*) will not proceed until adverse impacts of adjacent industrial activities that affect the proposed development have been satisfactorily addressed. Development will also be designed and orientated to mitigate environmental impacts where possible.

The zone will consist of a Core Area, Flinders Village Area and Open Space Area as identified on Concept Plan [Fig Mit/1 - Bedford Park](#).

Core Area

This area will continue to develop as the key focus and destination for education, health and research facilities and services at an intensive scale. A range of associated or secondary land uses will provide support for the development and function of core activities, including open space and recreation areas, small scale retail, entertainment and hospitality activities to meet the daily needs of the residential and visiting population. Secondary land uses will be developed with a scale, design and intensity that does not hamper or conflict with the primary land uses within or primary objectives of the Core Area.

Flinders Village Area

The Flinders Village Area will be focused around the Flinders Link rail station. It will cater for medium to high density, inter-generational residential developments including multi-storey dwellings, residential flats, student accommodation, aged care and affordable housing, as well as tourist accommodation. The Area will also be the focus for a variety of mixed uses that support the daily needs of on-site residents such as retail, entertainment and community facilities; together with offices and consulting rooms that complement the health, education and research activities of the Core Area. Ground level land uses such as entertainment and retail, which provide night and day activation will be concentrated around the Flinders Link station to promote interest, safe movement and convenient access to goods and services. In the short term, this will be provided with temporary activation which will be transitioned to permanent development over the medium to long term. Features and activities that attract people and add vitality to the area such as display windows, retail shopfronts and outdoor dining areas will generally be at street level.

The Flinders Link rail station will provide an important public transport link between the Flinders site, Tonsley and the Adelaide central business district. There will be a significant focus on safe and efficient movement for vehicles (including emergency vehicles and helicopters), pedestrians and cyclists throughout the Area as well as to adjacent areas and key sites. Building design will emphasise movement between the rail station and the Flinders Medical precinct, potentially via a pedestrian overpass, and the Flinders University.

Public open space will play an important role by providing a variety of safe, amenable and functional areas for social, recreational and environmental opportunities. It will incorporate public art and community facilities. Extensive landscaping will be provided throughout the site to ensure a cohesive environment.

Open Space Area

The Open Space Area will comprise open space and informal vegetated areas that contribute to the open character of the zone. These areas may also form visual linkages to sites within the zone through the use of common landscaping themes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following types of development, or combination thereof, are envisaged as primary land uses in the Core Area and Flinders Village Area of the zone:

- Active outdoor recreation
- Consulting room
- Community centre
- Educational establishment
- Hospital
- Office
- Parking facility
- Recreation area
- Student accommodation.

- 2** The following additional types of development, or combination thereof, are envisaged in the Flinders Village Area of the zone:

- Affordable housing
- Aged persons accommodation
- Community centre
- Educational establishment
- Entertainment venue
- Indoor recreation centre
- Multiple dwelling
- Place of worship
- Residential flat dwelling
- Restaurant
- Row dwelling
- Shop or group of shops (excluding a bulky goods outlet)
- Tourist accommodation.

- 3** The following types of development, or combination thereof, are envisaged in the Open Space Area of the zone:

- Active outdoor recreation
- Passive recreation area.

- 4** Secondary land uses are supported where they are of a local or neighbourhood scale with a design, intensity and sensitivity that is compatible with envisaged primary land uses and do not inhibit the development or operations of envisaged primary land uses. They may include:

- (a) Core Area - entertainment venue, indoor recreation centre, place of worship, shop or groups of shops (excluding bulky goods outlet);
- (b) Flinders Village Area - hospital, supported accommodation.

- 5 Development listed as non-complying is generally inappropriate.
- 6 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use, provide opportunities for multi-purpose trips and passive surveillance of the station.
- 7 Shops or groups of shops and offices should generally have maximum gross leasable areas in the order of the amounts shown in the table below:

Designated area	Office (square metres)	Consulting Room (square metres)	Shop or groups of shops (square metres)
Core Area	No maximum	No maximum	500
Flinders Village Area	No maximum	No maximum	No maximum
Open Space Area	0	0	0
Land adjacent lower density residential	250	250	250

Form and Character

- 8 Development should be consistent with the desired character for the zone.
- 9 Development should graduate from medium to high-rise in the Core Area and the Flinders Village Area, to low rise development where the development site abuts a residential zone boundary.
- 10 Residential development (other than residential development in mixed use buildings), should achieve a residential density in accordance with the following:

Designated area	Minimum net residential density
Core Area	80 dwellings per hectare
Flinders Village Area	80 dwellings per hectare
Development adjacent a lower density residential Area	50 dwellings per hectare

- 11 Development should not have a primary frontage to Main South Road.

Building near Helicopter landing sites

- 12 The height and location of buildings and structures should not adversely affect the long-term operational, safety and aviation requirements of helicopter landing sites.
- 13 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
- (a) lighting glare;
 - (b) smoke, dust and exhaust emissions;
 - (c) air turbulence;

- (d) storage of flammable liquids;
- (e) attraction of birds;
- (f) reflective surfaces (eg roofs of buildings, large windows);
- (g) materials that affect aircraft navigational aids.

- 14** Dwelling or buildings providing accommodation should not be located within areas affected by airport noise unless they are designed and sited to ensure noise generated by helicopter take-off and landings at helicopter landing sites achieves an acceptable internal noise level.
- 15** Development within areas affected by helicopter noise should be consistent with *the Environment Protection (Noise) Policy 2007*.

Building Envelopes

Building Height

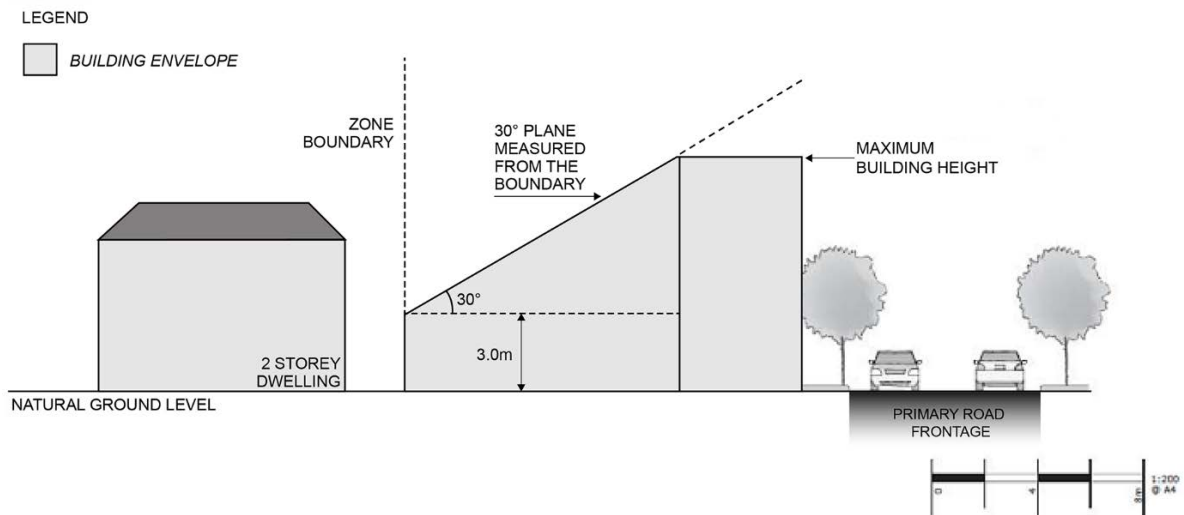
- 16** Except where airport building height restrictions prevail, and where the ongoing safety of emergency aircraft accessing the Flinders Medical Centre needs to be ensured, building heights (excluding any rooftop located mechanical plant or equipment, rooftop garden or entertainment and associated structures) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height
Core Area	3 storeys	10 storeys and up to 40.5 metres
Flinders Village Area	3 storeys	10 storeys and up to 40.5 metres
Land adjacent lower density residential zone boundary	2 storeys	4 storeys and up to 16.5 metres
Open Space Area	Nil	1 storey and up to 4.5 metres

Interface Height Provisions

- 17** To minimise building massing at the interface with residential development located in a lower density residential 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 allotment boundary of a residential allotment within a residential zone, as illustrated in Figure 1:

Figure 1



Setbacks from the Primary Road Frontage

- 18** Buildings (excluding verandas, porticos and the like) should be set back 10 metres from the Southern Expressway or Main South Road, four metres from any zone boundary and zero metres in any other case, unless contrary to another provision in the zone.

Design and Appearance

- 19** To minimise overshadowing of sensitive uses outside of the zone, development should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June;
 - (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space; or
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 20** Buildings should be oriented towards public open space and defined pedestrian and cycle routes as illustrated in Concept Plan [Fig Mit/1 – Bedford Park](#).
- 21** In the Core Area and Flinders Village Area, the ground and first floor of buildings of 4 or more storeys should be built to dimensions (including a minimum 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.
- 22** Where vehicle parking is to be provided at ground level or above, it should be designed to:
- (a) minimise the extent of parking that is visible from public areas to that which is required for emergency service vehicles, temporary event parking and set down (drop off) functions;
 - (b) not be located at ground floor street frontages or detract from the provision of active street frontages;
 - (c) complement the surrounding built form in terms of height, massing and scale;
 - (d) incorporate façade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings and screen vehicle parking from view from public areas and other buildings; and
 - (e) be comprehensively integrated with high quality landscaping that includes large trees.
- 23** Multi-level car parks should locate vehicle access points away from the primary street frontage wherever possible and should not be located:
- (a) on frontages to Main South Road;
 - (b) where they conflict with existing or projected pedestrian movement and/or activity;
 - (c) where they would cause undue disruption to traffic flow.
- 24** Boundary walls and fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street, and to improve safety through passive surveillance.

Private Open Space

- 25** Private open space should be provided for exclusive use by residents of each dwelling, and should be sited and designed:
- (a) to be accessed directly from the internal living rooms of the dwelling;
 - (b) to be generally at ground level (other than for dwellings without ground level internal living rooms);
 - (c) to be located to the side or rear of a dwelling and screened for privacy;
 - (d) to take advantage of, but not adversely affect, natural features of the site;
 - (e) to minimise overlooking from adjacent buildings;
 - (f) to achieve separation from bedroom windows on adjacent sites;
 - (g) to have a northerly aspect to provide for comfortable year round use;
 - (h) to not be significantly shaded during winter by the associated dwelling or adjacent development;
 - (i) to be partly shaded in summer;
 - (j) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality;
 - (k) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 26** Dwellings at ground level should provide private open space in accordance with the following table:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
≥250	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2.5	24
<250	15, of which 5 may comprise roof patios and the like, provided they have a minimum dimension of 2 metres	2	10

- 27** Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.
- 28** Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:

- (a) assist with ease of drainage;
- (b) allow for effective deep planting;
- (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

29 Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres
Student accommodation	2 square metres per bedroom per dwelling

30 Private open space for student accommodation may be substituted by communal open space at ground level where it meets all of the following criteria:

- (a) has a variety of use opportunities, including both individual and shared areas;
- (b) has access to direct light and natural ventilation;
- (c) has at least 50 percent of the communal open space is visually screened from public areas of the development;
- (d) the ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance;
- (e) it contains landscaping and facilities that are functional, attractive and encourage recreational use;
- (f) is provided cumulatively at the rate of 2 square metres per bedroom per dwelling.

Off Street Parking

- 31** Vehicle parking should be provided in accordance with [Table Mit/9](#) - Off Street Vehicle Parking Requirements for Designated Areas.
- 32** Bicycle parking should be provided in accordance with the rates set out in [Table Mit/10](#) - Bicycle Parking Requirements for Designated Areas.

Land Division

- 33** 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.
- 34** The following kinds of development are **complying** in the Regional Activity Zone subject to compliance with conditions comprising, where applicable:
 - (a) the conditions prescribed in [Table Mit/1](#); and
 - (b) the development not being located on a site, or abutting a site, containing an item of heritage significance listed in [Table Mit/3](#):

- (c) advertisements - only those listed in [Table Mit/1](#)
- (d) change in the use of land from residential to office on the ground or first floor of a building
- (e) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

Non-complying Development

- 35** The following kinds of development (including building work, a change in the use of land or division of an allotment) are non-complying in the Regional Activity Zone:

Bulky goods outlet (except where the gross leasable floor area is less than 500 square metres)
 General Industry
 Fuel Depot
 Public Service Depot
 Road Transport Terminal
 Service Trade Premises
 Special Industry
 Store
 Transport Depot
 Warehouse
 Waste reception storage treatment or disposal.

Public Notification

- 36** The following forms of development, or any combination thereof (except where the development is non-complying), are designated Category 1 in the Regional Activity Zone:

Advertisement
 Aged persons accommodation (where more than 150 metres from a helicopter landing facility)
 All forms of development that are ancillary and in association with residential development
 Community Centre
 Consulting Room
 Dwelling (where more than 150 metres from a helicopter landing facility)
 Dependent Accommodation (where more than 150 metres from a helicopter landing facility)
 Educational Establishment
 Hall
 Hospital
 Place of Worship
 Pre-school
 Primary school
 Residential Flat Building (where more than 150 metres from a helicopter landing facility)
 Retirement Village (where more than 150 metres from a helicopter landing facility)
 Shop or Group of Shops
 Student Accommodation (where more than 150 metres from a helicopter landing facility)
 Supported Accommodation (where more than 150 metres from a helicopter landing facility)
 Tourist Accommodation (where more than 150 metres from a helicopter landing facility).

- 37** The following forms of development, or any combination thereof (except where the development is non-complying), are designated Category 2 in the Regional Activity Zone:

All forms of development not listed as Category 1.

NEIGHBOURHOOD CENTRE ZONE

Introduction

The objectives and principles of development control that follow, apply in the Neighbourhood Centre Zone, shown on [Maps Mit/4 and 10](#). They are additional to those expressed for the whole of the council area.

Arrangement

The policies for the Neighbourhood Centre Zone are expressed firstly, for the whole of the zone and, then, in more detail for those policy areas within the zone.

OBJECTIVES

- Objective 1:** A zone primarily accommodating a range of retail, community, office, commercial, entertainment, educational, religious and recreational facilities to serve the day-to-day needs of the neighbourhood.
- Objective 2:** Outdoor advertising display which is appropriate in scale and form to the broader functions and objectives of the zone.
- Objective 3:** The Belair area accommodating a range of retail, community and minor service activities related to the local community it serves and where the main focus for the purchase of day-to-day goods is concentrated on the western side of Main Road; where substantial landscaping to unify building development and to shade car parking areas is provided.
- Objective 4:** The Daw Park area accommodating a range of retail, community, office and religious facilities serving the neighbouring population and where off-street parking and landscaping to improve user convenience and the amenity of the locality, is provided.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Development undertaken in the Neighbourhood Centre Zone should be for a range of retail, community, office, commercial, entertainment, educational, religious, and recreational facilities related to the size of and characteristics of the population it serves.
- 2** Retail development should provide mainly convenience goods to serve the day-to-day needs of the neighbourhood it serves, but may include a limited range of comparison goods.
- 3** Development, including renovations and minor additions, should provide for an improved pedestrian environment by way of covered walks, seating, landscaping and accessible, conveniently located car parking areas.
- 4** Development of the front portion of the former Tip Top factory at Daw Park to accommodate retail, office, consulting room and other facilities with buildings located towards the front and parking to the side and rear, and with a high level of amenity and buffer treatment provided to the residential zone boundary.
- 5** Moveable business signs:
 - (a) should only be displayed within a specially prepared location, within the landscape area of a property abutting a public road;
 - (b) should be contained entirely within the boundaries of the subject land and should not interfere with the free-movement or safety of pedestrians; and
 - (c) should be securely affixed in their intended location during display hours.

- 6 Vehicle parking should be provided in accordance with the rates set out in [Table Mit/9](#) - Off Street Vehicle Parking Requirements for Designated Areas (where applicable).
- 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) Advertisements listed in [Table Mit/1](#) where all of the following are achieved (where applicable):
 - (i) compliance with the conditions prescribed in [Table Mit/1](#); and
 - (ii) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table Mit/3](#)
 - (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 Mit/9 - Off Street Vehicle Parking Requirements for Designated Areas](#) (where applicable) 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.

8 The following kinds of development are **non-complying** in the Neighbourhood Centre Zone:

Advertisement:

- (a) attached to or displayed upon a building which:
 - (i) exceeds the height of the walls or fascia; or
- (b) of freestanding type and where:
 - (i) the advertisement area on each face exceeds two square metres and/or the overall height exceeds four metres

Amusement Park
 Auction Room
 Billiard Saloon
 Bowling Alley
 Builder's Yard
 Bus Depot
 Bus Station
 Concert Hall
 Dance Hall
 Detached Dwelling
 Educational Establishment
 Exhibition Hall
 Fire Station
 Fuel Depot
 General Industry
 Gymnasium
 Hospital
 Indoor Recreation Centre
 Intensive Animal Keeping
 Junk Yard
 Light Industry
 Motor Repair Station
 Multiple Dwelling
 Plant Nursery
 Prescribed Mining Operations
 Public Service Depot
 Refuse Destructor
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Trade Premises
 Skating Rink
 Special Industry
 Squash Court
 Stadium

Telecommunication(s) Facility/Station above 30 metres in height
Timber Yard
Transmitting Station above 30 metres in height
Warehouse
Welfare Institution

LOCAL CENTRE ZONE

Introduction

The objective and principles of development control that follow apply in the Local Centre Zone shown on [Maps Mit/4, 5, 9, 10 and 19](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: A zone primarily accommodating a range of small-scale shopping and community facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Local Centre Zone should, primarily, be a range of small-scale shopping and community facilities which cater for the day-to-day needs of the local community.
- 2 Shop development should generally comprise a maximum gross leasable floor area in the order of 450 square metres.
- 3 The small, traditional groups of shops and other local facilities at Goodwood Road, Cumberland Park and Daw Park, should be upgraded, refurbished or rationalised and provided with off-street parking at the rear.
- 4 The local centre at Belair Road, Kingswood, should be upgraded and revitalised including the parking area, signage and landscaping.
- 5 Vehicle parking should be provided in accordance with the rates set out in [Table Mit/9](#) - Off Street Vehicle Parking Requirements for Designated Areas (where applicable).
- 6 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) Advertisements listed in [Table Mit/1](#) where all of the following are achieved (where applicable):
 - (i) compliance with the conditions prescribed in [Table Mit/1](#); and
 - (ii) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table Mit/3](#)
 - (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 Mit/9](#) - Off Street Vehicle Parking Requirements for Designated Areas (where applicable) 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.

7 The following kinds of development are **non-complying** in the Local Centre Zone:

Advertisement:

- (a) attached to or displayed upon a building which:
 - (i) exceeds the height of the walls or fascia; or
- (b) of freestanding type and where:
 - (i) the advertisement area on each face exceeds two square metres and/or the overall height exceeds three metres

Amusement Park
Auction Room

Billiard Saloon
Bowling Alley
Builder's Yard
Bus Depot
Bus Station
Cemetery
Concert Hall
Dance Hall
Detached Dwelling
Educational Establishment
Exhibition Hall
Fire Station
Fuel Depot
General Industry
Golf Course
Golf Driving Range
Gymnasium
Indoor Recreation Centre
Intensive Animal Keeping
Junk Yard
Light Industry
Motor Repair Station
Multiple Dwelling
Plant Nursery
Prescribed Mining Operations
Public Service Depot
Refuse Destructor
Residential Flat Building
Road Transport Terminal
Row Dwelling
Semi-detached Dwelling
Service Industry
Service Trade Premises
Skating Rink
Special Industry
Squash Court
Stadium
Store
Telecommunication(s) Facility/Station above 30 metres in height
Theatre
Timber Yard
Transmitting Station above 30 metres in height
Warehouse
Welfare Institution

INSTITUTIONAL ZONE

Introduction

The objectives and principles of development control that follow apply in the Institutional Zone shown on [Maps Mit/5, 6, 11 to 13 and 18 to 21](#). They are additional to those expressed for the whole of the council area.

Arrangement

The policies for the Institutional Zone are expressed, firstly, for the whole of the zone and, then, in more detail for those policy areas within the zone.

OBJECTIVES

- Objective 1:** A zone accommodating public and private activities primarily of an institutional and/or open character.
- Objective 2:** The Waite Institute area developed for educational and research activities that have a distinctive open and rural character and in which:
- (a) substantial mature vegetation is retained; and
 - (b) existing recreation areas are retained.
- Objective 3:** The Kegworth Street area being retained as 'open space' until such time as the Government and council mutually agree upon:
- (a) the lifting or partial lifting of the Open Space Proclamation existing on the land; and
 - (b) the extent of the land which should be held in public ownership for reserve and open space purposes.
- Objective 4:** The Carrick Hill area accommodating cultural and recreational activities within landscaped grounds and with buildings which harmonize with Carrick Hill Mansion. Development within the Carrick Hill area being:
- (a) compatible with adjacent residential development;
 - (b) screened from adjacent residential development with heavily planted land buffers;
 - (c) primarily accessible from Fullarton Road; and
 - (d) such that sufficient on-site car parking and bus parking is provided to meet generated demands.
- Objective 5:** The Eden Hills area accommodating educational and recreational activities with the existing vegetation and park-like setting retained and reinforced by additional plantings where appropriate.
- Objective 6:** The South Australian Women's Memorial Playing Fields area accommodating recreational activities within a park-like setting.
- Objective 7:** The Blackwood Forest Reserve area being retained as open-space and being used for agriculture, agricultural research and forestry purposes until such time as the Government and council mutually agree on ownership, management, maintenance, public accessibility and related matters.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Institutional Zone should be for public and private activities of an institutional and/or open character.
- 2 Building development within the zone should be sympathetic to, and clustered with, existing buildings to preserve the open character of the zone.
- 3 No additional allotments should be created in the zone for purposes other than those associated with and necessary for, educational or research activities.
- 4 The intensity and nature of outdoor research and educational activities in the Waite Institute zrea should not impair the amenity of adjoining residential development.
- 5 The following kinds of development are **complying** in the Institutional Zone subject to compliance with conditions comprising, where applicable:
 - (a) the conditions prescribed in [Table Mit/1](#); and
 - (b) the development not being located on a site, or abutting a site, containing an item of heritage significance listed in [Table Mit/3](#):

Advertisements - only those listed in [Table Mit/1](#)
Recreation Area

- 6 The following kinds of development are **non-complying** in the Institutional Zone:

Advertisement:

- (a) attached to or displayed upon a building which:
 - (i) exceeds the height of the walls or fascia; or
- (b) of freestanding type which:
 - (i) exceeds 1.5 metres in height; and
 - (ii) has an advertisement area on each face which exceed 1.5 square metres

Abattoir
Amusement Machine Centre
Auction Room
Builder's Yard
Bus Depot
Bus Station
Camping Area
Caravan Park
Consulting Room
Detached Dwelling
Fire Station
Fuel Depot
General Industry
Hotel
Intensive Animal Keeping
Junk Yard
Light Industry
Motel
Motor Repair Station
Motor Showroom
Office and Dwelling
Petrol Filling Station
Warehouse
Place of Worship
Police Station

Prescribed Mining Operations
Primary School
Private Hotel
Radio or TV Studio
Refuse Destructor
Residential Club
Road Transport Terminal
Row Dwelling
Semi-detached Dwelling
Service Industry
Shop or group of shops with a gross leasable area greater than 50 square metres but not including a plant nursery
Shop and Dwelling
Skating Rink
Special Industry
Stock Slaughter Works
Store
Timber Yard
Used Car Lot

COMMUNITY ZONE

The objectives and principles of development control that follow apply in the Community Zone shown on [Maps Mit/3, 4, 5, 8 and 9](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.
- Objective 2:** Development that is integrated in function and provides a coordinated base to promote efficient service delivery.
- Objective 3:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone accommodates a range of land uses that fulfil a community need including schools, public open space reserves and Centennial Park Cemetery. Uses within the zone will be of a scale and function that is appropriate within the locality and will not unreasonably impact adjacent zones through, for example, noise or traffic generation.

Buildings will have a maximum height of up to three storeys provided they are carefully sited and designed to minimise impact on adjacent land.

Development will maintain a high level of presentation to public roads through incorporation of landscaping, high quality structures and fencing, and screening of waste, service and storage areas.

Community facilities will utilise crime-prevention design techniques and incorporate building materials that deter and minimise the occurrence of vandalism and anti-social behaviour.

Centennial Park Cemetery provides an important facility for South Australia. In addition to burial plots, cemetery structures and a crematorium, the cemetery accommodates a diverse range of public and community activities which are set within open grassed areas and extensively landscaped gardens. Special events held within the cemetery will have minimal impact on adjacent land, will assist with the interpretation of the site and will support the continuation of the cemetery.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- Cemetery
- Community centre
- Consulting room
- Educational establishment
- Emergency services facility
- Hall
- Health facility
- Hospital
- Library
- Office associated with community service
- Place of worship
- Public administration office
- Recreation centre
- Theatre
- Welfare institution

- 2 The following forms of development are envisaged at Centennial Park Cemetery:

Cemetery
 Cemetery structures (eg headstones, monuments, mausoleums)
 Crematorium
 Funeral parlour
 Special events

- 3 Development listed as non-complying is generally inappropriate.
- 4 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should not exceed three storeys in height.

Complying Development

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

Non-complying Development

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

Consulting room where located within the Recreation Policy Area 20
 Crematorium where located within the Education Policy Area 19 or Recreation Policy Area 20
 Dwelling where located in the Recreation Policy Area 20
 Fuel depot
 Hospital where located within the Recreation Policy Area 20
 Horticulture
 Industry
 Intensive animal keeping
 Land division where located within the Recreation Policy Area 20, except where no additional allotments are created partly or wholly within the policy area
 Motel
 Major public service depot
 Motor repair station
 Nursing home where located in the Recreation Policy Area 20
 Office where located within the Recreation Policy Area 20, except where associated with community or recreation facilities
 Petrol filling station
 Residential flat building where located within the Recreation Policy Area 20
 Road transport terminal
 Service trade premises

Shop or group of shops, except where one of the following applies:

- (a) the gross leasable area is 250 square metres or less and outside the Recreation Policy Area 20
- (b) the gross leasable area is 100 square metres or less and where located within the Recreation Policy Area 20

Stock sales yard
 Stock slaughter works
 Store
 Warehouse
 Waste reception, storage, treatment or disposal
 Wrecking yard

Public Notification

- 9 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

Development not exceeding two storey in height

Category 2

Development exceeding two storeys in height.

Education Policy Area 18

The objectives and principles of development control that follow apply in the Policy Area shown on [Maps Mit/27, 28, 29 and 31](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A policy area accommodating educational facilities and associated administrative and recreational facilities.
- Objective 2:** Development of a scale compatible with existing buildings and surrounding residential areas.
- Objective 3:** Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area accommodates Cabra Dominican College, Mitcham Girls High School, Springbank Secondary College, Walford Parks Playing Fields and Westbourne Park Primary School. Activities that are generally associated with education facilities such as recreational facilities, playing fields, multi-purpose halls, ancillary shops and offices, and vocational education will also occur in the policy area.

The scale and character of education facilities within the policy area varies considerably. These range from small sites set close to dwellings within suburban streetscapes, to large sites containing imposing buildings set within expansive landscaped grounds.

New buildings up to three storeys high may be appropriate where it is demonstrated that the development is of a high design standard, adequately set back from boundaries and results in minimal impact on adjacent land in terms of visual bulk, overshadowing and overlooking.

The use of contemporary architectural styles and materials is acceptable provided the design is high quality, visually cohesive with surrounding development, and incorporates sufficient physical articulation, architectural interest and detailing.

On-site vehicle parking should be determined having regard to the size and nature of a proposed development. Where a proposed development is likely to result in an increase in student or employee numbers, or where it has the potential to be used outside of school hours by the broader community, advice from a suitably qualified traffic engineer should assess the likely impact of that development on vehicle parking and traffic movements within the locality of the school. The assessment should establish if additional on-site vehicle parking should be provided or whether other measures are required to reduce on-street vehicle parking demand and to improve the flow of traffic in the streets around school sites. This might include but not be limited to, road widening, vehicle passing bays or a dedicated student pick-up and drop-off lane and programs to encourage walking and cycling to school. In any case, development should minimise the use of residential streets for vehicle parking

and vehicle parking areas should be located and designed so as not to impair the residential amenity of adjoining areas

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

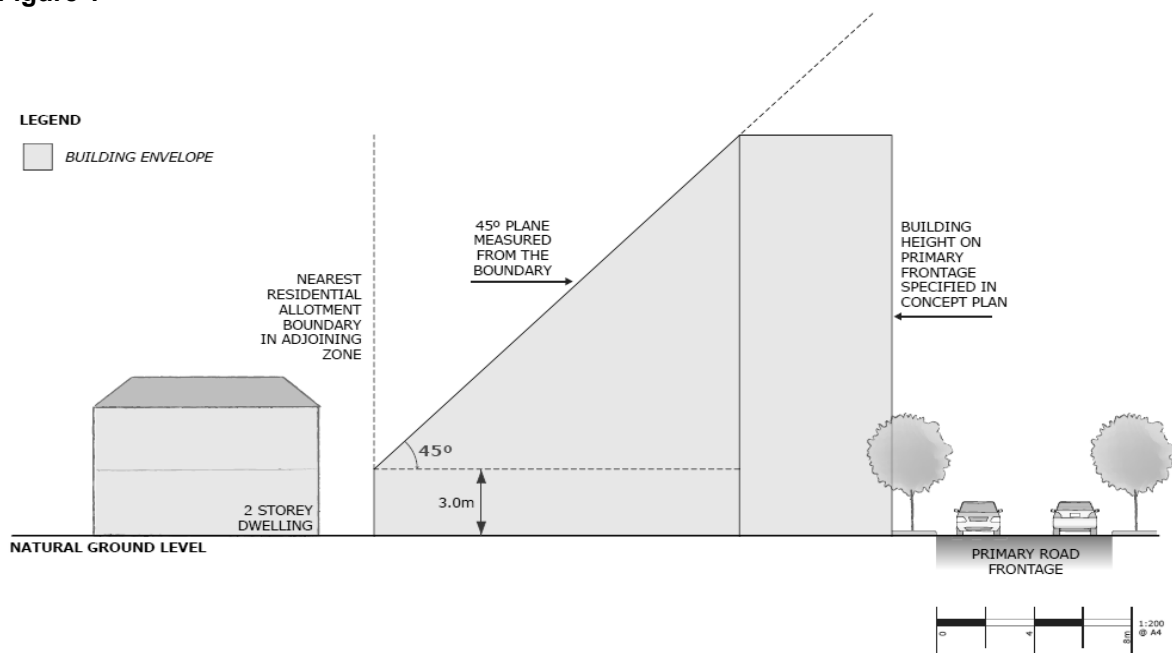
- 1 The following forms of development are envisaged in the policy area:

- Child care centre
- Community centre
- Educational establishment and associated facilities such as stadiums and theatres
- Lighting for night use of facilities
- Open space in association with an educational facility
- Pre-school
- Primary school

Form and Character

- 2 Development should be consistent with the desired character for the policy area.
- 3 Buildings, except for fences, should have a setback from a public road not less than 4 metres except where there is an existing school building closer to the street boundary.
- 4 Development should not exceed three storeys in height, unless it is demonstrated that the proposed building results in minimal impact on adjacent land and streetscapes in terms of visual bulk, overshadowing and overlooking.
- 5 To minimise building massing at the interface with residential development outside of the zone, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where the zone boundary is along a street), as illustrated in **Figure 1**:

Figure 1



- 6 Development should include landscaped buffers, as well as carefully designed fencing and boundary walls, that minimise noise and visual impact to adjoining residents.

- 7 Development within schools should minimise on-street vehicle parking and maximise vehicle drop-off/pick-up areas within and immediately adjacent to the land so as to minimise nuisance to neighbours.
- 8 Activities which are likely to generate substantial noise should be located well away from adjoining residential areas or include measures to reduce the transmission of noise.

Recreation Policy Area 20

The objectives and principles of development control that follow apply in the Policy Area shown on [Maps Mit/29](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A policy area accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.
- Objective 2:** Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- Objective 3:** Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- Objective 4:** Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area provides an important source of public open space for the local community, including sporting groups. A variety of sporting, recreational, cultural and entertainment activities will be accommodated in the policy area, as well as associated spectator and administrative facilities.

Development will preserve the predominantly open character of the policy area and, where relevant, will complement the suburban character of surrounding land. Buildings and activities will be sensitively sited and designed to minimise impact on adjacent dwellings.

Development in the policy area will improve traffic management and reduce the associated impacts on adjoining residential areas. Wherever possible, parking facilities will be located on site. Where this is not possible, careful attention will be given to the management of traffic during peak operating times. Car parking areas will be landscaped, set back from adjacent residential land, and will be sited to have minimal impact upon streetscape character and amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- Car parking
- Clubroom associated with a sports facility
- Community centre
- Community hall
- Entertainment, cultural and exhibition facility
- Indoor and outdoor recreation facility
- brary
- Lighting for night use of facilities
- Office associated with community or recreation facility
- Playground
- Shops or groups of shops ancillary to recreation development
- Showground
- Sports ground and associated facility

Special event
Spectator and administrative facilities ancillary to recreation development
Swimming pool.

- 2 A shop or group of shops should only be developed where:
 - (a) it is ancillary to recreation and sport development
 - (b) the total gross leasable area is 100 square metres or less.

Form and Character

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

Land Division

- 4 No additional allotments should be created wholly or partly within the policy area.

MIXED USE ZONE

The objectives and principles of development control that follow apply in the Mixed Use Zone shown on [Maps Mit/8, 9, 15 and 16](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A functional and diverse zone accommodating a mix of commercial, community, light industrial, medium density residential, office, and small-scale shop land uses.
- Objective 2:** Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- Objective 3:** Integrated, mixed use, medium rise buildings with ground floor uses that create active and vibrant streets with residential development above.
- Objective 4:** A highly varied built streetscape allowing multiple built form design responses that support innovative housing and mixed use development.
- 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:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises land around Daws Road (including the Repatriation General Hospital site), Goodwood Road, and in Blackwood along Main Road and Coromandel Parade.

At Daws and Goodwood Roads, there will be an opportunity for existing non-residential uses to expand in scale and intensity. New shops (including bulky goods outlets) should be limited to a small scale and footprint and service a local catchment only. Medium density residential land uses will be developed in a variety of dwelling types and sizes to support businesses and public transport in the area. Large allotments fronting Goodwood Road present an opportunity for integrated, high-quality mixed use developments up to four storeys in height (residential is envisaged above ground level). The scale and intensity of development will transition downward at the edges of the zone where it has an interface with residential zones, including the Suburban Neighbourhood Zone.

At Blackwood, there will be a strong emphasis on providing a variety of medium density residential land uses as part of any mixed use development. The scale and nature of non-residential development within this part of the zone should not threaten the role and function of the adjoining District Centre Zone. Buildings of up to three storeys high are envisaged, however this will require careful siting and design in order to accommodate sloping land and to minimise impact on adjoining sites in adjoining residential zones, including the Suburban Neighbourhood Zone. In particular, careful attention will be given to minimising earthworks/filling at the zone boundaries given adjacent residential land uses are often located at a lower ground level.

Throughout the zone generally, and where possible, vehicle access will be shared/consolidated and provided from rear or side streets to minimise the number and width of access points onto main roads. Active street frontages will be provided. Amalgamation of properties is desirable, particularly for development exceeding a height of two storeys. Parking areas will be screened and located away from public spaces or underneath buildings. Each new development will be responsible for appropriately managing its interface with surrounding land uses. Development will be interspersed with suitable on-site landscaping to reduce heat load in summer and to soften the appearance of buildings as viewed from the street and adjoining land outside the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Community facility
 Consulting room
 Group dwelling
 Institutional facility
 Light industry
 Motor repair station
 Multiple dwelling
 Office
 Residential flat building
 Row dwelling
 Service trade premises
 Shop or group of shops where the gross leasable area is 500 square metres or less
 Warehouse

- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Outside of the Repatriation General Hospital Policy Area, residential or mixed use development should achieve net residential site densities in accordance with the following:

Site Area	Minimum net residential site density	Maximum net residential site density
Sites of less than 2000m ²	45 dwellings per hectare net	70 dwellings per hectare net
Sites of 2000m ² or more	45 dwellings per hectare net	80 dwellings per hectare net

- 5 Amalgamation of sites, including adjacent sites that may or may not have a main road frontage, should provide opportunity for comprehensively planned development and better design outcomes in accordance with the desired character of the zone/ policy area and the interface with any adjoining zone.
- 6 The bulk and scale of development should be compatible with adjoining land uses.
- 7 Vehicle parking areas should be established in accordance with one or any combination of the following:
- at the rear of premises;
 - at the side of premises;
 - undercroft/semi-basement;
 - within the podium of a multi-storey building.
- 8 Development involving multi-level vehicle parking should be designed to:
- provide active street frontages and land uses such as commercial, retail or other non-car park uses, along ground floor street frontages to maintain pedestrian interest and activity at street level;

- (b) be of a high-quality design;
 - (c) provide surveillance, lighting and direct sightlines along clearly defined and direct walkways, through and within car parking areas and to lift and toilet areas;
 - (d) on a corner site with two major street frontages, be set back from the major street frontages, with commercial or other non-car park floor space in front of and screening the car parking building;
 - (e) on a site with only one major street frontage, include screening so that any car parking is not visible from the public realm either day or night, and detailed to complement neighbouring buildings in a manner consistent with desired character in the relevant Zone and Policy Area;
 - (f) incorporate treatments to manage the interface with adjacent housing, such as careful use of siting and use of materials and landscaping.
- 9** Development involving the parking of vehicles where vehicles are visible from public areas, should incorporate adequate screening and landscaping.
- 10** Advertisements and advertising hoardings should not include any of the following:
- (a) flashing or animated signs;
 - (b) bunting, streamers, flags, or wind vanes;
 - (c) roof-mounted advertisements projected above the roofline;
 - (d) parapet-mounted advertisements projecting above the top of the parapet.

Design and Appearance

- 11** Buildings should maintain a pedestrian scale at street level and should:
- (a) include a clearly defined podium or street wall with a maximum building height of 2 storeys or 8 metres in height;
 - (b) have levels above the defined podium or street wall setback a minimum of 2 metres from that wall.
- 12** Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in forms, materials, openings and colours.
- 13** Buildings should be designed to:
- (a) enable suitable sunlight access to public open space;
 - (b) overlook or orientate towards public open space and defined pedestrian and cycle routes.
- 14** 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.
- 15** Development should minimise the number of access points onto an arterial road, by providing vehicle access:
- (a) from side streets or rear access ways;
 - (b) via co-ordinated through-property access rights of way or common rear vehicle parking areas.

- 16** Vehicle access points on side streets and rear access ways should be located and designed to:
- (a) minimise the impacts of headlight glare and noise on nearby residents;
 - (b) avoid excessive traffic flows into residential streets.
- 17** Undercroft, semi-basement and above ground parking of vehicles should ensure:
- (a) the overall height, bulk and appearance of the undercroft or above-ground 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 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).

Building Envelope

Building Height

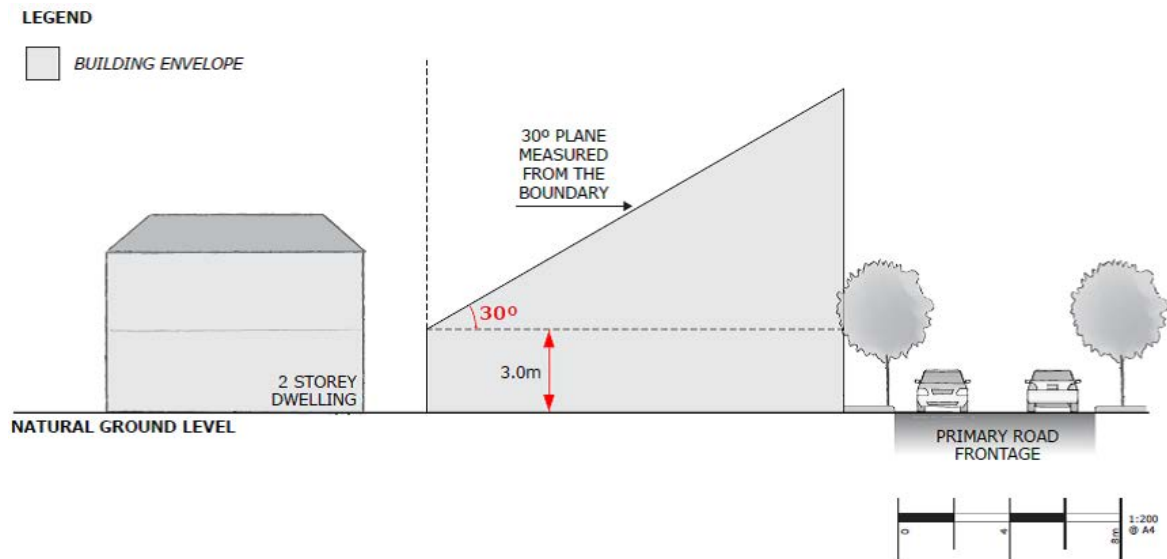
- 18** Except where airport building height restrictions prevail or the 'Interface Height Provisions' require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

Area within Mixed Use Zone	Minimum building height	Maximum building height
Within the suburb of Blackwood	No minimum	3 storeys and up to 12.5 metres
All other parts of the zone, except the Repatriation General Hospital Policy Area	No minimum	4 storeys and up to 16.5 metres

Interface Height Provisions

- 19** To minimise building massing at the interface with residential 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 allotment boundary of a residential allotment within a residential zone, including the Suburban Neighbourhood Zone (except where this boundary is the Primary Road Corridor), as illustrated in Figure 1:

Figure 1



- 20 Development should be set back 3 metres from the boundary of an adjacent zone.
- 21 To minimise overshadowing of sensitive uses outside of the zone, buildings should ensure that:
 - (a) north-facing windows to habitable rooms of existing dwellings in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June;
 - (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space;
 - (ii) 35 square metres of the existing ground level pen space (with at least one of the area’s dimensions measuring 2.5 metres);
 - (c) sunlight to solar panels should be maintained for a minimum of 2 consecutive hours between 9.00 am and 3.00 pm on 22 June.

Setbacks from Road Frontages

- 22 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Minimum setback from the primary road frontage where it is the Primary Road Corridor	Minimum setback from the primary road frontage in all other cases
0 metres from the Goodwood Road Primary Road Corridor, while incorporating <ul style="list-style-type: none"> (a) a 3 metre setback from the Primary Road Corridor for 50 percent of the building; or (b) a 4 metre x 4 metre deep soil zone area in front of the building; for the purpose of establishing mature trees and landscaping.	3 metres

Minimum setback from the primary road frontage where it is the Primary Road Corridor	Minimum setback from the primary road frontage in all other cases
0 metres from the Main Road/Coromandel Parade Primary Road Corridor, while incorporating <ul style="list-style-type: none"> (a) a 3 metre setback from the Primary Road Corridor for 50 percent of the building; or (b) a 4 metre x 4 metre deep soil zone area in front of the building; for the purpose of establishing mature trees and landscaping.	3 metres

- 23** 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:

Minimum setback from secondary road	Minimum setback from a rear access way
2 metres where the secondary street boundary has an interface with an adjoining residential zone (including the Suburban Neighbourhood Zone) 0 metres in all other circumstances	(a) No minimum where the access way is 6.5 metres or more; OR (b) 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

- 24** Buildings (excluding verandahs, porticos and the like) should be set back in accordance with the following parameters:

Minimum setback from rear allotment boundary	Minimum setback from side boundaries (where not on a street boundary or adjoining an allotment of a different zone)
3 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.	Irrespective of height, no minimum within 18 metres from the front property boundary. No minimum for remaining length for the ground level only. More than 18 metres from the front property boundary, 1st level and above (ie above ground level) should be setback 2 metres.

Private Open Space

- 25** Dwellings at ground level should provide private open space in accordance with the following table:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
250 or more	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24
Less than 250	24, of which 5 may comprise roof patios and the like, provided they have a minimum dimension of 2 metres	3	10

- 26** Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

Vehicle Parking

- 27** Vehicle parking should be provided in accordance with the rates set out in [Table Mit/9: Off-street Vehicle Parking Requirements for Designated Areas](#).

Land Division

- 28** Land division should create allotments that vary in size and are suitable for a variety of commercial and residential activities.

Complying Development

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

In addition, throughout the zone, but excluding in the Repatriation General Hospital Policy Area 21, the following forms of development are designated as complying subject to the conditions contained in [Table Mit/9 – Off-street Vehicle Parking Requirements for Designated Areas](#) and provided the development not involve a Contributory, Local Heritage or State Heritage Place and does not including any external alteration or additions:

- (a) change in the use of land, from residential to office on the ground or first floor of a building;

- (b) change in the use of land, from residential to a shop, where the shop has a gross leasable area of less than 250 square metres and is located on the ground floor of a building;
- (c) change in the use of land, from office to a shop, where the shop has a gross leasable area of less than 250 square metres and is located on the ground floor of a building.

Within the Repatriation General Hospital Policy Area 21 the following forms of development are designated as complying subject to the conditions contained in [Table Mit/1](#) – Conditions Applying to Complying Development:

- (a) Advertisements listed in [Table Mit/1](#), subject to compliance with conditions prescribed in [Table Mit/1](#) where applicable.

Non-complying Development

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

Any development, or portion thereof (excluding rooftop plant and equipment), greater than 5 storeys or 18.5 metres in height, except where located outside the Repatriation General Hospital Policy Area

Conference Centre, except where located outside the Repatriation General Hospital Policy Area

Fuel depot

General industry

Horse keeping

Horticulture

Hotel, except where located outside the Repatriation General Hospital Policy Area

Intensive animal keeping, except where located within the Repatriation General Hospital Policy Area

Motel, except where located outside the Repatriation General Hospital Policy Area

Prescribed mining operations

Road transport terminal

Shop or group of shops, except where one of the following applies:

- (a) the gross leasable area is 500 square metres or less
- (b) located within the Repatriation General Hospital Policy Area.

Special industry

Stock sales yard

Stock slaughter works

Waste reception, storage, treatment or disposal

Wrecking yard

Public Notification

- 31** 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

Where the development is located outside the Repatriation General Hospital Policy Area:

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
 Primary school
 Residential flat building
 Retirement village
 Supported accommodation
 Shop or group of shops with a gross leasable area of 500 square metres or less
 Tourist accommodation

Where the development is located within the Repatriation General Hospital Policy Area except where:

- (a) the development is non-complying;
- (b) the development is adjacent land to land in a residential zone and is greater than 2 storeys (8 metres) in height and exceeds the Building Envelope requirements as shown in Figure 1:

Advertisement
 Aged persons accommodation
 Affordable housing
 Community facility
 Consulting room
 Dependant accommodation
 Dwelling
 Educational establishment
 Health Services
 Indoor recreation centre (not adjacent land to land in a residential zone)
 Light industry (involving alterations and additions to an existing light industry that is no closer to a residential zone)
 Nursing home
 Office
 Parking facility (not adjacent land to land in a residential zone)
 Place of worship (not adjacent land to land in a residential zone)
 Recreation area
 Residential flat building
 Shop or group of shops
 Short term accommodation
 Supported accommodation
 Warehouse (involving alterations and additions to an existing warehouse that is no closer to a residential zone)

Category 2

Where the development is located outside the Repatriation General Hospital Policy Area:

Any development listed as Category 1 and located directly adjacent to a different zone that:

- (a) exceeds maximum height in the Zone (excluding any rooftop mechanical plant or equipment)
- (b) exceeds the Building Envelope and Interface Height Provisions.

Where the development is located within the Repatriation Policy Area:

All forms of development not listed as Category 1 other than:
 Light industry (located adjacent land to land in a residential zone)
 Indoor recreation centre (located adjacent land to land in a residential zone)
 Parking facility (adjacent to a site used for residential purposes in a residential zone)
 Restaurant (adjacent to a site used for residential purposes in a residential zone)
 Warehouse (adjacent to a site used for residential purposes in a residential zone)

Repatriation General Hospital Policy Area 21

The objectives and principles of development control that follow apply in the Policy Area shown on [Maps Mit/ 30 and 31](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone primarily accommodating a mix of health and related land uses including facilities for health and aged care, rehabilitation, education, research, community, and supported accommodation.
- Objective 2:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A variety of land uses will be encouraged throughout the zone, with a focus primarily on health and related purposes designed to support the site as a health precinct, with the broad arrangement of uses guided by Concept Plan [Fig MU/1](#).

Buildings and open spaces will incorporate innovative and exemplary designs to support a cohesive character. Development will incorporate sustainable design features to reduce energy needs, water use and waste, facilitate urban cooling and promote biodiversity.

The land shown in Concept Plan [Fig MU/1](#) will be developed as a walkable neighbourhood that is characterised by:

- (a) a health precinct for the health and wellbeing of the community;
- (b) active street facades integrated with quality public realm and intimate and larger open spaces that cater for social and ceremonial gatherings, recreation, cultural activities and reflection; and
- (c) preservation of the heritage-listed Chapel, Schools Patriotic Fund (SPF) Hall and Peace Garden for their considerable significance, particularly to World War II Veterans and their families.

Health, rehabilitation, aged care, educational, research and innovation, and community service land uses will be the predominant forms of development in the zone. Other forms of development will be subordinate and complementary to those uses to enhance the zone's integration with and appeal to the wider community, encourage multigenerational participation and contribute to vibrancy.

Shop development will be small-scale such as cafes and other tenancies that support local level services. Overall, shop development will provide no more than 2000 square metres of gross leasable floor area across the whole of the Concept Plan area (approximately 154,700 square metres).

The public realm and identified areas of open space will provide locations to retain Significant and Regulated Trees and opportunities for additional landscaping, including planting of mature trees to ensure no net loss of vegetation. Trees and other landscaping will be used throughout the Concept Plan area to frame prominent buildings and entrances and provide pedestrian amenity.

The general layout of the Peace Garden will be retained and be readily interpretable as a separate or special place within the surrounding open landscaping. An open landscaped setting around the Chapel will also be retained.

The zone includes a number of heritage buildings. Development affecting these buildings will:

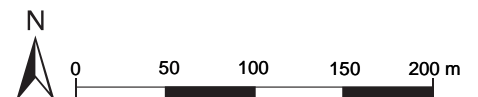
- (a) support their adaptive re-use to promote ongoing use and conservation;
- (b) maintain the setting of the Central Administration Buildings as prominent and iconic features to the main Daws Road entrance;



- Concept Plan Boundary
- Repatriation General Hospital Site
- Pedestrian/Cyclist connection
- Potential Left-in/Left-out Entry/Exit
- Key Entry/Exit
- Heritage Buildings
- Vegetated Buffer
- Open Space
- Mixed Use & Community Area
- Health & Rehabilitation Area
- Residential, Accommodation & Lifestyle Area
- Supported Accommodation
- Administration, Education & Innovation Area

NOTE:

This Concept Plan is indicative only. The final arrangement of land uses within this mixed use framework, may change as a result of implementing urban design and planning outcomes that seek to achieve the zone's provisions.



MITCHAM (CITY) MIXED USE ZONE CONCEPT PLAN Fig MU/1

Consolidated - 27 August 2020

- (c) retain the external presentation of the former Gatehouse adjacent Daws Road, although consideration will be given to improving connectivity between the interior and exterior of the building;
- (d) retain Daw House as a prominent feature to Goodwood Road behind an open garden setting.

Care will be taken to ensure new buildings and additions to places of heritage value retain the visual prominence and heritage values of such places, noting that well located and designed taller buildings are contemplated in the zone.

Development will comprise buildings at various scales up to 5 storeys and no more than 2 storeys for residential. Taller buildings will be located away from adjacent residential zones to enable an appropriate transition between areas of low rise housing adjacent to the zone and medium rise development in the zone. Taller buildings will also be sited to take advantage of the zone's attributes, including open spaces, heritage values and mix of community services and facilities to help create active and vibrant streets and lanes, and assist in creating a sense of place.

Pedestrian and cycling connections will be provided to link key land uses within the site and major entries and exits. Linkages will maximise opportunities to connect the site to the surrounding area, including the residential areas along Francis Street, Rockville Avenue and Day Avenue, and key land uses along Goodwood, Springbank and Daws roads.

Where practical, stormwater disposal from the zone or individual development sites within the zone will be managed to June 2017 levels, and incorporate water sensitive urban design systems at the site and building level, including the harvest, treatment, storage and reuse of stormwater. Harvested stormwater will improve the aesthetic and functional value of open spaces and public access ways. Floor levels of buildings within the site will be set a minimum 300 millimetres above the highest adjacent kerb watertable to mitigate flood risk.

Existing and former uses within the zone include potentially contaminating activities. As a consequence management of contaminated land may be necessary to ensure that it is suitable for the intended use, particularly where it involves sensitive uses like housing.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following forms of development are envisaged in the zone:

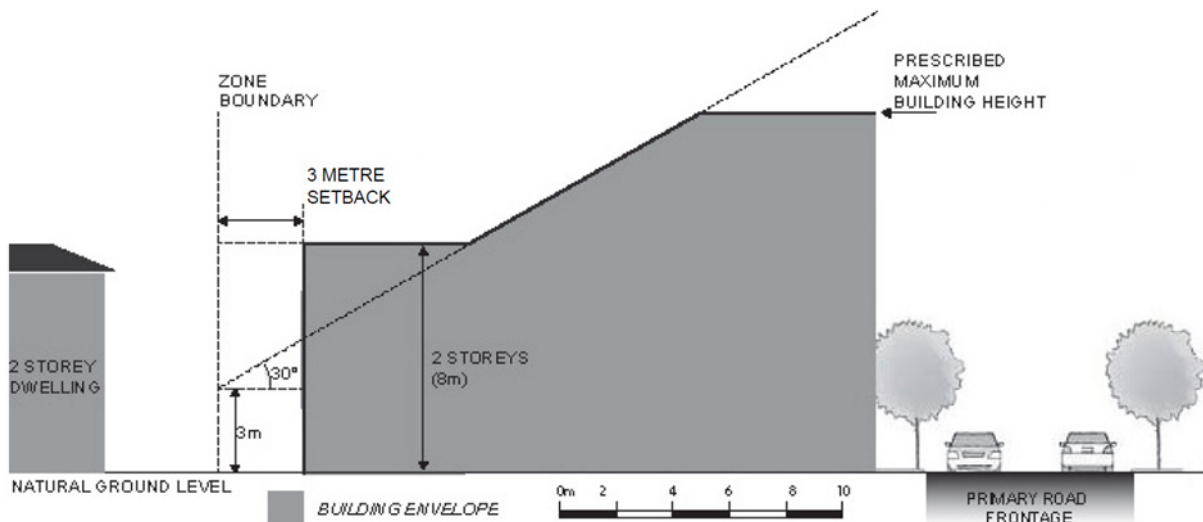
- Affordable housing
- Advertisements
- Aged persons accommodation
- Community facility
- Consulting room
- Dependent accommodation
- Dwelling
- Educational establishment
- Health Services
- Institutional facility
- Nursing home
- Office
- Place of worship
- Recreation area
- Residential flat building
- Small scale shop or group of shops
- Supported accommodation
- Visitor and short-term accommodation

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

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be undertaken in accordance with Concept Plan [Fig MU/1](#).
- 5 The 'Potential Left-in/Left-out Entry/Exit' shown on Concept Plan [Fig MU/1](#) should not be provided in a location generally opposite the Springbank Road alignment until such time as the existing intersection of Springbank Road and Goodwood Road is altered to limit vehicle movements to a left-in/left-out arrangement into/out of Springbank Road. In all cases, the new access should:
 - (a) maintain traffic flows along Goodwood Road;
 - (b) not interfere with road upgrades associated with the realignment of Springbank Road to Daws Road.
- 6 Development should be set back 3 metres from the boundary of an adjacent zone.
- 7 The bulk and scale of development should be compatible with adjoining land uses.
- 8 Any portion of a development above two storeys (8 metres) in height should be constructed within a building envelope provided by a 30 degree plane measured from a point 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1, unless it is demonstrated that the proposed development minimises interface impacts including from building massing, overshadowing and overlooking with adjoining residential development:

Figure 1



- 9 To minimise overshadowing of sensitive development outside of the zone or the Repatriation General Hospital Site boundary shown on Concept Plan [Fig MU/1](#), buildings should ensure that:
 - (a) north-facing windows to habitable rooms of existing dwellings in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June;
 - (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space;

- (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring no less than 2.5 metres);
 - (c) sunlight to solar panels should be maintained for a minimum of 2 consecutive hours between 9.00 am and 3.00 pm on 22 June.
- 10** Vehicle parking areas should be established in accordance with one or any combination of the following:
 - (a) at the rear of premises;
 - (b) at the side of premises;
 - (c) undercroft/semi-basement;
 - (d) within the podium of a multi-storey building.
- 11** Undercroft, semi-basement and above ground parking of vehicles should ensure:
 - (a) the overall height, bulk and appearance of the undercroft or above-ground 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 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).
- 12** Development involving the parking of vehicles where vehicles are visible from public areas, should incorporate adequate screening and landscaping.
- 13** Development involving multi-level vehicle parking should be designed to:
 - (a) provide active street frontages and land uses such as commercial, retail or other non-car park uses, along ground floor street frontages to maintain pedestrian interest and activity at street level;
 - (b) be of a high quality design and complement the surrounding built form in terms of height, bulk and scale;
 - (c) provide surveillance, lighting and direct sightlines along clearly defined and direct walkways, through and within car parking areas and to lift and toilet areas;
 - (d) on a corner site with two major street frontages, be set back from the major street frontages, with commercial or other non-car park floor space in front of and screening the car parking building;
 - (e) on a site with only one major street frontage, include screening so that any car parking is not visible from the public realm either day or night, and detailed to complement

neighbouring buildings in a manner consistent with desired character in the relevant Zone and Policy Area;

- (f) incorporate treatments to manage the interface with adjacent housing, such as careful use of siting and use of materials and landscaping.

14 Development within the zone should provide off-street vehicular parking in accordance with the following:

- (a) the rates set out in [Table Mit/9](#) - Off Street Vehicle Parking Requirements for Designated Areas (where applicable)
- (b) offices and/or consulting rooms, where ancillary to health, medical, education, research and community facilities – 2.5 car parking spaces for every 100 square metres floor area;
- (c) childcare centre - one car parking space for every four children;
- (d) education or training facility – 0.25 car parking spaces for every student;
- (e) research facility – 1.5 car parking spaces for every 100 square metres of floor area.

15 A lesser number of off-street parking spaces may be provided, where it can be justified and is unlikely to cause adverse traffic and parking conditions in the wider locality, based on (but not limited to) the following:

- (a) convenient on-street parking is readily available;
- (b) the development is located within 400 metres of a high frequency public transport service, defined as a route serviced every 15 minutes between 7.30 am and 6.30 pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10.00 pm;
- (c) 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;
- (d) the development is sited in a locality where the respective peak demands for parking across 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;
- (e) the development supports the reuse of a heritage place where the provision of additional parking is unable to be accommodated on site.

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

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

MIXED USE (GOODWOOD ROAD) ZONE

Introduction

The objectives and principles of development control that follow apply in the Mixed Use (Goodwood Road) Zone shown on [Map Mit/4](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** Accommodation of a range of uses including community, consulting room, local office and certain residential types, integrated where appropriate and co-ordinated both within, and with adjoining sites.
- Objective 2:** A zone where development enhances visual qualities is of low traffic generating type, minimises interference to the arterial road function of Goodwood Road, and provides an appropriate transition to uses in the adjoining zones.
- Objective 3:** A zone where existing residential building stock is generally retained, converted or extended for a variety of uses.

The non-residential development along Goodwood Road in the zone, generally performs a servicing role for local residents. The zone should be further developed by small-scale, low-intensity local office, consulting room and other small businesses, not jeopardising residential qualities in adjacent areas.

- Objective 4:** Outdoor advertising displays which are designed to provide clearly visible property and business identification without dominating the appearance of the site upon which it is located or the streetscape.
- Objective 5:** Outdoor advertising displays which are specifically designed to have an overall co-ordinated appearance with all other advertisements, complementary to the building or site.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Non-residential uses should cater primarily for local and neighbourhood population.
- 2 The intensity, floor size, scale and height of development should be relatively low and provide for an appropriate transition to uses in residential zones.
- 3 Individual development or use components should not exceed the following floor areas:
 - (a) community uses - 250 square metres;
 - (b) consulting room and/or office use - 250 square metres;
 - (c) service trade premises - 300 square metres;
 - (d) shop (excluding retail showroom and retail plant nursery) - 150 square metres; and
 - (e) shop (comprising retail showroom) - 250 square metres.
- 4 Residential development should be of medium densities, be sited and designed to minimise external noise impacts to occupants and the average site area (associated with residential use) per dwelling should exceed 200 square metres.
- 5 Non-residential and residential buildings should not exceed one-storey or 6.5 metres and two-storey or eight metres in height respectively.

- 6 The architectural style of building development should be in context and sympathetic with any predominant styles in the locality and all development should meet the design principles in general principle of development control numbered 58. Development in those localities with consistent building character, should endeavour to retain and reinforce the key aspects.
- 7 Building set-backs to road ways should be varied having particular regard to the relationships and integration with adjoining development.
- 8 Off-street car parking and service areas sought by other principles should be primarily located at grade and be screened from general view with planting and other design features.
- 9 High traffic volume generating development including take-away food, most shop types and motor fuel outlets should not be established. Further development of existing uses of this kind should minimise the negative effects of this attribute and not be extended in floor area.
- 10 Development is desired on amalgamated sites and with integration features such as shared access points, driveways, parking areas and pedestrian connections common to adjoining sites.
- 11 Development other than residential on allotments that have frontage and legal access to a local residential street only, should not occur unless that development is part of an integrated development of an adjoining land parcel or parcels that have frontage and access to an arterial road.
- 12 Where appropriate, development on amalgamated sites or with significant integration features are highly desired to achieve more efficient layouts to minimise access points, the length of driveways, the extent of parking and to maximise pedestrian accessibility.
- 13 Buffer features should be provided to residential zone boundaries, including building set-backs of at least four metres for a building of one-storey and less than six metres in height, a minimum of two metres wide landscaped area, two metre high screen fences and screened or obscured building openings.
- 14 Any further development or alteration to operating conditions of the large indoor recreation facility (corner Goodwood and Cross Roads) or the meeting hall (corner Goodwood and Carlisle Roads) should minimise noise, traffic and lighting impacts to uses in the residential zones.
- 15 Advertisements attached to or displayed upon a building above a verandah or, if no verandah exists, above 3.7 metres in height, should be parallel to the wall or fascia to which it is attached and co-ordinated in colour and style with all other advertisements on the same building.
- 16 Freestanding advertisements should not exceed six metres in height or contain a display area in excess of 1.5 square metres per side.
- 17 The following kind of development is **complying** in the Mixed Use (Goodwood Road) Zone subject to compliance with conditions comprising, where applicable:
 Advertisement - only those listed in [Table Mit/1](#).
- 18 The following kinds of development are **non-complying** in the Mixed Use (Goodwood Road) Zone:
 The change in use of land to, or erection, construction, conversion, alteration or addition to a building for the purposes of the following (except where the net increase in floor area of a lawful use will be less than 10 percent and would be contained within the existing site of that use):
 Advertisement:
 (a) attached to or displayed upon a building which:
 - (i) exceeds the height or width of the building to which it is attached; or
 - (ii) has an advertisement area which exceeds six square metres; or

- (b) of freestanding type with an advertisement area on each face which exceeds six square metres or an overall height which exceeds six metres

Advertisements on side or rear walls which abut or are visible from residential zones, at a distance of less than 100 metres

Builder's Yard

Building with a height greater than two storeys or eight metres

Consulting Room with a gross leasable area greater than 250 square metres

Detached Dwelling

Fuel Depot

General Industry

Hospital

Intensive Animal Keeping

Junk Yard

Light Industry

Major Public Service Depot

Minor Public Service Depot

Nursing Home

Office with a gross leasable area greater than 250 square metres

Refuse Destructor

Road Transport Terminal

Row Dwelling

Semi-detached Dwelling

Shop or group of shops

- (a) with a gross leasable area of greater than 150 square metres, but not including a retail showroom or retail plant nursery with a gross leasable area of less than 250 square metres
- (b) comprising a restaurant to which an entertainment venue licence will attach

Special Industry

Timber Yard

Warehouse

Waste Transfer Depot

COMMERCIAL (MAIN ROAD) ZONE

Introduction

The objectives and principles of development control that follow apply to the Commercial (Main Road) Zone shown on [Map Mit/15](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone accommodating primarily residential, minor servicing, commercial, community and office related activities which generate low traffic volumes, and in a manner which will enhance the appearance of the zone and maintain the free flow of traffic on Main Road.
- Objective 2:** A zone accommodating a variety of residential uses, low-intensity community, office, leisure and minor service activities and in which landscaping and residential building form enhances the local environment and forms an attractive 'gateway' to the Blackwood Centre.
- Objective 3:** Outdoor advertising display which is designed to provide clearly visible property and business identification without dominating the appearance of the site upon which it is located or the streetscape.
- Objective 4:** Outdoor advertising display which is specifically designed to have an overall co-ordinated appearance with all other advertisements complimentary to the building or site.
- Objective 5:** Advertisements directed primarily towards a pedestrian audience and are compatible with the broader design and streetscape objective for the area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in this zone should be for a range of residential uses and for community, commercial, office and minor service activities which are of low-scale and which generate low traffic volumes.
- 2 Sites for any form of dwelling should not be less than 450 square metres in area.
- 3 Shop development should generally comprise a maximum gross leasable floor area in the order of 250 square metres.
- 4 Building development should provide a high standard of design and construction, be in keeping with the scale of adjacent development and be enhanced by substantial landscaping between the building and street frontage.
- 5 Developments should provide sufficient on-site car parking and loading areas to avoid the need for vehicle parking or loading on Main Road. Where possible, adjoining developments should share car parking areas to make efficient use of space, reduce the expanse of hardpaved surface area and minimise points of access onto Main Road.
- 6 Vehicle parking should be provided in accordance with the rates set out in [Table Mit/9](#) - Off Street Vehicle Parking Requirements for Designated Areas (where applicable).
- 7 Development adjacent to residential zones should provide a two metre wide landscaped strip to screen such development from adjoining residential activities.
- 8 Development of the property located at 163 Main Road Blackwood should be restricted to a range of residential uses, or low traffic generating non-residential development which is of a low scale and unlikely to impact adversely on adjoining residential uses. Such development should not include industry or service activities.

- 9 Freestanding advertisements:
- (a) should be of a scale and size compatible with and complementary to the development on the site and in keeping with the character of the locality; and
 - (b) should not exceed a maximum height of five metres or have an advertisement area on each face which exceeds three square metres.
- 10 Freestanding advertisements within the zone should contain some unifying elements derived from scale, shape, graphics or colour co-ordination.
- 11 The supporting structure of freestanding advertisements:
- (a) should be of dimensions which provide good visual balance to the structure in addition to the necessary structural support; and
 - (b) should not be dominant.
- 12 Brilliant white and bright reflective colours should be avoided in advertisement and as a background to advertisements.
- 13 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) Advertisements listed in [Table Mit/1](#) and recreation area where all of the following are achieved (where applicable):
 - (i) compliance with the conditions prescribed in [Table Mit/1](#); and
 - (ii) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table Mit/3](#)
 - (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 Mit/9](#) - Off Street Vehicle Parking Requirements for Designated Areas (where applicable) 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.

14 The following kinds of development are **non-complying** in the Commercial (Main Road) Zone:

Advertisement:

- (a) which moves, rotates, flashes, incorporates an animated display or running lights; and
- (b) of freestanding type which has an advertisement area on each face which exceeds six square metres or an overall height which exceeds five metres

Advertisements on side or rear walls abut or are visible from residential areas

Amusement Machine Centre
 Builder's Yard
 Caravan Park
 Fuel Depot
 General Industry
 Refuse Destructor
 Road Transport Terminal
 Special Industry

15 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 the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.

Category 2

All forms of development not listed as Category 1.

COMMERCIAL (SOUTH ROAD) ZONE

Introduction

The objectives, proposal and principles of development control that follow, apply in the Commercial (South Road) Zone, shown on [Maps Mit/3, 8 and 13](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** Accommodation of mixed service trade premises, light and service industrial, transport, wholesale, storage, small-scale office, indoor recreation, leisure and retail showroom uses.
- Objective 2:** Small-scale office or other low-impact use to provide a use transition between development fronting South Road and residential use.
- Objective 3:** Development that is complementary to the planning objectives for land on the western side of South Road in the City of Marion.
- Objective 4:** Development not comprising the arterial road function of South Road.
- Objective 5:** Enhancement of the appearance of the zone, particularly land fronting South Road.
- Objective 6:** Outdoor advertising displays which provide bold and substantive identification of properties and businesses.

PROPOSAL

Council proposes to examine and implement a streetscape improvement programme along South Road on the eastern side and to seek a co-operative approach with the City of Marion concerning land in its area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Commercial development envisaged in the zone, but excluding office and consulting rooms, should provide services primarily for local, neighbourhood and district catchment populations. Office and consulting room development should provide services for local and neighbourhood population catchments only.
- 2** The intensity, floor size, scale and height of development should be of medium levels away from residential zoning, but of relatively low levels and provide an appropriate transition in near proximity to uses in residential zones.
- 3** Individual development or use components should not exceed the following floor areas:
 - (a) consulting room and/or office uses - 250 square metres; and
 - (b) shop (excluding retail showroom, restaurant or retail plant nursery) - 150 square metres.
- 4** Buildings should not exceed two storeys or ten metres in height, except that within 20 metres of a residential zone, building height should complement the height of residential buildings and not exceed one-storey or six metres. A mezzanine level within these guidelines is appropriate.
- 5** Building styles and finishes may be varied, provided enhancement to the visual qualities of the locality would be achieved and all development should meet the design principles in general principles of development control numbered 58.

- 6 Building set-backs from roadways should generally be varied and achieve a complementary relationship with adjoining development, except that along the southern side of Kegworth Road, the building set-back should be 11 metres. Landscape enhancement features should be provided to the street frontages.
- 7 Development should minimise and rationalize the number of access points, particularly to South and Cross Roads and be designed and located to reduce potential vehicle conflict. On-site car parking and services areas should also be designed to avoid internal and external vehicle conflicts.
- 8 Car parking areas should be located, designed and landscaped to present an attractive view from public roads, particularly South Road, Service and loading areas should be screened from general public view.
- 9 Development is desired on amalgamated sites and with integration features such as shared access points, driveways, parking areas and pedestrian connections common to adjoining sites.
- 10 Buffer features should be provided to residential zone boundaries, including building set-backs of at least four metres for a building of one-storey and less than six metres in height, or six metres for a building of two-storey or greater than eight metres in height, a minimum of two metres wide landscaped area, two metre high screen fences and screened or obscured building openings.
- 11 Development should provide at least 10 percent of the site area as landscaped area with a minimum dimension for these purposes of one metre.
- 12 Development within 50 metres of the residential zone should be designed, managed and operated to achieve an adequate level of residential amenity through minimising impacts from noise, glare, flashing lights, odour, dust, fumes, vibration, telecommunications interference, shadowing or other direct impacts.
- 13 Shop development (excluding restaurant, retail showroom or retail plant nursery), and within one kilometre of the Edwardstown District Centre, should not be for the retailing of food, convenience goods, clothing, footwear, giftware, liquor, medical or other goods that would be more appropriately located within the nearby district centre.
- 14 On the eastern side of land at South Road, Clarence Gardens (lots 412, 416, 417, 420, DP 21874 and lot 511, DP 17811), and on the eastern side of land at Kegworth Road, Melrose Park, (lot 1, DP 28586) development should provide a high level of amenity and buffer treatment to the residential zone boundary.
- 15 The advertisement area on each face of a freestanding advertisement should not exceed four square metres plus 0.25 square metres for each metre of property frontage (inclusive of corner cut-offs) to South Road up to a maximum advertisement area on each face of a freestanding advertisement of 12 square metres.
- 16 Advertisements which extend beyond the height of the building upon which they are displayed or mounted should:
 - (a) not exceed two metres in height above the top of the building.
- 17 Freestanding advertisements should not exceed eight metres in height.
- 18 There should be not more than one freestanding advertisement for each building complex or multi-tenanted building located on a site.
- 19 The following kind of development is **complying** in the Commercial (South Road) Zone subject to compliance with conditions comprising, where applicable:

Advertisement - only those listed in [Table Mit/1](#)

20 The following kinds of development are **non-complying** in the Commercial (South Road) Zone:

The change in use to the land to, or the erection, construction, conversion, alteration or addition to a building for the purpose of the following:

Advertisement:

- (a) attached to or displayed upon a building, fence or structure where the advertisement has an advertisement area which exceeds 12 square metres or where the advertisement exceeds the height of the said building, fence or structure by more than two metres; or
- (b) of freestanding type with an advertisement area on each face which exceeds 12 square metres or an overall height which exceeds eight metres

Advertisements on side or rear walls which abut or are visible from residential zones, at a distance of less than 100 metres

Buildings with a height greater than two storeys or ten metres

Consulting Room with a gross leasable area greater than 250 square metres

Detached Dwelling

Fuel Depot

General Industry

Group Dwelling

Hospital

Intensive Animal Keeping

Junk Yard

Nursing Home

Office with a gross leasable area greater than 250 square metres

Residential Flat Building

Retirement Village

Row Dwelling

Semi-detached Dwelling

Shop or a group of shops with a gross leasable area greater than 150 square metres but not including a restaurant of less than 300 Square metres gross leasable area, and not including a retail showroom or retail plant nursery,

Special Industry

INDUSTRY/COMMERCE (MELROSE PARK) ZONE

Introduction

The objectives and Principles of Development Control that follow apply in the Industry/Commerce (Melrose Park) Zone shown on [Maps Mit/3 and 8](#). They are additional to those expressed for the whole of the Council area.

OBJECTIVES

- Objective 1:** A zone accommodating a range of industrial, business, commercial, warehouse and storage activities compatible with surrounding uses in the zone, with small-scale offices and similar low-impact uses or activities appropriate at the zone interface with residential areas.
- Objective 2:** Development consistent with the desired character of the zone.
- Objective 3:** Protection of the environment and public health by preventing emissions that cause nuisance or environmental harm, and avoiding hazards.
- Objective 4:** Remediation of adverse impacts of existing or past activities.
- Objective 5:** Separation of potentially-conflicting uses and activities in the zone, and protection of industries and other businesses located within the Zone from encroachment by incompatible uses and activities.
- Objective 6:** Protection and enhancement of visual amenity, by ensuring a high standard of design and through use of landscaping, screen fencing, façade articulation and other measures, particularly adjacent to arterial roads and residential areas.
- Objective 7:** The creation of attractive and visually cohesive entrances to the area through the redevelopment and improvement of underdeveloped and unattractive land and buildings on visually prominent sites along Main South Road and Daws Road.
- Objective 8:** Avoidance or minimisation of the potential for industrial or commercial traffic in residential areas.
- Objective 9:** Development compatible with the function of arterial roads.

Desired Character

The Industry/Commerce (Melrose Park) Zone stretches from the predominantly commercially developed south western portion of Clarence Gardens in strip development form southwards along South Road, and extending in depth from Daws Road as shown on [Maps Mit/3 and 8](#).

The Zone has evolved from a largely light industrial area to one characterised by a mix of industrial, commercial and showroom development. It is characterised by a high concentration of small to medium sized business activities, including automotive based services and metal trades, a few large scale industries, and substantial concentration of retail showrooms and service trade premises. South Road in particular has an increasingly commercial character of an intense and often relatively large scale nature, with increasingly high traffic volumes. The level of business activity in the zone contributes to overflow parking and traffic within side streets commonly affecting adjoining residentially zoned areas. Its linear form has created an extensive industrial/commercial – residential interface, calling for specific recognition through policies addressing the particular planning and environmental issues caused by proximity of the neighbouring residential development to the Zone.

In response to these issues, the desired character of the Industry/Commerce (Melrose Park) Zone is an area catering for a wide range of environmentally-responsible industries and other businesses providing employment opportunities that are sustainable in the long term.

Appropriate location and development of new activities and progressive improvement of site conditions in accordance with the guiding objectives and principles of the Zone will serve to buffer and protect the amenity of surrounding residential areas from adverse effects of industrial and other operations. It is also important that streetscapes, particularly along arterial roads or involving landmark sites, help form an attractive character and identifiable entry to the area.

Built form and scale in the Industry/Commerce Interface Policy Area 13 should respect the neighbouring residential development with development of one storey generally; outside the policy area however, increase in building heights in proximity to South Road is appropriate.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 1 Development should be for a range of industrial, business, commercial, warehouse and storage activities located, designed, operated, and utilising best practices and available technology, to minimise undesirable impacts on the environment and the locality, including adjacent residentially zoned land and other sensitive land uses.
- 2 Bulky goods outlets should be restricted to the Industry/Commerce District Centre Fringe Policy Area 14 or to sites with a frontage to South Road.
- 3 Development for industry, service trade premises, or motor vehicle repair or maintenance activities may be undertaken in the following circumstances:
 - (a) where the development would not create any noise, odour or other air quality emissions exceeding the applicable **Class A** Performance Standards described in Part 1 of [Table Mit/6](#) – anywhere in the Zone;
 - (b) where the development would not create any noise, odour or other air quality emissions exceeding the applicable **Class B** Performance Standards described in Part 1 of [Table Mit/6](#) – anywhere in the Zone except for any portion of the site lying within the Industry/Commerce Interface Policy Area 13.
- 4 Development unable to satisfy the requirements of Principle 2 immediately above and involving an activity having Class C impacts as listed in Column 1 of Part 2, [Table Mit/6](#).
 - (a) should not be undertaken if described as “not suitable” in Column 2 of Part 2, [Table Mit/6](#) or “not achievable” in Column 3 of the same part of that table; and
 - (b) should not be undertaken if located closer to the nearest residential zone than the applicable minimum separation distance specified in Column 3 of Part 2, [Table Mit/6](#).
- 5 Development should not occur if liable to produce liquid or other wastes or contaminants not able to be treated, contained or disposed of without pollution or contamination of the site, locality or downstream environment.

Land Division

- 6 Land division should be undertaken in a co-ordinated manner and should:
 - (a) create allotments where the size is suitable for the intended use or consistent with the minimum area required; in particular, allotments of less than 1500 square metres should not be created unless they are to provide separate title to existing development or where the intended use is for “cluster type” industrial or commercial development where a lesser site area requirement can be demonstrated;
 - (b) create allotments where the frontage to a public road is not less than 30 metres and provides safe and convenient vehicle access and on-site manoeuvring;
 - (c) make provision for underground services and major (above-ground) stormwater flows;
 - (d) create roads of adequate width for the type and volume of anticipated traffic.

Site Coverage

- 7 The floor area (measured from the external faces of the walls of the building or structure) of buildings and structures should not exceed 50 percent of the site to enable sufficient site area for access, parking, manoeuvring of vehicles, unloading and loading of vehicles, landscaping, stormwater retention, and service provision.

Building and Site Design

- 8 Development should be designed and sited to enhance the visual character of localities and streetscapes. In particular,
- (a) the external walls of buildings or of any addition, or alteration thereto fronting a street or adjoining a residential zone should be comprised of building materials with a high standard of appearance; the principal external material used should comprise materials other than metal cladding;
 - (b) for industrial or commercial used buildings (excluding buildings solely used for office or showroom purposes), external walls facing or in immediate proximity to residential zones or other existing sensitive uses should not contain openings, doors or windows resulting in transmission of noise likely to impact on the amenity of the residentially zoned properties or other sensitive neighbouring uses.
 - (c) external walling materials other than brick and stone should have colours and finishes which enhance the appearance of the building;
 - (d) building facades to public roads, public spaces or residential zones should incorporate design elements to add visual interest and avoid large blank walls. Development fronting arterial roads should exhibit a high standard of design, and comprise quality contemporary architecture of varying building styles and finishes, which reflects its degree of exposure to public view.
- 9 Any structure associated with a building, and which is externally mounted or protrudes beyond the roof silhouette (including a chimney stack or air-conditioning plant) should be sited as far as possible from the residential zone boundary and designed to minimise its effect on the amenity of land in the residential zone.

Building Height and Set-back

- 10 The height and set-back of proposed buildings should comply with the following provisions:

- (a) A building may be of a height not exceeding the height specified in Column 1 provided that the set-back from the primary road frontage and, if relevant, the secondary road set-back satisfies the requirements specified in Column 2 and Column 3 respectively.

COLUMN 1 Maximum Height (metres)	COLUMN 2 Minimum set-back – Primary Road (metres)	COLUMN 3 Minimum set-back – Secondary Road (metres)
Less than 6	8	4
Between 6 and 8	10	4
More than 8, less than 10	12	4

- (b) Notwithstanding part (a) above of this Principle,
 - (i) a lesser set-back than that specified in part (a) of this Principle may be appropriate in circumstances where the development involves an addition to an existing building and the addition would be no closer to the road boundary than the existing building, or where the height and set-back of the proposed building would be in keeping with that of an adjoining building;

- (ii) buildings 10 metres or more in height may be developed if located on land adjacent to the intersection of Cross Road, Daws Road or Edward Street with South Road, so as to create significant landmark buildings in these locations;
- (iii) buildings sited on a side boundary should not have the height of the boundary wall exceeding 6 metres except where it faces an immediately adjacent building on the abutting property with a comparable or greater height;
- (iv) buildings to be located in the Industry/Commerce Interface Policy Area 13 should be consistent with the requirements of Principle 4 of that Policy Area.

Environmental Management

- 11** Activities with a risk of causing polluted waste water to enter the stormwater system - including loading and unloading of raw or bulk material or liquid, washdown of vehicles, plant or equipment, or storage of waste refuse bins - should be undertaken in areas which are paved, bunded to exclude external surface stormwater with a capacity exceeding that of the largest vessel or container within the area, and either:
- (a) directed to sediment trap and above ground oil plate separator (or other appropriate treatment device) and thence to sewer; or
 - (b) directed to a holding tank for removal by waste contractor when necessary.

Chemicals and Materials Storage

- 12** Storage facilities and areas should incorporate covers, bunding, storage in airtight containers, security and other measures necessary to prevent:
- (a) contamination of land;
 - (b) airborne migration of pollutants;
 - (c) litter dispersal; or
 - (d) polluted stormwater discharge from the site.
- 13** Outdoor storage and service areas should be screened from public view either by a fence or enclosure in pre-coated coloured metal or of materials matching those of the main buildings on the site or by an appropriate combination of solid fencing and landscaping.

Stormwater Management

- 14** Development should limit any increase in discharge of stormwater from any site to a level consistent with the capacity of the existing or planned external stormwater system so as not to increase the 1 in 5 year ARI risk of flooding to downstream properties and not add any significant pollutant load to the downstream stormwater system. Development should provide for the detention and utilisation of stormwater on-site where practicable and direct run-off to landscaped areas or, for large sites, aquifer recharge if feasible.
- 15** Development with a material degree of risk of on-site stormwater pollution should incorporate:
- (a) purpose-designed and built traps for litter, sediment, grease, oil and other like substances in suitable locations to capture such substances that may be swept from the roofs of buildings and from site surfaces; and
 - (b) treatment or appropriate disposal of polluted water

to improve the quality of stormwater and prevent pollutant transport to watercourses and coastal areas.

Site Contamination

16 In order to prevent harm to human health or the environment, development involving a change of use to a more sensitive land use must not be undertaken on contaminated land unless a site assessment and audit confirms that:

- (a) the land will be maintained in a condition: or
- (b) the development will be undertaken in a manner,

that will not pose a threat to the health and safety of the environment or occupiers of the land or land in the locality.

Energy Conservation

17 Development should:

- (a) be designed and orientated taking into account solar access, shading and air movement so as to best use natural climate and maximise energy recycling;
- (b) minimise energy consumption for lighting, heating, cooling and ventilation.

Hours of Operation

18 Hours of operation should not detract from the amenity of any adjoining residentially zoned properties and should be determined having due regard to:

- (a) the nature of the activity and its potential impact on amenity;
- (b) the location of any sensitive uses in the locality;
- (c) the requirements of [Table Mit/6](#) in reference to hours of operation; and
- (d) any protective measures or barriers such as acoustic walls.

Lighting

19 Outdoor lighting should:

- (a) promote security and safe access; and
- (b) be directed downwards and towards the site to prevent significant light spill beyond the site boundaries that may detract from the amenity of other land or cause a distraction to motorists.

Landscaping

20 Development should incorporate landscaping that::

- (a) enhances the amenity of the locality;
- (b) screens service areas, yards, loading/unloading areas and outdoor storage areas;
- (c) covers an area not less than 10 percent of the site;
- (d) includes a strip of at least 3 metres in width along boundaries with any road or reserve or residential zone;
- (e) screens and enhances the appearance of car park areas and is capable of providing shade for vehicles;

- (f) includes small trees, shrubs and ground covers; and
- (g) facilitates a reduction in energy use in buildings.

In particular, landscaping installed along a residential zone boundary should be sufficiently dense to screen views from the residential zone, and include species which, when mature, will grow to the maximum height of the main building on the site.

Car Parking

21 Off-street car parking areas should be:

- (a) surfaced with suitable impervious hard paving and line marked to indicate car parking spaces;
- (b) separated from service and heavy vehicle access, loading and unloading areas;
- (c) interspersed with shade trees to provide shaded areas for vehicles;
- (d) designed and laid out to ensure the safety of the public and the free flow of traffic in the locality;
- (e) designed and constructed in accordance with *AS 28901 - 1993 Off-street car parking*.
- (f) provided with sufficient lighting to ensure safe and secure movement of people and vehicles.

22 Sealed car parking spaces should be established on the site of a warehouse, store, service trade premise, industrial, or mixed commercial and industrial development at the following rates:

- (a) one car parking space for each 50 square metres of building or part thereof, for a total floor area of up to 200 square metres;
- (b) one additional car parking space for each 75 square metres of building or part thereof; for a total floor area between 200 square metres and 2000 square metres; and
- (c) one additional car parking space for every 150 square metres of building or part thereof, for a total floor area exceeding 2000 square metres; and
- (d) one car parking space for every 30 square metres of building, or part thereof, used for office use; and
- (e) one car parking space for every 15 square metres of building, or part thereof, used for retail/shop use.

23 Bicycle parking should be

- (a) provided at the rate of three spaces per 50 employees; and
- (b) designed and constructed in accordance with *AS 2890.3 – 1993: Bicycle parking facilities*.

24 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 parking areas. The potential for shared use of car parks should be determined by the nature of the activity and the likely hours of operation.

Movement of People and Goods

25 All access driveways and manoeuvring areas should be designed to enable all vehicle entry/exit from the site in a forward direction.

- 26** Where an industrial, commercial or other business development site abuts both an arterial road and another intersecting road, vehicle entry and exit points should be located on the frontage to the intersecting road, where possible, to minimise disruption of arterial road traffic. Access points should however be located and designed to direct traffic from such sites back onto the arterial road, and prevent such traffic leaving from the locality through residentially developed streets.
- 27** Site layout, including the location of ingress and egress, and loading and unloading areas, should seek to minimise the impact of commercial vehicles on the amenity of residential zones and streets.
- 28** Development should include provision for all loading and unloading of goods within the site.

Motor Repair Stations or Crash Repair Workshops

- 29** Development of a crash repair station should ensure that:
- (a) all vehicles undergoing repairs and other vehicles, materials or objects being stored, are stored inside a building or behind a two-metres high solid colour treated metal fence enclosing the storage areas, so that they are not visible from nearby land (with no vehicles, objects or materials protruding above the top of the fence line);
 - (b) the amenity of land in a residential zone is not impaired by the visibility or noise of dismantling or repair of vehicles or other objects.

Surface Coating

- 30** Surface coating and like activities should only be undertaken within a spray booth conforming to current published EPA Technical Bulletin requirements and if an associated discharge stack is located a minimum of 50 metres away from the nearest boundary of any dwelling site or other sensitive use; this distance should be increased to 100 metres where the operation includes a baked enamel process.

Junk Yards

- 31** Junk yards should not occur on sites abutting an arterial road, zone boundary or significant public space, and should comply with the following criteria:
- (a) storage areas are enclosed and screened by dense landscaping and opaque fencing;
 - (b) all goods or objects are stored within the enclosed area and stacked to a height so as not to be visible above the height of the perimeter fencing when viewed from other land; and
 - (c) dismantling activities should occur within a building designated for that purpose.

Advertisements

- 32** Advertisements should comply with the following criteria:
- (a) the advertisement area on each face of a free-standing advertisement should not exceed four square metres, except under circumstances described in (b) and (c) of this Principle;
 - (b) for a multi-panelled free-standing advertisement, the overall advertisement area for all panels in total may be increased to a maximum six square metres on each side;
 - (c) for any site abutting South Road, the advertisement area may be increased by an additional 0.25 square metres for each metre of property frontage (inclusive of corner cut-off) to Main South Road up to a maximum advertisement area on each face of free-standing advertisement of 12 square metres;

- (d) a maximum of one advertising sign may be attached to or displayed on each elevation comprising the side or rear of a building on a site, subject to (h) of this Principle;
- (e) no more than one free-standing advertisement for each building complex or multi-tenanted building located on a site; and
- (f) the height of a free-standing advertisement above natural ground level should not exceed:
 - (i) in the Industry/Commerce Interface Policy Area 13 - the distance specified in (h) of this Principle; and
 - (ii) elsewhere in the zone - eight metres above natural ground level;
- (g) the height of an advertisement attached to or displayed on a building should not exceed the height of the wall of the building
- (h) if located in the Industry/Commerce Interface Policy Area 13, an advertisement should accord with the following additional criteria:
 - (i) if free-standing, the advertisement should be located so as to face the public road or, for a corner site, the primary road
 - (ii) other than under circumstances provided for in (i) immediately preceding, the advertisement should not face an abutting residentially zoned site or be attached to or painted on a building side or end wall facing a directly abutting residentially zoned site
 - (iii) if free-standing the advertisement should have a maximum advertisement area of 4 square metres on each face and a maximum height of 6 metres or the height of any adjacent building on the site, whichever is the lesser height.

Complying Development

33 The following kinds of development are **complying** in the Industry/Commerce (Melrose Park) Zone, subject to compliance with the following conditions where applicable:

- (a) the conditions contained in [Table Mit/1](#); and
- (b) the development not being located in the Industry/Commerce Interface Policy Area 13;

Advertising Display
Bank
Consulting Room
Recreation Area

Non-complying Development

34 The following kinds of development are **non-complying** in the Industry/Commerce (Melrose Park) Zone:

The change of use of land to, or erection, construction, conversion, alteration of, or addition to a building for the purposes of the following:

Advertisement:

- (a) attached to or displayed upon a building, fence or structure where the advertisement has an advertisement area which exceeds 12 square metres or where the height of the top of the advertisement exceeds the height of the said building, fence or structure; or
- (b) of free-standing type where:
 - (i) the advertisement area (measured on one face) exceeds 12 square metres; or

- (ii) the overall height above natural ground level exceeds eight metres;

Abattoirs
 Aged persons' accommodation.
 Child care centre
 Dwelling
 Educational establishment
 Foundry
 Hospital
 Intensive animal keeping
 Nursing home
 Primary school
 Retirement village
 Shop (including an addition to, or expansion or alteration of an existing use) resulting in a shop or shops on the site or contiguous sites having a total floor greater than 250 square metres (excluding retail showroom)
 Special industry
 Tannery
 Waste treatment works

Industry/Commerce Interface Policy Area 13

Introduction

The Industry/Commerce Interface Policy Area 13 comprises that portion of the Industry/Commerce Zone as defined on Policy Area [Map Mit/27 and 30](#).

OBJECTIVES

- Objective 1:** An area accommodating development primarily for the purposes of warehousing, offices, storage, consulting rooms, small scale shops and other business uses that would not create significant impacts on nearby residentially zoned properties.
- Objective 2** Progressive improvement of the amenity of those localities containing well-established industries and commercial activities.
- Objective 3:** A desired character distinguished by:
- (a) development which does not create any appreciable impacts or generate heavy traffic; and
 - (b) development of a kind, design, height and scale and with appropriate landscaping, screen fencing and materials and colours to minimise visual and other environmental impacts along residential boundaries.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Industry/Commerce Interface Policy Area 13 should be primarily warehouse, office, storage and low-impact industrial activities able to operate in accord with the Class A Performance Standards specified in [Table Mit/6](#). Development of consulting rooms, institutional or community purposes, may be undertaken in appropriate locations.
- 2 Development for the purposes of:
 - (a) Industry;
 - (b) Service trade premises; or
 - (c) Motor-related activities

involving creation of impacts classified as Class C should not be undertaken.

Development involving emissions having Class B impacts should only be undertaken where the proposed development would result in the displacement of an existing industry with impacts not meeting the criteria of either Class A or Class B as specified in [Table Mit/6](#).

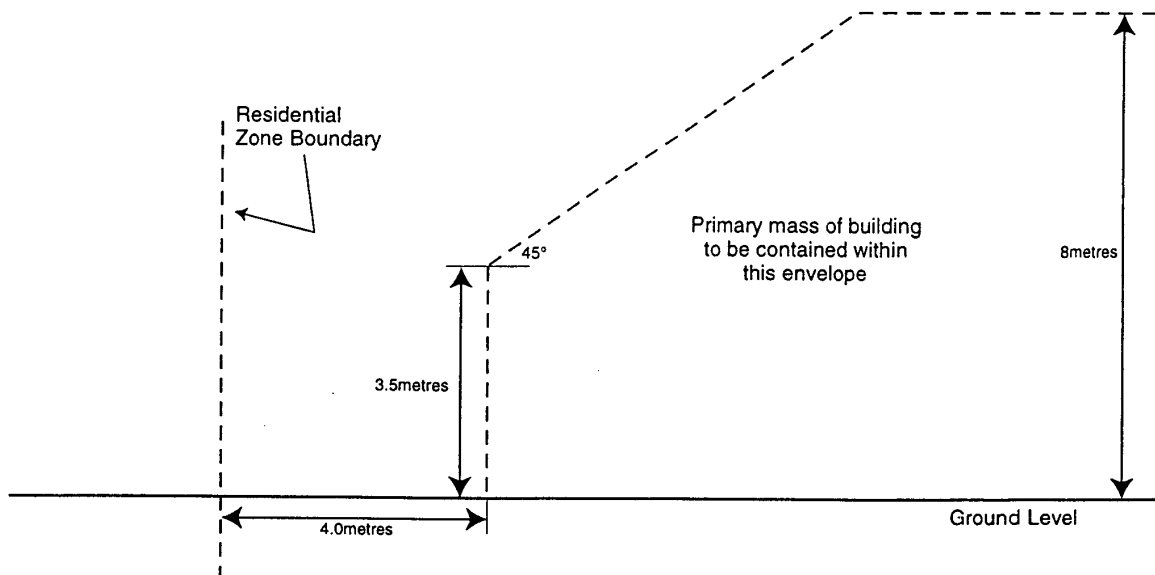
3 Development should:

- (a) be designed and sited so as not to detract from the amenity of residents living in nearby residential zones;
- (b) provide a visual buffer in the form of landscaping, attractive fencing and/or buildings between any car parking, service, outdoor storage or unattractive area and the residential zone; and
- (c) adequately buffer residential zones from incompatible or potentially-incompatible industrial or commercial activities and areas by appropriate landscaping, set-backs, acoustical barriers, and other measures, with low-impact activities, such as offices, located closest to the zone boundary;
- (d) ensure that buildings to be located on sites immediately adjacent to or opposite any residential zone boundary provide an attractive facade to the street and residential development.

4 Storage of any hazardous, odorous or putrescible materials or waste, and areas for the collection of rubbish and waste receptacles, should be located away from any neighbouring residential zone boundary and allow for quick removal on a 24 hour rotation or as a minimum on a collection frequency managed to prevent any odorous impact on any neighbouring properties.

5 On land abutting a residential zone boundary (other than along a road), buildings should:

- (a) be set back a minimum of 4.0 metres from that boundary; and
- (b) have a main profile (excluding minor projections) that does not protrude beyond the building envelope shown in Figure 1 below.



**BUILDING HEIGHT AND ZONE BOUNDARY SET-BACK
- FOR SITES ADJOINING ANY RESIDENTIAL ZONE
Figure 1**

6 The height and mass of buildings should be in scale with the built form of immediately adjacent residentially-zoned land.

- 7 Building walls facing the street or a residential zone should incorporate design elements including wall offsets, windows (double glazed where necessary), canopies or verandahs to reduce building mass or its visual impact.
- 8 Delivery and service vehicle movements to and from the site of a development should be restricted to after 7.00 am and before 10.00 pm on any weekday or Saturday, and after 8.00 am and before 10.00 pm on a Sunday or public holiday.
- 9 Buildings should not exceed eight metres in height and should be designed and finished in a manner which reduces building mass and visual impact on the streetscape and the locality generally. Buildings to be located on sites immediately adjacent to or opposite any residential zone boundary should provide an attractive facade to the street and residential development.
- 10 Delivery and service vehicles are to arrive and depart from the premises after 7.00 am and before 10.00 pm on any weekday or Saturday, and after 8.00 am and before 10.00 pm on a Sunday or public holiday.

Industry/Commerce District Centre Fringe Policy Area 14

The Industry/Commerce District Centre Fringe Policy Area 14 comprises that portion of the Industry/Commerce Zone as defined on Policy Area [Map Mit/27](#).

OBJECTIVES

- Objective 1:** Development of retail showrooms and bulky goods retailing within the Industry/Commerce District Centre Fringe Policy Area 14.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development in the Industry/Commerce District Centre Fringe Policy Area 14:
 - (a) should be primarily for the purposes of retail showrooms and bulky goods retailing;
 - (b) should not compromise the function of the Edwardstown District Centre zone;
 - (c) should not be undertaken for industrial purposes.
- 2 Development should:
 - (a) be designed and sited so as not to detract from the amenity of residents living in the adjoining residential zone; and
 - (b) provide a visual buffer in the form of landscape plantings, attractive fencing, siting of buildings or other similar means between any car parking area, service area, outdoor storage area or any other unattractive area and the residential zone.
- 3 The area of the site between any buildings and any residential zone boundary should not be used for storage purposes or for the collection of rubbish and waste receptacles.
- 4 Development should be designed and sited such that offices (or other non-industrial activities) are located between industrial/commercial activities and any residential zone boundary.
- 5 Buildings constructed on sites immediately adjacent to or opposite any residential zone boundary should provide an attractive facade to both the street and residential development.
- 6 Delivery vehicles are to arrive and depart from the premises after 7.00 am and before 10.00 pm on any weekday or Saturday, and after 8.00 am and before 10.00 pm on a Sunday or public holiday.

GENERAL INDUSTRY ZONE

Introduction

The objectives and principles of development control that follow apply in the General Industry Zone, shown on [Map Mit/8](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

Objective 1: A zone primarily accommodating industrial activities, warehouse, storage and service related activities, but not accommodating special or extractive industrial activities.

Objective 2: A zone in which:

- (a) larger scale and more intensive activities are separated from adjoining residential zones by less intensive uses such as storage, car parking areas and landscaping;
- (b) the character of the zone is improved by the renovation of buildings and the provision of landscaping, particularly along frontages opposite residential zones and within car parking areas; and
- (c) the provision of adequate on-site car parking, loading and unloading areas and access points minimises traffic and parking in adjacent residential streets.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the General Industry Zone should primarily be for industry, warehouse, storage and service related activities, but should not include special or extractive industries.
- 2 Development, abutting residential zones and/or residential development, should be quiet in operation. Industrial buildings in close proximity to residential development should have a low profile and attractive building form. Landscaping should be provided within car parking areas and in areas adjacent to the street frontage and property boundaries where the street frontage and/or property boundaries interface with an adjoining residential zone.
- 3 Development should provide sufficient car parking areas for the parking, loading and unloading of vehicles, and avoid channelling heavy vehicles and related industrial traffic into adjoining residential zones.
- 4 The following kinds of development are **complying** in the General Industry Zone subject to compliance with conditions comprising, where applicable:
 - (a) the conditions prescribed in [Table Mit/1](#);
 - (b) the building set-back conditions prescribed in [Table Mit/7](#) except an advertisement; and
 - (c) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table Mit/3](#):

Advertisement - only those listed on [Table Mit/1](#)

Electricity Sub-station

Light Industry

Minor Public Service Depot

Motor Repair Station

Petrol Filling Station

Pumping Station over 75 kW

Recreation Area

Service Industry

Service Reservoir

Store
 Temporary Sewage Treatment Plant
 Warehouse

5 The following kinds of development are **non-complying** in the General Industry Zone:

Advertisement:

- (a) attached to or displayed upon a building, fence or structure which exceeds the height of the said building, fence or structure by more than two metres;
- (b) attached to or displayed upon a building, fence or structure which exceeds the height of the said building, fence or structure, which is adjacent to a residential zone; and
- (c) of freestanding type and where:
 - (i) the advertisement area on each face exceeds ten square metres or the overall height exceeds eight metres

Advertisements on side or rear walls which abut or are visible from residential zones

Amusement Park
 Billiard Saloon
 Bowling Alley
 Cemetery
 Community Centre
 Concert Hall
 Crematorium
 Dance Hall
 Detached Dwelling
 Exhibition Hall
 Farming
 Farm Building
 Gymnasium
 Hospital
 Indoor Recreation Centre
 Intensive Animal Keeping
 Library
 Meeting Hall
 Motor Race Track
 Multiple Dwelling
 Place of Worship
 Police Station
 Primary School
 Residential Flat Building
 Row Dwelling
 Semi-detached Dwelling
 Shop or group of shops with a gross leasable area of greater than 150 square metres
 Show Ground
 Skating Rink
 Special Industry
 Squash Court
 Stadium
 Stock Slaughter Works
 Theatre
 Welfare Institution

RURAL LANDSCAPE ZONE

Introduction

The objective and principles of development control that follow apply in the Rural Landscape Zone shown on [Map Mit/17](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: A zone retaining its rural, scenic landscape features, and, in particular, its quiet wooded environment, but accommodating some residential development comprising individual dwellings designed and located so as to complement the character of the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development in this zone should, primarily be rural uses, including rural living, which provide for the preservation of the natural features of the zone.
- 2 Buildings should be of a high standard of design and construction, and be sited so as to minimise tree clearance, road construction, building site excavation and the risk of damage from bushfires and enhance the rural character of the zone.
- 3 Development should not interfere with, or pollute, the flow of waters along Sturt River.
- 4 Additional allotments should not be created in this zone.
- 5 Existing allotments should not accommodate more than one dwelling.
- 6 The following kind of development is **complying** in the Rural Landscape Zone subject to compliance with conditions comprising where applicable:

Advertisement - only those listed in [Table Mit/1](#)

- 7 The following kinds of development are **non-complying** in the Rural Landscape Zone:

Advertisement:

- (a) attached to or displayed upon a building which:
 - (i) exceeds the height of the walls or fascia; and
- (b) of freestanding type which:
 - (i) exceeds one metre in height; and
 - (ii) has an advertisement area on each face which exceeds one square metre

Abattoir

Builder's Yard

Camping Area

Caravan Park

Cemetery

Fuel Depot

General Industry

Indoor Recreation Centre

Intensive Animal Keeping

Junk Yard

Land Division

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993

Light Industry

Prescribed Mining Operations

Refuse Destructor

Road Transport Terminal
Row Dwelling
Service Industry
Shop
Shop and Dwelling
Special Industry
Stock Slaughter Works
Timber Yard

OPEN SPACE ZONE

Introduction

The objectives and principles of development control that follow apply in the Open Space Zone shown on [Map Mit/12](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

Objective 1: A zone:

- (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
- (b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:
 - (i) passive and active recreation land uses
 - (ii) habitat conservation and restoration.

Objective 2: A linear park that:

- (a) provides an open space corridor across Greater Adelaide
- (b) promotes the use, awareness and preservation of the riverine environment and enhancement of natural or semi natural habitats for the movement of wildlife and conservation of biodiversity.

Objective 3: A river system which provides for the maintenance of stormwater capacity and flood mitigation measures for adjoining areas.

Objective 4: Development that contributes to the desired character of the zone.

DESIRED CHARACTER

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- Conservation work
- Recreation area
- Toilet block and barbeque facility.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should allow for unstructured passive and active recreation.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the zone.
- 6 Buildings should be:
 - (a) restricted in size and number;
 - (b) sited so as not to detract from the open natural character of the zone;
 - (c) constructed of materials which blend with the riverine landscape.
- 7 Development should ensure coordinated design with an emphasis on the creation of pedestrian areas.
- 8 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 9 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.
- 10 Development, landscaping, and paths for pedestrians and cyclists should
 - (a) take into account the changing flow regime and width of waterways; and
 - (b) be constructed of permeable material where practical to reduce stormwater runoff.

Land Division

- 11 Land division should not be undertaken except where:
 - (a) it will facilitate the development of an envisaged uses in the zone;
 - (b) no additional allotments are created.
- 12 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.
- 13 The following kinds of development (including building work, a change in the use of land or division of an allotment) are **non-complying** in the Open Space Zone:

Advertisement and/or Advertising Hoarding

Amusement Machine Centre

Consulting Room

Crematorium

Dairy

Dwelling

Educational Establishment

Fuel depot

Horticulture

Hospital

Hotel

Industry

Intensive Animal Keeping

Land Division, except where no additional allotments are created partly or wholly within the zone.

Motel
Motor Repair Station
Nursing Home
Office, except where in association with recreation facilities
Petrol Filling Station
Place of Worship
Pre-school
Prescribed Mining Operations
Public Service Depot
Residential Flat Building
Restaurant
Road Transport Terminal
Service Trade Premises
Shop or group of shops, except where the gross leasable area is 80 square metres or less.
Stock Sales Yard
Stock Slaughter Works
Store
Tourist Accommodation
Warehouse
Waste Reception, Storage, Treatment or Disposal
Wrecking yard.

Public Notification

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

MOSS (RECREATION) ZONE

Introduction

The objectives, proposals and principles of development control that follow apply in the MOSS (Recreation) Zone as shown on [Maps Mit/12, 18 to 20, 22 and 23](#). They are additional to those expressed for the whole of the council area.

In particular, the whole of the zone lies within a Bushfire Protection Area shown on [Figures Mit\(BPA\)/1 to 17](#).

OBJECTIVES

- Objective 1:** A zone that provides linear open space and regional open space for a range of passive and active recreational activities in both natural and landscaped settings as part of the Metropolitan Open Space System.
- Objective 2:** Protection and enhancement of the natural character of the area.
- Objective 3:** Conservation of areas of natural vegetation.
- Objective 4:** Protection of areas of scientific, geological, archaeological or cultural significance.
- Objective 5:** The maintenance of stormwater capacity and flood mitigation measures for adjoining areas.
- Objective 6:** Provision of cycle, walking and horseriding paths within an integrated system of open spaces linking adjoining areas.
- Objective 7:** Provision of open area informal sporting and recreation facilities.
- Objective 8:** Development that adopts measures to minimise the incidence of wild fires and makes adequate provision for fire control.
- Objective 9:** Continuation of farming in Policy Area 5 to the year 2003.

PROPOSALS

The Government has reached an agreement with Minda Incorporated, the owners of Craighburn Farm, whereby Minda will transfer to the Government as part gift, part purchase that part of Craighburn shown as Policy Areas 5 and 6 on [Maps Mit/24 to 26](#). The land will be transferred by 1993 for perpetual open space uses though the payment will be made in instalments over a period of nine years. Policy Area 6 will be added to Sturt Gorge Recreation Park as soon after transfer as possible. It is proposed to lease-back to Minda for the duration of the payment period all or part of Policy Area 5 for farming, subject to conditions allowing for planning and initial development for open space of the area and for access to walking trails.

Policy Area 3 ([Map Mit/26](#)) will be initially developed as the statutory open space reserve associated with residential development of Policy Area 1. Policy Area 4 will be part of the statutory open space for residential development in the Deferred Residential area (Policy Area 2) if that area has not been purchased for addition to the Metropolitan Open Space System. It is proposed that these areas be integrated into the Metropolitan Open Space System when the lease-back of Policy 5 is terminated.

It is proposed to prepare a management plan for the whole of the zone for its development as regional open space and linear park, including revegetation, passive and active recreation and informal sport facilities.

It is proposed to investigate the options for stormwater management and environmental management of the regional open space.

It is proposed that vehicle access to the area north of Sturt River will be only from Craighburn Road.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily for regional recreational open space purposes.
- 2 Other uses of an open space character such as farming should be limited to Policy Area 5 and then only to the year 2003 and should not compromise the accessibility of the area to the public.
- 3 Development in Policy Areas 3 and 4 shown on [Map Mit/26](#) should be compatible with the future regional open space function of the area and could provide for:
 - (a) passive recreation and picnicking;
 - (b) childrens playgrounds with play equipment;
 - (c) adventurous play;
 - (d) informal ball games;
 - (e) protection of significant landscape and vegetation features;
 - (f) enhancement of bird habitats; and
 - (g) pedestrian and cycle movement.
- 4 Buildings and structures should be designed and sited to be unobtrusive, and should be of a colours and materials which blend with and enhance the natural character of the area.
- 5 Buildings and recreation facilities should be designed and sited to minimise risk of loss from bushfire.
- 6 Buildings, recreation facilities, roads, tracks and trails and services should be designed and located so that their construction, operation and management does not result in:
 - (a) pollution of the Sturt River;
 - (b) unnecessary loss or damage to native vegetation;
 - (c) erosion;
 - (d) creation of dust;
 - (e) nuisance from noise;
 - (f) unacceptable fire risks;
 - (g) introduction or increase in pest plants or vermin;
 - (h) landfill or landslide; or
 - (i) damage to sites of geological, scientific or heritage significance.
- 7 Landscaping should be used to screen and soften the appearance of buildings and car parking areas.
- 8 Farming activities should be restricted in nature, scale, intensity and location to avoid damage to native vegetation, soil and water and adverse impacts on adjacent residential areas.
- 9 The following kinds of development are **non-complying** in the MOSS (Recreation) Zone:
 - Abattoir
 - Airfield

Amusement Machine Centre
Amusement Park
Auction Room
Bank
Billiard Saloon
Boarding House
Bowling Alley
Builder's Yard
Bus Depot
Bus Station
Cemetery
Concert Hall
Consulting Room
Crematorium
Dance Hall
Dwelling
Exhibition Hall
Fuel Depot
General Industry
Gymnasium
Hospital
Hotel
Indoor Recreation Centre
Intensive Animal Keeping
Junk Yard
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the
Environment Protection Act 1993
Land Division for purposes other than provision of open space or service easements
Light Industry
Motel
Motor Race Track
Motor Repair Station
Motor Showroom
Mushroom Farm
Office
Office and Dwelling
Petrol Filling Station
Post Office
Private Hotel
Racecourse
Refuse Destructor
Residential Club
Retail Showroom
Road Transport Terminal
Service Industry
Service Trade Premises
Shop
Skating Rink
Special Industry
Squash Court
Stadium
Stock Salesyard
Stock Slaughter Works
Store
Telecommunication(s) Facility/Station
Theatre
Timber Yard
Transmitting Station
Used Car Lot
Warehouse

HILLS FACE ZONE

Introduction

The objectives, proposal and principles of development control that follow apply in the Hills Face Zone shown on [Maps Mit/6, 7, 9 to 11 and 13 to 21](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

Objective 1: A zone in which the natural character is preserved and enhanced or in which a natural character is re-established in order to:

- (a) provide a natural backdrop to the Adelaide plains and a contrast to the urban area;
- (b) preserve and develop native vegetation and fauna habitats close to metropolitan Adelaide;
- (c) provide for passive recreation in an area of natural character close to the metropolitan area.
- (d) provide a part of the buffer area between metropolitan districts and prevent the urban areas extending into the western slopes of the Mount Lofty Ranges; and
- (e) ensure that the community is not required to bear the cost of provided services to land within the zone.

Objective 2: A zone accommodating low-intensity agricultural activities and public/private open space and one where structures are located and designed in such a way as to:

- (a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone;
- (b) limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide plains;
- (c) not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community; and
- (d) prevent the loss of life and property resulting from bushfires.

The western slopes of the Mount Lofty Ranges in metropolitan Adelaide are an important natural asset to both the population of the urban area and the tourism industry. Development which is undertaken in this zone should not only preserve but should also enhance the natural character of the zone or assist in the re-establishment of a natural character.

The term "natural character" refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates. Thus, existing buildings should not be seen as setting a precedent when assessing the impact of a proposed development. Each development should be assessed on the extent to which it preserves and enhances the natural character or, more importantly, assists in the re-establishment of a natural character, rather than on the basis of a comparison with existing development in its locality.

In those parts of the zone where, prior to 1975, concentrations of smaller than average allotments were created, special attention needs to be paid to the scale, design and landscaping of development because there are fewer locational options for development on these allotments.

The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures in order to minimise the fire risk. While vegetation management is an important part of minimising the fire risk, the destruction of existing native vegetation and the failure to provide landscaping in such a way as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.

The Hills Face Zone is not a residential zone and so the services provided in an urban area will not be provided in this zone. Accordingly, development should not be undertaken if it is likely, in itself or in association with other development, to create a potential demand for such services.

Activities and projects by State and local agencies which are considered necessary in this zone should be located, sited, constructed and maintained in such a way as to promote the objectives for the zone and complement the principles of development control relating to this zone. Tourist facilities are appropriate provided they are of a low-scale and are located unobtrusively.

Some of the land in the Hills Face Zone is located in Zones I or II of the Mount Lofty Ranges watershed proclaimed under the Waterworks Act. Development on such land will need to comply with additional policies relating to the watershed.

PROPOSAL

Provision of tourist and associated recreational facilities at Mount Lofty Summit and environs.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Development should not be undertaken unless:
 - (a) it is associated with a low-intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single-storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment; and
 - (b) together with associated native landscaping, it preserves and enhances the natural character of the zone or assists in the re-establishment of a natural character.
- 2** The excavation and/or filling of land should:
 - (a) be kept to a minimum so as to preserve the natural form of the land and the native vegetation;
 - (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment; and
 - (c) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the zone.
- 3** Development should not be undertaken if the operation and management of such development is likely to result in:
 - (a) pollution of underground or surface water resources;
 - (b) over exploitation of underground or surface water resources;
 - (c) adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment;
 - (d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat;
 - (e) denudation of pastures;

- (f) erosion;
 - (g) dust;
 - (h) noise nuisance;
 - (i) the introduction of or an increase in the number of pest plants or vermin;
 - (j) adverse impacts from chemical spray drift, chemical run-off or chemical residue in soils;
 - (k) the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone;
 - (l) increased hazard to the locality from bushfires; or
 - (m) loss of amenity to adjoining land or surrounding localities from:
 - (i) the visual impact of buildings, structures or earthworks; or
 - (ii) the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery..
- 4** Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.
- 5** Horticultural activities should:
- (a) be located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses; and
 - (b) be located no closer than 50 metres of a lake or watercourse identified on a current series 1:50 000 SA Government topographical map or wetland.
- 6** Horticultural activities located within 300 metres of a dwelling, tourist accommodation facility or any other sensitive receptor should incorporate a suitably sized vegetated buffer area/strip to minimise any adverse impacts from the horticultural activity (including noise, chemical spray drift and run-off) on the sensitive receptor.
- 7** Buildings, including structures, should be located in unobtrusive locations and, in particular, should:
- (a) be located well below the ridge line;
 - (b) be located within valleys or behind spurs;
 - (c) be located in such a way as to not be visible against the skyline when viewed from the roads within the zone or from the metropolitan area particularly the Adelaide plains;
 - (d) be set well back from roads, particularly when the allotment is on the high side of the road;
 - (e) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road;
 - (f) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building;
 - (g) be located in such a way as to be screened by existing native vegetation when viewed from the roads within the zone or from the metropolitan area particularly the Adelaide plains;
 - (h) not be located in areas subject to inundation by a 100-year return period flood event not be sited on land fill which would interfere with the flow of such flood waters;

- (i) not have a septic tank drainage field located in such a way as to pollute watercourses; and
 - (j) be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.
- 8** Buildings, including structures, should be designed in such a way and be of such a scale as to be unobtrusive and not detract from the desired natural character of the zone and, in particular:
- (a) buildings should be of a single-storey;
 - (b) the profile of buildings should be low and the roof lines should complement the natural form of the land;
 - (c) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land;
 - (d) large eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings; and
 - (e) the mass of buildings should be minimised by having separate vehicle storage areas.
- 9** The external materials of buildings should:
- (a) have surfaces which are of a low light-reflective nature; and
 - (b) be of dark natural colours such as brown and green so as to be unobtrusive, blend with a natural rural landscape and minimise any visual intrusion.
- 10** Buildings, including structures, on allotments which abut the Mount Lofty Ranges scenic road should be set well back from the scenic road.
- 11** Buildings:
- (a) should have a year-round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health; and
 - (b) should have a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.
- 12** Development should not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.
- 13** Additions to buildings should:
- (a) maintain the single-storey profile of the building;
 - (b) be located on the side of the dwelling which minimises the obtrusiveness of the completed building; and
 - (c) comply with the previously mentioned principles relating to the location and design of buildings.
- 14** The number of outbuildings should be limited, and where appropriate they should be grouped together, located in unobtrusive locations and comply with the previously mentioned principles relating to the location and design of buildings.
- 15** Retaining walls should be designed in such a way that they are a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.

- 16 Driveways and access tracks should follow the contours of the land so as to reduce their visual impact and erosion from water run-off and be surfaced with dark materials. The excavation/filling of land should be kept to a minimum in order to preserve the natural form of the land and the native vegetation.
- 17 Fences, if required, should be located in such a way as to minimise their visual impact and should be of post and wire or other materials which can be seen through. Obtrusive gateways, particularly of brick or masonry, should not be constructed.
- 18 When solid fences are essential, particularly rear and side fences in closely divided areas within the zone, they should be of materials which are of a low light reflective nature and of dark natural colours so as to blend with a natural landscape and minimise any visual intrusion. Such fences should not increase the fire risk near buildings.
- 19 Communication towers and masts should be sited and designed in such a way so as to minimise their visual impact. The number of masts should be contained by shared use of facilities.
- 20 Telephone lines and electricity mains and services of less than 33kV should be located underground. All new lines, mains and services should be located and designed in such a way as to minimise their visual intrusion and any adverse effect on the desired natural character of the zone.
- 21 New mines and quarries should not be developed within the Hills Face Zone.
- 22 Extensions to existing mines and quarries outside areas approved as at 14 November 1985 should only be undertaken within the Hills Face Zone if:
 - (a) the overall benefit to the community from the minerals produced together with the planned after-use of the site outweighs any loss of amenity or other resources resulting from the extractive operations;
 - (b) the site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative sources is available;
 - (c) the proposed operation would maximise the utilization of the resource but minimise the adverse impacts of extraction;
 - (d) the proposed workings cannot be seen from any part of the Adelaide plains; for any arterial road, scenic road or other substantial traffic route;
 - (e) an effective buffer of land and trees exists around the site to protect adjoining land users from the effects of the operation; and
 - (f) the operation is to be conducted in accordance with a staged development and rehabilitation scheme which:
 - (i) ensure that danger and unreasonable damage or nuisance does not arise from the workings of any operations associated with them;
 - (ii) provides for progressive rehabilitation of disturbed areas and for landscaping in order to produce a site which assists in the re-establishment of a natural character;
 - (iii) provides for the removal of buildings, plant, equipment and rubbish when operations are completed; and
 - (iv) provides scope for suitable after uses.
- 23 Landfill operations may be appropriate, outside the Mount Lofty Ranges Water Protection Area, provided the site is a disused quarry or has ground slopes no greater than 10 percent and has adequate separation distances from any above ground or underground water resource or potentially incompatible land uses and activities. Small-scale transfer stations may be appropriate in unobtrusive locations.

- 24** Development should only be undertaken if it can be located and designed in such a way as to maximise the retention of existing native vegetation and, where possible, increase the extent of native vegetation.
- 25** Any essential clearance of native vegetation should be accompanied by conservation initiatives, such as replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain.
- 26** Native trees, shrubs and ground covers should be established to screen development, including scree slopes created as a result of the excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.
- 27** The following kinds of development are **complying** in the Hills Face Zone:

Advertisement – only those listed in [Table Mit/1](#)

Farming, but not where it requires or involves:

- (a) excavation or filling of land;
- (b) the construction of roads, tracks and thoroughfares;
- (c) the erection, construction or alteration of, or addition to, any building or structure; or
- (d) the clearing of native vegetation.

- 28** The following kinds of development are **non-complying** in the Hills Face Zone:

Advertisement:

- (a) attached to or displayed upon a building which:
 - (i) exceeds the height of the walls or fascia; and
- (b) of freestanding type which:
 - (i) exceeds one metre in height;
 - (ii) has an advertisement area on each face which exceeds one square metre; and
 - (iii) contains a message which is not directed at identifying the name of any lawful business or activity on the land

Abattoir
 Amusement Hall
 Amusement Park
 Auction Room
 Bank
 Billiard Saloon
 Boarding House
 Bowling Alley
 Builder's Yard
 Bus Depot
 Bus Station
 Caravan Park
 Community Centre
 Concert Hall
 Consulting Room
 Crematorium
 Dance Hall

Detached Dwelling or additions to, or conversion of, an existing detached dwelling where:

- (a) the dwelling is to be constructed on an allotment where:
 - (i) a dwelling already exists; or
 - (ii) a valid development authorisation to erect a dwelling on that allotment exists; or
 - (iii) another development application has been made for a dwelling on that allotment and has yet to be determined; or

- (b) the scale and design is such that:
 - (i) the vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall exceeds three metres, other than gable ends of the dwelling where the distance exceeds five metres; or
 - (ii) there is a floor level directly above another floor level, except where the upper floor level is located wholly at or below finished ground level; or
- (c) the depth of excavation and/or height of filling of land exceeds 1.5 metres; or
- (d) access to a new dwelling is provided by a private vehicular access track that is greater than 30 metres in length and which has a gradient of more than 16 degrees (1 in 3.5) at any point; or
- (e) it involves the clearance of native vegetation comprising trees and/or shrubs.

Dog Track

Drive-in Theatre

Educational Establishment

Electricity Generating Station

Excavation where the depth of excavation of land exceeds 2.0 metres below natural ground level, except for the portion of a building that is fully underground, underground homes, pools, underground tanks, cellars, pipelines and waste disposal and treatment systems

Exhibition Hall

Filling where the height of filling of land exceeds 1.0 metre above natural ground level except for underground homes, underground tanks and cellars

Fun Fair

Gas Holder

General Industry

Group Dwelling

Gymnasium

Health Centre

Hospital

Horticulture, but not including:

- (a) a change of use from one form of horticulture to another, except where the change in use is for the purpose of an olive orchard; or
- (b) the expansion of horticultural activities, excluding an olive orchard, on an allotment where horticulture currently takes place provided it does not involve the clearance of native vegetation comprising trees and/or shrubs

Hotel

Intensive Animal Keeping, but not including horse keeping

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993, except where:

- (a) the proposed landfill operation is located on a site outside the Mount Lofty Ranges Water Protection Area; and
- (b) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 percent; and
- (c) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site; and
- (d) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft; and
- (e) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100-year flood event; and
- (f) the interface between any engineered landfill liner and the natural soil is:
 - (i) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or

- (ii) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
- (iii) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts

Land Division
 Light Industry
 Major Public Service Depot
 Meeting Hall
 More than one dwelling or building capable of habitation on an allotment
 Motel
 Motor Race Track
 Motor Repair Station
 Motor Showroom
 Multiple Dwelling
 Non-residential Club
 Office
 Office and Dwelling
 Olive Orchard
 Outdoor Advertisements
 Petrol Filling Station
 Permanent Sewage Treatment Plant
 Place of Worship
 Post Office
 Prescribed Mining Operations
 Private Hotel
 Primary School
 Radio or TV Station
 Refuse Destructor
 Residential Club
 Residential Flat Building
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Industry
 Shop
 Shop and Dwelling
 Show Ground
 Skating Rink
 Special Industry
 Squash Court
 Stock Slaughter Works
 Stadium
 Store
 Telecommunication(s) Facility/Station
 Theatre
 Timber Yard
 Transmitting Station
 Used Car Lot
 Warehouse
 Welfare Institution

SPECIAL USES ZONE

Introduction

The objective and principles of development control that follow apply in the Special Uses Zone shown on [Maps Mit/3 to 5, 8 and 13](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: A zone accommodating special public and private activities of an institutional or open character.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Special Uses Zone should be special public and private activities of an institutional or open character.
- 2 The following kinds of development are **complying** in the Special Uses Zone subject to compliance with conditions comprising, where applicable:
 - (a) the conditions prescribed in [Table Mit/1](#);
 - (b) no building being erected, added to or altered on any land so that any portion of such building is erected, added to or altered nearer to the existing boundary of any road, or to the boundary of any land shown as being required for the road widening on the Plan deposited under the provision of the Metropolitan Adelaide Road Widening Plan Act, 1982-1976, than 10 metres;
 - (c) no building being erected within 100 metres of the Mount Lofty Ranges scenic road as shown on [Map Mit/1\(Overlay 1\)](#):

Advertisement - only those listed in [Table Mit/1](#)

Recreation Area

- 3 The following kinds of development are **non-complying** in the Special Uses Zone:

Advertisement:

- (a) attached to or displayed upon a building which:
 - (i) exceeds the height of the walls or fascia; or
 - (ii) contains a message which is not directly related to the function of the building; and
- (b) of freestanding type which:
 - (i) exceeds one metre in height; and
 - (ii) has an advertisement area on each face which exceeds one square metre

Abattoir
 Amusement Hall
 Auction Room
 Bank
 Billiard Saloon
 Boarding House
 Bowling Alley
 Builder's Yard
 Bus Depot
 Bus Station
 Community Centre
 Concert Hall
 Consulting Room
 Dance Hall

Detached Dwelling
Exhibition Hall
Fire Station
General Industry
Gymnasium
Harbour Installation
Health Centre
Hotel
Library
Light Industry
Meeting Hall
Motel
Motor Repair Station
Motor Showroom
Multiple Dwelling
Non-residential Club
Office
Office and Dwelling
Petrol Filling Station
Place of Worship
Police Station
Post Office
Primary School
Private Hotel
Radio or TV Studio
Refuse Destructor
Residential Club
Residential Flat Building
Road Transport Terminal
Row Dwelling
Semi-detached Dwelling
Service Industry
Shop
Shop and Dwelling
Skating Rink
Special Industry
Squash Court
Store
Theatre
Timber Yard
Used Car Lot
Warehouse

TABLE Mit/1

Conditions Applying to Complying Development

KIND OF DEVELOPMENT	CONDITIONS
Advertisement (These conditions apply to each advertisement type listed below)	<ol style="list-style-type: none"> 1 To be maintained in good repair and condition at all times. 2 To be designed, manufactured and presented in a high-quality manner.
For Sale, Let or Auction	<ol style="list-style-type: none"> 1 Advertisement to be erected on the property for sale, let or auction. 2 Advertisement to be removed within one week of settlement. 3 Advertisement to have a maximum advertisement area of 2.23 square metres in relation to a residential or rural development/ site and four square metres in relation to a commercial or industrial development/site. 4 A maximum of one such advertisement per property frontage to a public street.
Real Estate 'Open for Inspection: Easel Board	<ol style="list-style-type: none"> 1 A maximum of three such Advertisements per subject property (or group of properties in the same location). 2 A maximum advertisement area on each face of 0.33 square metres. 3 To contain only agent's business name, directional information, and information such as "open", "open today" or "auction today". 4 To be located in front of subject property and/or adjacent road junction but not positioned on vehicles, median strips, roundabouts, road pavement, nor on footpath so as to cause obstruction or danger to pedestrians. 5 Only to be displayed when subject property is open for inspection.
Car Park Identification Private Parking Area Act Advice Entry/Exit Speed/Limit	<ol style="list-style-type: none"> 1 A maximum of one advertisement of each type at each major entrance to the subject car park. 2 Car park identification advertisement to utilise the nationally recognised parking symbol. 3 Advertisements in each category to have a maximum advertisement area of 0.5 square metres.
Professional Name Plate	<ol style="list-style-type: none"> 1 Advertisement to refer only to name, nature of profession or business and hours of trading. 2 Advertisement to be attached to the building at or near the entrance to the subject professional room(s). 3 Advertisement to have a maximum advertisement area of 0.2 square metres.

KIND OF DEVELOPMENT	CONDITIONS
Election	<ol style="list-style-type: none"> 1 Advertisement to be erected a maximum of six weeks prior to the election and removed within one week after the election. 2 A maximum of one such advertisement per candidate per site. 3 Advertisement not to be attached to street furniture, electricity poles, bus shelters, telephone booths or the like. 4 Advertisement not to be displayed on fencing surrounding Government and council owned land without consent of the relevant Government Department. 5 Advertisement not to be greater than 600 millimetres by 900 millimetres in size.
Security Service Safe House	<ol style="list-style-type: none"> 1 A maximum of one advertisement of each type per property frontage to a public street. 2 Advertisement to be attached to a building or located within the window of a building. 3 Each such advertisement to have a maximum advertisement area of 0.2 square metres.
Religious, Educational, Cultural, Political and Social, Sporting or Recreational Event	<ol style="list-style-type: none"> 1 Advertisement to be erected a maximum of four weeks prior to the event and removed within one week after conclusion of the event. 2 Advertisement not to be attached to street furniture, electricity poles, bus shelters, telephone booths or the like. 3 Advertisement not to be displayed on fencing surrounding Government and council owned land without consent of the relevant Government Department. 4 Advertisement to relate only to local events or events to be held within the City of Mitcham. 5 Advertisement to be non-reflective and not to be illuminated. 6 Advertisement not to exceed 1.2 metres by 0.9 metres in size.
Moveable Business Signs	<ol style="list-style-type: none"> 1 Advertisement not to be displayed on any land used wholly for residential purposes. 2 A maximum of one such advertisement for each tenant of business premises. 3 To be displayed only during the hours that the premises is open for business. 4 Advertisement to have a maximum height of one metre and a maximum advertisement area on each face of one square metre. 5 Advertisement not to be positioned on publicly owned land and contained positioned such that it does not interfere with car parking, the movement of pedestrians or landscaping.

KIND OF DEVELOPMENT	CONDITIONS
<p>Property Name, Street Number and/or Business Identity which is attached to displayed upon a building within Commercial (South Road), Commercial (Main Road), District Centre, Neighbourhood Centre, Local Centre, Light Industry, Mixed Use, Mixed Use (Belair Road) Zones</p>	<ol style="list-style-type: none"> 1 Advertisement not to exceed the height or width of the building to which it is attached. 2 Advertisement to be displayed from the frontage containing the principle entry into the building or premises. 3 A maximum of one such advertisement per property/business in addition to any advertisement which is or may be lawfully displayed from the building. 4 Advertisements of this type located in the Co(SR) Zone shall have: <ol style="list-style-type: none"> (a) a maximum advertisement area of four square metres. 5 Advertisements of this type located in the MU and MU(BR) Zones shall have: <ol style="list-style-type: none"> (a) a maximum advertisement area of six square metres. 6 Advertisements of this type located in the Co(MR) Zone shall have: <ol style="list-style-type: none"> (a) a maximum advertisement area of three square metres. 7 Advertisements of this type located in the DCe Zone shall have: <ol style="list-style-type: none"> (a) a maximum advertisement area of four square metres. 8 Advertisements of this type located in the NCe Zone shall have: <ol style="list-style-type: none"> (a) a maximum advertisement area of two square metres. 9 Advertisements of this type located in the LCe Zone shall have: <ol style="list-style-type: none"> (a) a maximum advertisement area of two square metres. 10 Advertisements of this type located in the Gln Zone shall have: <ol style="list-style-type: none"> (a) a maximum advertisement area of ten square metres. 11 Advertisements of this type located in the Lln Zone shall have: <ol style="list-style-type: none"> (a) a maximum advertisement area of five square metres. 12 Advertisements of this type located in any Commercial and Centre Zones shall not move, rotate, flash, incorporate an animated display or running lights. 13 Advertisements of this type located within any centre zone shall not be displayed above any verandah or on a fascia above the verandah level or, where there is no verandah, no part of the advertisement is more than 3.7 metres above ground level. 14 Advertisements of this type located within any Industry Zone shall not: <ol style="list-style-type: none"> (a) duplicate information provided elsewhere on the building or site; and (b) be internally illuminated, move, rotate, flash, incorporate an animated display or running light.

KIND OF DEVELOPMENT	CONDITIONS
<p>Property Name, Street Number and/or Business Identity of a free-standing structure, within Commercial (South Road), Commercial (Coromandel Parade), General Industry and Light Industry, Mixed Use, Mixed Use (Belair Road), Mixed Use (Goodwood Road), Light Industry Zones</p>	<ol style="list-style-type: none"> 1 A maximum of one such advertisement per property, strata group or complex of buildings which provide related functions or services. 2 Advertisements of this type located in the Co(SR) Zone shall have: <ol style="list-style-type: none"> (a) a maximum height not exceeding the height of any building located on the property; and (b) a maximum advertisement area per property or business identification of two square metres with an overall maximum advertisement area on each face of the structure not exceeding eight square metres. 3 Advertisements of this type located in the MU, MU(GR) and MU(BR) Zones shall have: <ol style="list-style-type: none"> (a) a maximum height not exceeding 1.5 metres; and (b) a maximum advertisement area on each face of two square metres. 4 Advertisements of this type located in the Co (Coro Pde) Zone shall have: <ol style="list-style-type: none"> (a) a maximum height not exceeding 1.5 metres; (b) a maximum advertisement area on each face of 1.5 square metres; and (c) shall not be internally illuminated, move, rotate, flash, incorporate an animated display or running lights. 5 Advertisements of this type located in any Industry Zone shall have: <ol style="list-style-type: none"> (a) a maximum height of 2.5 metres; (b) a maximum advertisement area on each face of two square metres; and (c) shall not be internally illuminated, move, rotate, flash, incorporate an animated display or running lights.
<p>Consulting Room (in the Industry/Commerce (Melrose Park) Zone</p>	<p><u>Vehicle Loading and Unloading</u></p> <ol style="list-style-type: none"> 1 Provision for all loading and unloading of vehicles to take place on site. <p><u>Vehicle Parking and Design</u></p> <ol style="list-style-type: none"> 2 Parking areas being surfaced with impervious paving. 3 Parking areas being line marked to indicated parking bays. 4 Parking areas being divided into groups of not more than ten bays with dividing strips, planted with suitable trees and shrubs. 5 Parking areas being separated from service and heavy vehicle access, loading and unloading areas. <p><u>Parking rates</u></p> <ol style="list-style-type: none"> 6 A sealed parking area established on the site at the rate specified: <ol style="list-style-type: none"> (a) consulting room <p>Five car parking space for each consulting room</p>

KIND OF DEVELOPMENT	CONDITIONS
	<p>(b) in all of the above kinds of development</p> <p>Bicycle parking spaces provided at the rate of three spaces per 50 employees.</p> <p>7 Buildings setback not less than three metres from at least one side boundary and where relevant, any secondary road frontage</p> <p><u>Site Coverage</u></p> <p>8 Buildings and structures not exceeding 60 percent coverage of the site.</p> <p><u>Access</u></p> <p>9 All access driveways and manoeuvring areas designed to enable all vehicle entry/exit from the site in a forward direction, and pass in the driveway.</p> <p><u>Built Form</u></p> <p>10 The front facade of any building principally composed of any of the following materials: masonry, brick, stone, concrete block, concrete tilt-up slab, timber, rendered masonry, painted-patterned cement fibre sheeting or glass.</p> <p><u>Building Height</u></p> <p>11 No building exceeding a height greater than 8 metres.</p> <p><u>Landscaping</u></p> <p>12 An area not less than 10 percent of site area being developed as landscaping, incorporating semi-mature trees to screen extensive building elevations and shade trees adjoining car parks.</p> <p><u>Stormwater Management</u></p> <p>13 Hard paving areas being designed and constructed to allow surface run-off to be directed to a pollutant trap system prior to discharge from the site.</p> <p>14 Floor levels at least 100 mm above 1 in 100 year ARI storm.</p> <p>15 The land not being located in the Industry/Commerce Interface Policy Area 13.</p>
<p>Detached Dwelling and additions to a detached dwelling (including attached carport, verandah and the like) within any residential zone, except for the Residential (Craigburn) Zone</p>	<p><u>Site</u></p> <p>1 (a) The detached dwelling site having a frontage to a public road of not less than:</p> <p>(i) 20 metres if located within the Residential (East Plains) Zone:</p> <p>(ii) 15 metres if located in any other zone</p> <p>(b) No other dwelling existing on the allotment</p> <p><u>Private Open Space</u></p> <p>2 Private open space (exclusive of driveways or parking areas) being provided with a dwelling in accordance with the following:</p> <p>(a) able to contain a rectangular area measuring at least eight metres by five metres within an area having a gradient not exceeding 1-in-8, such area to have direct ground floor access from the living spaces of the dwelling;</p>

KIND OF DEVELOPMENT	CONDITIONS				
	<p>(b) no dimension being less than 2.5 metres;</p> <p>(c) having a total area being not less than 25 percent of the area of the site of the dwelling.</p> <p><u>Road Boundary Set-back</u></p> <p>3 Buildings and structures being set-back from road boundaries the following minimum distances:</p> <p>(a) from an "Arterial Road" as designated on Map Mit/1 – ten metres;</p> <p>(b) all other roads, from front and side boundaries as follows:</p> <table data-bbox="699 629 1326 689"> <tr> <td>Front Road Boundary</td> <td>Side Road Boundary</td> </tr> <tr> <td>8 metres</td> <td>3 metres</td> </tr> </table> <p><u>Side and Rear Property Boundary Set-backs</u></p> <p>4 Single-storey buildings (excepting open-sided carports and verandahs) being set-back not less than one metre from one side property boundary and three metres from the other or opposite side boundary.</p> <p>5 Buildings being set-back a minimum of five metres from rear property boundaries.</p> <p><u>Building Design</u></p> <p>6 the dwelling;</p> <p>(a) not occupying more than 40 percent of the area of the site if located in any residential zone, other than a Residential (Foothills) Zone and a Residential (Hills) Zone;</p> <p>(b) not having more than one-third of the portion of the site between the road boundary, and the main face of the dwelling comprising driveway or parking space;</p> <p>(c) addressing its primary street frontage by not having a windowless wall as the main face of the dwelling to that street frontage;</p> <p>(d) having a main face principally of face brick, stone, rendered masonry or timber;</p> <p>(e) not having a floor level being wholly or partly elevated above finished ground level by columns, piers or stumps by one metre or more at any point; and</p> <p>(f) not having garage or carport doors with a total or aggregate width exceeding one third of the width of the site of the dwelling.</p> <p><u>Building Height</u></p> <p>7 (a) The vertical distance from the top of any external wall of the dwelling (other than a gable end) to finished ground level directly below not exceeding three metres</p> <p>(b) The vertical distance from the top of any external wall of the dwelling comprising a gable end to finished ground level directly below not exceeding five metres.</p> <p><u>Bushfire Protection</u></p> <p>8 The dwelling (or dwellings) being located in an area shown as Excluded Area from Bushfire Protection Planning Provisions on a Bushfire Protection Area Figure Mit(BPA)/1 to 17.</p>	Front Road Boundary	Side Road Boundary	8 metres	3 metres
Front Road Boundary	Side Road Boundary				
8 metres	3 metres				

KIND OF DEVELOPMENT	CONDITIONS						
	<p><u>Car Parking</u></p> <p>9 Car parking spaces being provided on the site of the dwelling at not less than the following rates:</p> <table data-bbox="638 392 1356 548"> <thead> <tr> <th data-bbox="638 392 1021 481">No. of bedrooms per dwelling (or rooms capable of being used as bedrooms)</th> <th data-bbox="1069 392 1356 421">No. of car parking spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="837 481 853 510">1</td> <td data-bbox="1220 481 1236 510">1</td> </tr> <tr> <td data-bbox="790 510 901 539">2 or more</td> <td data-bbox="1220 510 1236 539">2</td> </tr> </tbody> </table> <p>10 Driveway access to buildings being at a gradient of less than 1-in-5.</p> <p><u>Heritage</u></p> <p>11 The development not abutting or involving the alteration, conversion or demolition of an item or site listed in Table Mit/3 or Table Mit/4.</p> <p><u>Retaining Walls and Earthworks</u></p> <p>12 The development not requiring or including retaining walls or excavations greater than one metre above or below the natural ground surface, or excavations greater than nine cubic metres.</p> <p><u>Stormwater Management</u></p> <p>13 Excluding an addition or alteration to an existing dwelling which would not increase the floor area of the dwelling by more than 50 percent, incorporation of each of the following measures to limit the rate of stormwater discharged from the site:</p> <ul style="list-style-type: none"> (a) on-site detention by collection and direction of at least 60 percent of roof stormwater run-off to a rainwater detention tank of not less than 2000 litres capacity, with outflow directed to: <ul style="list-style-type: none"> (i) landscaped or otherwise unpaved land, and contained so as not to cause flooding nuisance or damage; or (ii) a rear of allotment drain; (b) not less than 50 percent of the hard paved areas of the site being designed and constructed to allow surface run-off to be dispersed to landscaped or otherwise unpaved land on the site. <p><u>Flood Protection</u></p> <p>14 The site not being located within an affected area shown on Figs WC/2 to 14.</p>	No. of bedrooms per dwelling (or rooms capable of being used as bedrooms)	No. of car parking spaces	1	1	2 or more	2
No. of bedrooms per dwelling (or rooms capable of being used as bedrooms)	No. of car parking spaces						
1	1						
2 or more	2						
<p>Detached Dwelling or additions to a detached dwelling</p>	<p>1 The dwelling site not being located in the Residential (Central Plains) Policy Area 12.</p>						

KIND OF DEVELOPMENT	CONDITIONS
Domestic Outbuilding	<p>1 The domestic outbuilding being:</p> <ul style="list-style-type: none"> (a) accessory to an existing dwelling; (b) not greater than 40 square metres in floor area; (c) not greater than 2.4 metres high to the top of the walls; (d) sited not less than one metre behind the main face of an existing dwelling on the site; and for a corner allotment, no closer than three metres to the side road boundary; (e) of a size that does not: <ul style="list-style-type: none"> (i) reduce the requirement for private open space for the dwelling by more than 20 percent, and (ii) does not result in the total floor area of buildings on the site exceeding 40 percent of the area of the site; (f) (excluding an open sided carport) sited no closer than one metre to a property boundary other than a road boundary; (g) finished on the external surfaces in a pre-coated colour; (h) not reduce the number of existing on-site parking spaces (i) any driveway to the proposed outbuilding being at a gradient of less than 1-in-5.
Electricity Sub-station	<p>1 Any transformer, switchgear or similar equipment in the electricity sub-station being:</p> <ul style="list-style-type: none"> (a) enclosed in a building; or (b) surrounded (except at places of entry and exit) by a wall of not less than 2.4 metres in height or by a strip of land not less than 1.2 metres wide densely planted with trees or shrubs of a type which may be reasonably expected to reach a height of 1.8 metres within four years (and which shall be maintained in good heart and condition at all times) or a combination of a wall, trees and shrubs as aforesaid; or (c) surrounded, or its surroundings being rendered attractive, by a method proposed by the owner of the electricity sub-station and certified by the planning authority as being an acceptable method.
General Industry Light Industry Store Warehouse	<p>1 The total area of the site occupied by buildings not exceeding 50 percent of the site.</p> <p>2 A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site.</p> <p>3 No part of any industrial building, store, warehouse or works exceeding two metres in height being constructed nearer to the boundary of a residential zone or of land used or which may be used for the purpose of a school or hospital, than three metres plus 500 millimetres for each metre by which the height of the part in question exceeds 3.5 metres.</p> <p>4 A parking area being established on the site of the general or light industry, store or warehouse at the rate of not less than one car parking space for every 50 square metres of total floor area or one car parking space for every two employees (whichever provides the larger parking area in the particular case) except that where retail sales take place on the site then an additional</p>

KIND OF DEVELOPMENT	CONDITIONS
	<p>parking area shall be established on the site of the general or light industry, store or warehouse at the rate of seven car parking spaces for every 100 square metres of floor area used for sale or display for retail.</p> <p>5 The planning authority having given a certificate that is satisfied that:</p> <p>(a) provision has been made for all loading and unloading of vehicles to take place on the site of the industry, store or warehouse; and</p> <p>(b) conditions A, B and C have been complied with.</p>
Light Industry	See "General Industry"
Petrol Filling Station	<p>1 Fuel pumps and other service facilities being so located on the site of the petrol filling station that there is no reasonable possibility that any part of any vehicle being serviced will encroach onto a public road.</p> <p>2 Vehicular crossings providing access to a public road from the site of the petrol filling station being so located that:</p> <p>(a) every part of a vehicular crossing is not less than nine metres from any part of any other vehicular crossing; and</p> <p>(b) the vehicular crossings cannot be used for access from a parking area owned or occupied by a person other than the owner or occupier of the site of the petrol filling station.</p> <p>3 The planning authority having given a certificate that it is satisfied that conditions A, B(a) and C have been complied with.</p>
Recreation Area	<p>1 The external appearance of any structure shall not be detrimental to the amenity of the locality.</p> <p>2 Facilities shall be designed and located to minimise impacts on adjoining developments.</p> <p>3 Conditions A, B and C have been complied with.</p> <p>4 The recreation area not being established on contaminated land or land at risk of being contaminated.</p>
Service Industry	<p>1 A clearance of not less than three metres being provided for access purposes between any building and one side boundary of the site.</p> <p>2 No part of any service industrial building or works exceeding two metres in height being nearer to the boundary of a residential zone or of land used or which may be used for the purpose of a school or hospital, than three metres plus 500 millimetres for each metre by which the height of the part in question exceeds 3.5 metres.</p> <p>3 A parking area being established on the site of the service industry at the rate of not less than one car parking space for every 50 square metres of total floor area or one car parking space for every two employees (whichever provides the larger parking area in the particular case) except that where retail sales take place on the site then a parking area shall be established on the site at the rate of seven car parking spaces for every 100 square metres of floor area used for sale or display for retail.</p>

KIND OF DEVELOPMENT	CONDITIONS
	<p>4 The planning authority having given a certificate that it is satisfied that:</p> <p>(a) provision has been made for all loading and unloading of vehicles to take place on the site of the service industry; and</p> <p>(b) conditions A, B and C have been complied with.</p>
Store	See "General Industry"
Warehouse	See "General Industry"

CONDITION A - ACCESS TO ROADS

The number, location and design of access points to a road or thoroughfare from the site being established so as to best ensure the safety of the public and the free flow of traffic in the locality.

CONDITION B - PARKING AREA DESIGN AND IDENTIFICATION

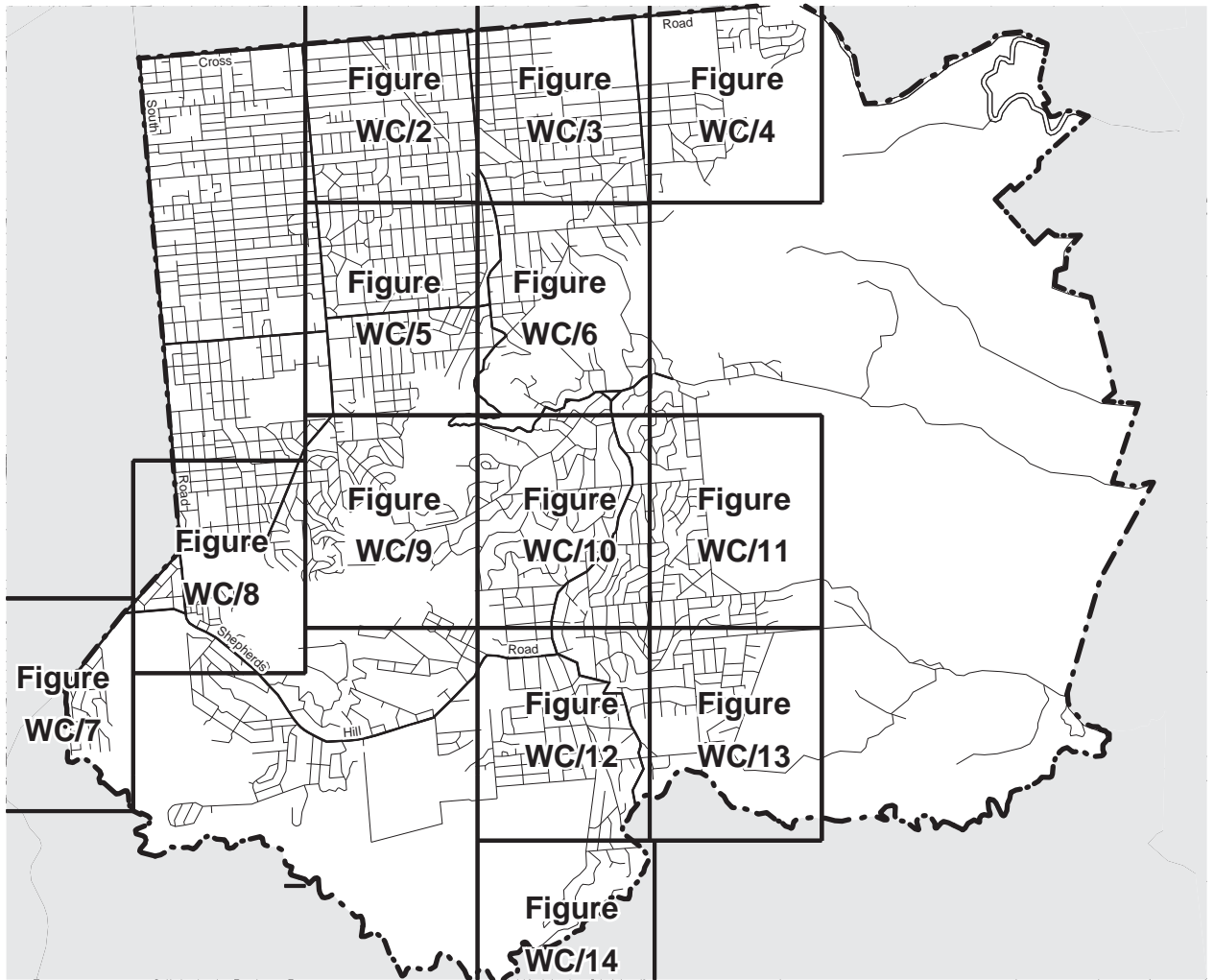
- (a) The design, layout and pavement of the parking area being established so as to best ensure the safety of the public and the free flow of traffic in the locality; and
- (b) Adequate identification being provided to ensure that the location of the parking area is readily apparent to visitors.

CONDITION C - LANDSCAPING

Suitable landscaping of the site being provided for in plans and drawings, which may be the plans and drawings of the building work required to be submitted to the council for approval under the Development Act 1993 and such landscaping would be satisfactory if implemented in accordance with the plans and drawings within 12 months of the granting of development approval and maintained in the form and to the standard shown on the plans and drawings, and provided that such landscaping shall include the portions of the site which are:

- (a) adjacent to the alignment of a road, street or thoroughfare; and
- (b) within the parking area referred to in any condition requiring the provision of such parking areas.

NOTE: Pursuant to Section 35(1a) of the Development Act, a proposed development of a class prescribed for the purposes of Section 37 (agency referral), or required to be referred to the Commissioner of Police under Section 37A, cannot be complying development



Note: affected areas on the figures numbered WC/2 to WC/14 inclusive are located within residential zones, but lie outside of land shown as bushfire prone on MAP Mit/1 (Overlay 4) Enlargement A, Parts A and B and land within the Residential (Craigburn) Zone.



MITCHAM (CITY) RESIDENTIAL LAND WITHIN THE VICINITY OF A WATERCOURSE INDEX TO FIGURES FIGURE WC/1

Consolidated - 27 August 2020

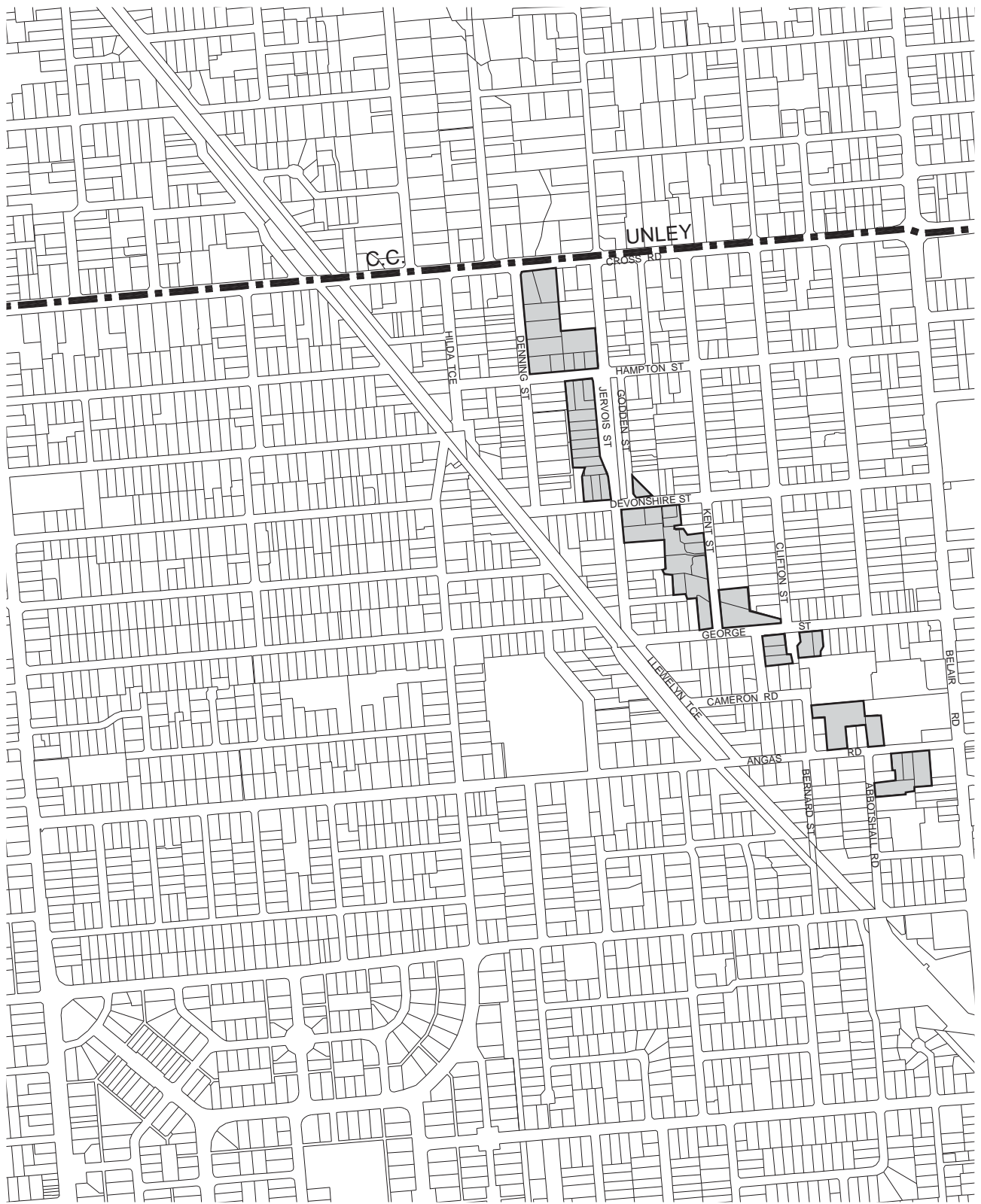
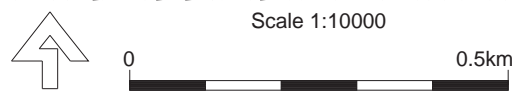


FIGURE WC/3 ADJOINS

FIGURE WC/5 ADJOINS



**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE**



-  Affected Area
-  Development Plan Boundary



FIGURE WC/2 ADJOINS

FIGURE WC/4 ADJOINS

FIGURE WC/6 ADJOINS



Scale 1:10000



**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE**

FIGURE WC/3
Consolidated - 27 August 2020



Affected Area



Development Plan Boundary

FIGURE WC/3 ADJOINS



Affected Area
Development Plan Boundary

MITCHAM (CITY) RESIDENTIAL LAND WITHIN THE VICINITY OF A WATERCOURSE

FIGURE WC/4
Consolidated - 27 August 2020

FIGURE WC/2 ADJOINS



FIGURE WC/6 ADJOINS

FIGURE WC/9 ADJOINS



Scale 1:10000



**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE**

FIGURE WC/5
Consolidated - 27 August 2020



Affected Area
Development Plan Boundary

FIGURE WC/3 ADJOINS

FIGURE WC/5 ADJOINS



FIGURE WC/10 ADJOINS



Scale 1:10000



**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE
FIGURE WC/6**



Affected Area
Development Plan Boundary



FIGURE WC/8 ADJOINS



Scale 1:10000



**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE**

FIGURE WC/7
Consolidated - 27 August 2020

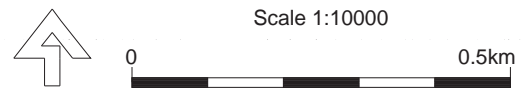




Affected Area
Development Plan Boundary



FIGURE WC/9 ADJOINS

FIGURE WC/7 ADJOINS



-  Affected Area
-  Development Plan Boundary

**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE
FIGURE WC/8**

FIGURE WC/5 ADJOINS



FIGURE WC/8 ADJOINS

FIGURE WC/10 ADJOINS



Scale 1:10000



**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE**

FIGURE WC/9

Consolidated - 27 August 2020



Affected Area
Development Plan Boundary

FIGURE WC/6 ADJOINS

FIGURE WC/9 ADJOINS

FIGURE WC/11 ADJOINS



FIGURE WC/12 ADJOINS



Scale 1:10000



Affected Area
 Development Plan Boundary

**MITCHAM (CITY)
 RESIDENTIAL LAND
 WITHIN THE VICINITY OF
 A WATERCOURSE
 FIGURE WC/10**

Consolidated - 27 August 2020

FIGURE WC/10 ADJOINS



FIGURE WC/13 ADJOINS



Scale 1:10000



**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE**

FIGURE WC/11

Consolidated - 27 August 2020



Affected Area
Development Plan Boundary

FIGURE WC/10 ADJOINS



FIGURE WC/13 ADJOINS

FIGURE WC/14 ADJOINS



**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE
FIGURE WC/12**



-  Affected Area
-  Development Plan Boundary





FIGURE WC/12 ADJOINS

FIGURE WC/11 ADJOINS



Scale 1:10000



-  Affected Area
-  Development Plan Boundary

**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE
FIGURE WC/13**

Consolidated - 27 August 2020

FIGURE WC/12 ADJOINS



Scale 1:10000



Affected Area
Development Plan Boundary

**MITCHAM (CITY)
RESIDENTIAL LAND
WITHIN THE VICINITY OF
A WATERCOURSE
FIGURE WC/14**

Consolidated - 27 August 2020

TABLE Mit/2**A Planting Guide****MITCHAM HILLS**

The following list is intended as a guide only; it includes indigenous species which may be useful for landscaping in areas of the Mitcham Hills. Additional information on indigenous plant species and suppliers of local plants is available from the South Australian Urban Forest Biodiversity Program, see www.urbanforest.on.net.

TREES**Acacia melanoxylon (Blackwood)**

An erect, variable tree maturing in height at eight to fifteen metres, typically with a rounded, dense canopy. Cream coloured flowers appear in spring. This species favours deep, moist soils but is relatively drought tolerant once established.

Acacia pycnantha (Golden wattle)

A fast growing tree normally maturing at five to eight metres in height. Has a spectacular, fragrant floral display in late winter (Australia's floral emblem). Will thrive on poor soils but is often relatively short lived when grown under cultivation.

Acacia retinodes (Wirilda)

Small, shapely tree to six metres in height. Fast growing when cultivated in moist areas, preferring sheltered gullies.

Allocasuarina verticillata (Drooping sheoak)

Small, rounded tree maturing at five to eight metres in height. Attractive weeping appearance, golden – orange flowers appear in spring.

Callitris gracilis (Southern cypress pine)

Maturing at a height of approximately ten metres this tree grows with a uniform shape and is a very attractive specimen. Will tolerate most soil types, though poorer soils will result in a smaller bushier specimen.

Eucalyptus camaldulensis (River red gum)

The most widely distributed of all the eucalypts, occurring in all mainland states. A large, fast growing, long lived tree which tolerates most soil types. Due to its very large mature size it should only be considered for planting in large gardens, parks and rural settings where adequate clearances to dwellings, structures and infrastructure can be assured.

Eucalyptus cosmophylla (Cup gum)

Typically a short, thick set tree to five metres in height. The species is generally low branching and bushy, often developing an attractive twisted form with age. A very hardy tree with large white flowers in the spring which produce abundant nectar for birds.

Eucalyptus leucoxylon ssp leucoxylon (South Australian blue gum)

A large, erect tree up to twenty five metres in height with a pale trunk and an open canopy. Flowers range in colour from cream to deep red and occur in autumn – winter. This is a very adaptable tree which will tolerate most soil types. Eucalyptus leucoxylon is a variable species so caution is recommended when selecting between the available varieties.

Eucalyptus leucoxylon ssp megalocarpa (Large fruited South Australian blue gum)

A spreading tree to fifteen metres in height. Flowers are typically bright red and are an important source of nectar in the winter months. A very adaptable tree which will tolerate most soil types. Eucalyptus leucoxylon is an extremely variable species so caution is recommended when selecting between the available varieties.

Eucalyptus leucoxylon “Euky Dwarf” and Eucalyptus leucoxylon “Goolwa Gem”

“Euky dwarf” and “Goolwa Gem” are small to medium size cultivars of South Australian blue gum. Flowers are typically bright red, and are an important source of nectar in the winter months. Eucalyptus leucoxylon is an extremely variable species so caution is recommended when selecting between the available varieties.

Eucalyptus microcarpa (Grey box)

A variable tree with a mature height of between six and twenty metres. It has a rough, fissured trunk and cream flowers which occur in late summer. Adaptable to most soil types including hilltop shales. Has a spreading, open canopy.

Eucalyptus porosa (Mallee box)

A rough barked tree which may vary in height from six to twelve metres depending on the soil quality. White flowers occur mostly in summer. Will tolerate all soil types and its spreading habit provides excellent shade.

Eucalyptus viminalis (Manna gum)

A large, spreading tree to twenty metres in both height and width. Grey bark is shed in long strips. A favoured food source for koalas. White flowers appear in summer.

Pittosporum phylliraeoides (Native apricot)

Potentially growing to ten metres in height though the Native apricot is generally much smaller. Weeping foliage, pale grey bark and sparse, weeping branches and foliage give the Native apricot a graceful appearance. Pale yellow flowers are borne in summer, followed by attractive orange fruit resembling a small apricot. This tree is easily cultivated and will tolerate a wide range of soil types and climatic conditions.

TALL SHRUBS**Acacia paradoxa (Kangaroo thorn)**

Bushy shrub to three metres which tolerates a wide range of conditions. Rich yellow flowers occur in winter and spring. Two sharp spines at the base of each leaf give the tree valuable habitat benefits but these should be considered when choosing a planting location.

Bursaria spinosa (Sweet bursaria)

Bushy, much branched shrub to two metres, olive-green leaves, able to tolerate a wide range of conditions. Clusters of fragrant, white flowers appear in summer.

Banksia marginata (Silver banksia)

Bushy shrub to four metres with dark green with a pale underside. Yellow or orange flowers are grouped and form a tall, stiff, cylindrical brush.

Dodonaea viscosa (Hop bush)

Erect shrub to three metres with thin stems with bright green, sticky leaves. A hardy, fast growing species that will tolerate a wide range of conditions.

Hakea carinata (Hakea)

Erect shrub to two metres. Prefers well drained soils. White flowers appear in spring.

Leptospermum lanigerum (Silky tea tree)

A large spreading shrub to three metres. Hardy, frost tolerant, able to thrive in heavy shade.

Melaleuca decussata (Totem poles)

Slender shrub to two metres. Leaves grow in pairs and are blue – green in colour. Flowers are pink and appear in clustered spikes along the branches in spring and early summer. Grows well in damp soils.

Xanthorrhoea semiplana (Yacca or Grass tree)

This plant has a very striking appearance having a dense tussock of strap-like leaves to two metres in height. Woody flowering spikes covered in cream coloured blooms occasionally extend from the tussock.

LOW SHRUBS

Acacia acinacea (Wreath wattle)

A shapely, showy bush to two metres in height. Is particularly attractive during spring when covered with a mass of bright yellow flowers. Will withstand a wide range of conditions

Astroloma conostephioides (Flame heath)

Small shrub to one metre, branches have a red tinge, leaves bright green with yellow markings. Bright yellow flowers form a ball in winter and spring.

Acacia myrtifolia (Myrtle wattle)

Evergreen, much branched shrub to two metres, sharply pointed leaves are blue – green in colour.

Calytrix tetragona (Common fringe myrtle)

Small, bushy shrub to one metre. Masses of white or pink flowers appear in clusters in late winter. Able to tolerate a variety of soil conditions.

Correa alba (White correa)

Spreading shrub to one metre. White flowers appear from autumn to winter.

Correa glabra (Rock correa)

Shrub to one metre. Pendulous red flowers appear in winter. Leaves have a lemon fragrance when crushed.

Correa pulchella (Native fuchsia)

Small shrub to less than one metre in height. Pale red flowers appear on slender stalks in winter.

Daviesia ulcifolia (Gorse bitter pea)

Shrub to two metres with narrow and sharply pointed leaves. Attractive clusters of yellow flowers appear in groups along the stem in winter and spring.

Eutaxia microphylla (Mallee bush pea)

Twiggy shrub to one metre with small blue-green leaves. Orange and red flowers occur in spring.

Goodenia amplexans (Clasping goodenia)

Spreading shrub to one or more metres. Heart shaped light green leaves clasp the stem. Yellow flowers in spring and summer.

Goodenia ovata (Hop goodenia)

Several slender stems grow upward from the base to a height of one to two metres. Yellow flowers occur most of the year.

Grevillea lavandulacea (Lavender grevillea)

Small, sprawling shrub to one metre, leaves are variable in shape and size. Red flowers are present for most of the year.

Hakea rugosa (Dwarf hakea)

A delicate, spreading shrub to one metre. White or cream flowers appear in winter and spring. Adaptable to most local sites and conditions.

Hibbertia sericea (Silky guinea flower)

Shrub to half a metre in height. Leaves are covered in fine hairs giving a soft appearance. Yellow flowers appear in spring.

Olearia ramulosa (Twiggy daisy bush)

Erect, much branched shrub to two metres. Dark green leaves are white on the underside. A very adaptable plant which produces white flowers all year round.

Rhagodia candolleana (Seaberry saltbush)

Spreading shrub to one metre in height. Leaves are dark green with white underside. Green flowers form a spray in summer and precede fleshy, red fruit.

GRASSES

Carex tereticaulis
Cyperus vaginatus (Stiff flat sedge)
Danthonia setacea (Bristly wallaby grass)
Dianella revoluta (Black anther flax lilly)
Juncus flavidus (Yellow rush)
Lomandra multiflora (Hard mat rush)
Stipa elegantissima (Elegant spear grass)
Themeda triandra (Kangaroo grass)
Poa crassicaudex (Thick Stemmed Tussock Grass)

GROUND COVER

Anthropodium strictum (Chocolate Lilly)
Atriplex suberecta (Lagoon Saltbush)
Burchardia umbellata (Milkmaids)
Calostemma purpureum (Pink Garland Lilly)
Clematis microphylla (Old Man's Beard)
Hardenbergia violacea (Native Lilac)
Einadia nutans (Climbing Saltbush)
Kennedia prostrata (Scarlet Runner)
Lavatera plebeia (Australian Hollyhock)
Lotus australis (Austral Trefoil)
Psoralea australasica Native Scurf Pea)
Psoralea parva (Small Scurf Pea)
Scaevola albida (Pale Fanflower)
Wahlenbergia stricta (Tall Bluebell)

MITCHAM PLAINS AREA

The following list includes both native and exotic species which may be useful for landscaping in areas of the Mitcham Plains. The list is not exhaustive, it is intended as a guide only.

TREES**Acacia melanoxylon (Blackwood)**

An erect, variable tree maturing in height at eight to fifteen metres, typically with a rounded, dense canopy. Creamy – yellow flowers appear in spring. This species favours deep, moist soils but is relatively drought tolerant once established.

Acer negundo 'Argenteum' (Ghost tree)

A deciduous tree to ten metres in height with a spread of six metres.

Angophora costata (Apple gum)

An evergreen tree to twenty metres in height with a spread of ten metres. Smooth pink bark, light green leaves, covered in masses of cream or white flowers.

Angophora hispida (Dwarf apple myrtle)

An evergreen tree to five metres in height with a spread of six metres. Covered in masses of white blooms in late summer.

Arbutus unedo (Irish strawberry tree)

An evergreen tree to six metres in height with a spread of five metres. Glossy green leaves, attractive red berries resembling strawberries.

Betula pendula (Silver birch)

A deciduous tree to twelve metres in height with a spread of four metres. Trunk is a silvery grey colour. Requires abundant water.

Brachychiton populneus (Kurrajong)

An evergreen or deciduous tree depending on climatic conditions grows to fifteen metres with a spread of six metres.

Callistemon 'Harkness' (Gawler hybrid)

An evergreen tree to five metres in height with a spread of three metres. Covered with red flowers in spring. Hardy, drought tolerant and adaptable to a variety of conditions.

Callistemon salignus (Willow bottle brush)

An evergreen tree to seven metres in height with a spread of three metres. New growth is pink in colour.

Callistemon viminalis (Weeping bottlebrush)

An evergreen tree to eight metres in height with a spread of four metres.

Celtis australis (Hackberry)

A deciduous tree to eight metres, an ideal summer shade tree. Viable seed.

Celtis occidentalis (Southern nettle tree)

An excellent summer shade tree for large areas, reaching eleven metres in height with a spread of fifteen metres. Viable seed.

Corymbia ficifolia (Western Australian red flowering gum)

An evergreen tree to seven metres in height with a spread of eight metres. Covered with masses of bright flowers in late summer, flower colours may be red or orange.

Corymbia ptychocarpa x ficifolia "Summer Red" and "Summer Beauty" (Corymbia Summer Red and Corymbia Summer Beauty)

Typically small trees to four metres resembling the Western Australian red flowering gum (*Corymbia ficifolia*) in structure and flower. During late summer the Summer Red is covered with deep crimson blooms, Summer Beauty having pink flowers,

Eucalyptus camaldulensis (River red gum)

The most widely distributed of all the eucalypts, occurring in all mainland states. A large, fast growing, long lived tree which tolerates most soil types. Due to its very large mature size it should only be considered for planting in large gardens, parks and rural settings where adequate clearances to dwellings, structures and infrastructure can be assured.

Eucalyptus leucoxylon ssp megalocarpa (Large fruited South Australian blue gum)

A spreading tree to fifteen metres in height. Flowers are typically bright red and are an important source of nectar in the winter months. A very adaptable tree which will tolerate most soil types. *Eucalyptus leucoxylon* is an extremely variable species so caution is recommended when selecting between the available varieties.

Eucalyptus leucoxylon "Euky Dwarf" and Eucalyptus leucoxylon "Goolwa Gem"

"Euky dwarf" and "Goolwa Gem" are small to medium size cultivars of South Australian blue gum. Flowers are typically bright red, and are an important source of nectar in the winter months. *Eucalyptus leucoxylon* is an extremely variable species so caution is recommended when selecting between the available varieties.

Eucalyptus microcarpa (Grey box)

An indigenous evergreen tree typically reaching ten metres in height with a spread of six metres.

Fraxinus 'Raywood' (Claret ash)

A deciduous tree to fifteen metres in height with a spread of fifteen metres. An excellent shade tree, water-wise once established. Due to its large mature size it should only be considered for planting in large gardens where adequate clearances to dwellings, structures and infrastructure can be assured. Ash white-fly may be a concern in some situations.

Jacaranda mimosifolia (Jacaranda)

A deciduous tree to ten metres in height with a spread of ten metres. Covered with purple flowers in November and December.

Hymenosporum flavum (Native frangipani)

An evergreen tree to eight metres in height with a spread of three metres. Flowers profusely in spring with yellow blooms. Upright shape makes it suitable for use in narrow sites.

Koelreuteria paniculata (Golden rain tree)

A deciduous, long-lived tree to six metres in height with a spread eight metres. An ideal small shade tree.

Koelreuteria bipinnata (Pride of India, or Chinese flame tree)

A deciduous tree to six metres in height with a spread of eight metres. Pink bracts cover the tree through summer and autumn.

Melaleuca lanceolata (Dryland tea tree)

A hardy, long-lived tree to seven metres tall with a spread of five metres.

Pittosporum phylliraeoides (Native apricot)

Potentially growing to ten metres in height though generally much smaller. Weeping foliage, pale grey bark and sparse, weeping branches and foliage give the Native apricot a graceful appearance. Easily cultivated and tolerate a wide range of soil types and climatic conditions.

Pyrus calleryana "Chanticleer" (Chanticleer pear)

A deciduous tree to eight metres in height with a spread of eight metres. White blooms cover the tree in spring, autumn foliage is orange-red. A number of *Pyrus calleryana* cultivars are available, differences amongst the cultivars include autumn colour, flowering period, mature height and canopy shape.

Zelkova serrata (Japanese zelkova)

A broad spreading deciduous tree to fifteen metres in height, autumn foliage being orange-brown. A good selection to allow solar access during winter but providing summer shade.

TALL SHRUBS**Acacia acinacea (Wreath wattle)**

A shapely, showy bush to two metres in height. Is particularly attractive during spring when covered with a mass of bright yellow flowers. Will withstand a wide range of conditions

Acacia myrtifolia (Myrtle wattle)

Evergreen, much branched shrub to two metres, sharply pointed leaves are blue – green in colour.

Bursaria spinosa (Sweet bursaria)

Bushy, much branched shrub to two metres, olive-green leaves, able to tolerate a wide range of conditions. Clusters of fragrant, white flowers appear in summer.

Banksia marginata (Silver banksia)

Bushy shrub to four metres with dark green with a pale underside. Yellow or orange flowers are grouped and form a tall, stiff, cylindrical brush.

Banksia media (Southern Plains banksia)

A bushy shrub to three metres in height with a spread of four metres. Hardy and adaptable to most soils. Bright yellow flowers in spring are partially hidden within the foliage.

Banksia prionotes (Acorn banksia)

Bushy shrub to four metres. Hardy, adaptable to most soils. Pink flower spikes opening to orange cover the bush.

Callistemon citrinus (Bottlebrush)

Typically hardy, sprawling bushes to three metres tall. A range of cultivars are available with varying flower colour and form including “Splendens” (red flowers) and “White Anzac” (white flowers).

Calothamnus quadrifidus (Common net bush)

A hardy, dense shrub to two metres. Red flowers are highly attractive to honeyeaters.

Dodonaea viscosa (Hop bush)

Erect shrub to three metres with thin stems with bright green, sticky leaves. A hardy, fast growing species that will tolerate a wide range of conditions.

Melaleuca decussata (Totem poles)

Slender shrub to two metres. Leaves grow in pairs and are blue – green in colour. Flowers are pink and appear in clustered spikes along the branches in spring and early summer. Grows well in damp soils.

Templetonia retusa (Cocky’s tongue)

A hardy shrub to two metres, covered with red or yellow flowers in late winter or spring. Adaptable to most soils from sand to heavy clay.

Xanthorrhoea semiplana (Yacca or Grass tree)

This plant has a very striking appearance having a dense tussock of strap-like leaves to two metres in height. Woody flowering spikes covered in cream coloured blooms occasionally extend from the tussock.

LOW SHRUBS**Correa alba (White correa)**

Spreading shrub to one metre. White flowers appear from autumn to winter.

Correa pulchella (Native fuchsia)

Small shrub to less than one metre in height. Pale red flowers appear on slender stalks in winter.

Eutaxia microphylla (Mallee bush pea)

Twiggy shrub to one metre with small blue-green leaves. Orange and red flowers occur in spring.

Enchylaena tomentosa (Native tomato)

A hardy semi-succulent bush to one metre. A useful habitat plant with red berries resembling small tomatoes which are highly attractive to native bird species.

Goodenia amplexans (Clasping goodenia)

Spreading shrub to one or more metres. Heart shaped light green leaves clasp the stem. Yellow flowers in spring and summer.

Goodenia ovata (Hop goodenia)

Several slender stems grow upward from the base to a height of one to two metres. Yellow flowers occur most of the year.

Rhagodia candolleana (Seaberry saltbush)

Spreading shrub to one metre in height. Leaves are dark green with white underside. Green flowers form a spray in summer and precede fleshy, red fruit.

GRASSES

Carex tereticaulis
Cyperus vaginatus (Stiff flat sedge)
Danthonia setacea (Bristly wallaby grass)
Dianella revoluta (Black anther flax lilly)
Juncus flavidus (Yellow rush)
Lomandra multiflora (Hard mat rush)
Stipa elegantissima (Elegant spear grass)
Themeda triandra (Kangaroo grass)
Poa crassicaudex (Thick Stemmed Tussock Grass)

GROUND COVER

Atriplex semibaccata (Berry saltbush)
Atriplex suberecta (Lagoon Saltbush)
Goodenia blackiana (Native primrose)
Goodenia geniculata (Bent Goodenia)
Hardenbergia violacea (Native Lilac)
Einadia nutans (Climbing Saltbush)
Kennedia prostrata (Scarlet Runner)
Lavatera plebeia (Australian Hollyhock)
Lotus australis (Austral Trefoil)
Scaevola albida (Pale Fanflower)

TABLE Mit/3

State Heritage Places

Property Address	Description and/or Extent of Listing	Lot No or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
5 Burnell Drive BELAIR	Nunyara Conference Centre	S1049A	F151170	CT 5779/118		26401
5 Burnell Drive BELAIR	Nunyara Chapel	S1049A S1142	F151170	CT 5779/118 CT 5608/546		14785
29 Gloucester Avenue BELAIR	St John's Grammar School (former Home for Inebriates, sometime Retreat House)	A100	D45461	CT 5353/184		14784
Off High Street BELAIR	Sleeps Hill Quarries	A19 S702 A2 A1	F149652 H105100 D41204 D9378	CT 5772/172 CR 5764/699 CT 5249/129 CT 5518/779	d	14783
Sheoak Road BELAIR	Belair Railway Station & Signal Box	Q832, Q833	D53420	CT 5888/962		11524
Upper Sturt Road BELAIR	Old Government House (former Governor's Summer Residence), Belair National Park	S675	H105100	CR 5728/941		10662
7 Bellevue Drive BELLEVUE HEIGHTS	Dwelling ('Sturtbrae')	A7	D71288	CT 5968/880		10997
16 Coromandel Parade BLACKWOOD	Dwelling ('Verco House') & Stables	A101	D47067	CT 5421/469		13294
Shepherds Hill Road BLACKWOOD	Wittunga Botanic Garden	S560	H105100	CR 5756/649	d, g	14781
Brownhill Creek Road BROWN HILL CREEK	Manure Pits, Brownhill Creek Recreation Park	A31	D67191	CR 5944/89	a	14782
213 Coromandel Parade COROMANDEL VALLEY	Dwelling (former Murray & Sons Biscuit & Jam Factory)	A603	F27246	CT 5098/485		14780
Murrays Hill Road COROMANDEL VALLEY	Horner's Bridge (Stone Arch)	S596 Road Reserve S1653 Road Reserve	H105100 H105500	** **		10468
225 Cross Road CUMBERLAND PARK	Cabra Convent, Boarding School, Chapel and Gatehouse	A1 A2 A3 ACP	C25224 C25224 C25224 C25224	CT6054/842 CT6054/843 CT6054/844 CT6054/845	d, g	14775
Daws Road DAW PARK	Repatriation General Hospital	A1	D89637	CT 6106/369	a, d, f, g	26305

Property Address	Description and/or Extent of Listing	Lot No or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
Watiparinga Reserve EDEN HILLS	Sleeps Hill Tunnels & Viaduct Foundations	Q853, 855, 861 A860 Q856 Q852	D74182 D74182 D74182 D74182	CT 6018/358 CT 6018/360 CT 6018/357 CT 6025/628		14601
Mount Barker Road GLEN OSMOND	Former Toll House, Glen Osmond	Road Reserve	H105100	**		10526
Essington Street HAPPY VALLEY	Sturt Gorge Glaciation Geological Site, Sturt Gorge Recreation Park	A2 S625, 674 S1556, 1561 S1648, 1649, 1665 A3 A4 A1 A2 A2233 A611 A610 A608	D33672 H105100 H105500 H105500 D61457 D35889 D56671 D33672 D9612 D77028 D77028 D77028	CT 5164/868 CR 5758/608 CR 5906/446 CR 5906/446 CR 5906/446 CR 5750/580 CR 5849/542 CT 5164/868 CT 5390/621 CT 6063/573 CT 6063/572 CT 6063/570		14109
110 Belair Road HAWTHORN	Hawthorn Child Care Centre (former Dr Frayne's House & Surgery - an example of Modern Movement architecture)	A81	F14096	CT 5128/270	e, g	14778
69 Belair Road KINGSWOOD	Eynesbury House (former Dwelling)	A248	F12145	CT 5087/334		11526
Belair Road LOWER MITCHAM	Mitcham Railway Station Building & Signal Box	A202, Q810	D30385, D53415	CT 5934/755, CT 5915/562		11519
42 - 44 Wattlebury Road LOWER MITCHAM	Dwelling ('Wattlebury House')	A112	F13807	CT 5810/961		10661
27 Albert Street MITCHAM	Dwelling	A12	F13708	CT 5283/592		10964
48 Carrick Hill Drive MITCHAM	Former E&WS Water Tank, Mitcham	S759	H105100	CT 5146/800		16244
7 High Street MITCHAM	Edinburgh Hotel	A73	F15743	CT 5130/151		10611
12 Pages Road MITCHAM	Dwelling ('Rust Hall')	A21	D17370	CT 5448/75		10653
1 St Michaels Road MITCHAM	'Modern Movement' Style Dwelling	A201	D32678	CT 5418/744		11511
Taylor's Road MITCHAM	Keystone Bridge, Mitcham [Stone Arch]	A1	F33628	LT X/135		11549

Property Address	Description and/or Extent of Listing	Lot No or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
505 Fullarton Road NETHERBY	Original School Building/Head Master's Residence, Urrbrae Agricultural High School	A332	F121138	CT 5540/952	a	26306
16 Carrick Hill Drive SPRINGFIELD	Dwelling ('Coreega')	A1	D34426	CT 5090/335		11515
2 Elmglade Road SPRINGFIELD	Dwelling ('Springfield House')	A261	F16170	CT 5862/381	e, g	14776
590 Fullarton Road SPRINGFIELD	Carrick Hill Museum (former Dwelling), including the original entry driveway and the formal garden within, and including, the cypress hedges	A292	F15720	CT 5869/20		11509
3 Meadowvale Road SPRINGFIELD	Dwelling designed by Russell Ellis in the 'International Style'	A17	D3740	CT 5216/153	e	16349
1163-1165 South Road ST MARYS	St Mary's Anglican Church, Graveyard & Gates	A86	F12879	CT 5813/365		11523
Carruth Road TORRENS PARK	Barr Smith (originally Torrens Park) Theatre, Scotch College	S100	F218967	CT 6093/907 CT 6093/908		10657
Carruth Road TORRENS PARK	Scotch College (former 'Torrens Park') Main House, former Stables & East Lodge	S246 S100	D53591 F218967	CT 5742/233 CT 6093/907 CT 6093/908		10699
131 Belair Road TORRENS PARK	City of Mitcham Council Chambers, 1934-54	A219	F12732	CT 3127/86	e	26304
Claremont Avenue URRBRAE	Urrbrae House & Outbuildings (Battery House, Coach house/Stables and Garage), Waite Agricultural Research Institute	A101	F16164	CT 5708/42		10656
Cross Road URRBRAE	Former Urrbrae House Gatehouse, Waite Agricultural Research Institute	A101	F16164	CT 5708/42		10644
Waite Road URRBRAE	Main Building, Waite Agricultural Research Institute	A101	F16164	CT 5708/42		14341
Waite Road URRBRAE	Former Urrbrae House Caretaker's House, Waite Agricultural Research Institute	A101	F16164	CT 5708/42		14340
Waite Road URRBRAE	Waite Arboretum, Waite Agricultural Research Institute	A101	F16164	CT 5708/42		14118

Note: this table was last updated on 30 July 2012 and is an extract from the South Australian Heritage Register established under section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

TABLE Mit/4

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
Belair Road BELAIR	Windy Point Observation Point	S597	H105100	CT 5574/920	a f	3424
48-54 Gloucester Avenue BELAIR	Kalyra Nursing Home facility; The exterior of the former sanatorium buildings fronting Gloucester Avenue now comprising portion of the administration and village centre buildings	A30 A150 A151	D1148 D44633 D44633	CT 5331/37 CT 5331/37 CT 5331/37	a f	3425
Lot 259 Laffers Road Belair Hannaford Reserve BELAIR	Hannaford Reserve - Winery/Cold Store; Exterior of building	A259	D7925	CT 5509/842	a f	3447
13 Laffers Road BELAIR	'Cherington' fountain	A437	D44515	CT 5349/564	a d f	3413
41 Main Road BELAIR	House - (Former Baptist Church); Exterior of original building	A54	F150187	CT 5774/192	a	3414
45-83 Main Road BELAIR	Belair Primary School; External fabric of original L - shaped building only	A436 A2 A3 A4 A5	D44515 F151685 F151685 F151685 F151685	CT 5349/563 CT 5349/566 CT 5349/566 CT 5349/566 CT 5349/566	a	3426
Lot 88 Sheoak Road BELAIR	School Chapel - Former Holy Innocents Church; Whole building, excluding interior	A88	F150843	CT 5331/461	a c d	3437
7 Sheoak Road BELAIR	House; exterior of original building	A154 A154	D45244 D45244	CT 5368/741 CT 5368/742	a	3415
18 Sheoak Road BELAIR	Belair Uniting Church; External form & fabric of building, excluding modern rearward addition	A20	F17244	CT 5479/132	a	3438
21 Sheoak Road BELAIR	House; Form & external fabric of building excluding rear	A68	F150823	CT 5550/88	a d e	3423
25 Sheoak Road BELAIR	Barryne House; External form & fabric of original building	A9	F107331	CT 5182/578	d e	3416
29 Sheoak Road BELAIR	Belair Parish Hall & Church of Holy Innocents; External form & fabric of both buildings	A109 A110	D80125 D80125	CT 6040/607 CT 6040/608	a c	3439
38 Sheoak Road BELAIR	Shop, Sheoak Deli; Whole original exterior & interior of building	A21	F101074	CT 5107/697	a c	3422
42 Sheoak Road BELAIR	Railway Cottages; Whole building, excluding interior	A1	D44721	CT 5599/086	a	3427
42 Sheoak Road BELAIR	St Johns School - old school building & house; External form & fabric of original buildings	A60	D25320	CT 6100/841	a c	3428
49-51 Sheoak Road BELAIR	Birralee House; Form & external fabric of building	A20	D22397	CT 5439/407	a d e f	3417

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
53 Sheoak Road BELAIR	House; External form & fabric of building, excluding pre-coated roofing and rear	A22 A21	D22397 D22397	CT 5227/240 CT 5227/241	a	3418
55 Sheoak Road BELAIR	House; External form & fabric of building, excluding rear	A96	F150851	CT 5752/98	e	3419
141 Sheoak Road BELAIR	House, Sheoak Riding School; Exterior of original building, including verandah	A301	D81383	CT 6045/221	a	3420
143 Sheoak Road BELAIR	House; Exterior of original building, including lean - to & chimney	A300	D81383	CT 6045/220	a	3421
Upper Sturt Road BELAIR	Tunnels, Belair National Park; Complete structures			CR 5728/941	a	3442
Watiparinga Reserve Watiparinga Reserve BELAIR	Railway Tunnel; complete tunnel, including entrance facings & quoins			CT 5855/383	a e	3506
2 Flinders Road BELLEVUE HEIGHTS	House and Sheds; Exterior of original building			CT 5874/319	a e	3449
Lot 22 Coromandel Parade BLACKWOOD	St Paul of the Cross Catholic Church; Whole building, excluding interior	A22	D849	CT 5648/441	a c	3459
17 Coromandel Parade BLACKWOOD	Former Blackwood Police Station; External form and fabric of historic buildings.	A77	D1786	CT 5764/183	a c	26303
24 Coromandel Parade BLACKWOOD	House; Facade and side walls including windows, chimneys, roof form and material, but excluding later balconies to either side of the building, and excluding front fence	A102	F17255	CT 5113/226	a d	3452
28 Coromandel Parade BLACKWOOD	Shop and attached residence; External form and fabric of historic shop and attached residence.	A4	D52863	CT 5703/559	a b	26305
35 Coromandel Parade BLACKWOOD	All Hallows Anglican Church; Whole building, excluding interior	A21	F595	CT 5517/847	a c	3451
77 Coromandel Parade BLACKWOOD	House; External form and fabric of historic building.	A8	F149293	CT 5824/389	a	26308
6 Edgecumbe Parade BLACKWOOD	House and Outbuildings; Exterior form and fabric of historic main residence, stone and brick outbuilding (now residence) and timber and corrugated iron garage.	A2	D840	CT 5698/700	a d	26310
8 Edgecumbe Parade BLACKWOOD	House; External form and fabric of historic building.	A36	F149421	CT 5760/156	a d	26312
33 Glengyle Avenue BLACKWOOD	House; External form and fabric of historic building.	A204	D85092	CT 6066/368	a c	26313
14 Hillside Road BLACKWOOD	House; External form and fabric of historic building.	A11	F149296	CT 5399/898	a	26314

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
Main Road BLACKWOOD	Blackwood War Memorial; Complete memorial	AD	R1262		a e f	3460
141 Main Road BLACKWOOD	Belair Hotel; Exterior of early two storey portion of building	A5	F104060	CT 6007/531	a c f	3453
266 Main Road BLACKWOOD	Blackwood Uniting Church; External fabric excluding modern additions	A8	F106705	CT 5176/937	a c f	3454
296 Main Road BLACKWOOD	Gamble Cottage and Garden; Whole property including exterior of cottage	A43 A45 A44	D1122 D1122 D1122	CT 407/147 CT 407/147 CT 5838/389	d	3455
328 Shepherds Hill Road BLACKWOOD	Wittunga Homestead; Whole building, excluding interior	S560	H105100	CR 5756/649	a e	3456
Station Road BLACKWOOD	Blackwood Railway Station Complex; External form and fabric of station building, signal box, pedestrian overpass and elevated water tank and standpipe.	Q850	D89425	CT 6107/207	a c d	3461
5 Station Road BLACKWOOD	Railway Cottage; Exterior facade, side walls including windows and roof form and materials	A11	D19056	CT 5458/735	a	3457
7 Station Road BLACKWOOD	Railway Cottage; Exterior facade and side walls of cottage (including roof form and materials, chimneys, verandah), but excluding skillion extension	A32	D25428	CT 5251/704	a	3458
Brownhill Creek Road BROWN HILL CREEK	Former Rogers Quarry; Quarry face	S704 S885	H105100 H105100	CR 5753/925 CT 5480/864	a	3464
Off Brownhill Creek Road BROWN HILL CREEK	Former Wheal Grainger Mine	A202	F40325	CT 5987/475	a e	3466
Ellison's Creek BROWN HILL CREEK	Former Mitcham Water Works including Chapel Bridge; Remaining historic form and fabric of brick-lined water storage well, stone-lined valve well and dam wall (all located in proximity to co-ordinates E286296 N6126492), drinking fountain (located in the road reserve opposite the southern end of the caravan park) and Chapel Bridge (footbridge located near intersection of Brownhill Creek Road and Tilley's Hill Road).	A31 A202	D67191 F40325	CR 5944/89 CT 5987/475	a d	26260
16 McPherson Street CLAPHAM	Clapham Park House; Whole building, excluding interior	A140	D4016	CT 5718/913	a	3468
89 Springbank Road CLAPHAM	House, "Carman Court", Dorset House; External front fabric of original building	A416	F14107	CT 5378/6	a e	3470
85 Albert Street CLARENCE GARDENS	House; Facade and side walls including windows (screens excluded), chimneys, roof form and material, verandah	A43	D2144	CT 5108/640	a c	3471

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
2 Pulford Street CLARENCE GARDENS	House; Facade and side walls including windows, chimneys, roof form (excluding material), verandah	A72	F9514	CT 5074/859	a e	3472
833-835 South Road CLARENCE GARDENS	St Francis of Assisi Anglican Hall; External form & fabric of building including roof form but excluding roof material	A128	F12963	CT 5460/122	a c	3473
183 Coromandel Parade COROMANDEL VALLEY	Craiglee House; Exterior of building, including verandahs and balconies	A3	D48371	CT 5529/609	a e	3475
337 Main Road COROMANDEL VALLEY	St John's Anglican Church; Whole building, excluding interior	A92 A91	F207142 F207142	CT 5616/923 CT 5844/195	c d	3476
339-343 Main Road COROMANDEL VALLEY	Coromandel Valley Primary School; Original bluestone and brick building only - external fabric	A3	D42255	CT 5282/651	a c	3483
6 The Knoll Crescent COROMANDEL VALLEY	The Knoll House; Facade and side walls including windows, roof form and material, chimneys and verandahs	A19	D7918	CT 5740/687	a f	3477
54A Turners Avenue COROMANDEL VALLEY	Swinton House; Facade and side walls including windows, roof form and material, chimneys, verandah and balcony			CT 6003/651	a f	3478
Winns Road COROMANDEL VALLEY	Ford				a c f	3480
Lot 32 Winns Road COROMANDEL VALLEY	Museum, former Winn's Bakery; Exterior & interior of former bakery building & shed	A32	F149217	CT 5777/419	a c	3479
66 Winns Road COROMANDEL VALLEY	House, Former Shop; Exterior of building, including balconies & verandahs (excluding enclosure)	A7	F105950	CT 5167/713	a c	3481
Lot 156 Bushland Drive Bushland Reserve CRAIGBURN FARM	Ruin; Remaining structure	A156	D9272	CT 5831/440	a	3448
156 Coromandel Parade (off Fergusson Avenue Craigburn Farm) CRAIGBURN FARM	External walls, windows and verandah and roof form of 'Craigburn Cottage', excluding pergola and covered walkway.; External walls, windows and verandah and roof form of 'Craigburn Cottage', excluding pergola and covered walkway. - External walls, windows and roof form of 'Craigburn Homestead', but excluding the rear of the building and front verandah (including roof, pylons and balustrade)			CT 5905/604	a e	3482
54 Avenue Road CUMBERLAND PARK	House; External form and fabric of historic building.	A308	F11650	CT 6062/670	a	26266

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7 Bowyer Crescent CUMBERLAND PARK	Bowyer House; External form and fabric of historic building.	A338	F11650	CT 5299/138	a	26321
53 Aver Avenue DAW PARK	House and Shop; Exterior of building, including verandah	A50	D33699	CT 5066/315	c	3488
6 Ayers Avenue DAW PARK	House; Facade and side walls including windows, roof form and material, chimney, verandah	A6 A5	D746 D746	CT 5224/936 CT 5224/937	a	3490
27 Ayers Avenue DAW PARK	House; Facade and side walls including windows, roof form and material, chimneys, verandah	A225	F11728	CT 5800/936	a	3489
29 Crozier Avenue DAW PARK	House; Facade and side walls including windows, roof form and material, chimney, verandah	A281	D746	CT 5585/512	a d	3491
216 Daws Road DAW PARK	Repatriation General Hospital; Exterior of gatehouse, two storey portion of the building to the north of the entrance courtyard, and the two storey portions of the buildings to the east and west of the entrance courtyard.	A101	F11726	CT 5275/332	a f	3499
Goodwood Road DAW PARK	Dawes House Hospice; Exterior of building (including windows, roof form and materials, tower, chimneys, verandah), but excluding later extension	A101	F11726	CT 5275/332	a d	3498
558 Goodwood Road DAW PARK	Colonel Light Gardens Uniting Church (formerly Daw Park Uniting Church); External fabric of 1927 red brick building	A51 A5 A1	D24371 D47469 F11732	CT 5416/170 CT 5456/576 CT 5666/568	a	3492
628 Goodwood Road DAW PARK	House; Facade and side walls including windows, roof form and material, chimneys, return verandah	A701	D55175	CT 5805/293	a	3493
644 Goodwood Road DAW PARK	House; Facade and side walls including windows, roof form and material, chimneys, verandah & front fence & gate	A102	F11727	CT 5275/271	d	3494
76 Kingston Avenue DAW PARK	House; Facade and side walls including porch	A140	D746	CT 5226/910	d	3495
19 Kinedana Street EDEN HILLS	House "Eden" "Glengordon"; Exterior of original building, excluding extension	A1	F149086	CT 5738/169	a e	3500
49 Railway Lane EDEN HILLS	Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah	A2	D22839	CT 5079/151	a	3509
50 Railway Lane EDEN HILLS	Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah	A51	D51560	CT 5711/246	a	3508

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Shepherds Hill Road EDEN HILLS	Railway Tunnels; Complete tunnel, including entrance edging	A714 Q819 Q715 Q856	D53417 D53418 D53418 D74182	CT 5855/382 CT 5990/247 CT 5990/248 CT 6018/657	a d e	3510
3 Wade Street EDEN HILLS	House; Exterior of original building, including verandah and chimneys, excluding modern extension	A12	D7096	CT 5105/48	a	3501
22 Willowie Street EDEN HILLS	Former Post Office and Store; Facade and side walls, roof form and material, chimneys, verandah	A51	F150606	CT 5523/397	a	3503
41 Willunga Street EDEN HILLS	Former Parish Hall; Facade and side walls (but including original windows only), roof form and material, & foundation stone	A98	F150553	CT 5793/685	a c	3502
78 Wilpena Street EDEN HILLS	Eden Hills Primary School; Original school building, external fabric only; former teacher's residence, original external fabric	A61	F150616	CT 5711/248	c	3505
84 Wilpena Street EDEN HILLS	Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah	A1	D22839	CT 5430/350	a	3504
7 Hollywood Way GLENALTA	House and cottage; Exterior of house (including return verandah) and cottage	A44	D53216	CT 5355/248	a e	3511
2 Nottingham Way GLENALTA	House; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony	A11	D15529	CT 5340/758	a b e	3512
2 Pine lodge Drive GLENALTA	Pine lodge Cottage; Exterior of cottage including addition	A257	D6314	CT 5300/863	a d	3513
14 Angus Road HAWTHORN	Willowbrook" House, Coach house and "Frimley" Stables.- mansion & grounds.; House - facade and side walls including windows, roof form and material, eaves, chimneys, verandah, balcony; Coach house - external form and fabric, excluding eastern addition; Stables - Single storey, random rubble bluestone stable and attached outbuilding. Stable features steep gable roof, timber windows and doors and red brick dressings to openings. Outbuilding to east incorporates skillion pitch roof and timber windows.	A224	F13554	CT 5281/467	a d	3515
Belair Road HAWTHORN	Garden of Remembrance	A228	F13554	CT 5843/260	d	3535
Belair Road (off Mitcham Community Court) HAWTHORN	"St Georges" House; Exterior of original villa, including roof, verandah and chimneys, excluding modern extension; exterior of stable	A301	D13227	CT 5934/756	a c d f	3534

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
80-94 Belair Road HAWTHORN	Shops; Facade, masonry parapet, side wall, indented doorways, windows, verandah	A79	F14096	CT 5642/859	d	3516
112 Belair Road HAWTHORN	Blackwell Funerals by Women; Exterior of original building, including arched windows and entrance (excluding porch addition)	A82	F14096	CT 5482/82	a	3517
142-146 Belair Road HAWTHORN	Lenzerheide Restaurant "Ardmeen House"; Exterior of original buildings, including roofs, verandahs and chimneys, excluding modern extension	A201 A202	F13554 F13554	CT 5211/4 CT 5211/5	e	3518
1 Bowillia Avenue HAWTHORN	House; Exterior of original building - front and side elevations (including windows, roof form and materials, turret, chimneys, verandah), but excluding rear elevation	A501	F38517	CT 5444/49	d	3519
93 Cross Road HAWTHORN	House; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony, excluding extension	A326	F13814	CT 5076/592	a	3520
101 Cross Road HAWTHORN	St Columba Anglican Church; Exterior of original building, including roof, tower & parapet, but excluding modern extension	A420	D39244	CT 5254/216	a c d	3536
48 Devonshire Street HAWTHORN	Former Shop; Facade and side walls, roof	A160	F14093	CT 5827/527	a d	3521
1/ 1 Egmont Terrace HAWTHORN	Houses and Shop; Facade and side walls including indented doorways, windows, roof form, verandah	A701	F13553	CT 5844/316	a c	3522
2/ 1 Egmont Terrace HAWTHORN	Shop; Facade and side walls including indented doorways, windows, roof form, verandah	A702	F13553	CT 5852/727	a c	3523
3/ 1 Egmont Terrace HAWTHORN	Shop; Facade and side walls including indented doorways, windows, roof form, verandah	A703	F13553	CT 5071/41	a c	3524
2 Egmont Terrace HAWTHORN	Shop; Facade including indented doorways and timber framed windows, roof form, verandah, side walls	A702	F13553	CT 5852/727	a c	3525
3 Egmont Terrace HAWTHORN	House and shop - house; Facade, side walls & roof; shops - facade, side walling, verandah, roof form	A703	F13553	CT 5071/41	a c	3526
3B Egmont Terrace HAWTHORN	Shop; Facade, including shopfront, verandah and parapet	A704	F13553	CT 5884/319	a c	3527
12 George Street HAWTHORN	Garage, former Barn; Exterior form & fabric of original building	A207	F13554	CT 5170/879	e f	3528
Hampton Street cnr Hilda Terrace HAWTHORN	Street Sign on stobie pole			RR	d f	3537

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 Hampton Street HAWTHORN	Hawthorn Uniting Church and Hall; Exterior form and fabric of church and hall (original church building), excluding 1950's connecting building	A336	F13814	CT 5663/982	a c	3529
27 Sussex Terrace HAWTHORN	Westbourne Park Uniting Church; Exterior of original church building, excluding hall additions, and additions on the east and west sides of the church building.	A528 A527	F13552 F13552	CT 5208/479 CT 5265/82	a c d	3538
59 Sussex Terrace HAWTHORN	House; Facade and side walls including windows, roof form and material, chimneys, verandah	A110	F13551	CT 5823/782	d	3530
9 Wemyss Road HAWTHORN	House; Facade, side walls, roof form, gable end features, chimney, verandah	A71	D43944	CT 5315/360	d	3532
16 William Street HAWTHORN	House; Facade, side walls, roof form and material, turret & bay window	A247	F14098	CT 5974/272	d e	3531
1 East Terrace HAWTHORNDENE	House; Facade and side walls including windows, roof form and material, chimneys, verandah	A10	D78661	CT 6022/460	a	3540
16 East Terrace HAWTHORNDENE	Watahuna House; Form & external fabric of building excluding rear	A65	F149998	CT 5772/174	a b e	3541
6 Glenberrie Drive HAWTHORNDENE	House; Facade and side walls including windows, roof form and material, chimneys	A64	F150097	CT 5380/959	a	3542
Main Road HAWTHORNDENE	Former Blackwood Experimental Orchard; Former orchard and exterior walling, roof, porch & windows of stone hut	S665	H105100	CR 5682/943	a	3543
6 Renfrew Drive HAWTHORNDENE	House; Facade and side walls, windows, roof including verandah & balustrading, chimneys,	A96	D10211	CT 5354/544	a b	3544
27 Suffolk Road HAWTHORNDENE	Suffolk Farm Cottage; Facade and side walls, windows, roof including verandah and balustrading, chimneys, but excluding additions	A40	D28387	CT 5237/255	a	3545
80 Turners Avenue HAWTHORNDENE	House; Facade and side walls including windows, roof form and material, chimneys, verandah and balcony	A2	F151257	CT 5455/024	a b e	3546
97 Turners Avenue HAWTHORNDENE	Cottage; Facade and side walls including windows, roof form and material, chimneys; carport excluded	A31	F149964	CT 5798/834	a b e	3547
Lot 148 Belair Road KINGSWOOD	Mitcham Girls High School; Original school building, external fabric only	A148	F12144	CT 5839/417	c	3550
Lot 32 Belair Road KINGSWOOD	Memorial Gates, Kingswood Recreation Res; Rendered columns and gates	A32	D46272	CT 5397/551	a c f	3549

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
25-29 Belair Road KINGSWOOD	Vogue Theatre; Facade, verandah, side walls, roof form and material	A106 A108 A107	F2 F2 F2	CT 5254/361 CT 5254/362 CT 5254/363	a c f	3548
89-91 Belair Road KINGSWOOD	Shops,; Facade including indented entrances, parapet, roof form and material, verandah, side walls	A308	F12731	CT 5542/094	a b c d	3551
95 Belair Road KINGSWOOD	Torrens Arms Hotel; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony	A309	F12731	CT 6026/596	c d f	3552
9 Brenchley Grove KINGSWOOD	Sunset Lodge Salvation Army Home; Facade (excluding porch addition) and side walls, including windows, roof form and material, chimneys, verandah, balcony, but excluding additions to side and rear of building	A16 A17 A303 A304 A305	D2950 D2950 F12731 F12731 F12731	CT 5650/205 CT 5650/270 CT 5651/535 CT 5651/536 CT 5651/536	a e	3560
31 Cambridge Terrace KINGSWOOD	St Josephs Convent; Facade and side walls including windows, roof form and material, verandah	A300	D81907	CT 6045/609	a	3561
33 Cambridge Terrace KINGSWOOD	St Josephs Primary School; Exterior form and fabric of original building, but excluding later additions	A300	D81907	CT 6045/609	a c	3553
35 Cambridge Terrace KINGSWOOD	Our Lady of Dolours Roman Catholic Church; Exterior of church with later additions	A344	F12146	CT 5839/397	a c f	3562
49 Cross Road KINGSWOOD	Abbotswell House; Facade, side walls, roof form and material, chimneys, turret, verandah and windows	A12	F2	CT 5116/648	a d f	3554
2 East Parade KINGSWOOD	Former St Michael's School Hall; Exterior form and fabric of original building, including roof form and material, but excluding later addition	A4	F10991	CT 5295/642	a c	3556
18 Hillview Road KINGSWOOD	House - exterior; Facade, side walls, roof, chimney, verandah & windows. interior - pressed metal clad walls	A736	F26288	CT 5137/501	a d	3557
48 Kyre Avenue KINGSWOOD	House; Facade, side walls, roof, chimney, windows and verandah (including detailing)	A68	D43650	CT 5290/760	d	3558
5 Princes Road KINGSWOOD	Shop; Facade including shopfront windows, parapet, roof form & material, verandah, side walls excluding recent additions	A14	D784	CT 5086/488	a b c d	3559
242 Belair Road LOWER MITCHAM	Former Mitcham Primary School - former school building & residence; Facade, side walls, roof form & material, chimneys, windows, porch (school building only) and all external fabric detailing; excluding additions	A2 A11	F7258 F13267	CT 5869/12 CT 5934/757	c	3617

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1 Belmont Street LOWER MITCHAM	The Olives House and Stables - house; Facade, side walls, roof from and material, chimney, verandah & windows; former stable - exterior fabric of original building, including roof form and material, vents, windows	A69	F13810	CT 5835/633	a b	3618
12 Belmont Street LOWER MITCHAM	House; Facade, side walls, roof, chimney, windows and verandah and all external fabric detailing; front fence	A46	F13811	CT 5152/531	a	3619
53 Grange Road LOWER MITCHAM	Olive Villa House; Facade, side walls, roof including dormer vents, chimneys, windows and verandah and associated decorative detailing, excluding circa early 1990s southern addition	A55	F13810	CT 5835/462	a b d e	3620
2 Laffers Lane LOWER MITCHAM	Pair of Cottages; Facade, side walls, roof form (material excluded), windows (including fanlights) and verandah	F1 F2 FCP	C20716 C20716 C20716	CT 5821/626 CT 5821/627 CT 5821/628	d	3632
34 Price Avenue LOWER MITCHAM	Nurndaring House; Facade, side walls, roof form (material excluded), windows (including fanlight) and verandah, but excluding carport	A117	F14101	CT 5876/375	a	3622
57A Price Avenue LOWER MITCHAM	Former Uniting Church; Exterior form and fabric of building including stained glass windows, but excluding recent additions;	A61	D44898	CT 5338/539	c	3621
64 Price Avenue LOWER MITCHAM	Sunridge House; Facade, side walls, windows, side & rear parapet, roof form & material, verandah,	A106	D14382	CT 5828/224	a	3623
23 Sizer Street LOWER MITCHAM	Attached Houses, former The Inn Nursery; Facade, side walls, roof, chimney, windows	A111	F14101	CT 5319/547	c e	3624
28 Sizer Street LOWER MITCHAM	Former The Inn Nursery School; Facade and side walls including casement windows, roof form and material, porch, balcony	U1 U2 U3	S3043 S3043 S3043	CT 5029/403 CT 5029/404 CT 5029/405	c e	3625
12 The Grove LOWER MITCHAM	Ashleigh House; Facade, side walls, roof, verandah,	A700	F51002	CT 6022/997	a d	3626
1 View Street LOWER MITCHAM	Shop and House - shop; Facade, roof form & material, verandah, side walling; house - facade and roof	A112	F13816	CT 5108/715	a c	3627
4a Wattle Avenue LOWER MITCHAM	House; Exterior form and fabric of original building (excluding rear), including roof, chimneys & verandah (but also excluding later alterations)	A97	F13807	CT 5465/512	a b	3628
6 Wattle Avenue LOWER MITCHAM	Hawthorn Masonic Hall; Exterior form and fabric of original building, excluding rear and side additions, front porch and associated ramp.	A98	F13807	CT 5835/413	a	3629

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62 Wattlebury Road LOWER MITCHAM	House; Facade, side walls, roof, chimney, windows and verandah and all external fabric detailing; front fence	A2	D5572	CT 5627/250	a	3630
Belair Road LYNTON	Dry stone walls; Above and below Windy point, each side of Belair Road			RR	a d	3631
9 Bennett Avenue MELROSE PARK	Workshop "Snoop Security"; Exterior of Nissen hut, additions excluded	A43 A44	D3280 D3280	CT 5064/469 CT 5064/469	a	3635
125 Edward Street MELROSE PARK	Edwardstown Primary School; Early schoolroom/residence, including facade, roof & decorative detailing, verandah	A22 S147	D47904 H105100	CT 5565/242 CT 6021/760	a c	3638
25 Kegworth Street MELROSE PARK	House; Exterior form and fabric of original building, including roof, but excluding later additions and alterations	A224	F10246	CT 5848/113	a	3639
3 Maria Street MELROSE PARK	House; Facade and side walls including roof form and material, chimneys, verandah	A136	F10393	CT 5839/673	d e	3640
2-8 Albert Street Scotch College MITCHAM	'Montrose', 'Kallawar': House, Coach house and Stables; External fabric of buildings and boundary wall /fence			CT 3270/91	a e	3693
18 Albert Street MITCHAM	Mitcham Baptist Church; Exterior of original church building	A63	F15753	CT 2613/7	b c	3645
21 Albert Street MITCHAM	former Shop and House; Shopfront and verandah & exterior of original dwelling and shop	A7	D42346	CT 5259/785	a b	3642
23 Albert Street MITCHAM	Former Bootmakers Shop; Exterior of original dwelling including verandah, tree and fence	A8	D42346	CT 5259/786	a b d	3643
35 Albert Street MITCHAM	Mitcham Village kindergarten; former store; External fabric	A47	F15752	CT 3613/164	a c	3667
41 Albert Street MITCHAM	Former Mitcham Hotel; Exterior of building and balcony	A49	F15752	CT 5720/501	a c f	3644
Blythewood Road MITCHAM	Mitcham Cemeteries and Rotunda; Whole property including rotunda	A84 A86 A84 A86 A113 A83 A85 A113 A83 A186 A84	F18768 F18768 F18768 F18768 F18768 F18768 F18768 F18768 F18768 F18768 F18768 F18768	CT 5653/825 CT 5653/825 CT 5668/661 CT 5668/661 CT 5840/758 CT 5840/758 LT 5835/387 LT X/116 LT X/116 LT X/117 LT X/117	c f	3684
Brownhill Creek Road MITCHAM	Former McElligot's Quarry, Brownhill Creek Quarry; Exposed face and remains	A2	F152737	CT 5650/520	a	3677
Brownhill Creek Road MITCHAM	Munday's Crushing Plant; Remains of rubble retaining wall and concrete pier	A4	D31924	CT 5784/208	a	3465

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9 Carrick Hill Drive MITCHAM	Carnwarth House; Facade and portico, side walls, roof form & material, chimneys, windows, verandah and all external decorative detailing; outbuilding exterior including roof	A901	F42011	CT 5269/292	a b	3675
27 Carrick Hill Drive MITCHAM	Gable Ends House; Facade, side walls, roof, chimney, windows and french doors and all external decorative detailing, but not including verandah, rear dwelling additions, and associated fencing, carport and outbuilding	A182	F15754	CT 5652/773	a	3676
4 Church Road MITCHAM	Former "Sunnyside" House; Facade, side walls, roof, chimneys, windows and verandah and external fabric detailing	A15	F15744	CT 5848/625	a b d e	3678
6 Church Road MITCHAM	House; Facade and side walls including windows, roof form and material, verandah and balcony, decorative detailing	A16	F15744	CT 5386/265	a b d	3679
4 Hoggs Road MITCHAM	Haverhill House; Facade, side walls, roof form & material, chimneys, windows, verandah and all external decorative detailing	A1	D53216	CT 5721/807	a e	3680
6 Lochness Avenue MITCHAM	Cottage; Exterior and interior of front three rooms, porch and verandah; exterior of main bluestone section	A44	D43649	CT 5291/263	a d	3647
8 Lochness Avenue MITCHAM	Cottage; Facade, side walls, roof form & material, chimney, windows, verandah	A2	D59429	CT 5871/600	a d	3683
Maitland Street MITCHAM	Scout Hall; former Newey's Stables; Exterior of former stables	A42	F15752	CT 5661/417	a c	3692
Norman Walk MITCHAM	House, 'Conquest House'; Exterior of original dwelling and verandah	A102	F15765	CT 5709/908	a	3648
Off Old Belair Road MITCHAM	Sugarloaf Hill Quarry; Exposed faces			LT X/117	a e	3685
26 Old Belair Road MITCHAM	House Outbuilding; House - facade, side walls, roof form and material excluding later gable ends but including chimneys, windows, verandah and all external decorative detailing. Outbuilding - exterior including roof, but not including separate carport.	A73	D35467	CT 5097/312	a e	3681
103 Princes Road MITCHAM	Former Police Station; Exterior of building and former police cells	A53	F15730	CT 5842/341	a c	3650
103a Princes Road MITCHAM	Mitcham Uniting Church; Exterior of original church building	A52	F15730	CT 5850/143	c	3649

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105 Princes Road MITCHAM	Former Mitcham Village Institute; Exterior of building including porch and later additions to east and west facades	A155	F15730	CT 5868/896	a c	3651
105-107 Princes Road MITCHAM	Shop and House; Exterior of shop and dwelling with verandah.	A33	F15730	CT 5827/725	a c f	3652
St Michael's Road MITCHAM	St Michael's Anglican Church Hall & Lychgate; External form & fabric of church including detailing	A22	F15744	CT 5579/464	a c d f	3686
Taylor's Road MITCHAM	Monument, Union Chapel Site; Complete monument structure	A1	F33628	LT X/135	a	3653
off Weemala Drive MITCHAM	Anderson's Quarries; Exposed faces	A37 A36	F18765 F18765	CT 5201/122 CT 5201/213	a	3687
Welbourne Street (near south east corner of intersection with Bradey Street) MITCHAM	Tram Pole; Former tram pole.			RR	a	26286
6 Welbourne Street MITCHAM	House "Hillslie"; External fabric including verandah				a	3654
10 Welbourne Street MITCHAM	House; former Baptist Manse; Exterior of original dwelling and verandah	A42	D32827	CT 5062/420	a	3655
12 Welbourne Street MITCHAM	Stamps Cafe' and House; former Thwaites Shop; Exterior fabric of buildings including shopfront and verandah	A32	F15742	CT 5218/700	a e	3656
13 Welbourne Street MITCHAM	Former bakery and house; External fabric	A87	F15743	CT 5518/301	a b c	3747
14 Welbourne Street MITCHAM	House; former Post Office; Exterior of former Post Office and dwelling including verandah	A33	F15742	CT 5842/207	a c	3657
22 Wokurna Street MITCHAM	Cottage Homes; Facade, side walls, roof including gable vents, chimneys, windows, verandah, and associated decorative detail of the original 1906 building comprising units 11, 12, 14, 15 and hall, but excluding rearf	A21	F15734	CT 5842/937	a d	3682
1-7 Finlayson Avenue NETHERBY	Helenholme; Facade, side walls, roof including dormer window, verandah, chimneys, windows and associated decorative detailing	A110	F15732	CT 5542/298	a e	3694
Fullarton Road NETHERBY	Coachhouse "Woodside" Urrbrae Agric. High; Facade, side walls, roof form & material, chimney, arched openings; rubble stone walling to boundary	A10	D39536	CT 5540/952	a e	3697

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Fullarton Road NETHERBY	Headmaster's Residence Urrbrae Agric. High; Facade and side walls including windows, roof form and material, chimneys, porch & balcony, decorative detailing	A10	D39536	CT 5540/952	e f	3696
528 Fullarton Road NETHERBY	House; Facade, side walls, tower, roof form & material, return verandah, chimneys, windows, decorative work	A129	F16165	CT 5425/110	a d	3695
615 Goodwood Road PANORAMA	Cowan Building, Bedford Industries; External form and fabric of the western elevation, including porch	S563	H105100	CR 5753/986	e	3699
653 Goodwood Road PANORAMA	Shops, Centennial Florists & SD Tillet & Sons; Exterior form and fabric of original building, including roof, but excluding later additions and alterations	A4	D31495	CT 5411/064	a	3702
15 Kentucky Avenue PANORAMA	House; Facade, side walls, roof form and material, chimney, but excluding later additions and verandah	A81	F13434	CT 5204/500	a c	3700
1-3 Ottawa Avenue PANORAMA	House; Facade, side walls, roof, chimneys, windows and verandah and external fabric detailing, (but excluding rear of building)	A394 A393	D3691 D3691	CT 5305/682 CT 5305/783	a	3701
80 Aurichio Avenue PASADENA	House; former Ayliffe's House; Facade (western elevation), northern and southern elevations, roof form, chimney, not including later additions and verandah	A2	F12007	CT 5409/753	a e	3703
Lot 100 Daws Road (Corner Goodwood Road) PASADENA	Tower Arts Centre; Form and external fabric of original building, including tower and roof, but excluding later addition	A65 A66	F13549 F13549	CT 5809/235 CT 5809/235	a f	3705
760 Goodwood Road PASADENA	Centennial Park, Jubilee Chapel; Whole chapel complex comprising three chapels and associated internal & external spaces and functions	A41 A41	F13422 F13422	CT 5835/781 CT 5840/787	d	3704
26 Carrick Hill Drive SPRINGFIELD	House former "Farr House"; Facade, side walls, roof form and material	A72	D12509	CT 5472/897	a	3709
Cnr Elmglyde Road (northern side near corner with Springfield Avenue) SPRINGFIELD	Streetlight			RR	a d	3708
540-542 Fullarton Road SPRINGFIELD	Mercedes College former "Strathspey" House - former house; Facade, side walls, roof form and material, chimneys, windows, and external fabric detailing; former gatehouse - form and external fabric	A13	F19196	CT 5488/931	a e	3706
Meadowvale Road SPRINGFIELD	Bridge			RR	a d	3710

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
Ayliffes Road ST MARYS	Women's Playing Fields - sports facilities	A400	D35965	CT 5247/595	a e	3716
21-23 Laura Avenue ST MARYS	Panther Park - sports facilities	A19	F149004	CT 5665/702	e f	3715
6 Alton Avenue TORRENS PARK	Kingsview House; Facade, side walls, roof form & material, chimneys, windows (including fanlights), verandah, decorative detailing	A96	F19265	CT 5651/067	b e	3718
16 Anderson Avenue TORRENS PARK	Glenburnie House and former Stables; External form and fabric of historic building.	A85	F19028	CT 5151/954	b e	26292
2 Ayr Avenue TORRENS PARK	West Lodge and Gates "Torrens Park"; Facade, side walls, roof form & material, chimneys, windows, decorative detailing ; additions excluded	A61	F18506	CT 5265/352	a d e	3720
4 Barretts Road TORRENS PARK	Mitcham Lawn House; Including the north and east elevations and roof of the two storey 1870s sandstone section, but excluding south and west elevations. The original 1850s section and southern outbuildings are exclude	1 2 3	S10386 S10386 S10386	CT 5001/73 CT 5001/74 CT 5001/75	b	3721
97-99 Belair Road TORRENS PARK	Alaska House, "Waverly House" - two storey main house; Facade and side walls including windows, roof form and material, balcony, decorative detailing	A1	F637	CT 5325/2	a f	3722
131 Belair Road TORRENS PARK	Mitcham Council Chambers; Exterior form and fabric of original building, including roof, parapet, entrance, windows, detailing, but excluding later additions & alterations	A219 A232 A221 A220	F12732 F12732 F12732 F12732	CT 3127/86 CT 3127/86 CT 5753/107 CT 5808/237	a f	3723
145 Belair Road cnr Fife Avenue TORRENS PARK	St Wilfrid's Church of England; External form & fabric of church including detailing	A65	F18506	CT 5605/896	a c	3724
272 Belair Road TORRENS PARK	Former West Methodist Church Cemetery; Cemetery including headstones.	A62	D44898	CT 5338/540	a c	26293
2 Chalk Place TORRENS PARK	Glenburnie House formerly "Ballangeich"; Facade and side walls including windows, roof form and material, verandah, balcony, decorative detailing	A3	D9719	CT 5346/187	b e	3725
4 Thorpe Street TORRENS PARK	Cottage; Facade, side walls, roof form & material, chimneys, windows, verandah, decorative detailing	A83	F13713	CT 5151/346	a	3726
215 Upper Sturt Road UPPER STURT	House; Facade, side walls, roof form and material, verandah, external detail (additions excluded)	A12	F10764	CT 5258/212	a d e	3729

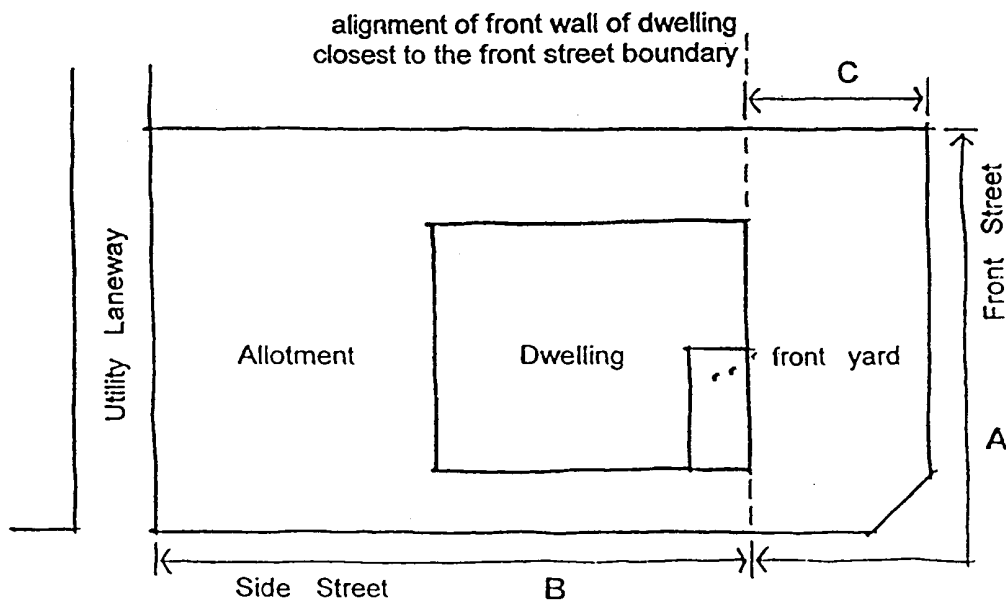
Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
2 Barr Smith Drive URRBRAE	House; Exterior form and fabric of the original building (eastern most section of existing building - whole of building with slate roof), including slate roof, 2 chimneys, windows and detailing, but excluding all buildings added to the west.	272	D5102	CT 5102/272	a e	3733
Lot 14 Cross Road (Corner Birksgate Drive) URRBRAE	St Paul's Retreat formerly "The Glen" - monastery & chapel; Form and external fabric, including facade, roof, balcony, cloistered verandah, detail; chapel - form and external fabric, including facade, side walls, roof, entrance, detailing	A14	D61584	CT 5892/894	a c	3731
1 Cross Road cnr Mount Barker Road URRBRAE	Birksgate Estate Stone Wall Gatehouse; Exterior form and fabric of original building, including roof, chimneys, windows, detailing, (excluding later extension & alterations); stone wall	A189	D45239	CT 5871/827	a e f	3730
Hartley Grove URRBRAE	Claremont/Hartley Bank building and remnants; Exterior form and fabric of historic two storey building, Hartley Bank/Claremont and remnants associated with Hartley Bank/Claremont – dry stone retaining wall to the north of the building, steps and brick walls around the terrace, stone and brick coach house ruins to the south east, masonry fountain base between road and terrace.	A100	D15506	CT 5275/860	a b e	3734
5 Strathmore Grove URRBRAE	House "Pitcarn"; Facade, side walls, roof form and material (including dormers), chimneys, windows, verandah, decorative detailing	A1	F8271	CT 5092/229	d e	3732
2a Deepdene Avenue WESTBOURNE PARK	Bruceden Court' Apartments; Facades fronting Deepdene Avenue and Cross Road, side walls, including windows, doors, porches, chimneys, roof form and materials	U1 U2 U3 U4 U5 U6 U7 U8 U9 U10	S14467 S14467 S14467 S14467 S14467 S14467 S14467 S14467 S14467 S14467	CT 5861/232 CT 5861/233 CT 5861/234 CT 5861/235 CT 5861/236 CT 5861/237 CT 5861/238 CT 5861/239 CT 5861/240 CT 5861/241	a d	3746
92 Grange Road WESTBOURNE PARK	Shops; Shop - facade, roof form and material, verandah, indented doorways, detailing, side walls; house - facade, roof and verandah	A28	D2898	CT 5334/686	a d	3741
2 Marlborough Road WESTBOURNE PARK	Westbourne Park Primary School; Original school building, external fabric only; former teacher's residence, original external fabric	A400	F51439	CT 6048/392	a c	3740
1 Norseman Avenue WESTBOURNE PARK	Gates to Batchelor Reserve; Gates and pillars	A9	D2235	CT 5413/136	d	3742

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
1 Richmond Road WESTBOURNE PARK	Richmond Road Assembly former Institute; Exterior form & fabric of original building, excluding extension	A318	F13437	CT 5830/746	a	3743
46 Richmond Road WESTBOURNE PARK	House and Shop; House - facade, side walls, verandah and roof; shops - facade, side walls, verandah, roof form	A405	F13543	CT 5397/762	a c	3744
62 Sussex Terrace WESTBOURNE PARK	House; Facade, side walls, roof form and material, verandahs (additions excluded)	A175	F12983	CT 5146/424	a	3745

TABLE Mit/5

Development in the State Heritage Area (Colonel Light Gardens)

Kind of Development	Conditions
Fence and gate	
(1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads	<ol style="list-style-type: none"> 1. Not higher than 2.0 metres; and 2. Constructed of brick, stone, timber, galvanised corrugated iron, colour coated iron with corrugated profile, or brush only.
(2) Other than the boundary of (1) above:	
(a) boundary A shown on Figure 1	<ol style="list-style-type: none"> 1. Open style crimped wire or woven mesh or similar not higher than 1.2 metres; or 2. Solid style brick, stone, timber, galvanised iron, or colour coated iron with ripple or corrugated profile, open wire, or brush not higher than 1.0 metre.
(b) boundary B shown on Figure 1	<ol style="list-style-type: none"> 1. Not higher than 1.8 metres; and 2. Constructed of timber, galvanised iron, or colour coated iron, with ripple or corrugated profile, open wire or brush only.
(c) boundary C shown on Figure 1	<ol style="list-style-type: none"> 1. Not higher than 1.2 metres; and 2. Constructed of brick, stone, timber, galvanised iron, or colour coated iron, with ripple or corrugated profile, open wire or brush only.



STATE HERITAGE AREA (COLONEL LIGHT GARDENS) ZONE
FENCE AND GATE LOCATIONS PLANS
FIGURE 1

TABLE Mit/6

Part 1

CLASS A AND B EMISSION IMPACT CRITERIA

The following tables relate to any activity described in Principle 2 of the Industry/Commerce Zone which is likely to create any impacts due to emission of noise, odour or airborne particulates.

A Class A emission impact is one which satisfies the performance standard described in Column 1 of the table immediately following below, to be applied in accordance with any corresponding performance guideline contained in Column 2.

Column 1 Performance Standard (Class A)	Column 2 Requirements
<p>Noise</p> <p>Equivalent noise levels created by activities on the site not exceeding any of the following:</p> <p>(a) A residential zone boundary level of 50dB(A) other than at times specified in (b) below;</p> <p>(b) A residential zone boundary level of 40dB(A) before 7am or after 10pm on weekdays and Saturdays, or at any time of day on Sunday as measured at the nearest practical point on any neighbouring residential zone boundary</p> <p>(c) a level of 60 dB(A) measured at each site boundary of the subject land</p> <p>Note: In circumstances where the character of the noise shows a prominent tonal, modulation or impulsive component, an upward adjustment in measured noise levels should be made prior to comparison with the applicable criterion or criteria in accordance with the method prescribed in the current Environment Protection Policy relating to industrial noise.</p>	<p>(a) Levels to be (or predicted as being) measured at the nearest practicable point on any neighbouring residential zone boundary</p> <p>(b) Levels to be, (or predicted as being) measured at the nearest practicable point on any neighbouring residential zone boundary;</p>
<p>Airborne Pollutants</p> <p>Activities on the site not resulting in the emission of airborne pollutants exceeding a level of 35 percent of the emission limit specified in the current Environment Protection Policy relating to air quality.</p>	<p>If required to confirm Class A designation, the proponent to supply a brief statement from an independent person qualified in air quality matters</p>

A Class B emission impact is one that satisfies the performance standard described in Column 1 of the table immediately following below, to be applied in accordance with any corresponding performance guideline contained in Column 2.

Column 1 Performance Standard (Class B)	Column 2 Requirements
<p>Noise</p> <p>Equivalent noise levels created by activities on the site not exceeding any of the following:</p> <p>(a) A residential zone boundary level of 50dB(A) other than at times specified in (b) below,</p> <p>(b) A residential zone boundary level of 40dB(A) before 7am or after 10pm on weekdays and Saturdays, or at any time of day on Sunday as measured at the nearest practical point on any neighbouring residential zone boundary;</p> <p>(c) A level of 65 dB(A) measured at each site boundary of the subject land.</p> <p>Note: In circumstances where the character of the noise shows a prominent tonal, modulation or impulsive component, an upward adjustment in measured noise levels should be made prior to comparison with the applicable performance standard in accordance with the method prescribed in the current Environment Protection Policy relating to industrial noise.</p>	<p>(a) Levels to be (or predicted as being) measured at the nearest practicable point on any neighbouring residential zone boundary</p> <p>(b) Levels to be, (or predicted as being) measured at the nearest practicable point on any neighbouring residential zone boundary;</p> <p>(c) For any development which in normal circumstances the noise level would exceed the corresponding performance standard, the proposed development should be undertaken in strict accordance with an environmental management plan including the following measures:</p> <p>(i) Noisy activities are to be undertaken within buildings or otherwise appropriate noise suppression measures such as acoustical barriers are to be used;</p> <p>(ii) Acoustic treatment of buildings and plant to include, where necessary, fixed glazing to windows and sealing of doors, gaps, vents and other openings to provide attenuation between the interior and exterior of the building;</p> <p>(iii) all external doors fitted with closers and kept closed except during access;</p> <p>(iv) plant which may constitute a noise source outside the buildings provided with appropriate noise attenuation measures;</p> <p>(v) external amplified sound or telephone alert systems should not be installed or operated.</p>

Column 1 Performance Standard (Class B)	Column 2 Requirements
<p>Odour</p> <p>Activities on the site involving the use, storage, production or processing of any material or substance resulting in creation of odours or fumes, managed to prevent emission of any odour recognisable anywhere beyond the boundaries of the site,</p>	<p>Any proposed development which, in conditions without appropriate containment, would be likely to produce odours recognisable beyond the site, should be undertaken in strict accordance with an environmental management plan prepared by an independent person qualified in air quality matters, addressing the following measures:</p> <ul style="list-style-type: none"> (i) Each activity or process (including materials handling and storage) liable to create such odours is conducted within a closed or sealed system with odour-producing gaseous or airborne particulate matter appropriately collected, contained or treated; (ii) All loading and unloading of materials liable to produce odours is performed within a sealed or enclosed building with any vehicular access doors remaining closed except during entry and exit of vehicles
<p>Airborne pollutants</p> <p>Activities on the site not resulting in the emission of airborne pollutants exceeding a level of 60 percent of the emission limit specified in the current Environment Protection Policy relating to air quality.</p>	<p>Any proposed development which, in conditions without appropriate containment, would generate airborne particulates likely to impair ambient air quality, should be undertaken in strict accordance with an environmental management plan prepared by an independent person qualified in air quality matters, addressing the following recommended measures:</p> <ul style="list-style-type: none"> (i) Each activity or process, including materials handling and storage and transport where appropriate, liable to create such emissions is conducted within a closed or sealed system, providing for all airborne particles to be recovered and not emitted; (ii) All loading, unloading and bulk handling of such materials is performed within a sealed or enclosed building or other sealed enclosure with any vehicular access doors remaining closed except during entry and exit of vehicles; (iii) Emission of particulate matter (other than water vapour) occurs via a specific discharge point designed so that pollutants are dispersed in a way that minimises concentrations at ground level.

Part 2**LOCATIONAL CRITERIA FOR ACTIVITIES WITH CLASS C IMPACTS**

(Principle of Development Control 3 of the Industry/Commerce (Melrose Park) Zone refers.)

Applicable to proposed development which involve activities with one or more emission impacts not meeting the Performance Standards of Class A or B under Part 1 of this Table, but which may be appropriate in such circumstances where the activity as listed in Column 1 of the table below:

- (a) is not described in Column 2 of the table as not suitable, or “not achievable” in Column 3 of the table; and
- (b) will be sited no closer to the nearest residential zone than the corresponding required minimum distance specified in Column 3 of the table:

Column 1 ACTIVITY INVOLVING MANUFACTURING, PROCESSING OR BULK STORAGE* OF THE FOLLOWING PRODUCTS	Column 2 SUITABILITY OF ACTIVITY CREATING CLASS C IMPACT	Column 3 RECOMMENDED MINIMUM BUFFER DISTANCES (metres)
PETROLEUM/CHEMICAL		
Chemical Fertilisers	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Coke production	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Polyester Resins	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Synthetic Resin/Rubber	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Explosives	Activity not suitable	
Formaldehyde prod.	Activity sited no closer to residential zone than distance in Column 3	300
Paint/Ink Manufacture	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Paint Mix/Blending (except when undertaken in premises used as shop):	Activity sited no closer to residential zone than distance in Column 3	
a. solvent based		300
b. water based		200
Pharmaceutical/Veterinary Products	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Biocides	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Soap/Detergents	Activity sited no closer to residential zone than distance in Column 3	300
Cosmetics, etc.	Activity sited no closer to residential zone than distance in Column 3	100
Inks	Activity sited no closer to residential zone than distance in Column 3	200
Petroleum Refinery	Activity not suitable	Not achievable

Column 1 ACTIVITY INVOLVING MANUFACTURING, PROCESSING OR BULK STORAGE* OF THE FOLLOWING PRODUCTS	Column 2 SUITABILITY OF ACTIVITY CREATING CLASS C IMPACT	Column 3 RECOMMENDED MINIMUM BUFFER DISTANCES (metres)
Other Petroleum/Coal Products	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Inorganic Industrial Chemicals	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Other Chemical Products – non-industrial	Activity sited no closer to residential zone than distance in Column 3	300
Refractories	Activity not suitable	Not achievable
Cement Manufacture (large) more than 150Kt per year	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Cement Manufacture greater than 5Kt but less than or equal to 150 Kt per year	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Cement Manufacture less than or equal to 5Kt per year	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Concrete Batch Plants	Activity sited no closer to residential zone than distance in Column 3	100
Bitumen batch plant	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Concrete/Stone Products	Activity sited no closer to residential zone than distance in Column 3	100
Plaster Products	Activity sited no closer to residential zone than distance in Column 3	100
Iron Ore Smelting	Activity not suitable	Not achievable
Ferrous Foundries Large	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Ferrous Foundries Medium	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Ferrous Foundries Small	Activity not suitable	
Non-Ferrous Foundries Large	Activity not suitable	Not achievable
Non-Ferrous Foundries Medium	Activity not suitable	Not achievable
Non-Ferrous Foundries Small	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Aluminium by Electrolysis	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Rubber Production/Mixing	Activity sited no closer to residential zone than distance in Column 3	300
Artificial Textiles and Synthetic Fibres	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Wood Preservation Plants	Activity sited no closer to residential zone than distance in Column 3	100
Industrial Gases	Activity not suitable	

Column 1 ACTIVITY INVOLVING MANUFACTURING, PROCESSING OR BULK STORAGE* OF THE FOLLOWING PRODUCTS	Column 2 SUITABILITY OF ACTIVITY CREATING CLASS C IMPACT	Column 3 RECOMMENDED MINIMUM BUFFER DISTANCES (metres)
MANUFACTURING & MINERAL PROCESSING		
Sawmills	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Wood Fibre/Chip Production	Activity sited no closer to residential zone than distance in Column 3	300
Joineries	Activity sited no closer to residential zone than distance in Column 3	50
Paper products or Pulp involving combustion of Sulphur or sulphur containing materials	Not suitable	
Paper products or pulp from prepared Cellulose and Rag	Activity sited no closer to residential zone than distance in Column 3	200
Paper products or pulp from Semi Processed Mat	Activity sited no closer to residential zone than distance in Column 3	100
Paper or pulp from other manufacturing or processing methods	Activity sited no closer to residential zone than distance in Column 3	100
Hot Mix Asphalt	Activity sited no closer to residential zone than distance in Column 3	300
Abrasive Blast Cleaning	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Surface Coating including Spray painting	Activity sited no closer to residential zone than distance in Column 3	50
Electroplating	Activity sited no closer to residential zone than distance in Column 3	100
Scrap metal recovery	Activity sited no closer to residential zone than distance in Column 3	100
Glass/Glass Production/Wool (glass fibre)	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Rock Wool Manufacture	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Structural/Sheet Producers Large	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Structural/Sheet Producer Medium	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Metal fabrication	Activity sited no closer to residential zone than distance in Column 3	150
Printing and coating works with heat curing ovens	Activity sited no closer to residential zone than distance in Column 3	100
WASTE TREATMENT AND DISPOSAL		
Sewerage works	Activity not suitable	
With capacity of less than 50 000 equivalent population	Activity not suitable	Not achievable

Column 1 ACTIVITY INVOLVING MANUFACTURING, PROCESSING OR BULK STORAGE* OF THE FOLLOWING PRODUCTS	Column 2 SUITABILITY OF ACTIVITY CREATING CLASS C IMPACT	Column 3 RECOMMENDED MINIMUM BUFFER DISTANCES (metres)
Landfill	Activity not suitable	Not achievable
Temporary Storage Industrial Waste	Activity sited no closer to residential zone than distance in Column 3	300
Treated Aqueous Waste not Sewerage	Activity not suitable	300
Treated Organic Waste not Sewerage	Activity not suitable	Not achievable
Incineration for Plastic/Rubber Waste	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Incineration for Chemical/Bio-Medical/Organic	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Crematoria	Activity sited no closer to residential zone than distance in Column 3	150
Recycle Centre	Activity sited no closer to residential zone than distance in Column 3	300
Refuse Collection Vehicle Depot	Activity sited no closer to residential zone than distance in Column 3	100
Incineration for Wood Waste	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Industrial Dry Cleaners	Activity sited no closer to residential zone than distance in Column 3	100
FOOD PRODUCTION AND ANIMAL AND PLANT PROCESSING		
Smokehouses – Curing and drying works	Activity sited no closer to residential zone than distance in Column 3	100
Abattoirs including bird processing	Activity not suitable	Not achievable
Processing and rendering works	Activity not suitable	Not achievable
Smallgoods	Activity sited no closer to residential zone than distance in Column 3	100
Milk products	Activity sited no closer to residential zone than distance in Column 3	100
Mushroom Production	Activity not suitable	Not achievable
Seafood Processors	Activity not suitable	Not achievable
Wool Scouring	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Rendering/Casing Works	Activity not suitable	
Tanning/Leather Dressing	Activity sited no closer to residential zone than distance in Column 3	300
Poultry Production a. for meat b. for eggs	Activity not suitable	Not achievable
Other Livestock	Activity not suitable	Not achievable

Column 1 ACTIVITY INVOLVING MANUFACTURING, PROCESSING OR BULK STORAGE* OF THE FOLLOWING PRODUCTS	Column 2 SUITABILITY OF ACTIVITY CREATING CLASS C IMPACT	Column 3 RECOMMENDED MINIMUM BUFFER DISTANCES (metres)
Compost	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Vegetable Oil/Fats processing using solvents	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
MATERIALS HANDLING AND TRANSPORTATION		
Flour Mills		300
Petroleum/Crude Oil greater than 2000 tonnes	Activity not suitable	
Grain Elevators	Activity sited no closer to residential zone than distance in Column 3	300
Bulk Volatile Organic Compounds greater than 1000 tonnes	Activity not suitable	Not achievable
Briquettes	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Maltworks	Activity sited no closer to residential zone than distance in Column 3	200
OTHER		
Boilers 500 kg/hr Fuel	Activity sited no closer to residential zone than distance in Column 3	100
Carpet Backing with Latex	Activity sited no closer to residential zone than distance in Column 3	300
Bakeries	Activity sited no closer to residential zone than distance in Column 3	100
Dyeing/Finishing	Activity sited no closer to residential zone than distance in Column 3	100
Charcoal a. by the retort process b. other than retort process	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Rope, Cord and Twine	Activity sited no closer to residential zone than distance in Column 3	100
Fibre Glass reinforced materials manufacture	Activity sited no closer to residential zone than distance in Column 3	200
Gas Distribution Works	Activity not suitable	Not achievable
Gas Odourising with Mercaptan	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable
Transport Depot including bus depots	Activity sited no closer to residential zone than distance in Column 3	100
Unprocessed Hides	Activity not suitable (unless developed in accordance with Class B requirements)	Not achievable

TABLE Mit/7**Building Setbacks****ROAD HIERARCHY**

For the purpose of this Table and any relevant Principle of Development Control, the roads classified as Primary Arterial Road, Secondary Arterial Road, and scenic road for the City of Mitcham, are shown on [Map Mit/1 \(Overlay 1\)](#) "City of Mitcham Structure Plan".

SETBACKS – GENERAL

Unless specified elsewhere in this Table or in the Development Plan generally, the following applies generally to new building work:

No building should be erected, added to or altered on any land so that any portion of such building is erected, added to or altered 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, as amended, than eight metres.

Development adjacent to watercourses, bores and wells should comply with the following set-backs to minimise the potential for water contamination. In the case of watercourses, the setback should be measured from the nearest top of bank.

(a) Development Adjacent to Watercourses	Minimum Set-back
Sewered Development	25 metres
Unsewered Development with Low Pollution Potential (including houses with septic tanks)	50 metres*
Unsewered Development with High Pollution Potential (including industry and intensive animal keeping)	100 metres**
(b) Development Adjacent to Bores or Wells used as a Source of Domestic Water	100 metres**

* *In the case of unsewered development adjacent to watercourses the minimum set-back distance refers to any part of the development including the point of discharge of wastes, such as septic tank soakage trenches.*

** *In the case of development adjacent to bores and wells the minimum set-back distance refers to the point of discharge of wastes only.*

SETBACKS – RESIDENTIAL DEVELOPMENT

Buildings and structures (except as below) should be set-back from road boundaries the following minimum distances:

Road/ scenario	Setback from road
ARTERIAL ROAD	10 metres
ESTABLISHED STREETSCAPE where there are existing buildings either side of the proposed development	The average of the setbacks of the two adjacent buildings
ESTABLISHED STREETSCAPE where there are either none or one buildings adjoining the proposed development	The predominant setback in the immediate locality. If less than 50% of allotments are established in the locality, then the following setback should be applied
FROM ALL OTHER ROADS for single storey buildings for upper storey components of buildings	6 metres 7.5 metres
FOR CORNER ALLOTMENTS For single storey buildings For two storey component of a building	As above for primary frontage, and as below for secondary frontage 3 metres 6 metres
GARAGE OR CARPORT (other than as described under “FOR CORNER ALLOTMENTS”)	At least one metre more than the main face of the dwelling

SETBACKS – RESIDENTIAL (CRAIGBURN) ZONE

Buildings and structures should be setback from road boundaries in order to achieve the relevant built form outcomes sought by the zone, and in any case should be set back no less than 5 metres from public roads, and in the case of corner allotments, 5 metres from the primary frontage and 3 from the secondary frontage.

TABLE Mit/8

Design Guidelines – Heritage Considerations

1.0 Restoration and maintenance of a Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area

Property owners are encouraged to research and understand the period of construction of their house, and the prevailing design and style indicators of that period.

Original materials, finishes and profiles of building elements should be retained wherever possible. The use of traditional construction techniques where appropriate is also encouraged. Photographic or documentary evidence should be used to support restoration works, where available. Avoid using details or stylistic elements from other periods.

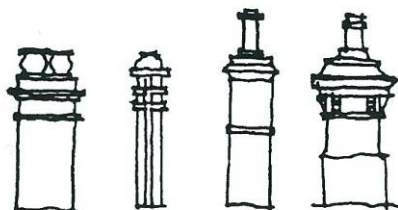
Component of building

Guidelines for Conservation and Development

1.1 Roof, gutters, downpipes

- Original or compatible roofing and rainwater goods materials should be used, including gutter and downpipe profiles to match the original, traditional profile rainwater heads, and roofing materials.
- Contemporary fittings such as aerials, skylights, roof vents, ducts and the like should be located away from the primary frontages of the building.

1.2 Chimneys and walls



- Original materials should be retained wherever possible, or replaced and/or repaired to match the existing. New material including masonry and timber introduced should closely match the existing fabric in colour, finish and durability.
- Unpainted brickwork and stonework should remain unpainted. Removal of later paint finished to previously unpainted masonry is encouraged but should be undertaken carefully under expert supervision. Re-pointing of masonry should use an appropriate lime based mortar for the construction type and period of the building.

1.3 Windows and doors

- The original configuration and material (most commonly timber) of windows and doors to the principle frontage and others visible from the street should be retained. Replacement elements should match existing in size and profile.
- Replacement of timber windows with aluminium frames should be avoided. The installation of modern security screens and grilles should be avoided and a design sympathetic to the period of the building employed.

1.4 Verandahs, trims, gables

- Original verandah features including brackets, friezes, lacework and other decorative elements should be retained. The profile of verandah posts should be retained and matched if replacement is required. Original floor finishes including slate and decorative tiles should be retained and replaced if necessary to match the existing size and style.
- Front and principle elevation verandahs should not be enclosed.

1.5 Paint colours

- In South Australia, paint colours used on older buildings were typically limited to the decoration of timberwork, as walling was commonly stone in material. Galvanised corrugated roofs were not initially painted, but were often painted years later, to conceal corrosion or to update a roof to suit period tastes. Verandahs were sometimes painted in the mid/ late Victorian

Component of building**Guidelines for Conservation and Development**

period though, often in two colours of alternate stripes.

- Paint colours were muted in the 1840-80 period, based upon available natural pigments – so colours included crèmes, deep reds, yellow ochre/ browns and grey/ charcoal. Green was used sparingly.
 - The 1870-1900 period saw a proliferation of multiple colour paint schemes – based on brown/ yellow, red and deep green colours.
 - The 1900-1920 period was very simple in paint colour selection, based upon muted browns and stains.
 - The 1920-40 period saw the use of a mix of pastel hues and dark browns/ stains.
- Common to all eras, paint colours were selected which either match, or contrasted with the predominant stone colour of the building. Refer Heritage South Australia's publication 'Painting of Older Buildings in South Australia' 2000 for detailed advice and period colour schemes. Avoid referring to heritage paint ranges developed by paint companies not established in South Australia, as colour fashions varied State to State and their selections may not be appropriate for South Australia.
- All previously painted surfaces to remain painted should be maintained in good repair, using original colour schemes where they can be determined from physical or archival evidence. Where no evidence remains colours typical to the period of the building should be used.
- Previously unpainted masonry should not be painted.

2.0 Alterations and additions to a Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area

Local Heritage Places and many existing dwellings within Historic Conservation Zones and Policy Areas are of acknowledged heritage value to the community. The alteration of and/or additions to such dwellings should not compromise their heritage value. Proposed additions should be designed to not dominate existing dwellings in scale, footprint and view. Alteration of existing dwellings should not result in the loss of heritage features of interest.

It is not intended that proposed additions should replicate the form and detailing of existing Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area. Use of traditional details in new work may confuse, or misrepresent the understanding of the historical form, detailing and proportions of such buildings. New building design should complement (i.e. support rather than visually dominate) the key heritage attributes of the Heritage Place, Contributory Item or buildings that contributes to the historic character of a Historic (Conservation) Zone or Policy Area.

Component or Aspect of Development**Guidelines for Conservation and Development**

2.1 Dominance of Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area

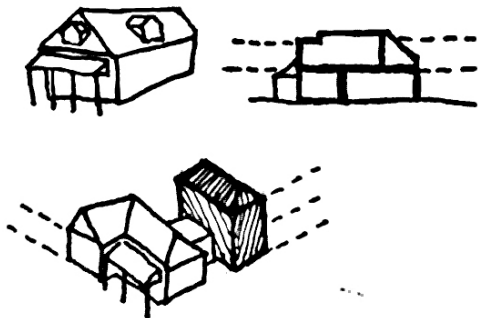
- Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area are important elements within the streetscape. Alteration of/ additions to such buildings should not diminish their visual dominance and integrity within the streetscape. Consider the impact of the scale and position of proposed additions and/or extent of alteration to existing buildings.

Component or Aspect of Development**Guidelines for Conservation and Development**

2.2 Location of additions

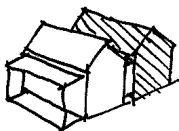
- Additions should be traditional in position to maintain the historic setting and visual dominance within the streetscape of Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area.
 - Additions should be located to the rear rather than side or front of heritage dwellings.
 - Side additions may be appropriate if they address a corner allotment and repeat the form of the building.

2.3 Roof additions, upper floor additions

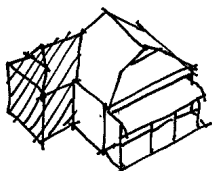


- Roof additions should be developed using traditional approaches relevant to the era of the construction of the Heritage Place or Historic (Conservation) Zone or Policy Area, minimising changes in building form or scale. Full height upper floor additions are not appropriate for most Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area, as they alter the proportion and scale of heritage buildings. Upper storey additions, where a room sits partly in/ partly outside the roof space, are also not appropriate for the same reason, where they are in view from the streetscape.
- Rooms incorporated within existing roof spaces may be appropriate. For cottages and villas, gable dormer windows are common to the era and their use may be an appropriate design solution. A low pitch gable, or flat profile dormer may be appropriate for bungalow style dwellings.
- Upper storey additions are not appropriate where they dominate the scale and alter the roof profile of a Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area. Such additions may be more appropriate as a separate form sited behind a single storey Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area, to reduce visual dominance from the street and alteration of existing roof form. Upper floor additions should also repeat the roof form of the heritage building, to minimise visual dominance from the streetscape.

2.4 Form/ Scale



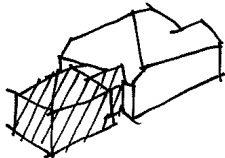
Example of appropriate replication addition.



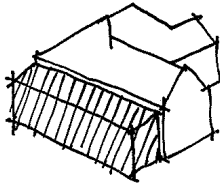
- Additions should generally reference the form and scale of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area, to which they are attached – for example: matching existing room proportions, repeating the plan footprint, adding wings or lean-to structures. This approach will maintain the original scale of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area and result in additions which are spatially and formally integrated with the historic character of the building.
- Avoid additions which are larger than the footprint of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area – such additions will

Component or Aspect of Development

Example of appropriate extrusion addition

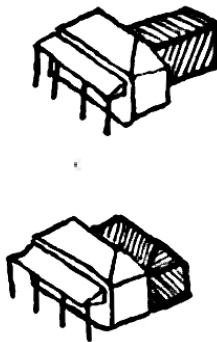


Example of appropriate pavilion addition



Example of appropriate skillion/lean to addition

2.5 Roof form and materials

**Guidelines for Conservation and Development**

almost always visually dominate the building due to their footprint scale. Avoid simply 'extruding' the plan form of a building – this alters the historic form of the building.

- Incorporate recessive links, smaller footprint additions or roof breaks to integrate additions with Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area. Examples below illustrate common types of dwelling additions:
 - **Replication addition** – repetition of the dominant form of a Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area – traditionally common. Incorporate links or isolate forms to avoid loss of original scale of building.
 - **Extrusion addition** – extension of original form as a projecting wing or extension of building – break/ lower roof ridge and articulate plan extrusions to avoid loss of original scale of building. Avoid extruding form to widen front of building, as this will compromise original proportions and form of building.
 - **Pavilion addition** – repetition of building form, but linked with low roofed passage or entry. The link provides a visual break and transition space between the building and the addition.
 - **Skillion/ lean-to addition** – traditional in South Australia – where the roof is pitched as a skillion form, to the depth of one room commonly. Typically used to the rear of buildings and not appropriate for Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area that are sited on corner allotments.
- Roofs to additions should generally continue the form and height of the building to which they are attached – for example: the width of a projecting gable room, the shape and pitch of a roof and the height and projection of eaves and gables. Roof forms may differ to those of the Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area, where they emulate lean-to forms to the rear, or where they link pavilion form additions to existing buildings.
- Roof cladding should be carefully considered, as the roof is a dominant element in any historic streetscape. Roof cladding should typically match that of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area, to assist in the visual integration of new and existing building forms and to avoid visual dominance of additions over Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area. Typical roof cladding materials include corrugated profile natural galvanised or pre-painted steel

Component or Aspect of Development**Guidelines for Conservation and Development**

2.6 Materials and detailing

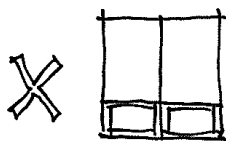
sheeting (red, or mid grey), terracotta tiles or slates. Zinc-aluminium galvanised roof sheeting is not an appropriate finish on or adjacent Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area, as the finish does not oxidize over time and remains highly reflective.

- Skylights should be located on unseen faces of roofing where possible. If unavoidable, flat profile, or glass sheet skylights (akin traditional verandah skylights) are acceptable.
- Materials used for walls of additions should be compatible in detail to those common to the period of construction of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area. New work that directly replicates historic wall materials or architectural features (eg finials, lacework, stucco detailing such as corbels and quoins) may confuse or misrepresent the understanding of the historical form or proportions of a building and should only be considered where minor alterations are undertaken.
- Wall materials similar to those of the 1850-1939 era include: face stone, face pressed red brick, render or flush board cladding, timber planking and corrugated profile steel sheet cladding (galvanised or pre-coloured finish).

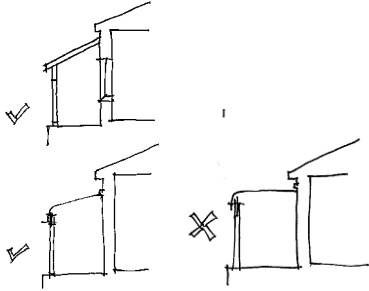
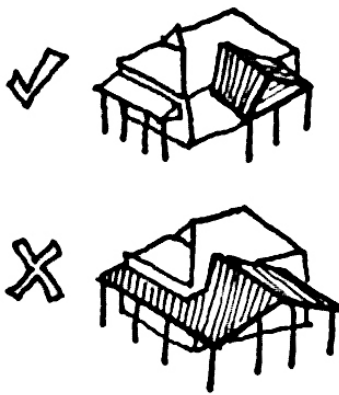
2.7 Paint colours

- Paint colours for additions should complement the colour scheme proposed for the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area. In South Australia, paint colours used on older buildings were typically limited to the decoration of timberwork, as walling was commonly stone in material. Typically, galvanised corrugated roofs were not painted.
- Common to all eras, paint colours were selected which either match, or contrasted with the predominant stone colour of the building. See also section 1.5 in this Table.

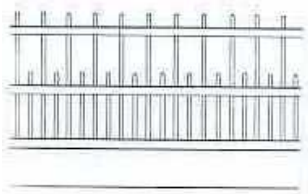
2.8 Openings, windows and doors



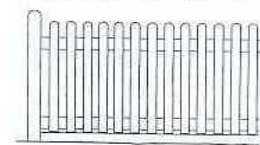
- Window openings in residential Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area are typically vertical in proportion to a ratio of about 2:1. Windows in additions in view of the streetscape should repeat this pattern of fenestration, continuing the solid-to-void character of buildings.

Component or Aspect of Development**2.9 Verandahs****2.10 Carports and garages****Guidelines for Conservation and Development**

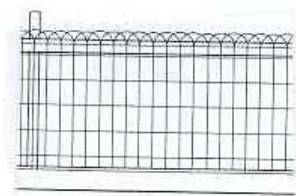
- Verandahs provide a transitional space for dwellings and were common in 1860-1920. Shapes include bullnose, concave, convex and simply pitched profiles.
- Allow sufficient wall height in addition to construct a traditional profile verandah roof – approximately 0.6 metre height for a verandah of 1.5 to 1.8m depth. Also allow approximately 0.3m of wall between the verandah wall plate and eave to match traditional detailing.
- Traditional glass skylights in fitted steel frames are appropriate over windows.
- The design of new carports or garages attached to a Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area should be an integral part of the character of the building, reflecting the form and materials of the roof, verandah and walls.
- Carports or garages attached to the side of a Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area should be set back a minimum of 1.5 metres behind the front facade.
- Garage doors to additions facing the streetscape are a contemporary element and do not have a historical precedent. Minimise extent of opening to single doors in width, to avoid visual dominance within facades. Finish doors the same colour as the surrounding walling and avoid reproduction style detailing on doors – which may confuse understanding of the historical detailing of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area.
- Fascia beams should match the height of the verandah fascia and roof ridges should be lower than those of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area.
- Roofs should be trimmed back to the main roof and clad with the same material as the main roof.
- Sideways extension of a front verandah to form a carport is inappropriate, as this changes the scale and form of the original verandah.
- Bullnose form carports and garages are inappropriate, as the resultant profile does not reflect heritage detailing.
- Free-standing carports and garages should be located behind the bulk of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area.

Component or Aspect of Development

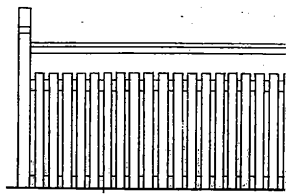
Timber dowel



Timber pickets with round or pointed tops & posts



Woven crimped wire



Timber paling with timber top rail

2.11 Gardens**Guidelines for Conservation and Development**

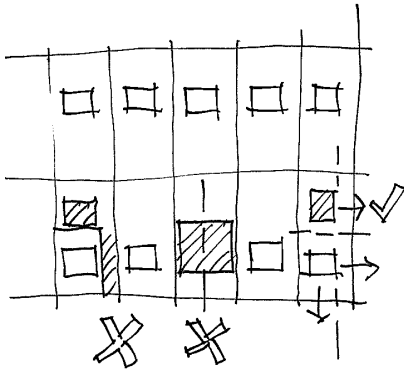
- Original fences and gates should be retained and reinstated where possible. Where evidence regarding the original fence is not available, a fence reflecting the era of construction of the Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area should be considered.
- High wall fencing is not appropriate across the front and front garden side boundaries of Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area – fencing of maximum 1.2m is appropriate.
- Side fencing of 1.8m height is acceptable, behind the line of the front facade of Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area.
- Front fencing options include:
 - Pre 1880 cottages – timber picket (70mm wide, 50mm gap, 60 degree point, top not scalloped), timber post & rail dowels, simple masonry and cast iron palisade (pillars only on corners), hedges.
 - 1880-1915 villas – timber picket (70mm wide, 50mm gap, 60 degree point, top not scalloped), timber post & rail dowels, hedging, simple masonry and cast iron palisade (pillars only on corners), timber post & rail, with often mini-flute corrugated sheet infill
 - 1910 -1940 – woven wire mesh (Cyclone) or steel ribbon (Humes), supported by timber posts and galvanised steel piping, brick to match dwelling, timber palings with timber posts and top plate.
- Side fencing options include:
 - All eras – galvanised corrugated steel sheeting (vertical) with post and rail support. Contemporary 'good neighbour' style fencing of corrugated profile also acceptable. Pre-painted finish to fencing should be to both faces and be galvanised, or light-grey to mid-grey in colour
- Mature landmark trees should be retained to front gardens, to enhance the setting of Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area.
- Planting of trees close to buildings is not appropriate and may alter footing support in reactive soils.
- Garden styles and paving in gardens facing the streetscape can be designed to suit the era of construction of the heritage building.
 - 1870-1910 gardens were typically formal in arrangement.
 - Gardens of the interwar period were informal in design.

3.0 New residential development

These guidelines do not advocate reproduction architecture in historic areas. Contemporary building design is supported and encouraged, but design solutions should incorporate consideration and interpretation of the key historic attributes of adjacent Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area. Focus should be placed on the parts of a new dwelling seen from the street - scale, setback, roof form, materials, windows etc – of front and side facades.

Component or Aspect of Development	Guidelines for Conservation and Development
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3.1 Subdivision/ spatial pattern



The historic character of Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area is derived from the buildings themselves, but also through the predominant pattern of development within a street. The layout and size of allotments determine the spatial pattern and arrangement of dwellings within a street.

- A garden suburb setting comprises an open landscape of buildings with deep set gardens, trees and generous side setbacks – the open space character dominates the area.
- A suburban subdivision typically comprises an even arrangement of allotments of common width, with houses sited regularly – its spatial character informs its date of establishment and historic character.

Subdivision of existing allotments in historic areas is not appropriate where the predominant historic pattern of development is compromised. Proposed allotments should repeat widths common to the local streetscape of the Historic (Conservation) Zone or Policy Area.

Hammerhead blocks are not appropriate where the driveway is fenced and breaks the allotment pattern, or where the front facade of a new dwelling on the hammerhead block dominates the streetscape of the Historic (Conservation) Zone or Policy Area.

Subdivision of corner allotments should be avoided if the resultant building envelopes do not allow the construction of dwellings which match the setback and spatial pattern of existing dwellings in the Historic (Conservation) Zone or Policy Area.

3.2 Dominance of heritage buildings

New dwellings should be designed to complement the historic character of the surrounding streetscape. New dwellings adjacent to Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area should be sited and designed to maintain the visual dominance within the streetscape of the Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area. Siting, scale, colours and fencing will also need to be considered.

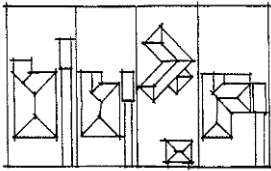
Component or Aspect of Development **Guidelines for Conservation and Development**

3.3 Semi-detached dwellings

Should a single dwelling of heritage value (i.e. a Heritage Place, Contributory Item or a building within a Historic [Conservation] Zone or Policy Area) be subdivided into two dwellings, physical changes should not alter the 'single dwelling' nature of the building when viewed from the street.

New residential development consisting of semi-detached dwellings should be designed with reference to the streetscape attributes evident within the locality. Facade modelling should reflect predominant building forms in the street and site setbacks should repeat dimensions within the streetscape typical to Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area. Variations in facade openings and articulation may be one method to achieve this. Avoid facades which only contain garages and entrance doors. Garages should not dominate the streetscape and fencing should be low in height between properties. Driveways should also be kept to a minimum and reflect driveway/garden arrangements typical to the streetscape.

3.4 Siting and setback (front and sides)



Sitings and setbacks should respect existing patterns

The setback of a dwelling from a street should match any consistent or generally consistent setback of existing dwellings of heritage value (i.e. a Heritage Place, Contributory Item or a building within a Historic [Conservation] Zone or Policy Area), in order to maintain the historic character of the streetscape.

New development should not visually obscure or dominate views or sight lines to adjacent/nearby Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area.

New development on corner allotments should be sited to match the common setback to each street.

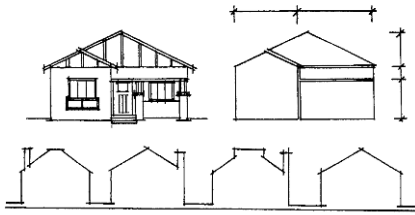
3.5 Topography/ driveways

New development should be sited in a manner typical to other dwellings within the Historic (Conservation) Zone or Policy Area – whether uphill or down from the street. Ramps to undercroft garages should be avoided. Excavation of uphill sites for subterranean garages should be avoided.

Driveways to new dwellings should match the typical width of driveways in the Historic (Conservation) Zone or Policy Area. Double width garages to semi-detached dwellings should be avoided and, if necessary, separated into two individual driveways.

Component or Aspect of Development**Guidelines for Conservation and Development**

3.6 Scale, proportions and mass



The height, proportions and mass of any new development should reflect the key historic attributes of existing dwellings within the surrounding area. The height of eaves of a single storey dwelling should match those of adjoining dwellings which contribute to the historic value of the area.

Two storey dwellings may be appropriate if adjacent dwellings of historic value are of similar scale. Otherwise, it may be more appropriate to limit two storey sections of new dwellings as separate forms, sited behind a single storey structure, to reduce visual dominance within the street. Two storey forms should also reference the roof forms of surrounding established buildings, to minimise visual dominance within the streetscape – eg pitched roof, use of corrugated steel sheet, etc.

The width of new dwellings should repeat widths common to dwellings which contribute to the historic value of the area within the streetscape.

New development should also be designed to reflect the solid/void ratio common to Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area – typically masonry walling framing windows. Plate glass facades should be avoided where they are in view of the streetscape.

3.7 Roof form and materials

Roofs to new development should generally continue the form and height of adjacent Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area – for example: the width of a projecting gable room, the shape and pitch of a roof and the height and projection of eaves and gables.

Roof cladding should be carefully considered, as the roof is a dominant element in any historic streetscape. Roof cladding should typically match that of adjacent heritage buildings, to assist in the visual integration of new and existing building forms and to avoid visual dominance of new development over heritage buildings. Typical roof cladding materials include corrugated profile natural galvanised or pre-painted steel sheeting (red, or mid grey). Zinc-aluminium galvanised roof sheeting is not appropriate in finish adjacent heritage buildings, as the finish does not oxidize over time and remains highly reflective.

Skylights should be located on unseen faces of roofing where possible. If unavoidable, flat profile, or glass sheet skylights (akin traditional verandah skylights) may be acceptable.

3.8 Materials and detailing

Materials used for walls of new development should be compatible in detail to those common to the period of construction of adjacent Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area. New work which directly replicates historic wall materials or architectural features (eg finials, lacework, stone veneers and stucco detailing such as corbels and quoins) may confuse or misrepresent the understanding of the historical form or proportions of a Heritage Place, Contributory Item or building that contributes to the historic character of a Historic (Conservation) Zone or Policy Area and should be avoided.

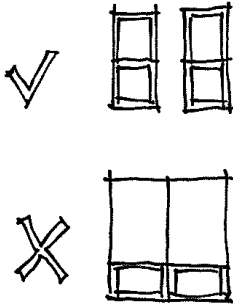
Wall materials similar to those of the 1850-1939 era include: face stone, face pressed red brick, render or flush board cladding, timber planking and corrugated profile steel sheet cladding (galvanised or pre-coloured finish).

Component or Aspect of Development**Guidelines for Conservation and Development**

3.9 Paint colours

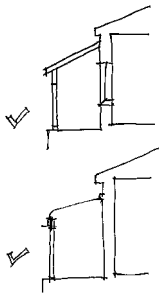
Paint colours for new development should complement, but not necessarily replicate colour schemes common to the period of significance within the historic area. In South Australia, paint colours used on older buildings were typically limited to the decoration of timberwork, as walling was commonly stone in material. Paint colours were selected which either match, or contrasted with the predominant stone colour of the building. Refer also to Section 1.5 within this Table.

3.10 Openings, windows and doors



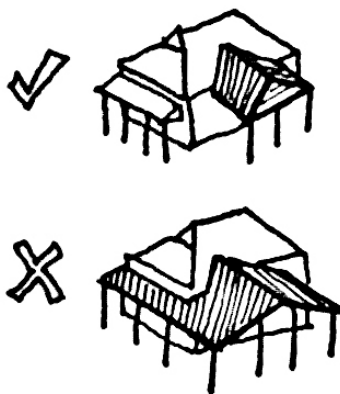
Window openings in residential Heritage Places, Contributory Items or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area are typically vertical in proportion to a ratio of about 2:1. Windows in new development adjacent to a Heritage Place, Contributory Item or buildings that contribute to the historic character of a Historic (Conservation) Zone or Policy Area should repeat this pattern of fenestration, continuing the established historic solid-to-void character. Garage doors to new development facing streetscapes are a contemporary element and do not have a historical precedent. Minimise extent of opening to single doors in width, to avoid visual dominance within facades. Finish doors the same colour as the surrounding walling and avoid reproduction style detailing on doors.

3.11 Verandahs



Verandahs traditionally provided a transitional space to the front of dwellings and were common 1860-1920. Contemporary verandahs are encouraged on new development, as they continue the formal and spatial character of historic streetscapes. Simple pitched verandahs are preferred over bullnose types, as this avoids misrepresenting new development as historical and still references the historic attributes of the Historic (Conservation) Zone or Policy Area. Allow sufficient wall height in new development to construct a pitched verandah roof – approximately 0.6 metre height for a verandah of 1.5 to 1.8m depth. Also allow approximately 0.3m of wall between the verandah wall plate and eave to generally match traditional detailing.

3.12 Carports and garages



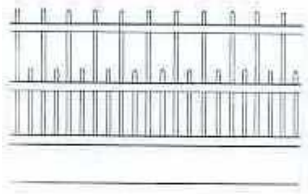
Carports or garages attached to the side of new development should be set back a minimum of 1.5 metres behind the front facade. Fascia beams should match the height of any verandah fascia and roof ridges should be lower than those of the new building. Roofs should be trimmed back to the main roof and clad with the same material as the main roof.

Bullnose form carports and garages are inappropriate, as the resultant profile does not reflect traditional heritage detailing.

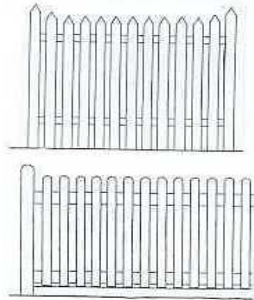
Free-standing carports and garages should be located behind the bulk of the new development.

Component or Aspect of Development**Guidelines for Conservation and Development**

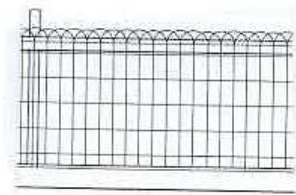
3.13 Fences and gates



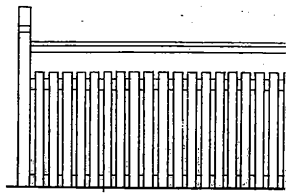
Timber dowel



Timber pickets with round or pointed tops & posts



Woven crimped wire



Timber paling with timber top rail

Fencing to new development should reflect fencing types common to the era of construction of fencing within the historic area.

High wall fencing is not appropriate across the front and front garden side boundaries of dwellings – fencing of maximum 1.2m is appropriate.

Side fencing of 1.8m height is acceptable, behind the line of the front facade of new development.

Front fencing options include:

- Pre 1880 Historic (Conservation) Zones or Policy Areas – timber picket (70mm wide, 50mm gap, 60 degree point, top not scalloped), timber post & rail dowels, simple masonry and cast iron palisade (pillars only on corners), hedges, timber post & rail, with often mini-flute corrugated sheet infill
- 1880-1915 Historic (Conservation) Zones or Policy Areas – timber picket (70mm wide, 50mm gap, 60 degree point, top not scalloped), timber post & rail dowels, hedging, simple masonry and cast iron palisade (pillars only on corners)
- 1910 -1940 Historic (Conservation) Zones or Policy Areas – woven wire mesh (Cyclone) or steel ribbon (Humes), supported by timber posts and galvanised steel piping, brick to match dwelling, timber palings with timber posts and top plate.

Side fencing options include:

- All eras – galvanised corrugated steel sheeting (vertical) with post and rail support. Contemporary 'good neighbour' style fencing of corrugated profile also acceptable. Pre-painted finish to fencing should be to both faces and be galvanised, or light-grey to mid-grey in colour

TABLE Mit/9**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
Mixed Use Zone Regional Activity Zone Suburban Activity Node Zone Suburban Neighbourhood Zone Urban Corridor Zone	None
District Centre Zone Neighbourhood Centre Zone Local Centre Zone Mixed Use (Belair Road) Zone Commercial (Main Road) Zone	Any part of the development site is located in accordance with at least one of the following: <ol style="list-style-type: none"> (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) within 400 metres of a bus interchange⁽¹⁾ that is part of a high frequency public transit service⁽²⁾ (c) within 400 metres of an O-Bahn interchange⁽¹⁾ (d) within 400 metres of a passenger rail station⁽¹⁾ that is part of a high frequency public transit service⁽²⁾ (e) within 400 metres of a passenger tram station⁽¹⁾ (f) within 400 metres of the Adelaide Parklands.

⁽¹⁾ Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles.

⁽²⁾ A high frequency public transit service is a route serviced every 15 minutes between 7.30 am and 6.30 pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10.00 pm.

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

Table 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Mixed Use Zone Regional Activity Zone Suburban Activity Node Zone Suburban Neighbourhood Zone Urban Corridor Zone	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 3: Residential development (excluding detached and semi-detached dwellings) or residential component of a mixed-use development

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Regional Activity Zone	0.25 per studio (no separate bedroom) 0.75 per 1 bedroom dwelling 1 per 2 bedroom dwelling 1.25 per 3 + bedroom dwelling 0.25 per bed for student accommodation	0.25 per dwelling

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Suburban Activity Node Zone	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3+ bedroom dwelling	0.25 per dwelling
Suburban Neighbourhood Zone	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3+ bedroom dwelling	0.50 per dwelling
Urban Corridor Zone	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3+ bedroom dwelling	0.50 per dwelling

Table 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Mixed Use Zone Regional Activity Zone	1 or 2 bedrooms	1
Suburban Activity Node Zone Suburban Neighbourhood Zone Urban Corridor Zone	3 + bedrooms	2

Table 5: Student accommodation

Location of development	Number of required vehicle parking spaces	Number of required visitor parking spaces
Mixed Use Zone Regional Activity Zone	0.25 per bedroom per dwelling	0.03 per bedroom per dwelling
Suburban Activity Node Zone Suburban Neighbourhood Zone Urban Corridor Zone	0.25 per bedroom per dwelling	0.03 per bedroom per dwelling

TABLE Mit/10**Bicycle Parking Requirements for Designated Areas****Interpretation**

1. The bicycle 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 bicycle parking spaces than the amount determined using the bicycle parking rates tables below.

Designated Areas

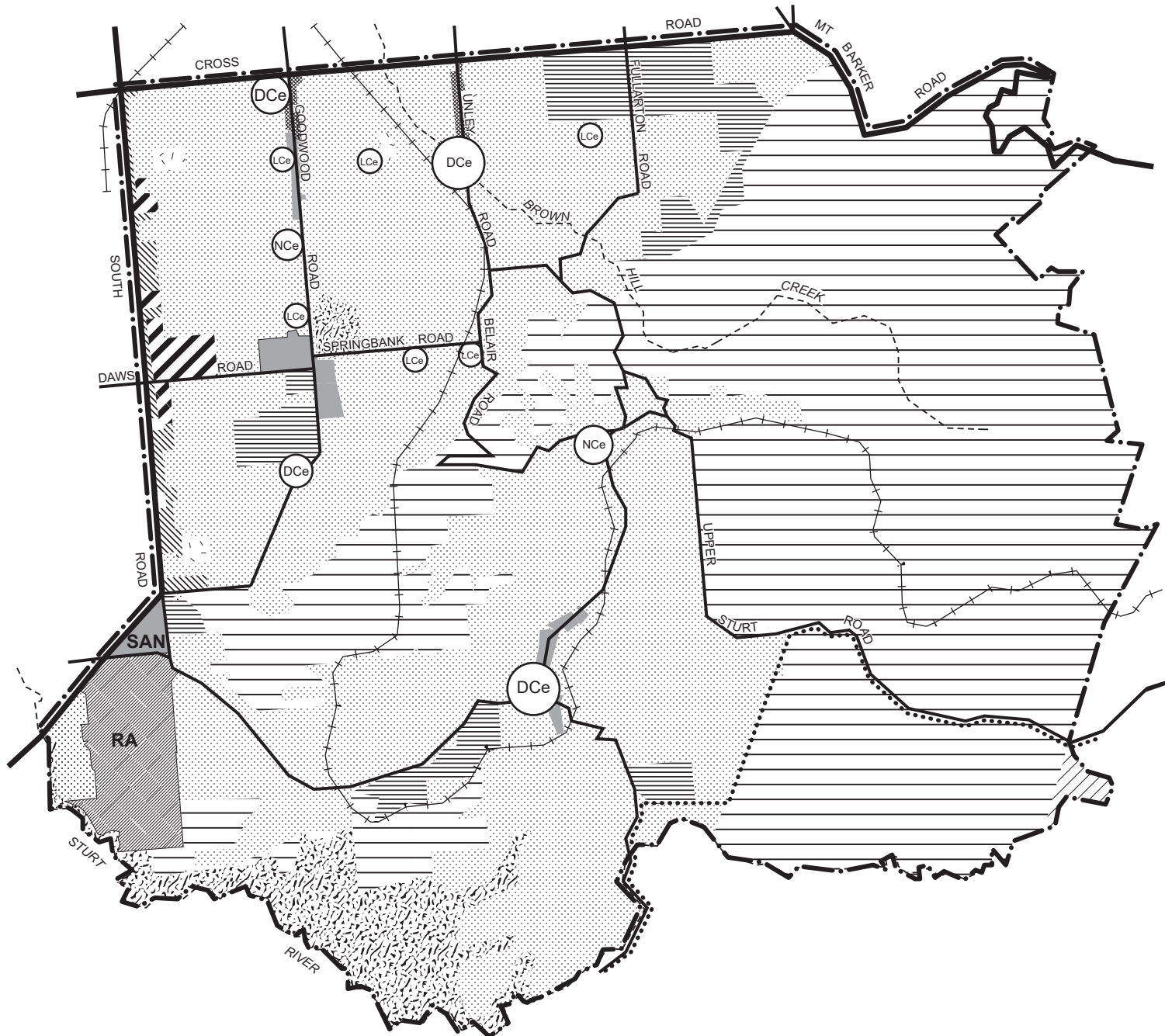
2. The following are Designated Areas:






















Designated Area	Conditions
Mixed Use Zone Regional Activity Zone Suburban Activity Node Zone Urban Corridor Zone	None

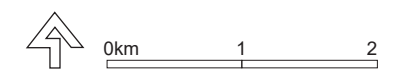
3. In mixed use development, the provision of bicycle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.
4. Residential and mixed use development, in the form of multi-storey buildings, should provide bicycle parking in accordance with the following rates:

Form of development	Employee / resident (bicycle parking spaces)	Visitor / shopper (bicycle parking spaces)
Residential component of multi-storey building / residential flat building	1 for every 4 dwellings	1 for every 10 dwellings
Student accommodation	1 for every 8 bedrooms per dwelling	1 for every 20 bedrooms per dwelling
Office	1 for every 200 square metres of gross leasable floor area	2 - plus 1 per 1000 square metres of gross leasable floor 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.

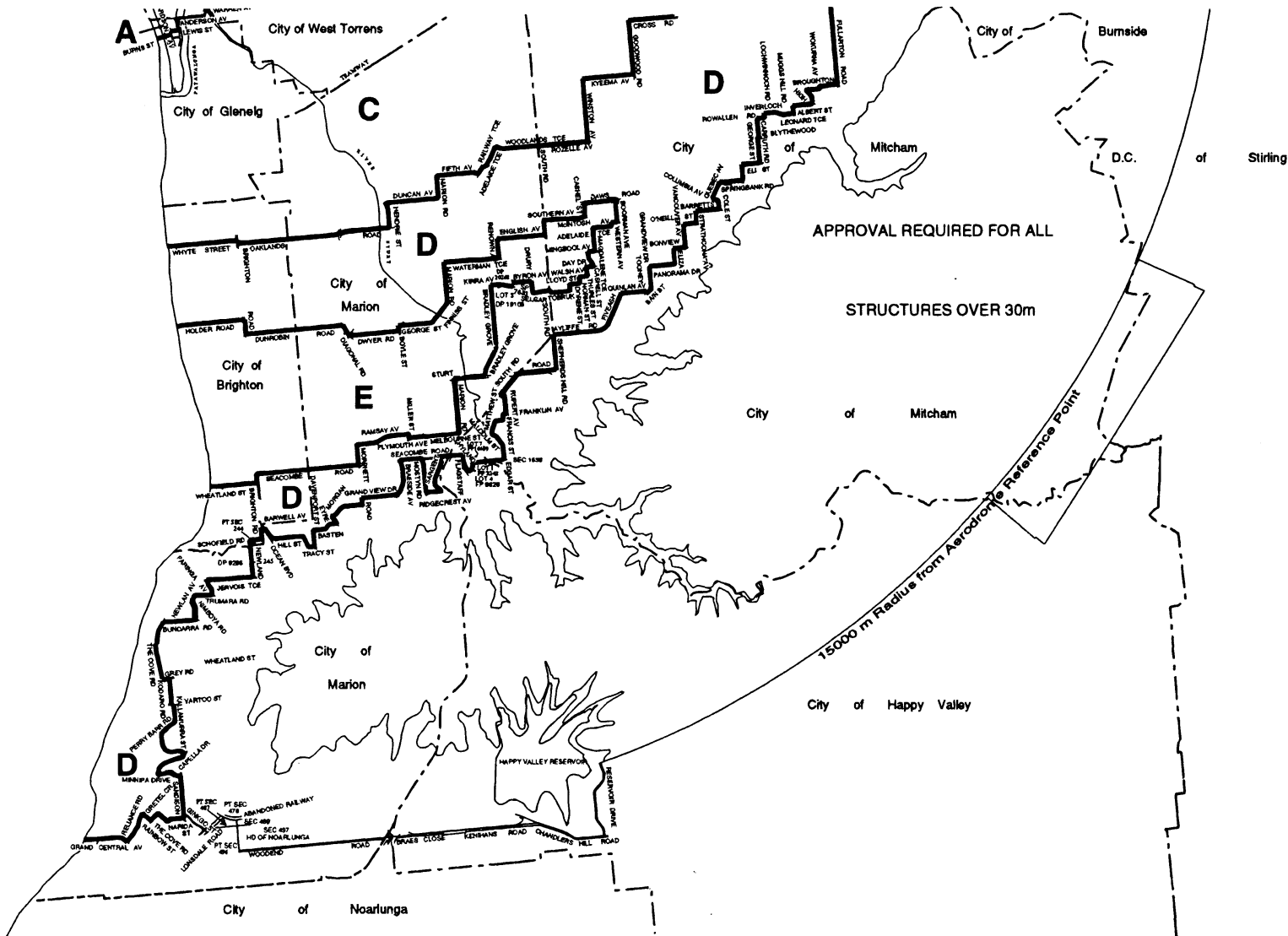
5. In residential and mixed use developments, the provision of bicycle parking may be reduced in number where the following end-of journey facilities are provided:
 - (a) changing facilities and secure lockers for residents, staff and visitors;
 - (b) signage indicating the location of bicycle facilities;
 - (c) provision of a dedicated bike parking area that is safe, secure and attractive.



-  Living
-  District Centre
-  Neighbourhood Centre
-  Local Centre
-  Commercial
-  Regional Activity
-  Suburban Activity Node
-  Industrial
-  Rural
-  Hills Face
-  Institutional and Community
-  Special Uses
-  Open Space
-  Mixed Uses
-  Urban Corridor
-  Creek Alignment
-  Existing Guided Transportation Route
-  Scenic Road
-  Secondary Arterial Road
-  Primary Arterial Road
-  Development Plan Boundary



**CITY OF MITCHAM
STRUCTURE PLAN
MAP Mit/1 (Overlay 1)**
Consolidated - 27 August 2020



Referral to Federal Airports Corporation required for:

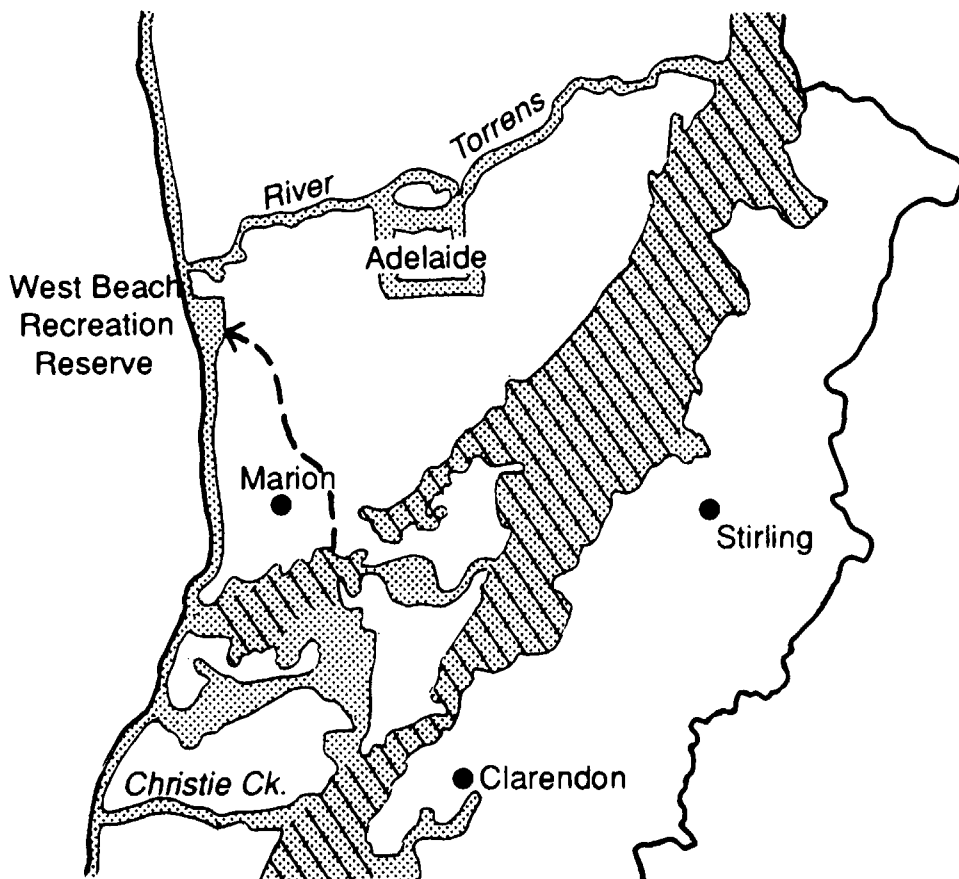
- A** All Structures
- C** All Structures Exceeding 15 metres above existing ground level
- D** All Structures Exceeding 45 metres above existing ground level
- E** All Structures Exceeding 100 metres above existing ground level






0 kilometres 2 4 6

- Local Government Area Boundary
- Zone Boundary
- A.M.G. Coordinates of Aerodrome Reference Point E274 373.835, N6 130 097. 135

MITCHAM (CITY) AIRPORT BUILDING HEIGHTS MAP Mit/1 (Overlay 2)



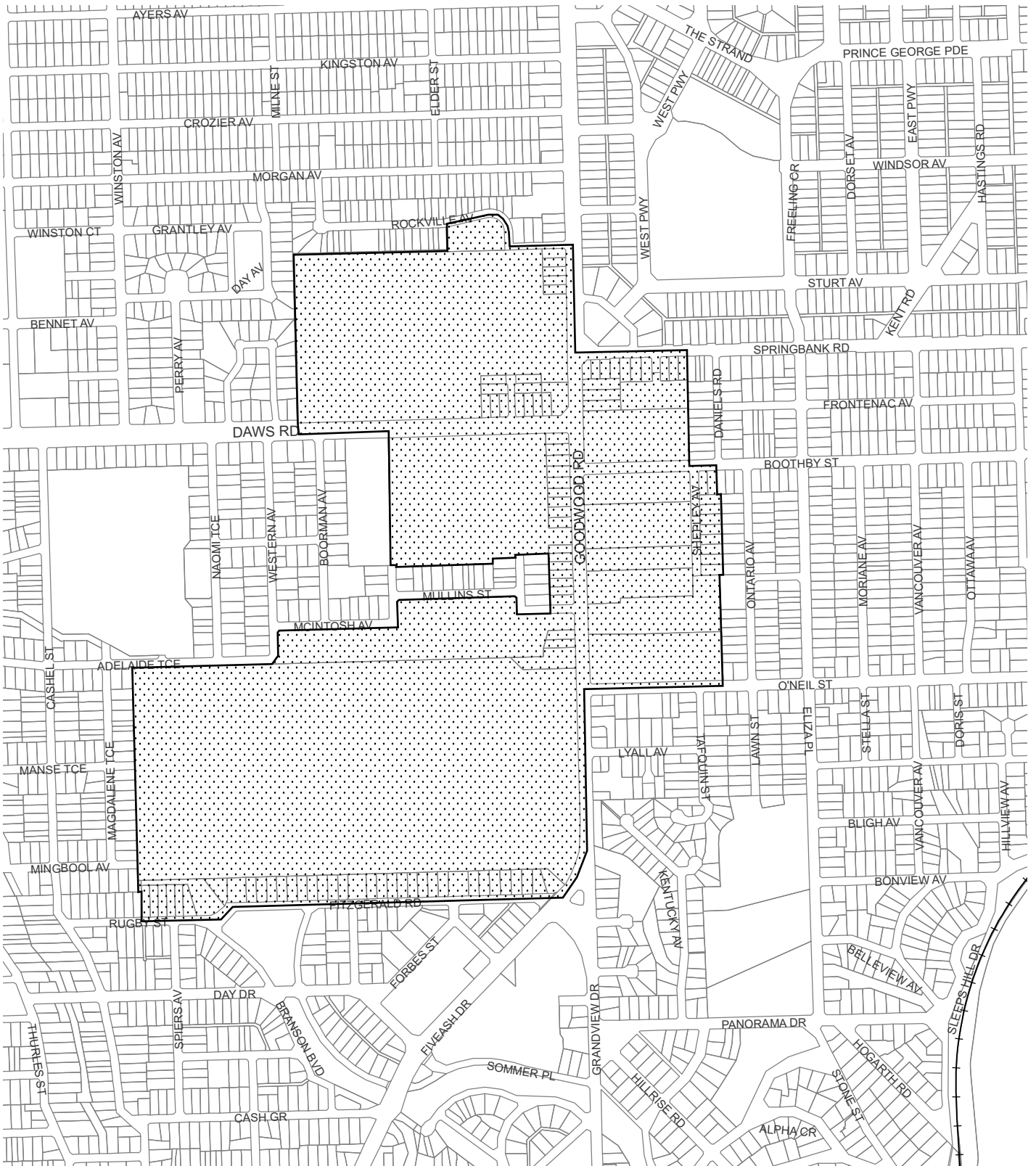
NOTE: This Map is indicative only. The State Government and Councils will undertake studies of each area resulting in detailed zoning maps to designate the boundary of MOSS and the policies relating to various areas (The inclusion of private land in MOSS does not indicate an intention to purchase that land).

-  Metropolitan Open Space System
-  Metropolitan Open Space System / Hills Face Zone
-  Metropolitan Open Space System - Proposed



0 kilometres 5 10 15 20

MITCHAM (CITY) METROPOLITAN OPEN SPACE SYSTEM MAP Mit/1 (Overlay 3)

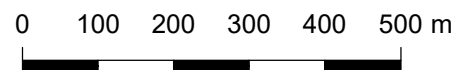


MAP Mit/1 (Overlay 4B) ADJOINS

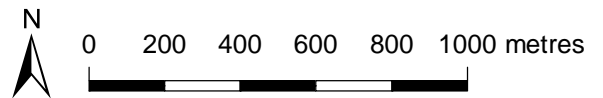
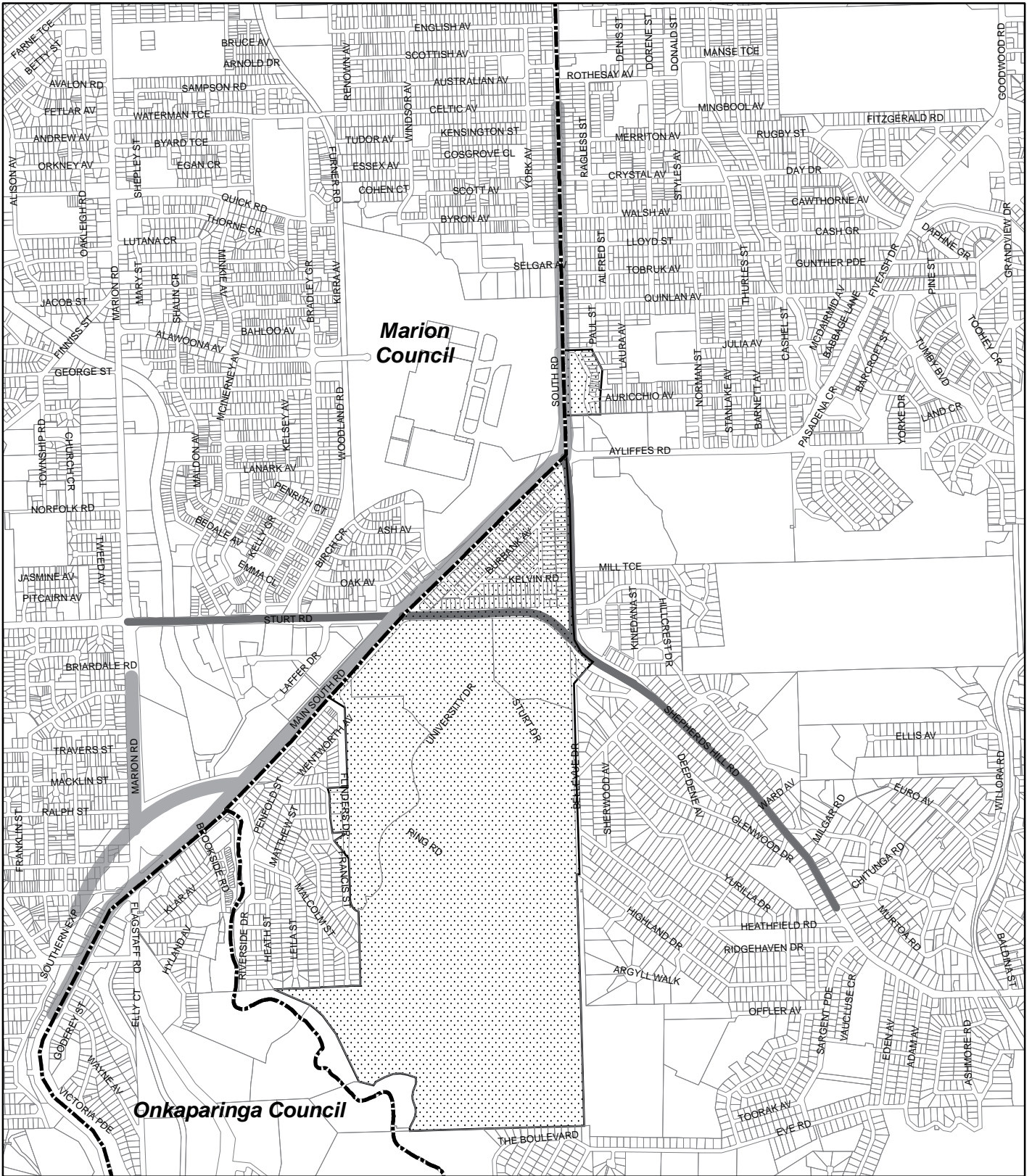
 Designated Area







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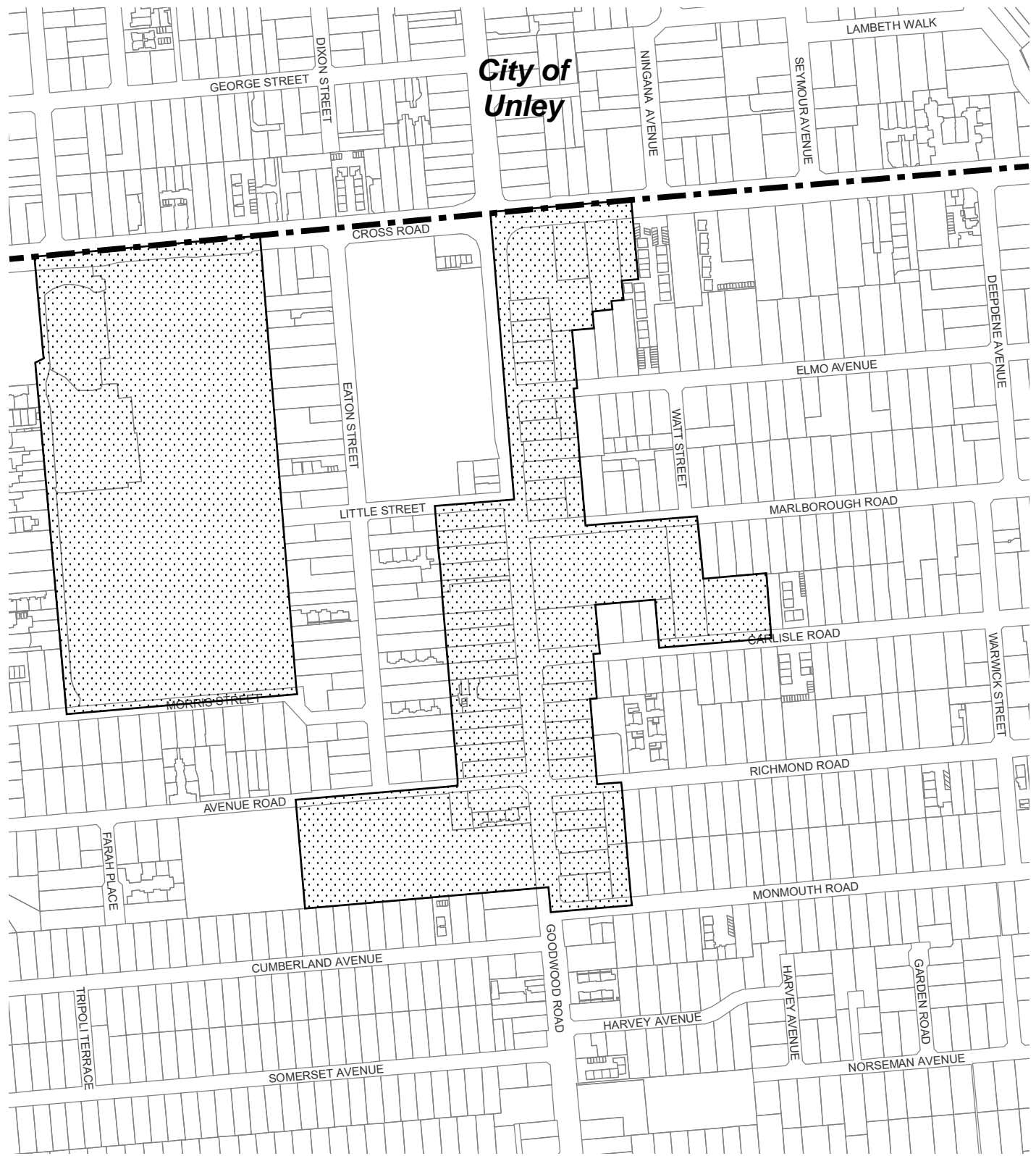
MITCHAM (CITY)
NOISE AND AIR EMISSIONS
MAP Mit/1 (Overlay 4A)
 Consolidated - 27 August 2020



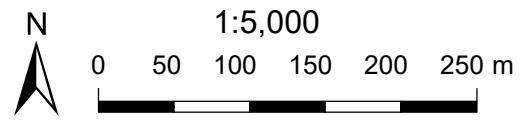
-  Designated Road: Type A road
-  Designated Road: Type B road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

MITCHAM (CITY)
NOISE AND AIR EMISSIONS
MAP Mit/1 (Overlay 4B)
 Consolidated - 27 August 2020

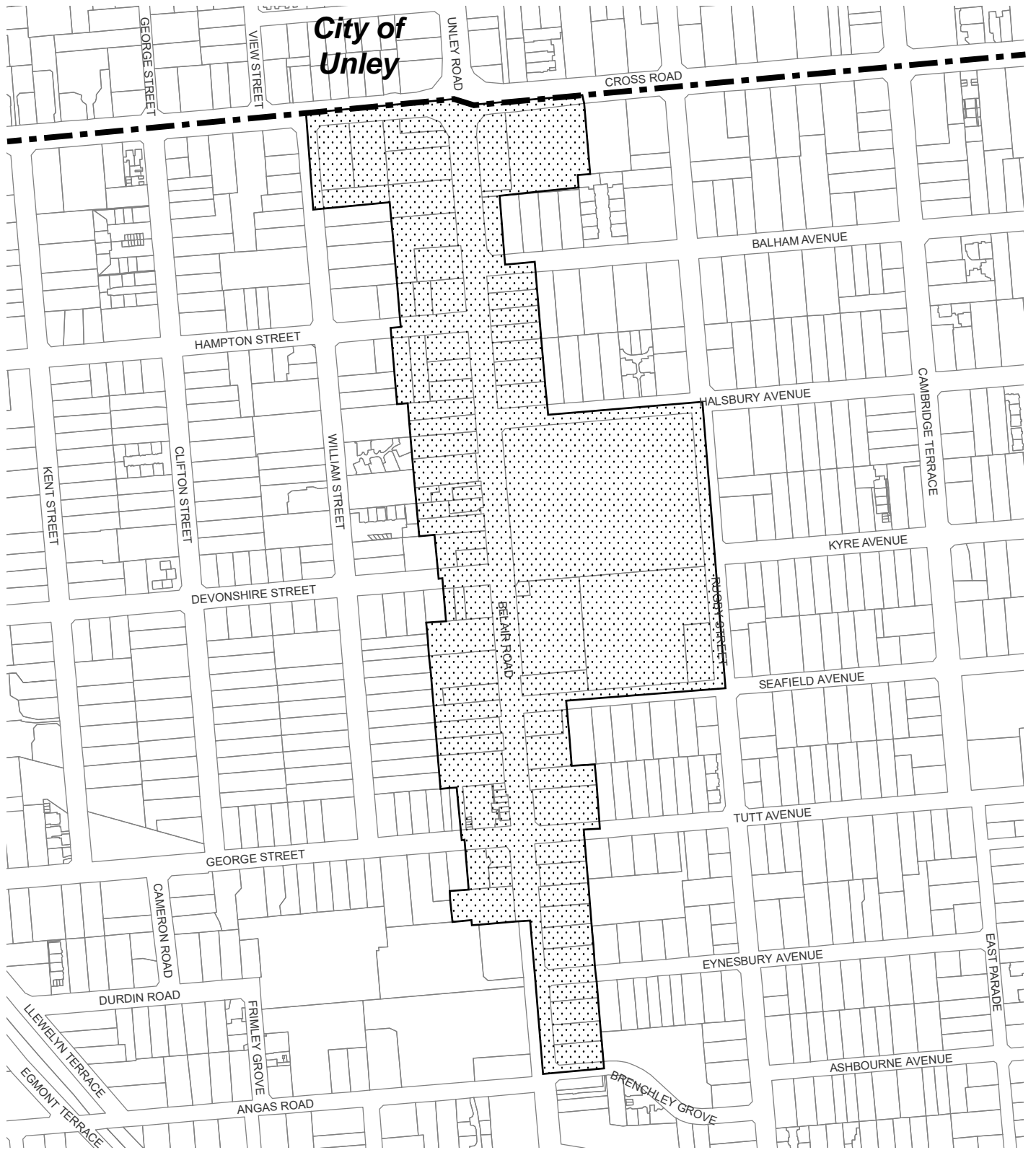
**City of
Unley**



 Designated Area



**MITCHAM (CITY)
NOISE AND AIR EMISSIONS
MAP Mit/1 (Overlay 4C)**
Consolidated - 27 August 2020



**City of
Unley**

 Designated Area




1:5,000

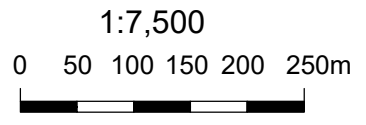
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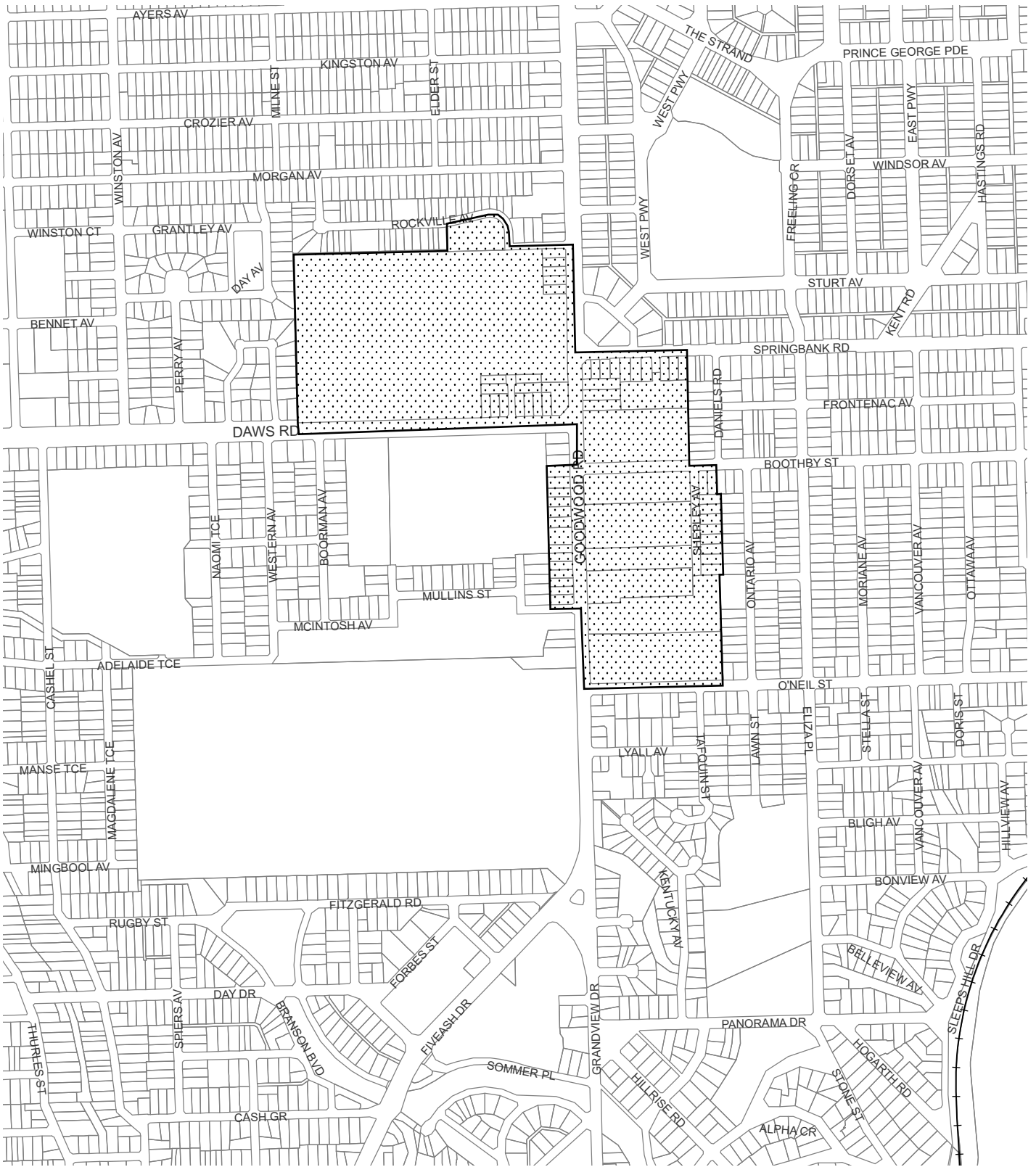
**MITCHAM (CITY)
NOISE AND AIR EMISSIONS
MAP Mit/1 (Overlay 4D)**
Consolidated - 27 August 2020



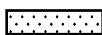
 Designated Area



MITCHAM (CITY)
NOISE AND AIR EMISSIONS
MAP Mit/1 (Overlay 4E)
 Consolidated - 27 August 2020



MAP Mit/1 (Overlay 5B) ADJOINS

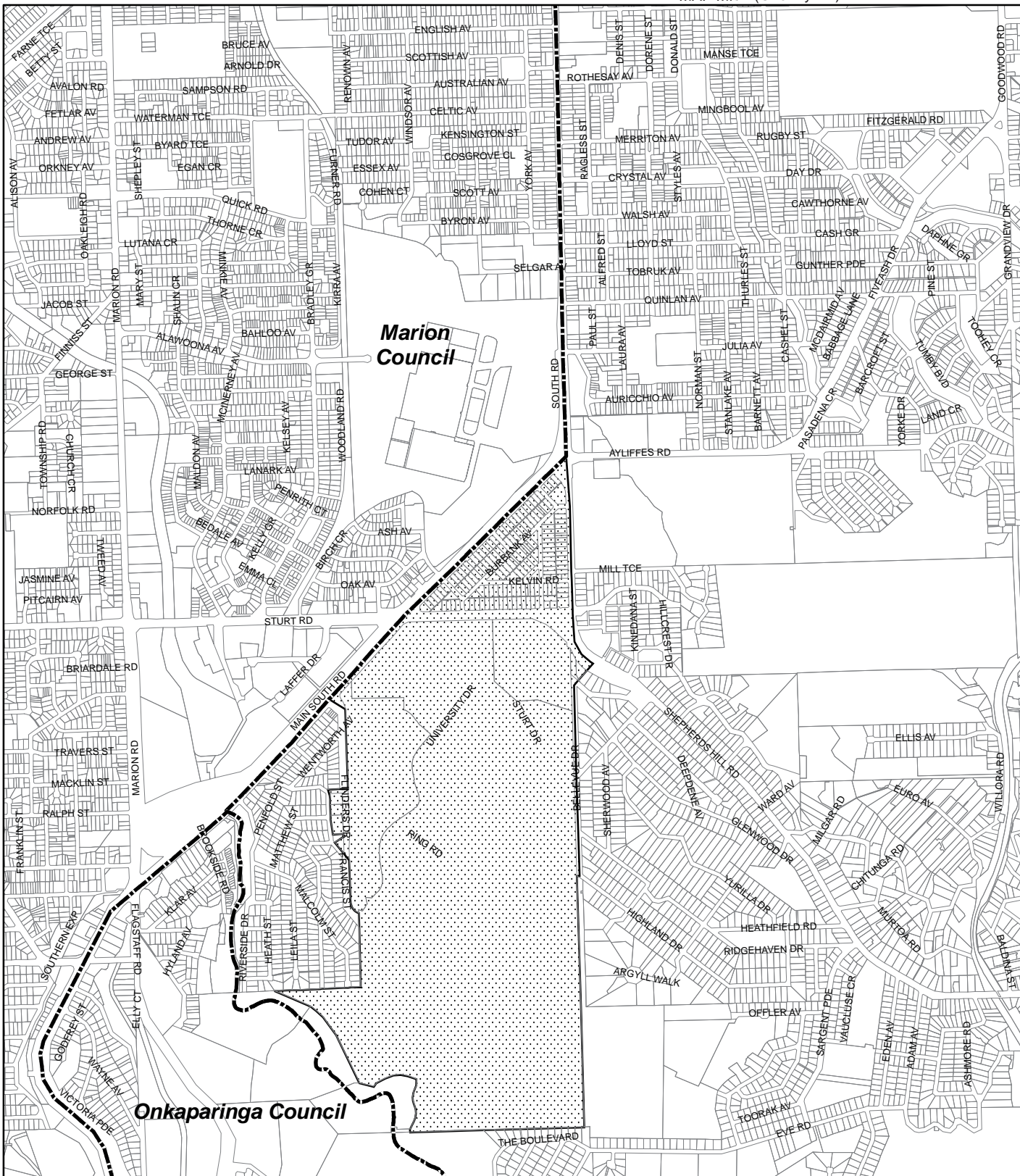
 Designated Area within which Affordable Housing applies



1:10,000


0 100 200 300 400 500 m

MITCHAM (CITY)
AFFORDABLE HOUSING
MAP Mit/1 (Overlay 5A)
 Consolidated - 27 August 2020



0 200 400 600 800 1000 metres

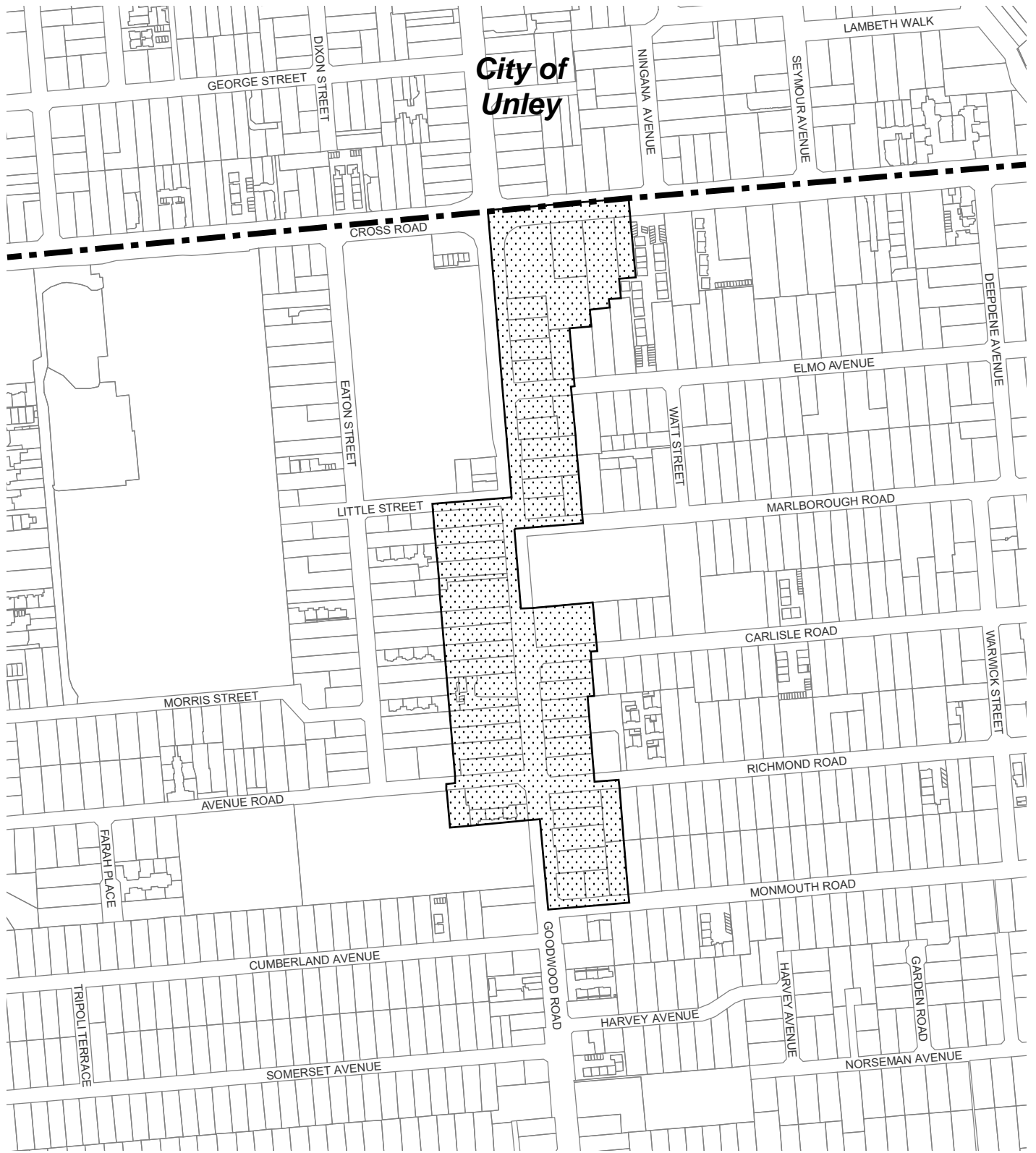


 Designated Area within which Affordable Housing applies

 Development Plan Boundary

MITCHAM (CITY) AFFORDABLE HOUSING MAP Mit/1 (Overlay 5B)

Consolidated - 27 August 2020



 Designated Area within which Affordable Housing applies

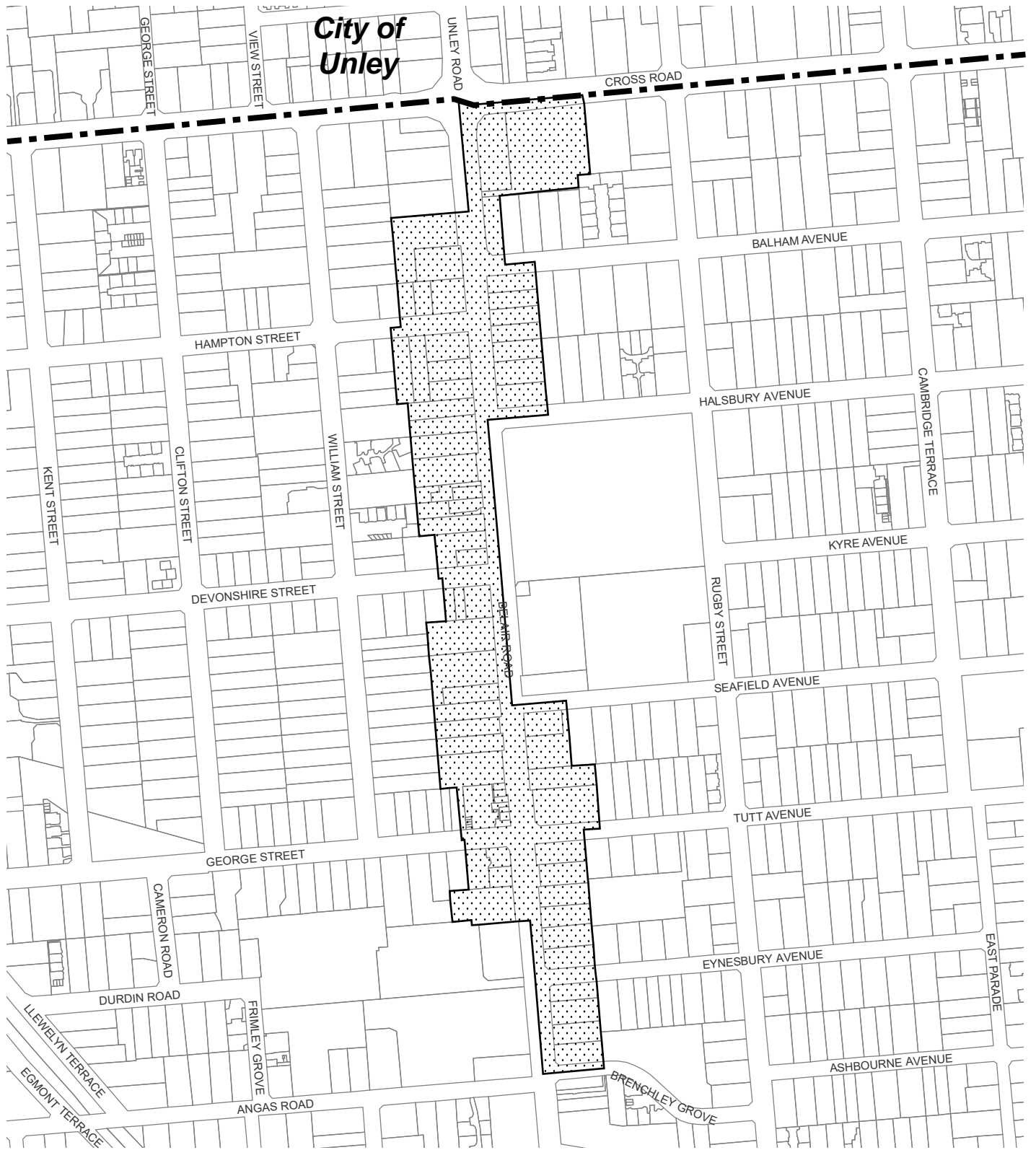


1:5,000

0 50 100 150 200 250 m



MITCHAM (CITY)
AFFORDABLE HOUSING
MAP Mit/1 (Overlay 5C)
 Consolidated - 27 August 2020



 Designated Area within which Affordable Housing applies




1:5,000

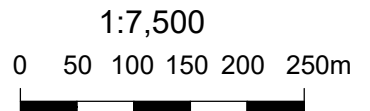
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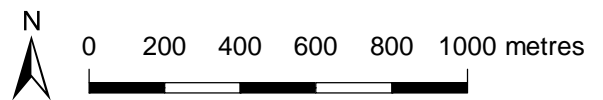
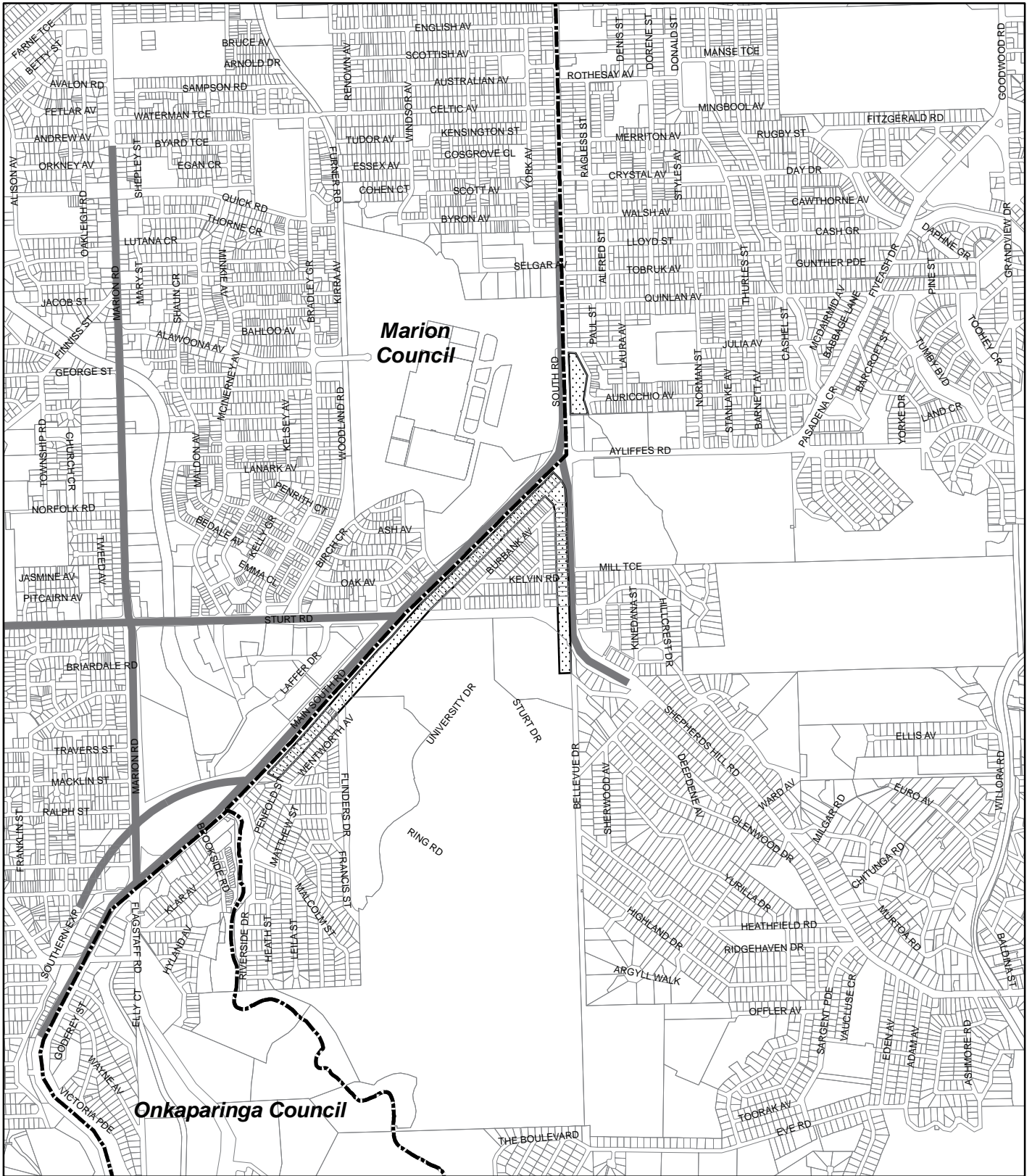
MITCHAM (CITY)
AFFORDABLE HOUSING
MAP Mit/1 (Overlay 5D)
 Consolidated - 27 August 2020



 Designated Area within which Affordable Housing applies



MITCHAM (CITY)
AFFORDABLE HOUSING
MAP Mit/1 (Overlay 5E)
 Consolidated - 27 August 2020



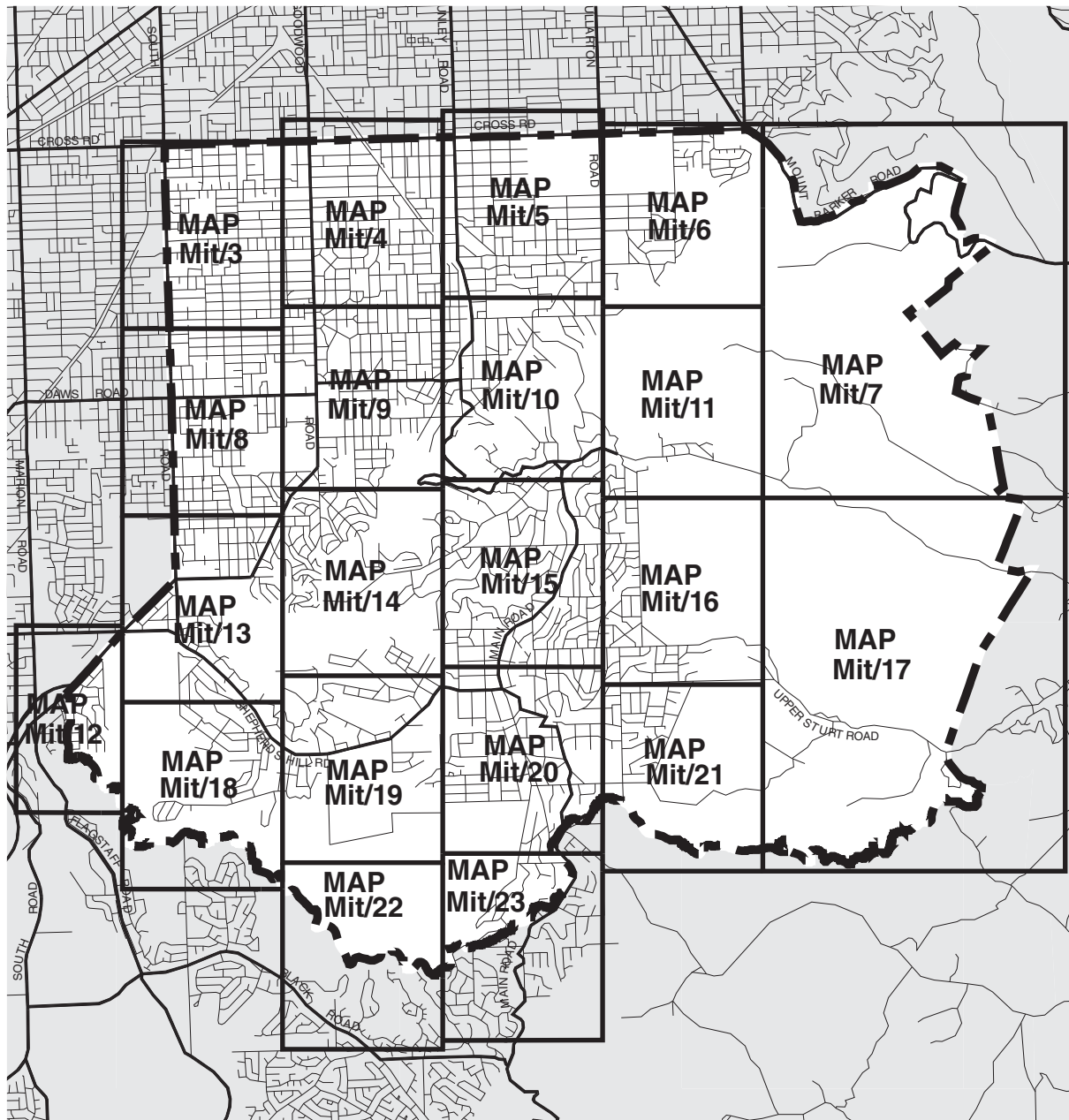
-  Designated Area
-  Strategic Roads Network
-  Development Plan Boundary

MITCHAM (CITY)

STRATEGIC TRANSPORT ROUTES

MAP Mit/1 (Overlay 6)

Consolidated - 27 August 2020



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 Mit/2 to Mit/37 inclusive shall be read as conforming in all respects (as the case may require) to the sectional or subdivisional 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.



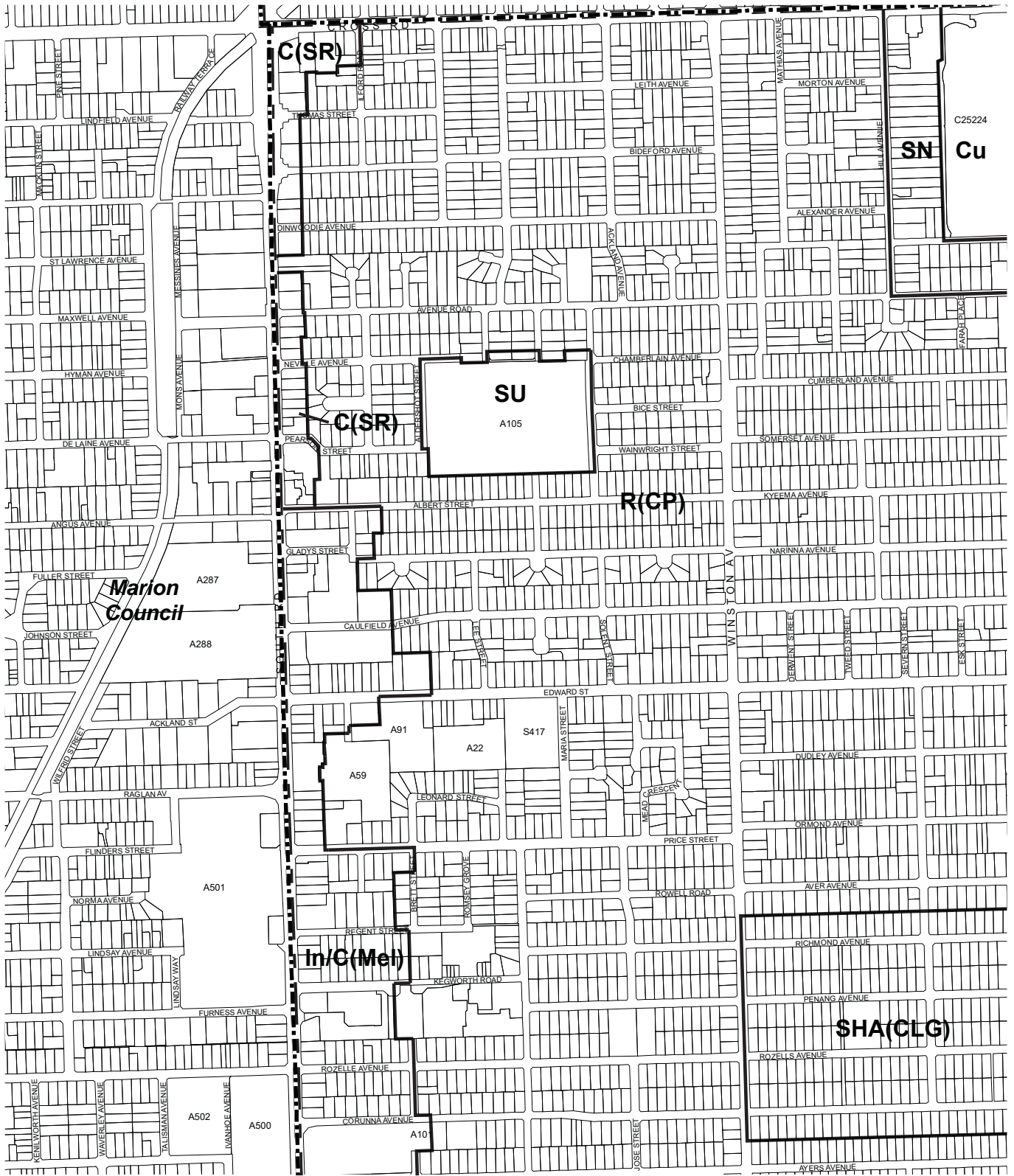
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MITCHAM (CITY) INDEX TO ZONES MAP Mit/2

— — — — — Development Plan Boundary

Consolidated - 27 August 2020



MAP Mit/4 ADJOINS

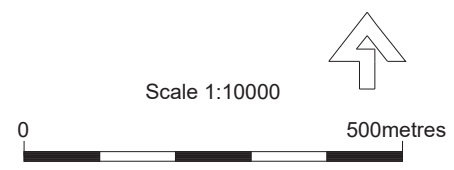
MAP Mit/9 ADJOINS

MAP Mit/8 ADJOINS

NOTE : For Policy Areas see MAP Mit/27

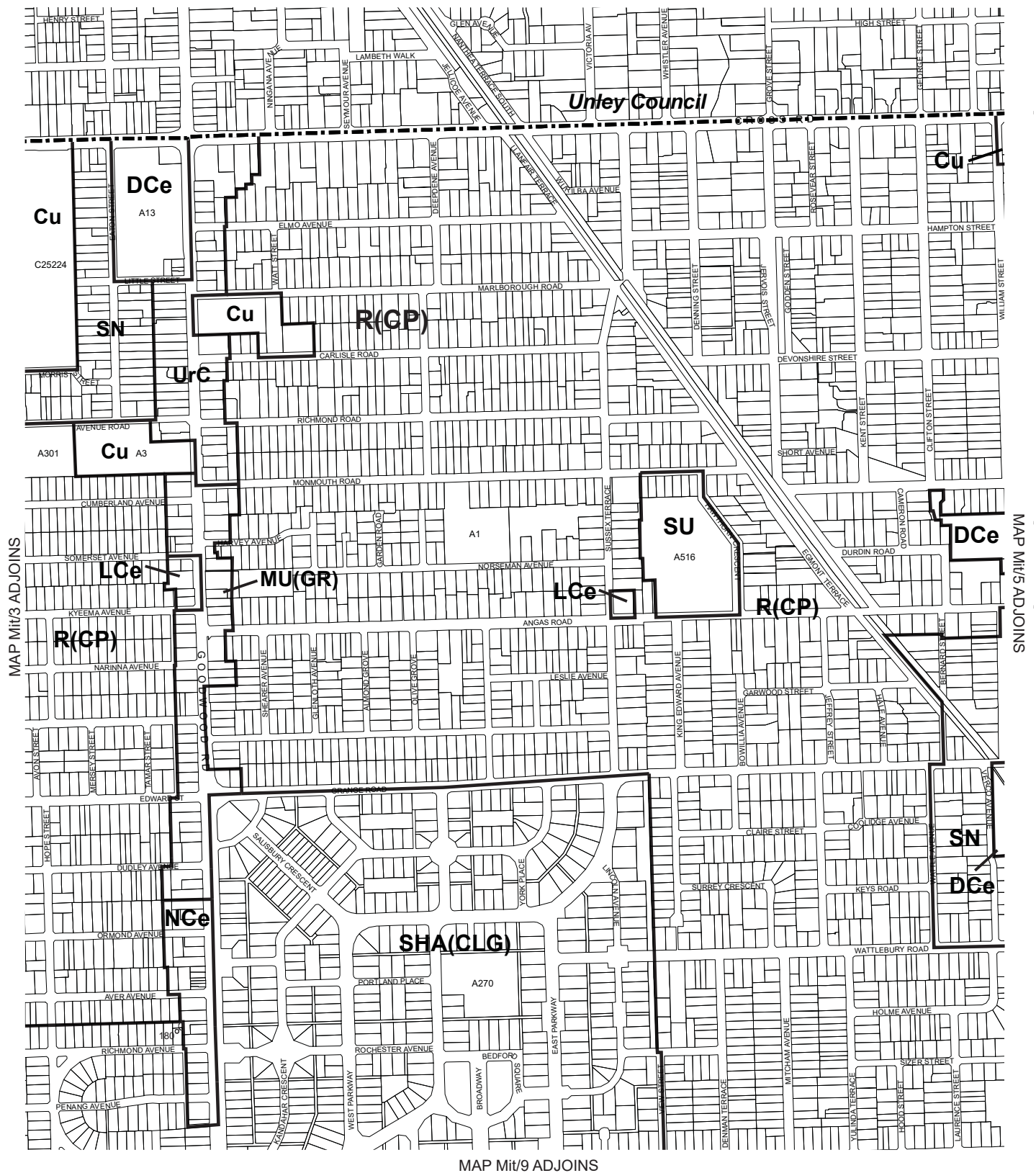
- C(SR)** Commercial (South Road)
- Cu** Community
- In/C(Mel)** Industry/Commerce (Melrose Park)
- R(CP)** Residential (Central Plains)
- SHA(CLG)** State Heritage Area (Colonel Light Gardens)
- SN** Suburban Neighbourhood
- SU** Special Uses

- Zone Boundary
- Development Plan Boundary



MITCHAM (CITY) ZONES MAP Mit/3

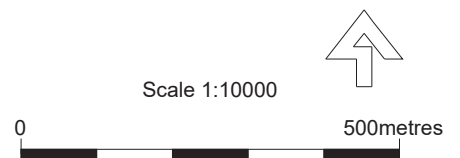
Consolidated - 27 August 2020



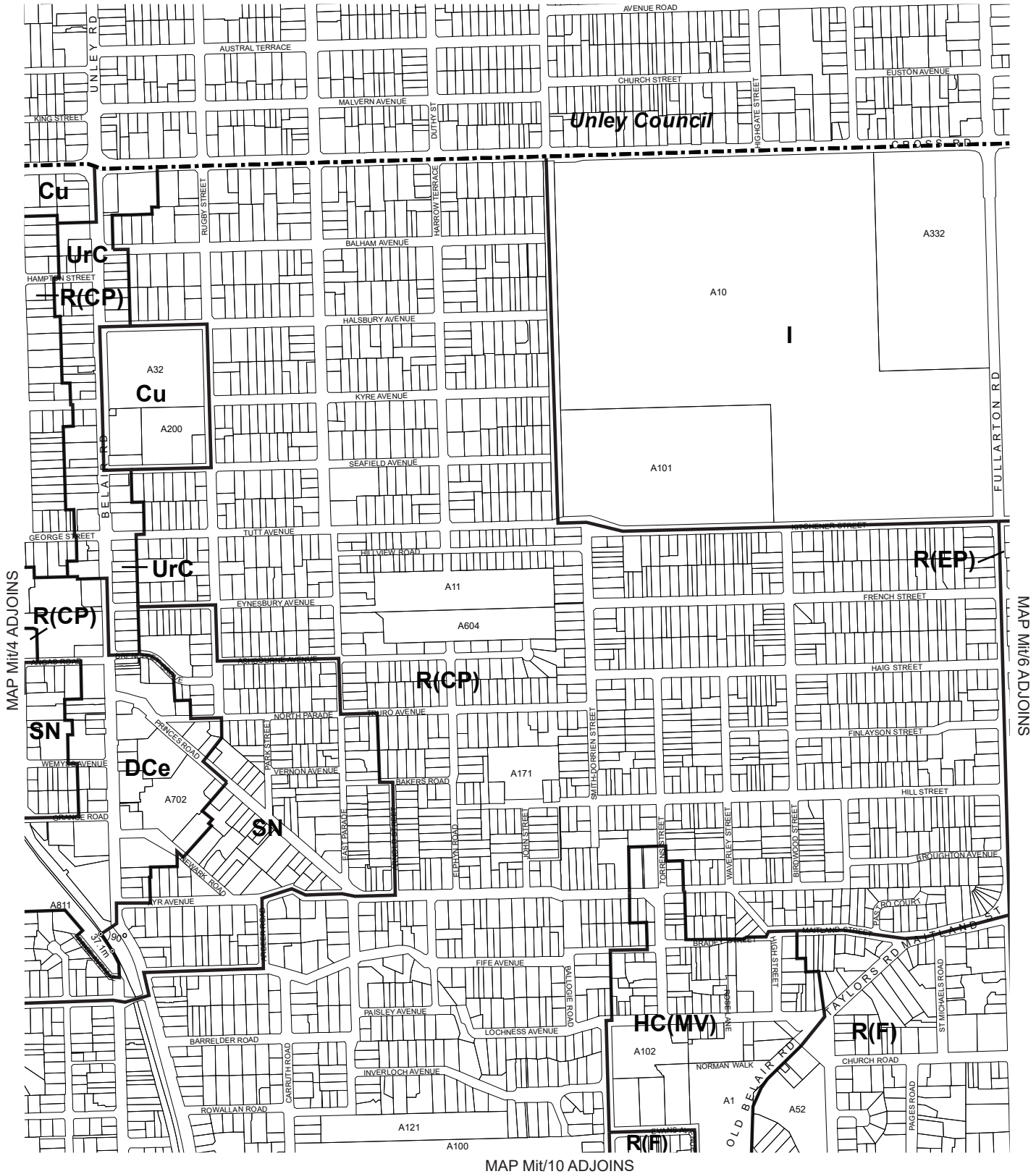
NOTE : For Policy Areas see MAP Mit/28

- Cu** Community
- DCe** District Centre
- LCe** Local Centre
- MU(GR)** Mixed Use (Goodwood Road)
- NCe** Neighbourhood Centre
- R(CP)** Residential (Central Plains)
- SHA(CLG)** State Heritage Area (Colonel Light Gardens)
- SN** Suburban Neighbourhood
- SU** Special Uses (Hawthorn Oval)
- Urc** Urban Corridor

- Zone Boundary
- Development Plan Boundary



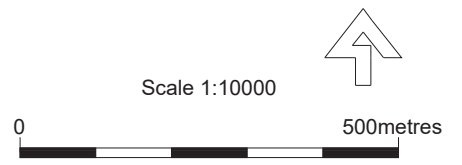
MITCHAM (CITY) ZONES MAP Mit/4



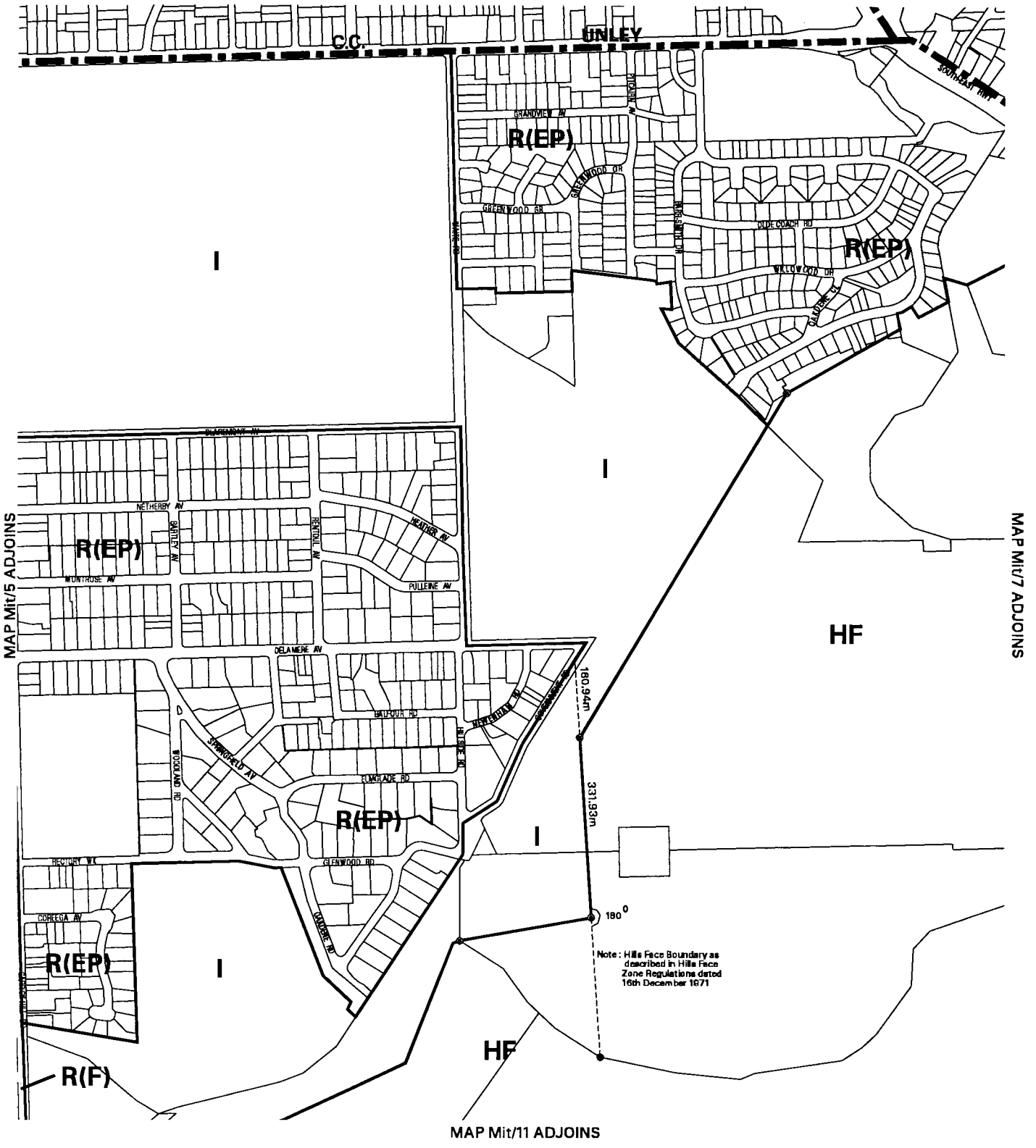
NOTE : For Policy Areas see MAP Mit/29

- Cu** Community
- DCe** District Centre
- HC(MV)** Historic (Conservation) - Mitcham Village
- I** Institutional
- LCe** Local Centre
- R(CP)** Residential (Central Plains)
- R(EP)** Residential (East Plains)
- R(F)** Residential (Foothills)
- SN** Suburban Neighbourhood
- UrC** Urban Corridor

- Zone Boundary
- Development Plan Boundary



MITCHAM (CITY) ZONES MAP Mit/5



NOTE : For Policy Areas see MAP Mit/35

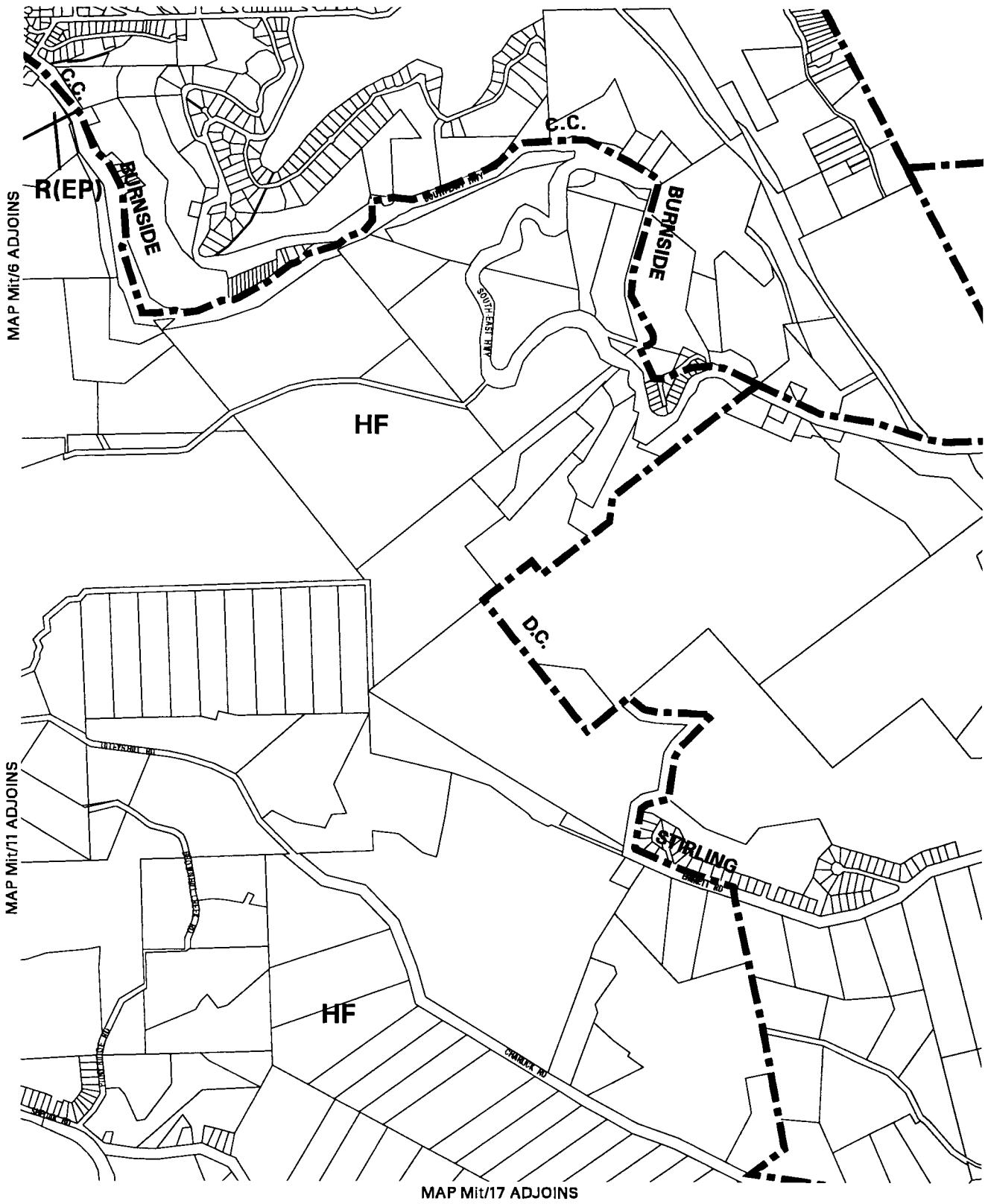
- HF Hills Face
- I Institutional
- R(EP) Residential (East Plains)
- R(F) Residential (Foothills)

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



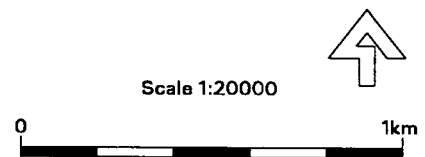
MITCHAM (CITY) ZONES MAP Mit/6



NOTE : For Policy Areas see MAP Mit/35

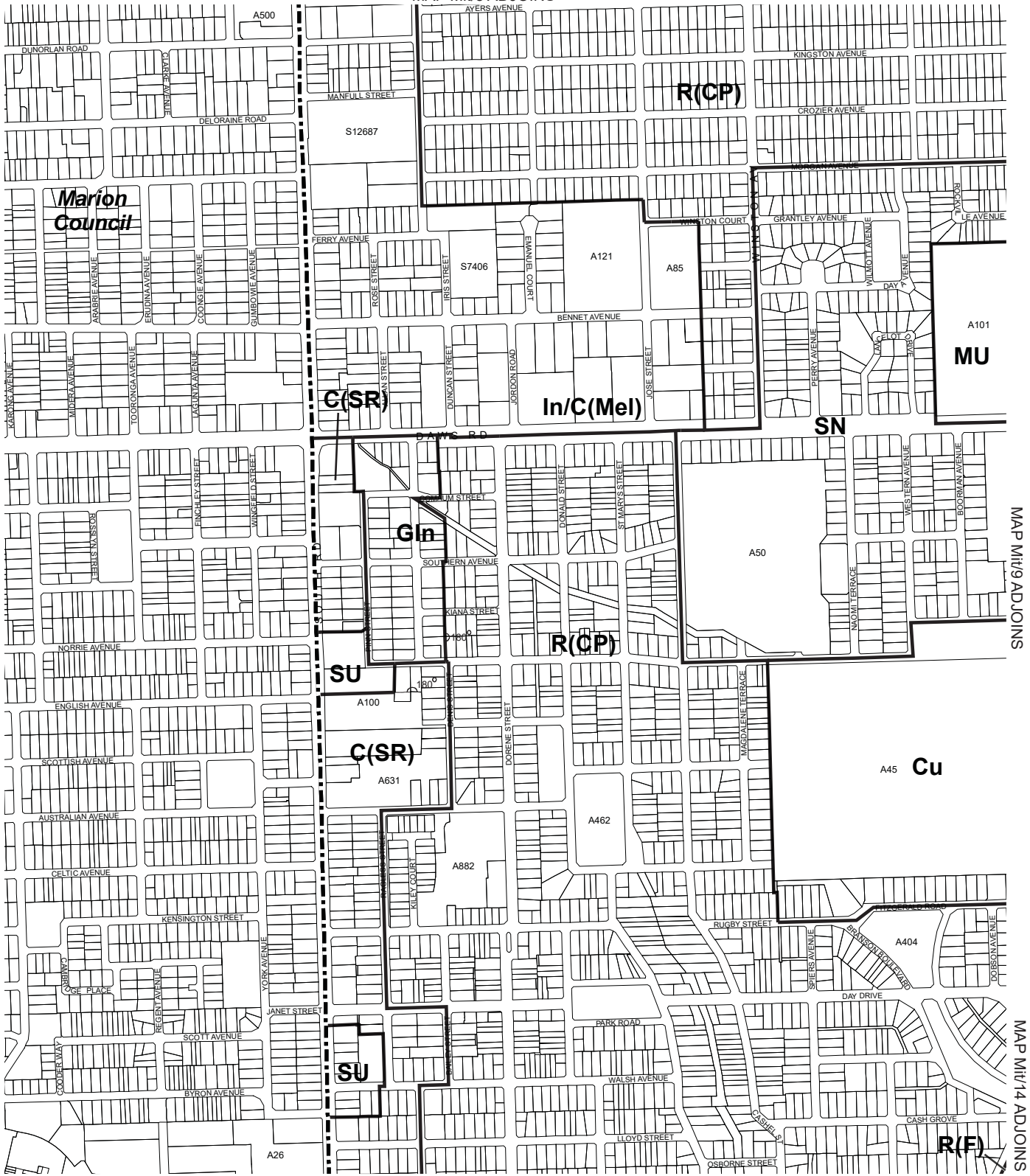
HF Hills Face
 R(EP) Residential (East Plains)

— Zone Boundary
 - - - - - Development Plan Boundary



MITCHAM (CITY) ZONES MAP Mit/7

MAP Mit/3 ADJOINS



NOTE : For Policy Areas see MAP Mit/30

- C(SR)** Commercial (South Road)
- Cu** Community
- Gln** General Industry
- In/C(Mel)** Industry/Commerce (Melrose Park)
- MU** Mixed Use
- R(CP)** Residential (Central Plains)
- R(F)** Residential (Foothills)
- SN** Suburban Neighbourhood
- SU** Special Uses

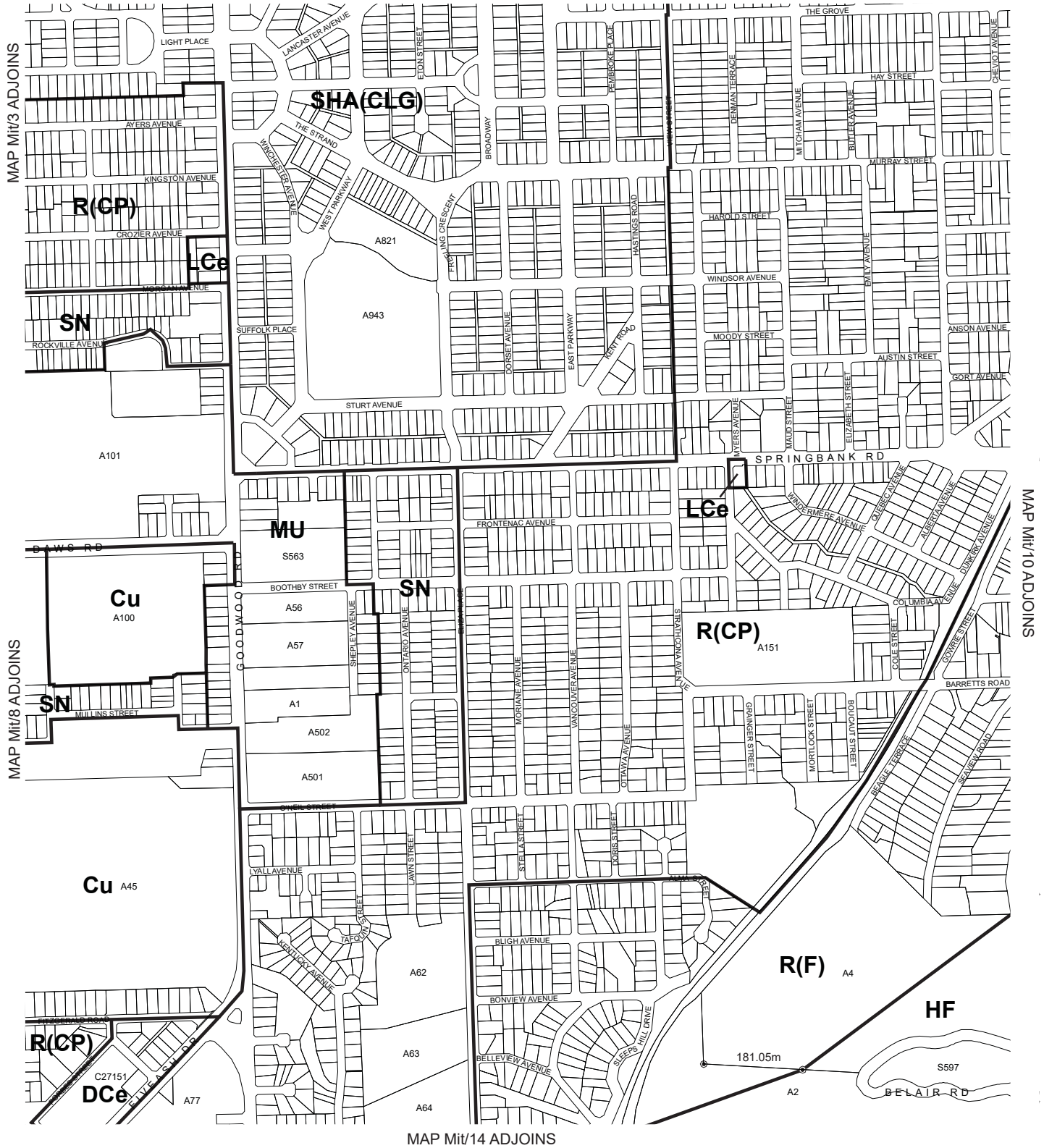
- Zone Boundary
- Development Plan Boundary

Scale 1:10000



**MITCHAM (CITY)
ZONES
MAP Mit/8**

Consolidated - 27 August 2020



MAP Mit/3 ADJOINS

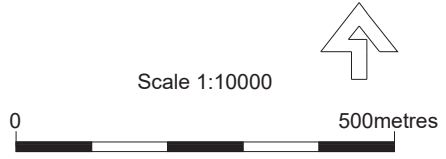
MAP Mit/8 ADJOINS

MAP Mit/10 ADJOINS

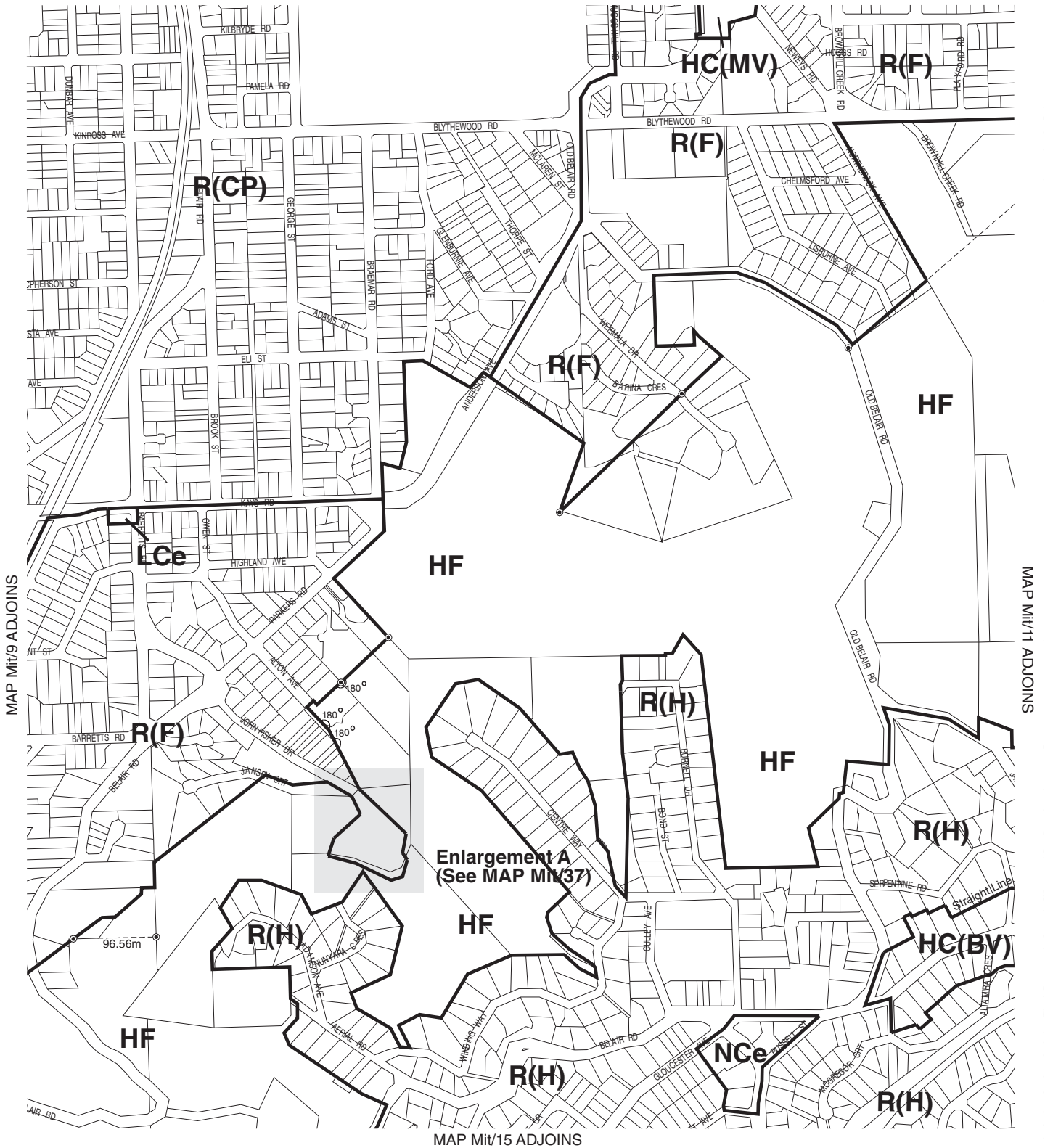
MAP Mit/14 ADJOINS

- NOTE : For Policy Areas see MAP Mit/31**
- Cu** Community
 - DCe** District Centre
 - HF** Hills Face
 - LCe** Local Centre
 - MU** Mixed Use
 - R(CP)** Residential (Central Plains)
 - R(F)** Residential (Foothills)
 - SHA(CLG)** State Heritage Area (Colonel Light Gardens)
 - SN** Suburban Neighbourhood

- Zone Boundary
- Development Plan Boundary



MITCHAM (CITY) ZONES MAP Mit/9



- NOTE : For Policy Areas see MAP Mit/32**
- HC(MV) Historic (Conservation) - Mitcham Village
 - HF Hills Face
 - LCe Local Centre
 - NCe Neighbourhood Centre
 - HC(BV) Historic Conservation - (Belair Village)
 - R(CP) Residential (Central Plains)
 - R(F) Residential (Foothills)
 - R(H) Residential (Hills)

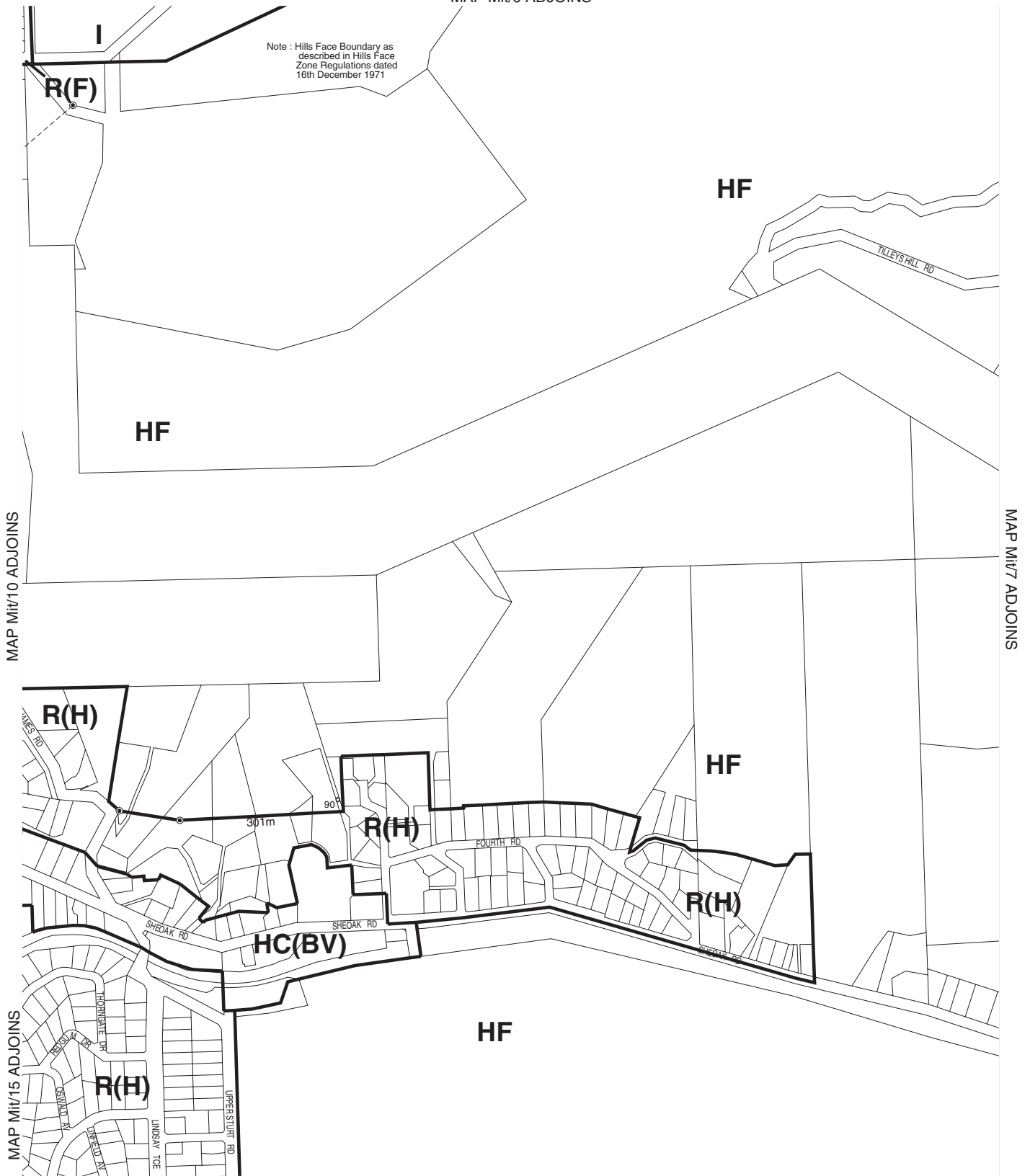
-  Zone Boundary
-  Development Plan Boundary



MITCHAM (CITY) ZONES MAP Mit/10

MAP Mit/6 ADJOINS

Note : Hills Face Boundary as described in Hills Face Zone Regulations dated 16th December 1971



- HF Hills Face
- I Institutional
- HC(BV) Historic Conservation - (Belair Village)
- R(F) Residential (Foothills)
- R(H) Residential (Hills)

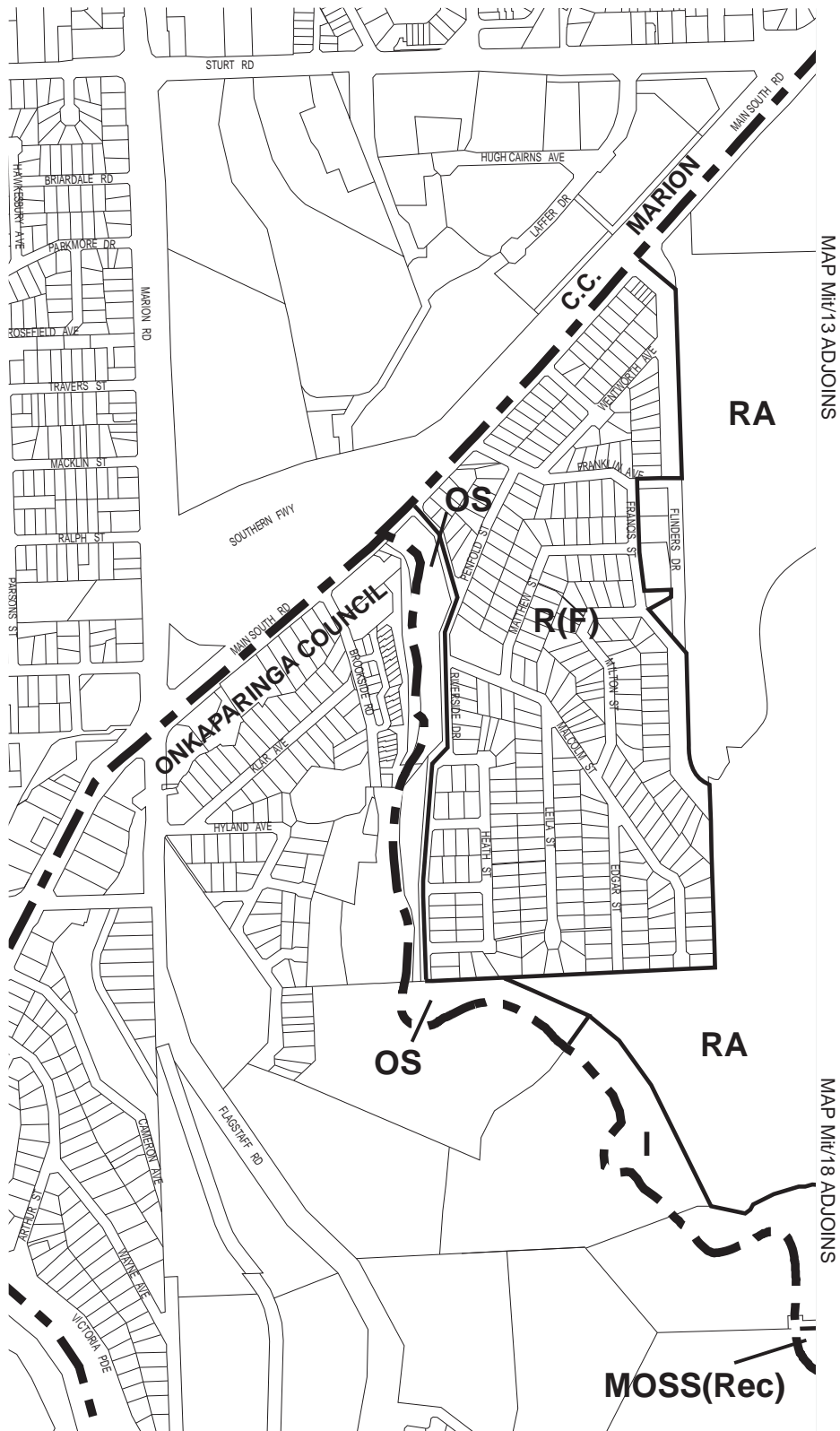
-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



MITCHAM (CITY) ZONES MAP Mit/11

Consolidated - 27 August 2020



- OS** Open Space
- R(F)** Residential (Foothills)
- RA** Regional Activity
- MOSS(Rec)** Metropolitan Open Space System (Recreation)
- I** Institutional

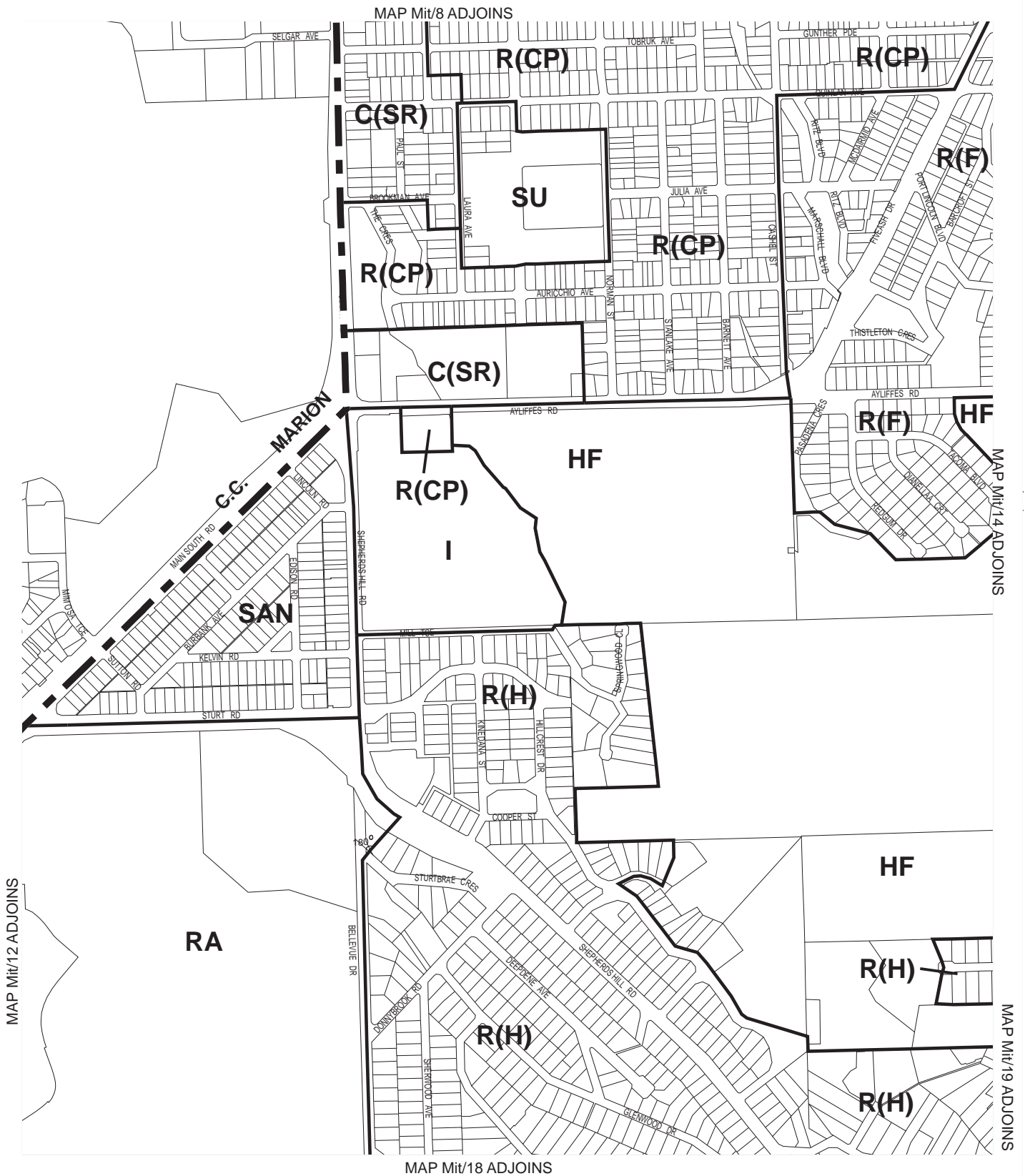
-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



MITCHAM (CITY) ZONES MAP Mit/12

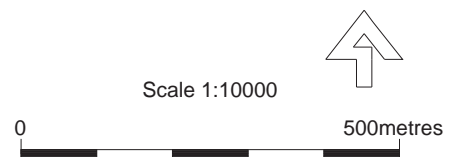
Consolidated - 27 August 2020



NOTE : For Policy Areas see MAP Mit/33

- C(SR)** Commercial (South Road)
- HF** Hills Face
- I** Institutional
- R(CP)** Residential (Central Plains)
- R(F)** Residential (Foothills)
- R(H)** Residential (Hills)
- RA** Regional Activity
- SAN** Suburban Activity Node
- SU** Special Uses (Panther Park)

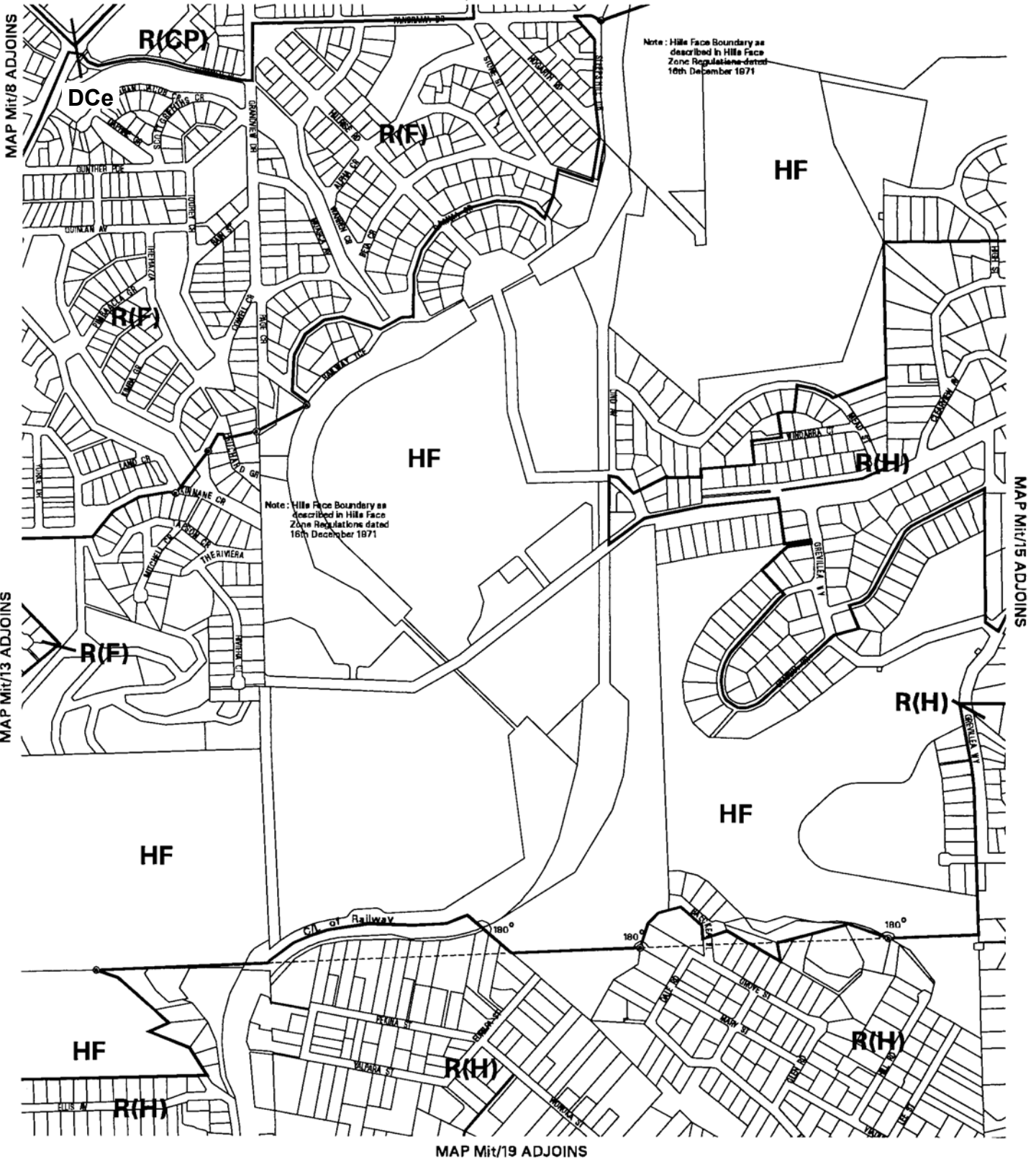
- Zone Boundary
- Development Plan Boundary



MITCHAM (CITY) ZONES MAP Mit/13

Consolidated - 27 August 2020

MAP Mit/9 ADJOINS



NOTE : For Policy Areas see MAP Mit/34

- HF Hills Face
- DCe District Centre
- R(CP) Residential (Central Plains)
- R(F) Residential (Foothills)
- R(H) Residential (Hills)

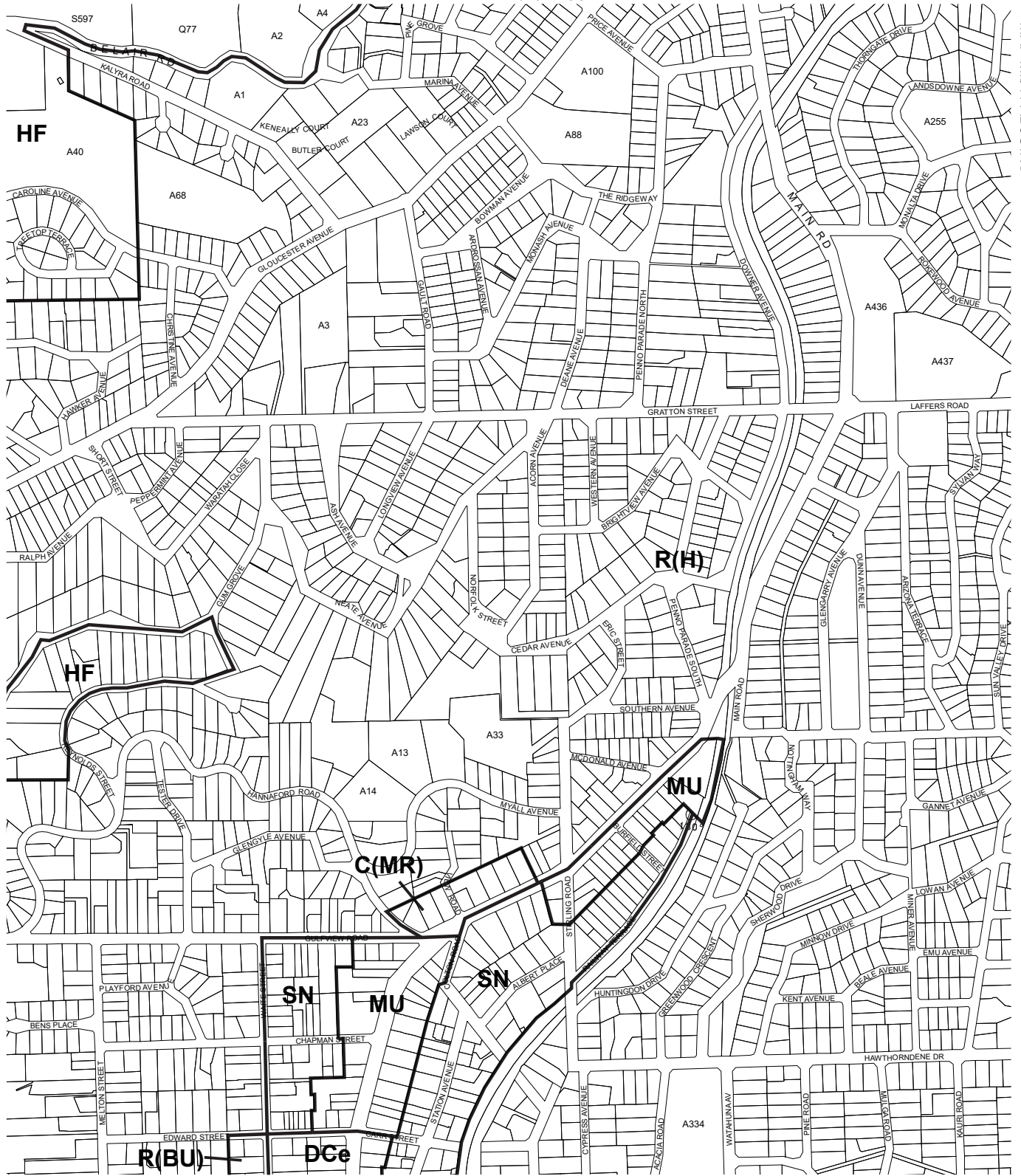
-  Zone Boundary
-  Development Plan Boundary




Scale 1:10000



**MITCHAM (CITY)
ZONES
MAP Mit/14**



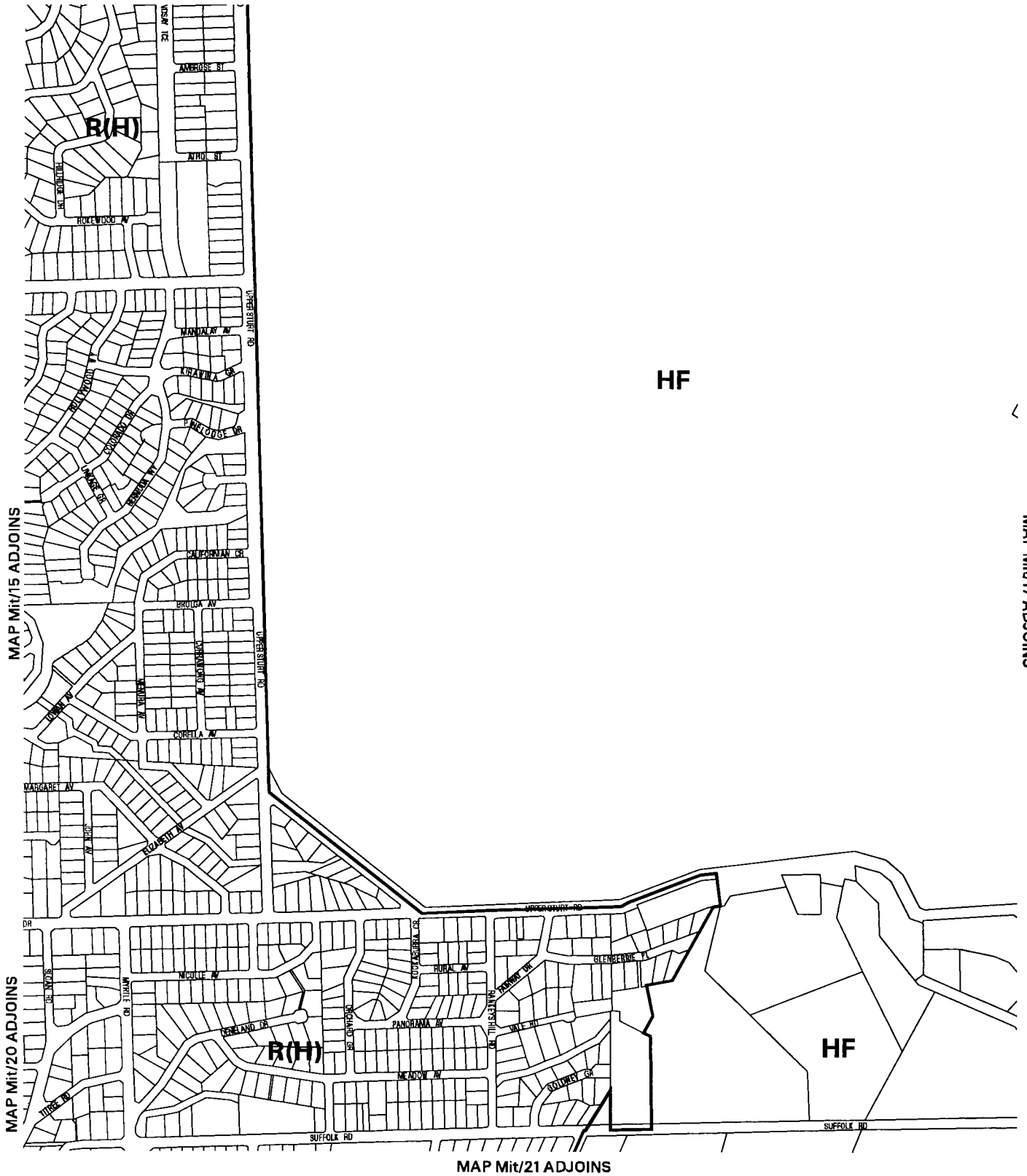
- C(MR)** Commercial (Main Road)
- DCe** District Centre
- HF** Hills Face
- MU** Mixed Use
- R(BU)** Residential (Blackwood Urban)
- R(H)** Residential (Hills)
- SN** Suburban Neighbourhood

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



MITCHAM (CITY) ZONES MAP Mit/15



HF Hills Face
R(H) Residential (Hills)

— Zone Boundary
 - - - - - Development Plan Boundary

Scale 1:10000

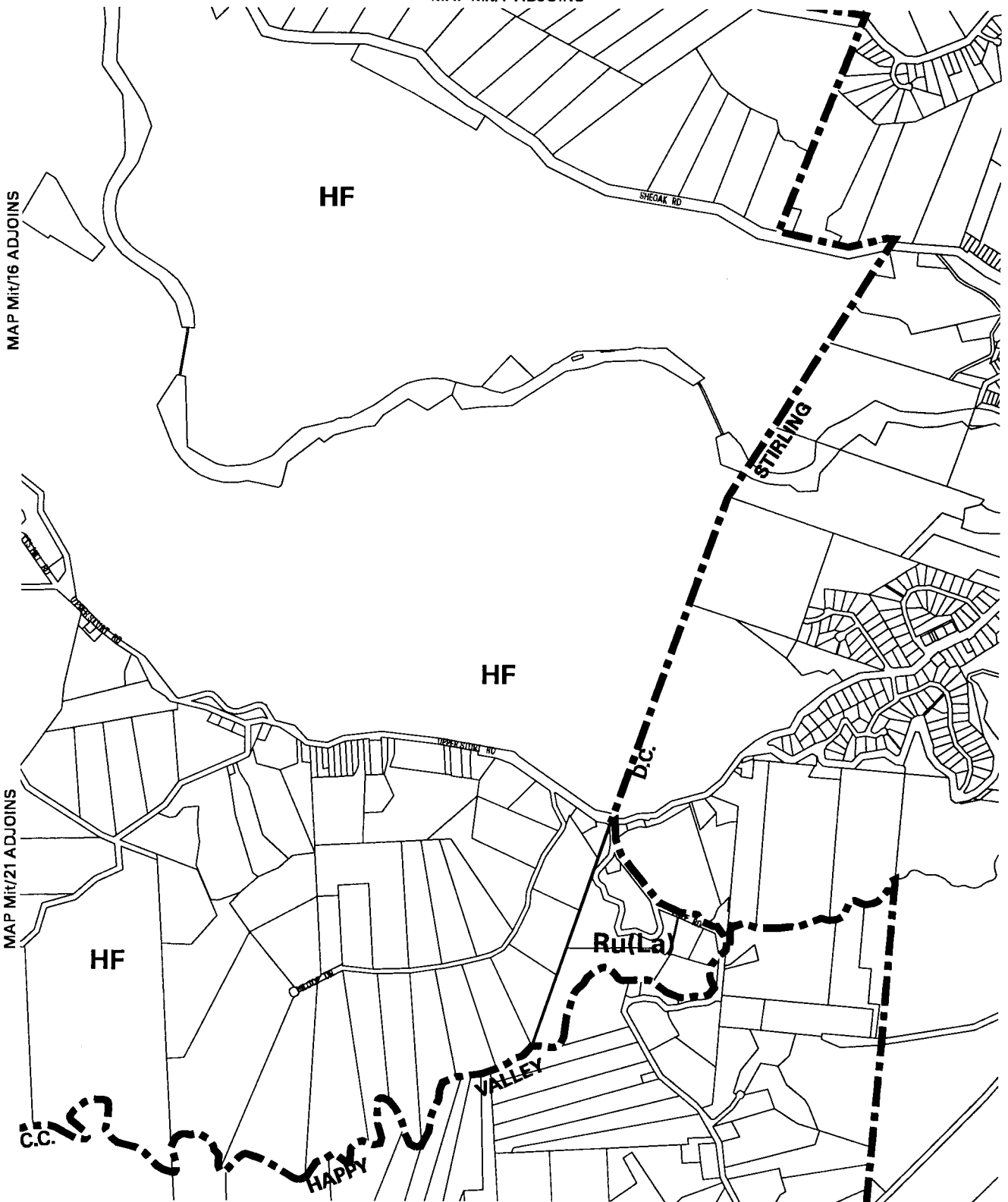


**MITCHAM (CITY)
 ZONES
 MAP Mit/16**

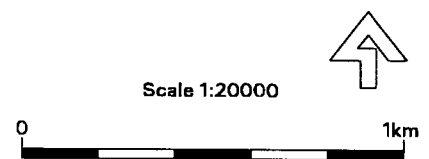
MAP Mit/7 ADJOINS

MAP Mit/16 ADJOINS

MAP Mit/21 ADJOINS

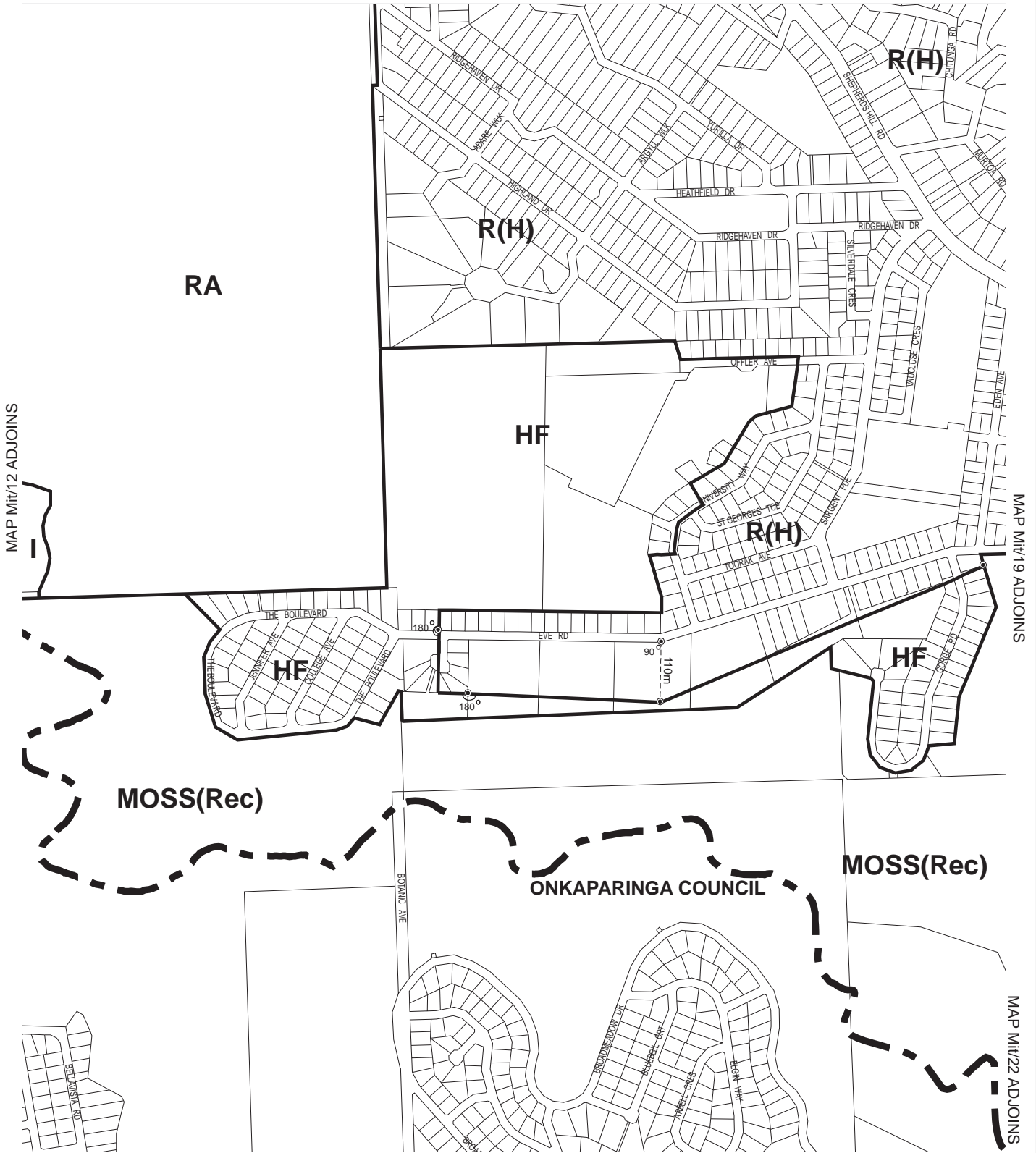


HF Hills Face
 Ru(La) Rural (Landscape)



**MITCHAM (CITY)
 ZONES
 MAP Mit/17**

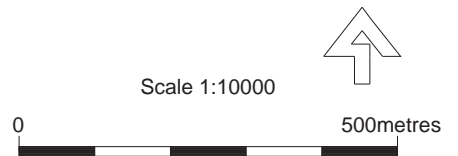
— Zone Boundary
 - - - - - Development Plan Boundary



NOTE : For Policy Areas see MAP Mit/24 & 25

- HF** Hills Face
- MOSS(Rec)** Metropolitan Open Space System (Recreation)
- R(H)** Residential (Hills)
- RA** Regional Activity
- I** Institutional

-  Zone Boundary
-  Development Plan Boundary



MITCHAM (CITY) ZONES MAP Mit/18

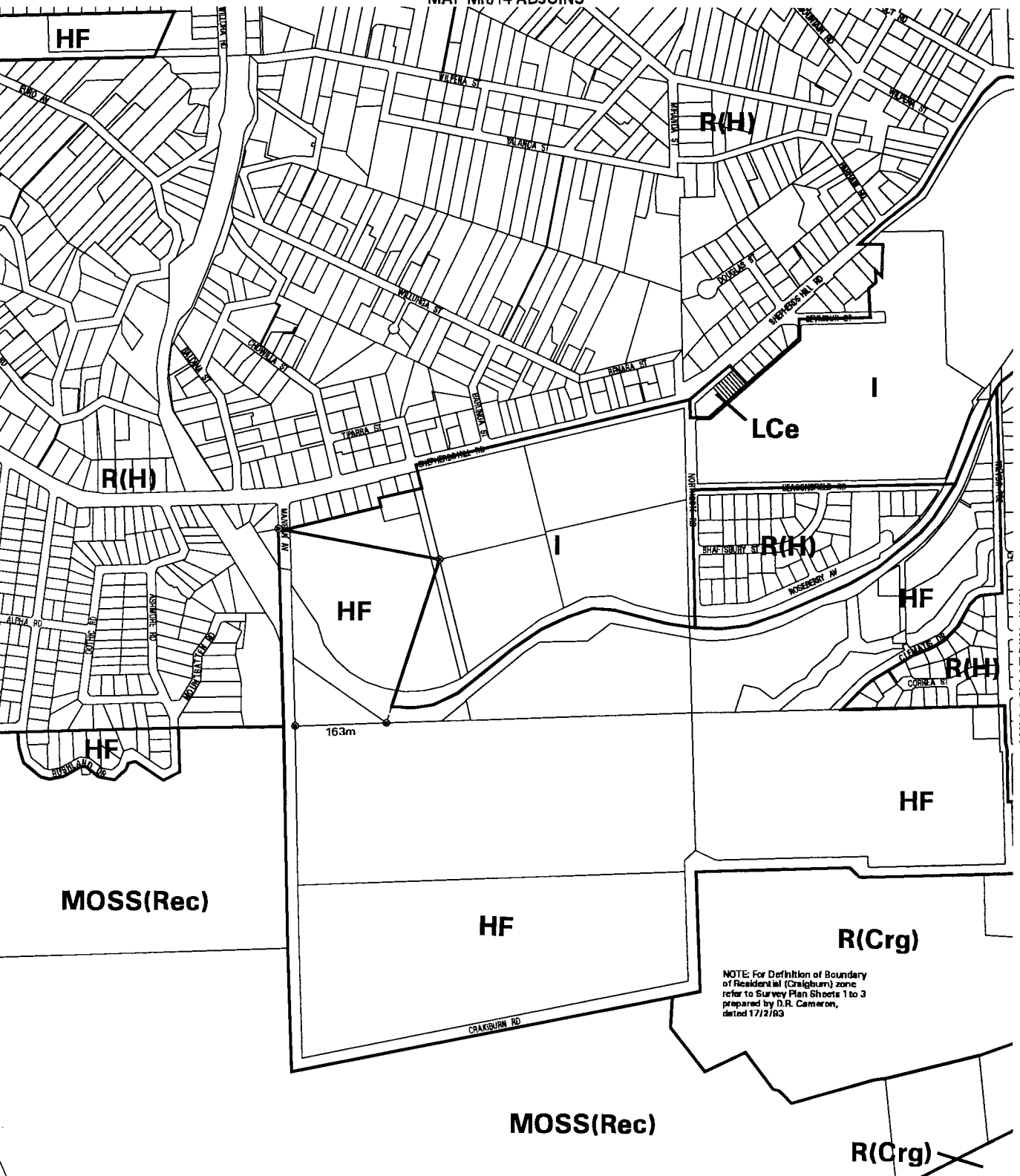
MAP Mit/14 ADJOINS

MAP Mit/13 ADJOINS

MAP Mit/18 ADJOINS

MAP Mit/20 ADJOINS

MAP Mit/22 ADJOINS

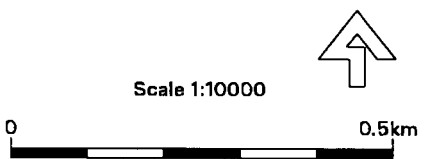


NOTE : For Policy Areas see MAP Mit/25 & 26

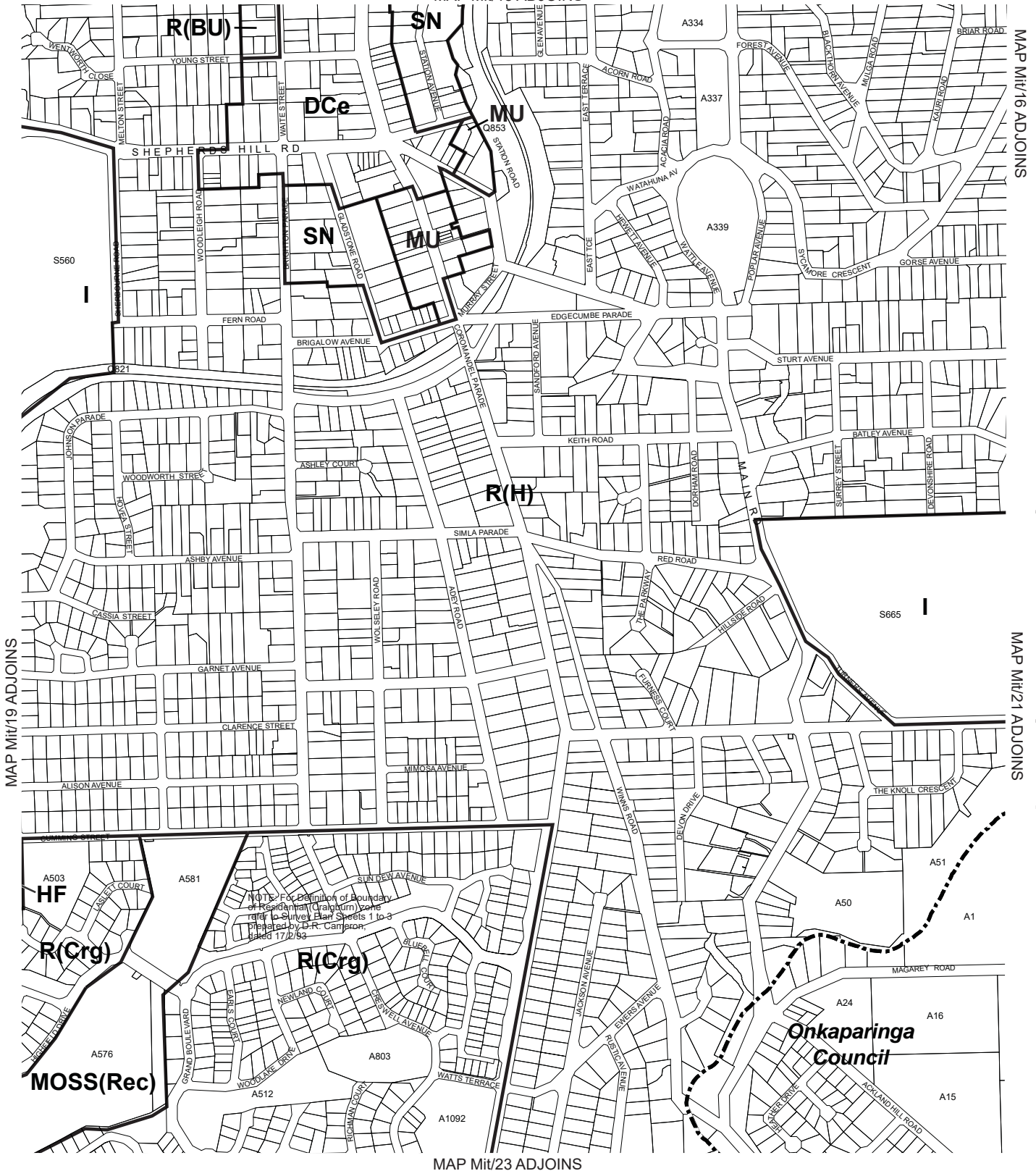
HF	Hills Face
I	Institutional
LCe	Local Centre
MOSS(Rec)	Metropolitan Open Space System (Recreation)
R(Crg)	Residential (Craigburn)
R(H)	Residential (Hills)

—	Zone Boundary
- - -	Development Plan Boundary

**MITCHAM (CITY)
ZONES
MAP Mit/19**



MAP Mit/15 ADJOINS



NOTE: For Definition of Boundary of Residential (Craigburn) zone refer to Survey Plan Sheets 1 to 3 prepared by B.R. Cameron, dated 17/2/83.

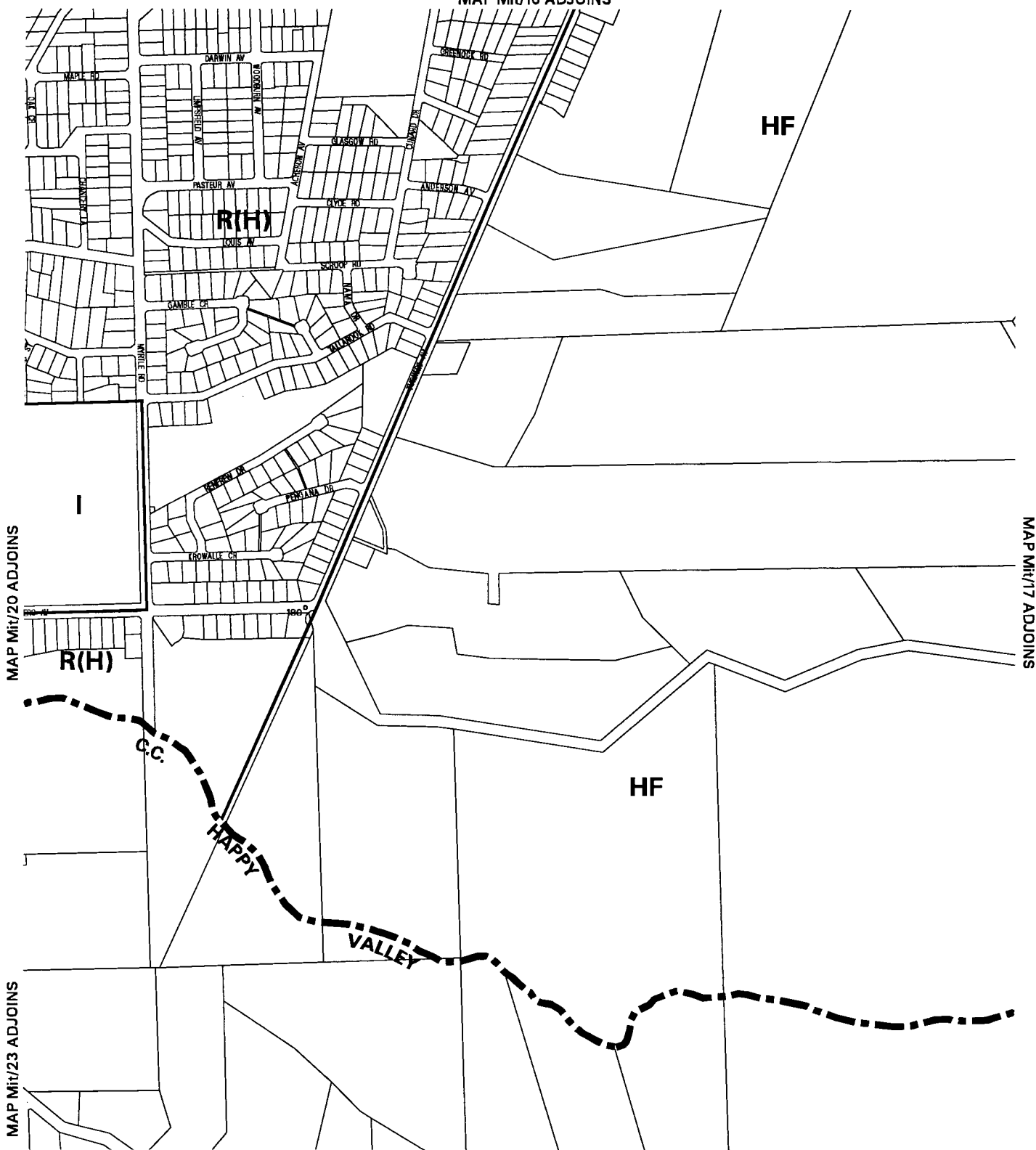
Scale 1:10000

0 500metres

**MITCHAM (CITY)
 ZONES
 MAP Mit/20**

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MAP Mit/16 ADJOINS



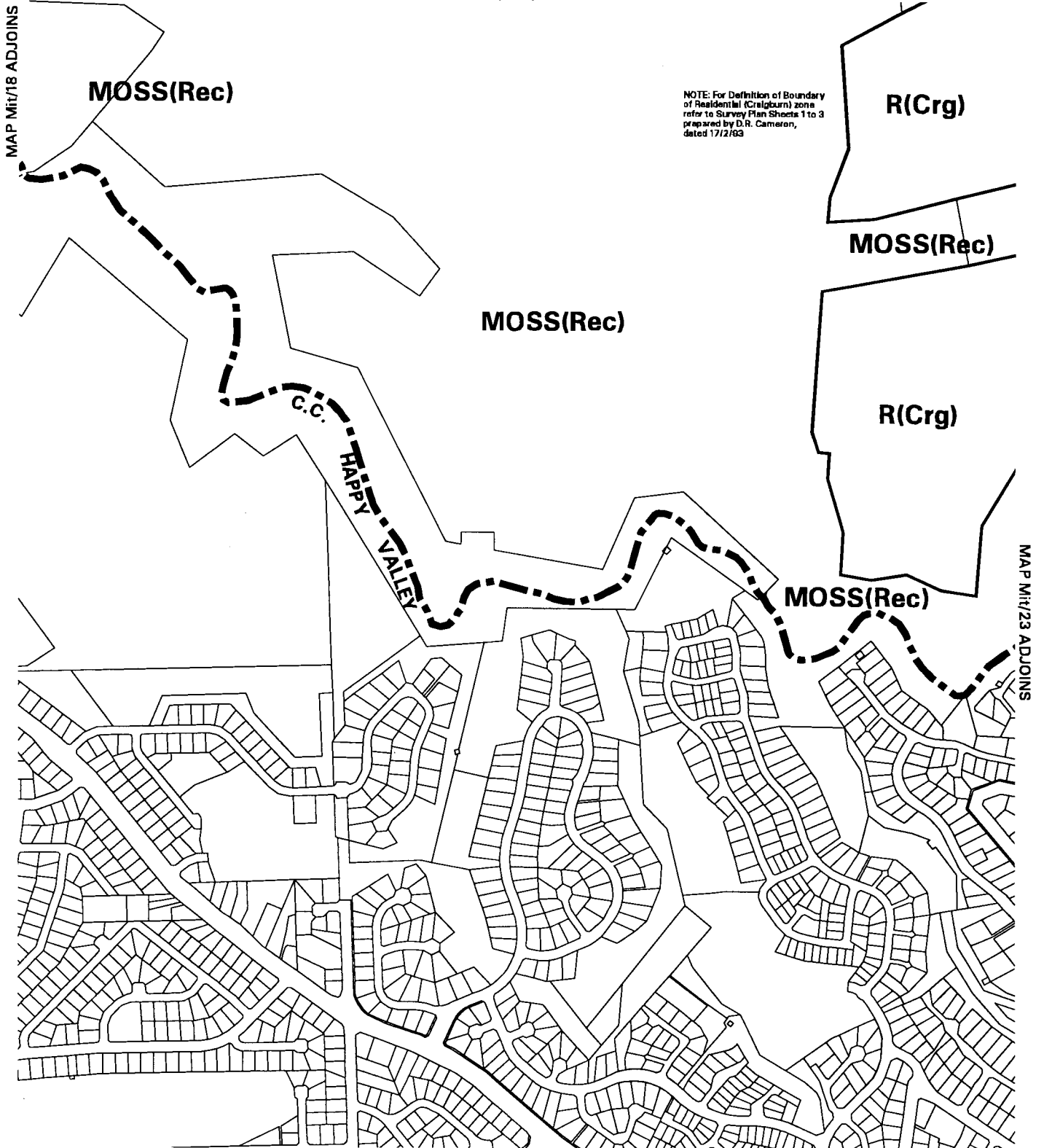
HF Hills Face
 I Institutional
 R(H) Residential (Hills)

— Zone Boundary
 - - - - - Development Plan Boundary

Scale 1:10000

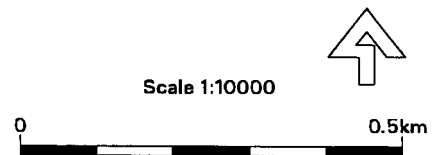


**MITCHAM (CITY)
 ZONES
 MAP Mit/21**



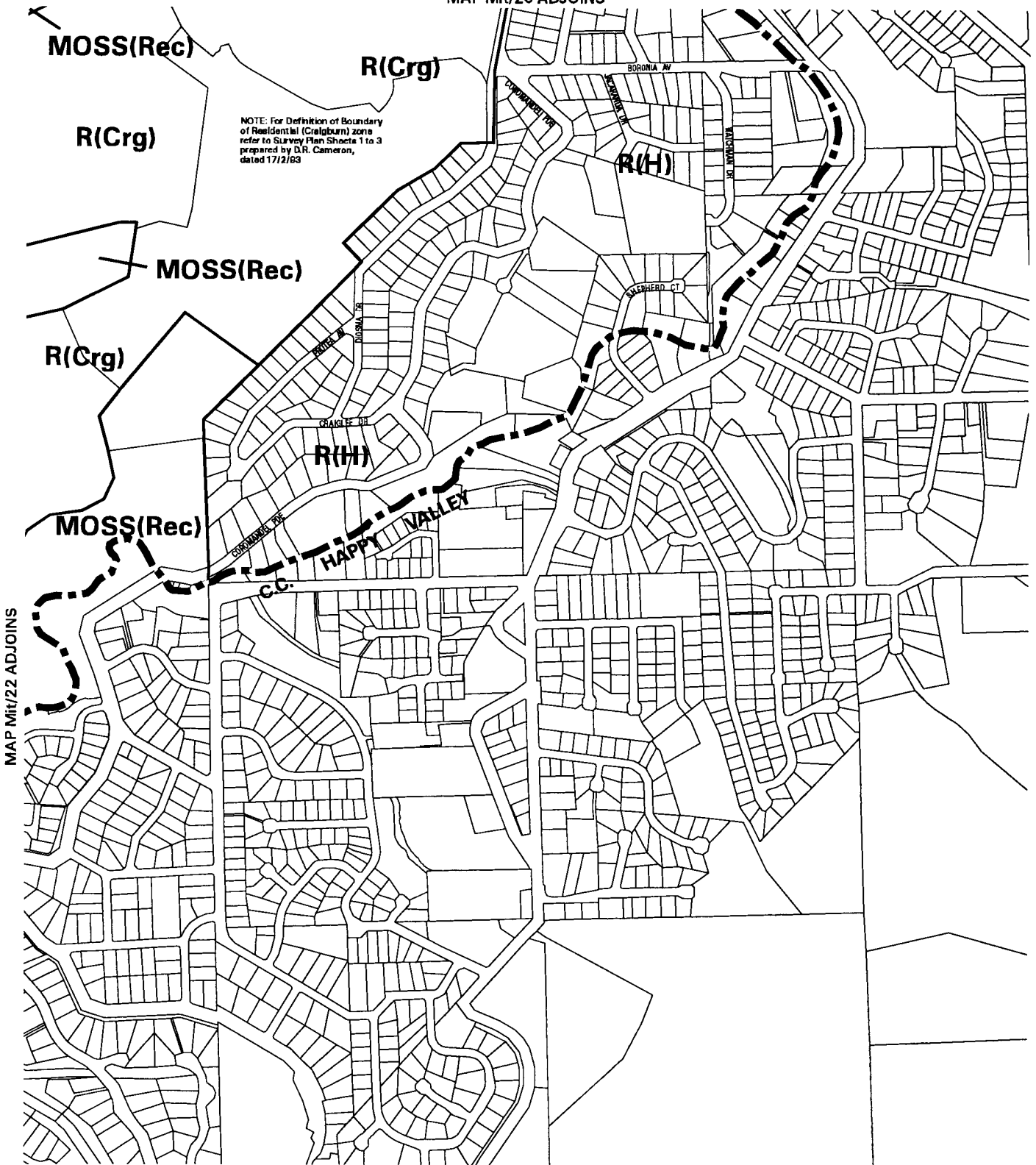
NOTE: For Definition of Boundary of Residential (Craigburn) zone refer to Survey Plan Sheets 1 to 3 prepared by D.R. Cameron, dated 17/2/83

NOTE : For Policy Areas see MAP Mit/25
MOSS(Rec) Metropolitan Open Space System (Recreation)
R(Crg) Residential (Craigburn)



**MITCHAM (CITY)
 ZONES
 MAP Mit/22**

— Zone Boundary
 - - - - - Development Plan Boundary



NOTE : For Policy Areas see Map Mit/26

- MOSS(Rec)** Metropolitan Open Space System (Recreation)
- R(Crg)** Residential (Craigburn)
- R(H)** Residential (Hills)

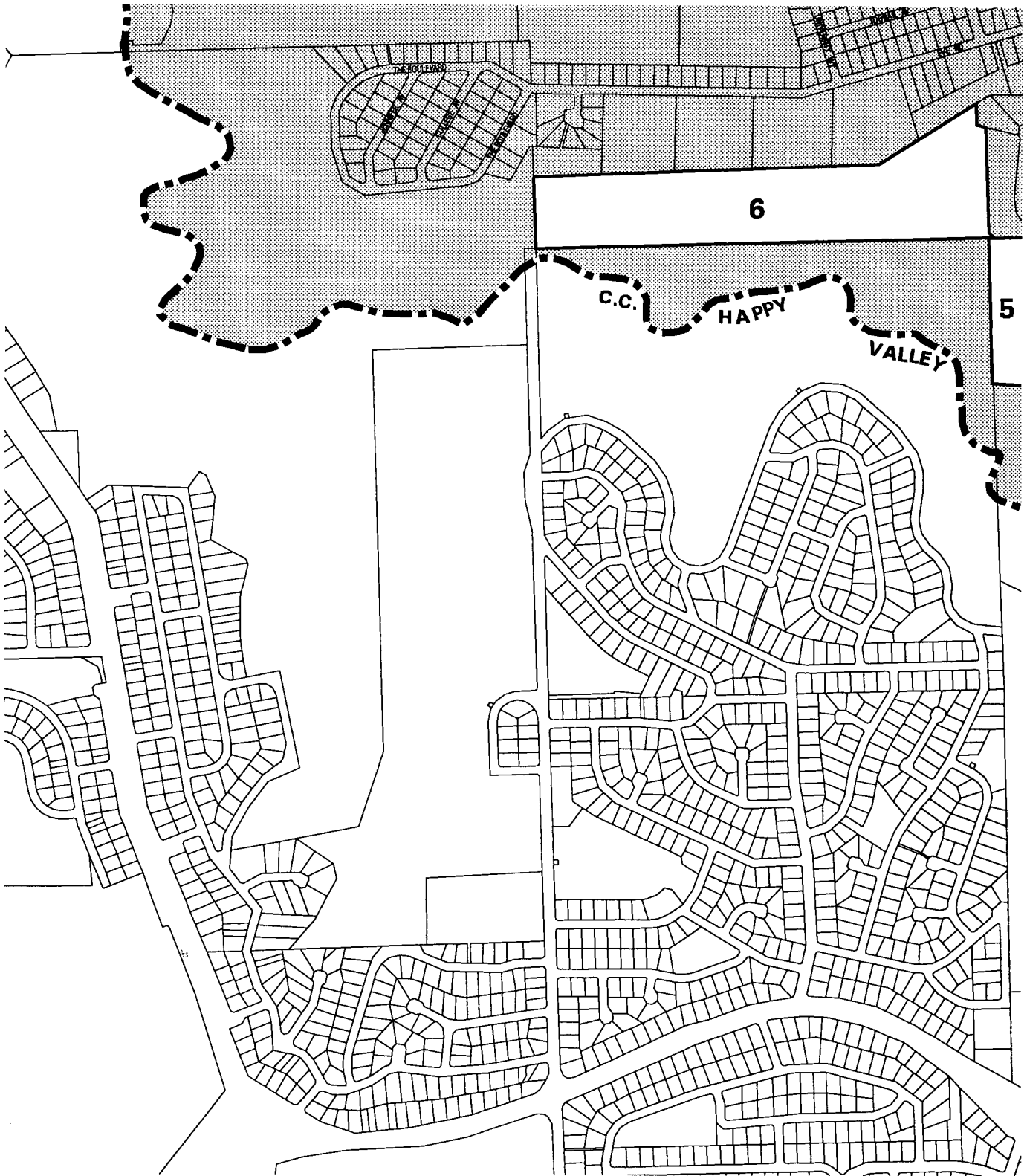


Scale 1:10000



- Zone Boundary
- - - -** Development Plan Boundary

MITCHAM (CITY) ZONES MAP Mit/23



MAP Mit/25 ADJOINS




5 Policy Area 5 - Open Space (Farming up to 2002)
 6 Policy Area 6 - Open Space for immediate addition to Sturt Gorge Recreation Park.

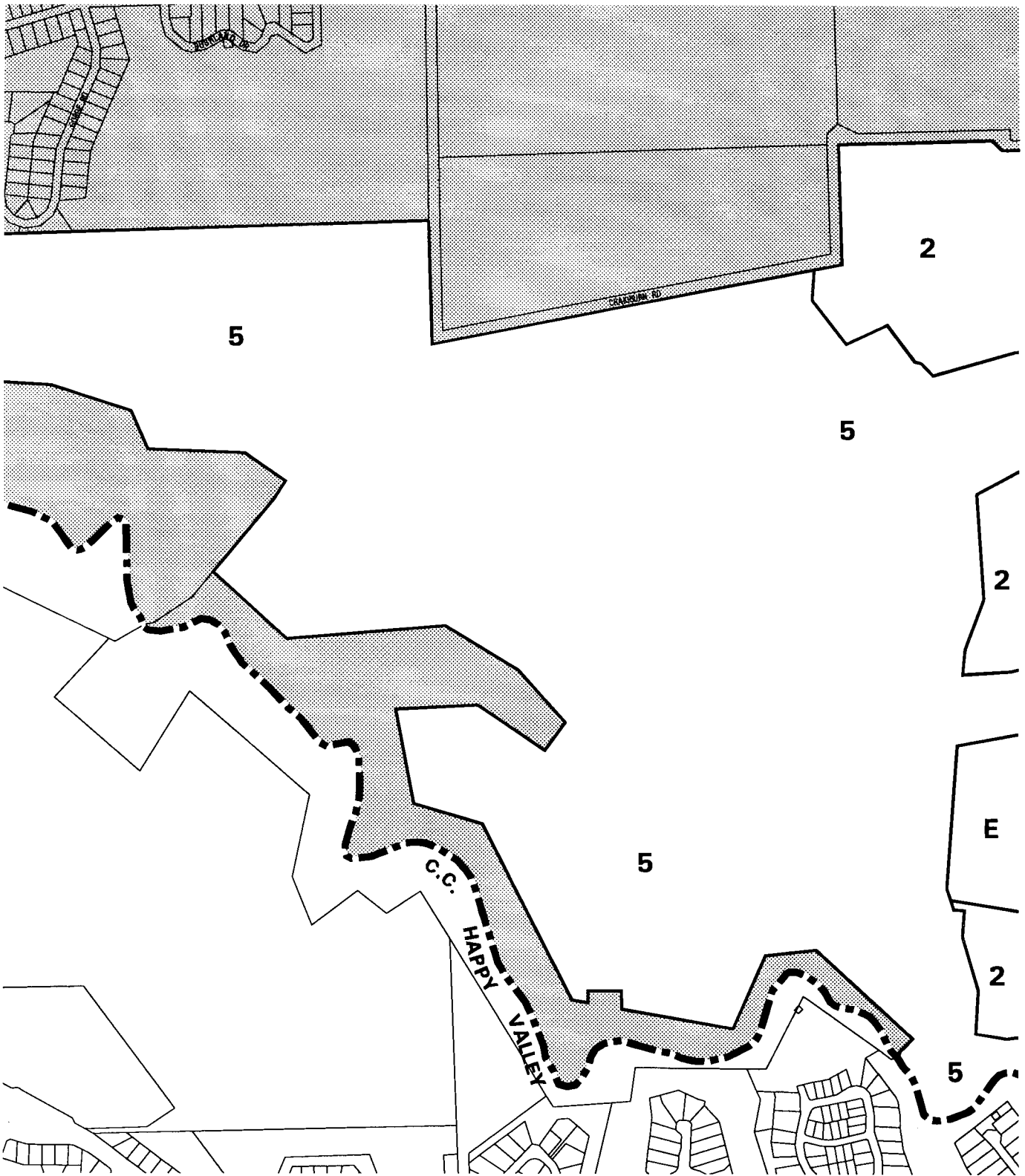


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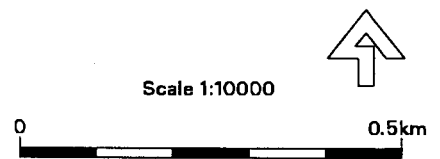


MITCHAM (CITY) POLICY AREAS MAP Mit/24




-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy

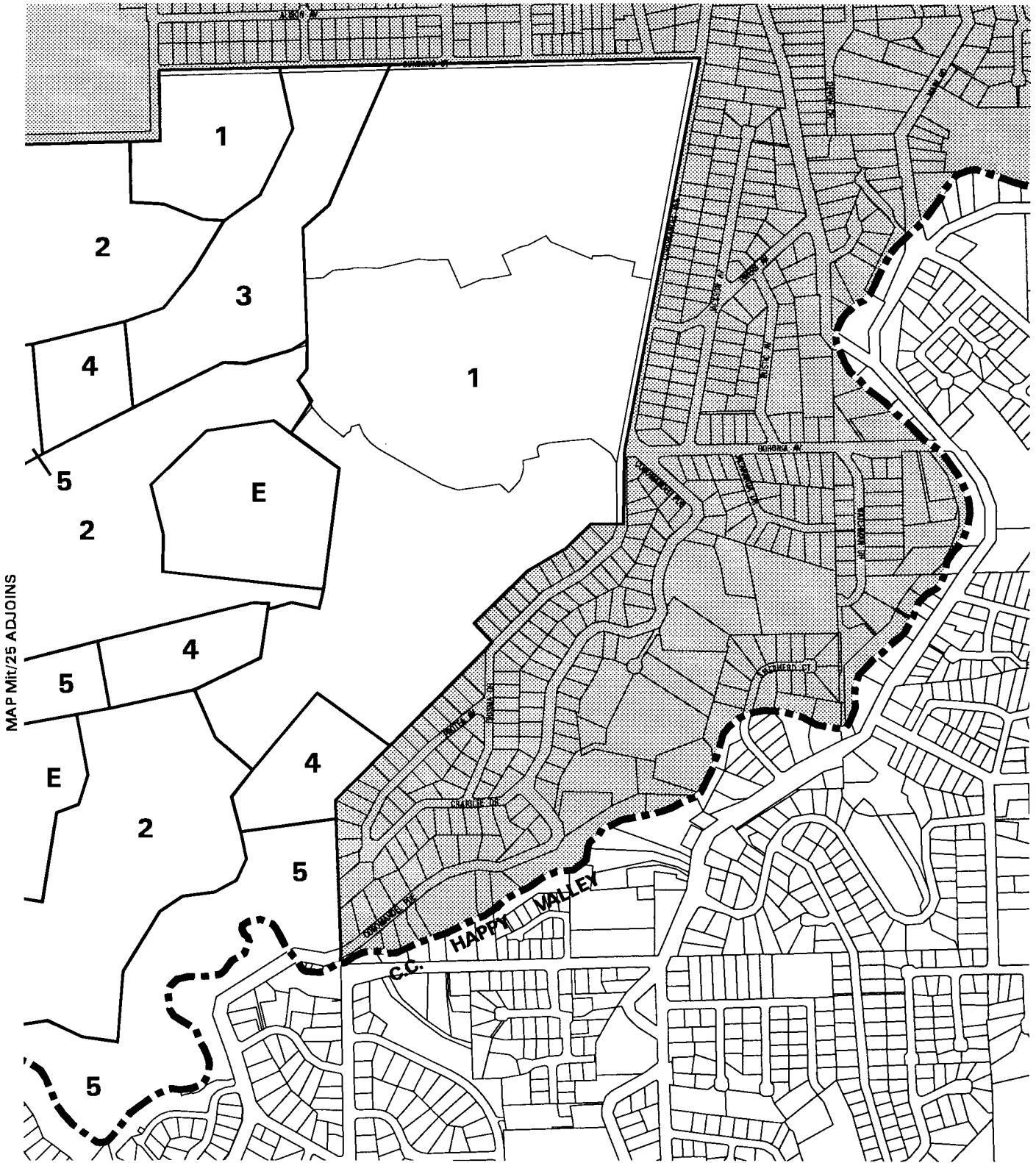


- 2 Policy Area 2 - Residential Deferred (until 30/6/99)
- 5 Policy Area 5 - Open Space (Farming up to 2002)
- E Policy Area E - Minda Core Activity Enclave

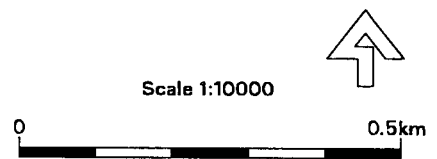


MITCHAM (CITY) POLICY AREAS MAP Mit/25

-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy

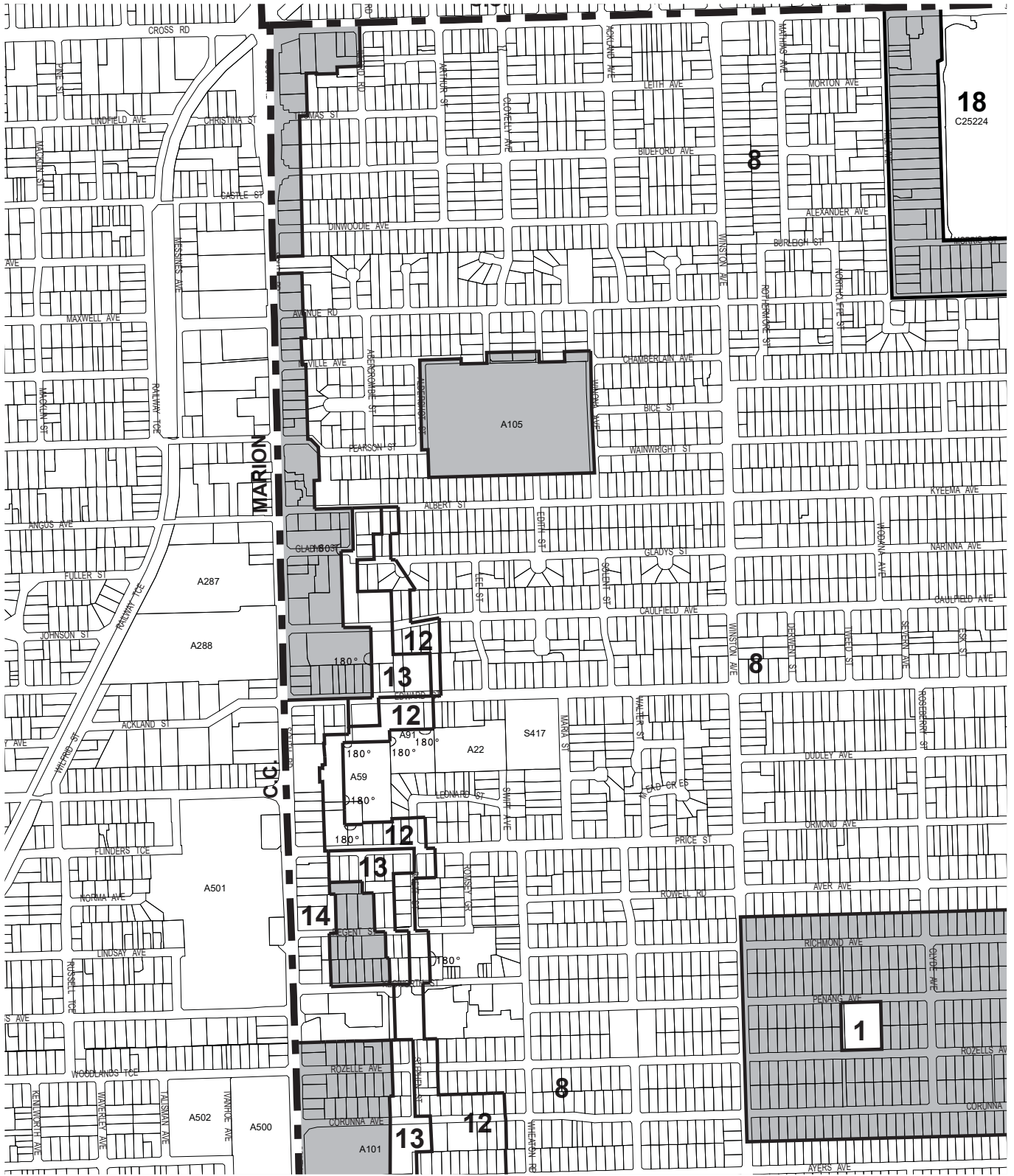


- 1 Policy Area 1 - Residential
- 2 Policy Area 2 - Residential Deferred (until 30/6/99)
- 3 Policy Area 3 - Open Space (Recreation)
- 4 Policy Area 4 - Open Space (Farming until Area 2 developed)
- 5 Policy Area 5 - Open Space (Farming up to 2002)
- E Policy Area E - Minda Core Activity Enclave



MITCHAM (CITY) POLICY AREAS MAP Mit/26

- Policy Area Boundary
- Development Plan Boundary
- Area not covered by Policy



MAP Mit/30 ADJOINS

MAP Mit/28 ADJOINS

MAP Mit/31 ADJOINS

- 1** Major Public Parks
- 8** Residential (Central Plains) Policy Area 8
- 12** Residential (Central Plains) Policy Area 12
- 13** Industry/Commerce Interface Policy Area 13
- 14** District Centre Fringe Policy Area 14
- 18** Education Policy Area 18



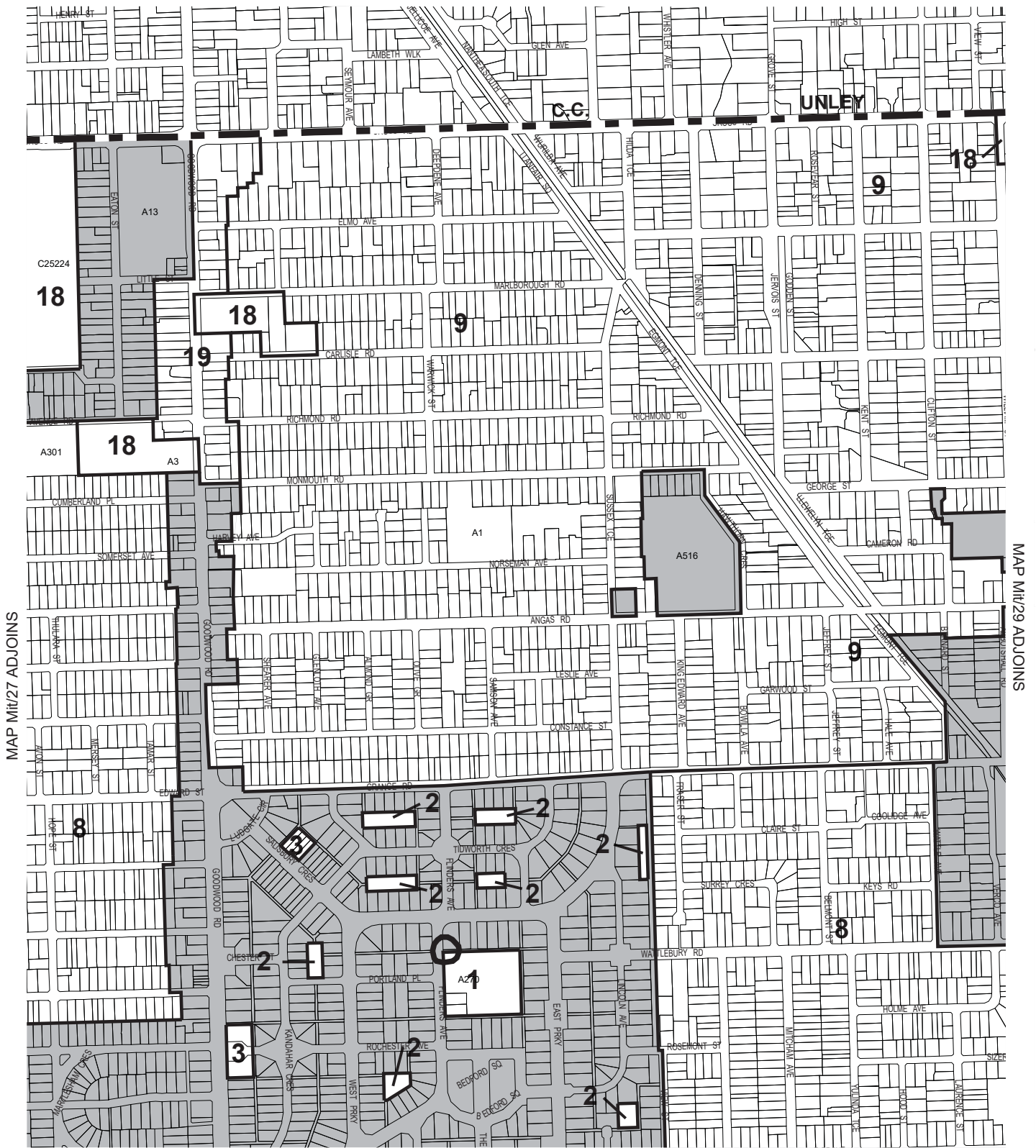
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- Policy Area Boundary
- Development Plan Boundary
- Area not covered by Policy





MITCHAM (CITY) POLICY AREAS MAP Mit/27

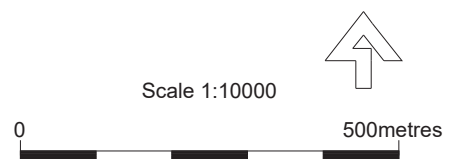
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MAP Mit/31 ADJOINS

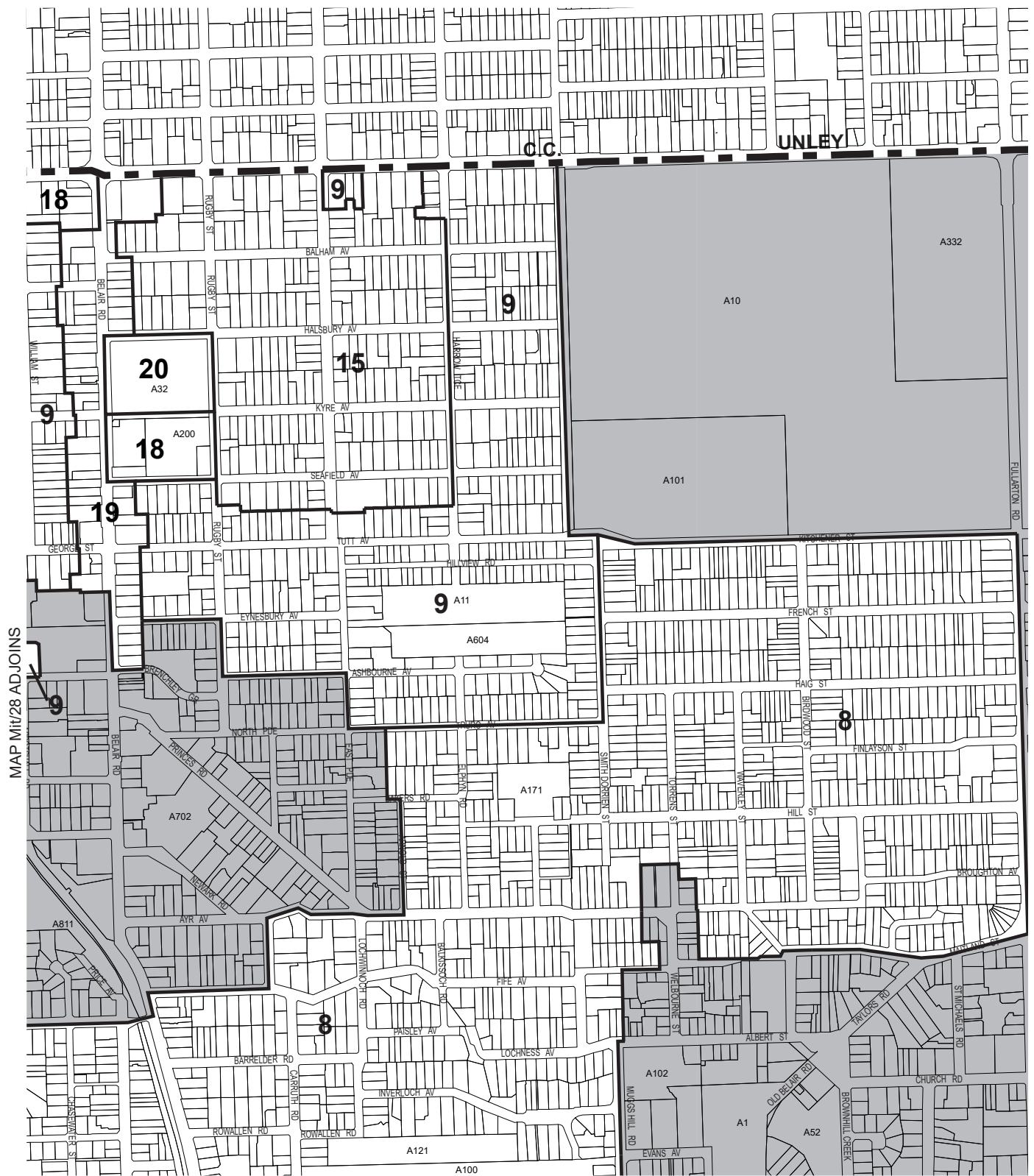
- 1 Major Public Parks
- 2 Internal Reserves
- 3 Local Shopping Precincts
- 8 Residential (Central Plains) Policy Area 8
- 9 Residential (Central Plains) Policy Area 9
- 18 Education Policy Area 18
- 19 Transit Living Policy Area 19

-  Area Containing Significant Eucalypt Trees
-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy






MITCHAM (CITY) POLICY AREAS MAP Mit/28

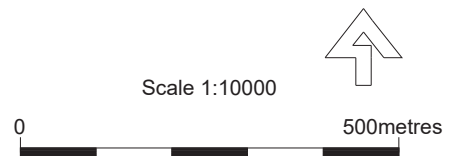
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Policy Areas Within Residential (Central Plains) Zone

- 15 Residential (Central Plains) Policy Area 15 - Historic (Conservation)
- 18 Education Policy Area 18
- 19 Transit Living Policy Area 19
- 20 Recreation Policy Area 20
- 8 Residential (Central Plains) Policy Area 8
- 9 Residential (Central Plains) Policy Area 9

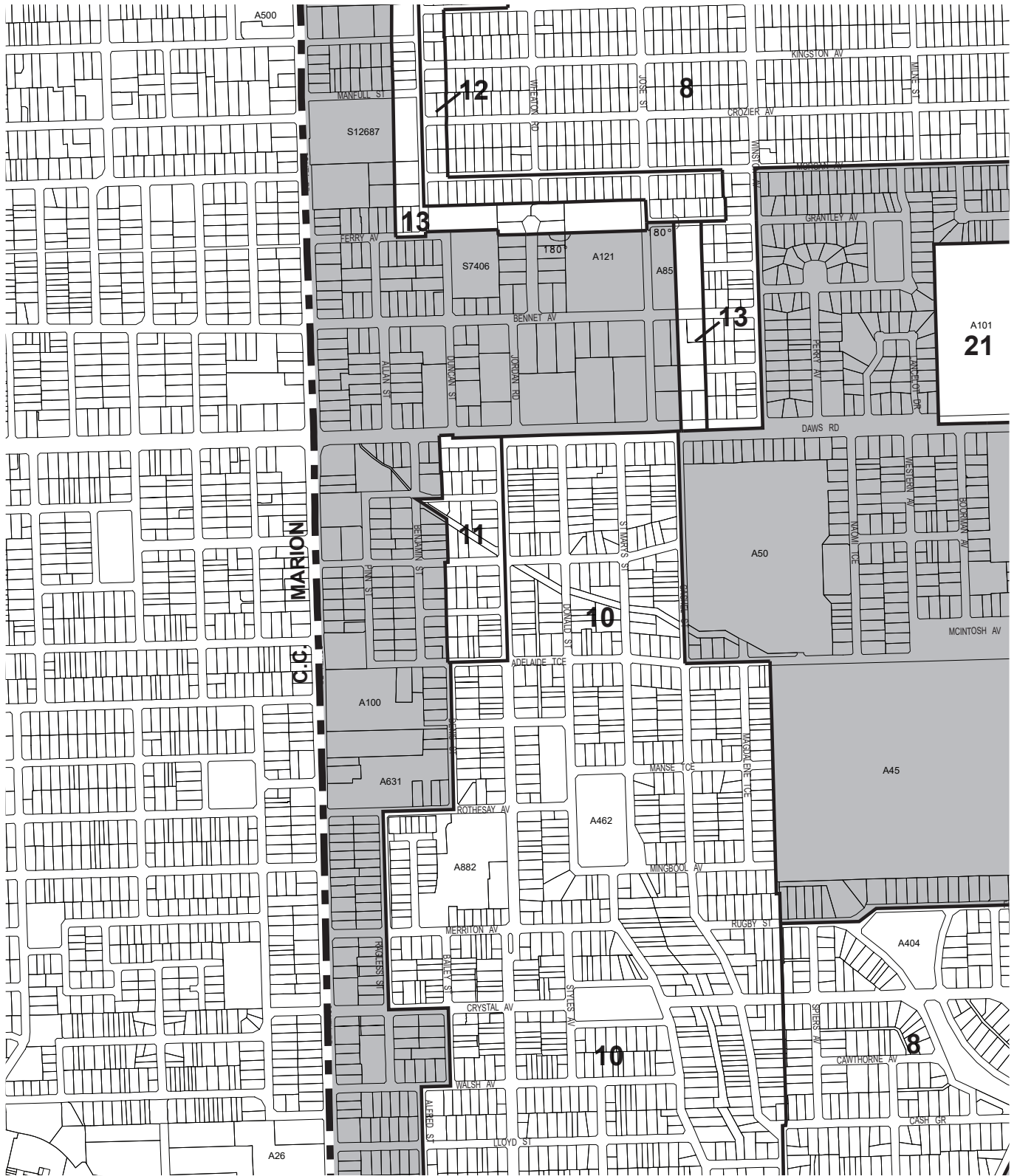
-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy



**MITCHAM (CITY)
POLICY AREAS
MAP Mit/29**

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MAP Mit/27 ADJOINS



MAP Mit/31 ADJOINS

MAP Mit/34 ADJOINS

MAP Mit/33 ADJOINS




- 10 Residential (Central Plains) Policy Area 10
- 11 Residential (Central Plains) Policy Area 11
- 12 Residential (Central Plains) Policy Area 12
- 13 Industry/Commerce Interface Policy Area 13
- 21 Repatriation General Hospital Policy Area 21
- 8 Residential (Central Plains) Policy Area 8



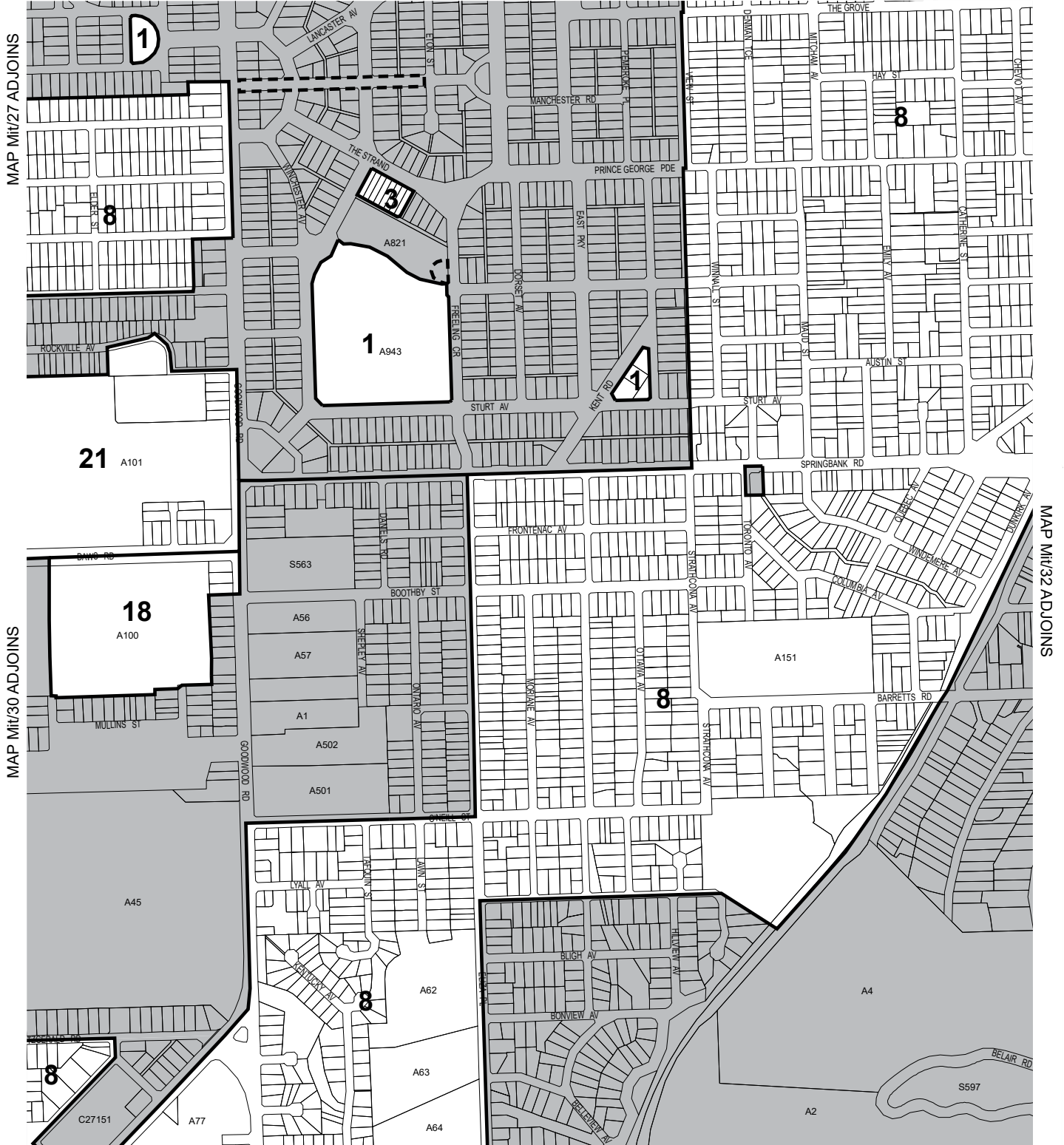
Scale 1:10000



MITCHAM (CITY) POLICY AREAS MAP Mit/30

-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy

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- 1 Major Public Parks
- 18 Education Policy Area 18
- 21 Repatriation General Hospital Policy Area 21
- 3 Local Shopping Precincts
- 8 Residential (Central Plains) Policy Area 8

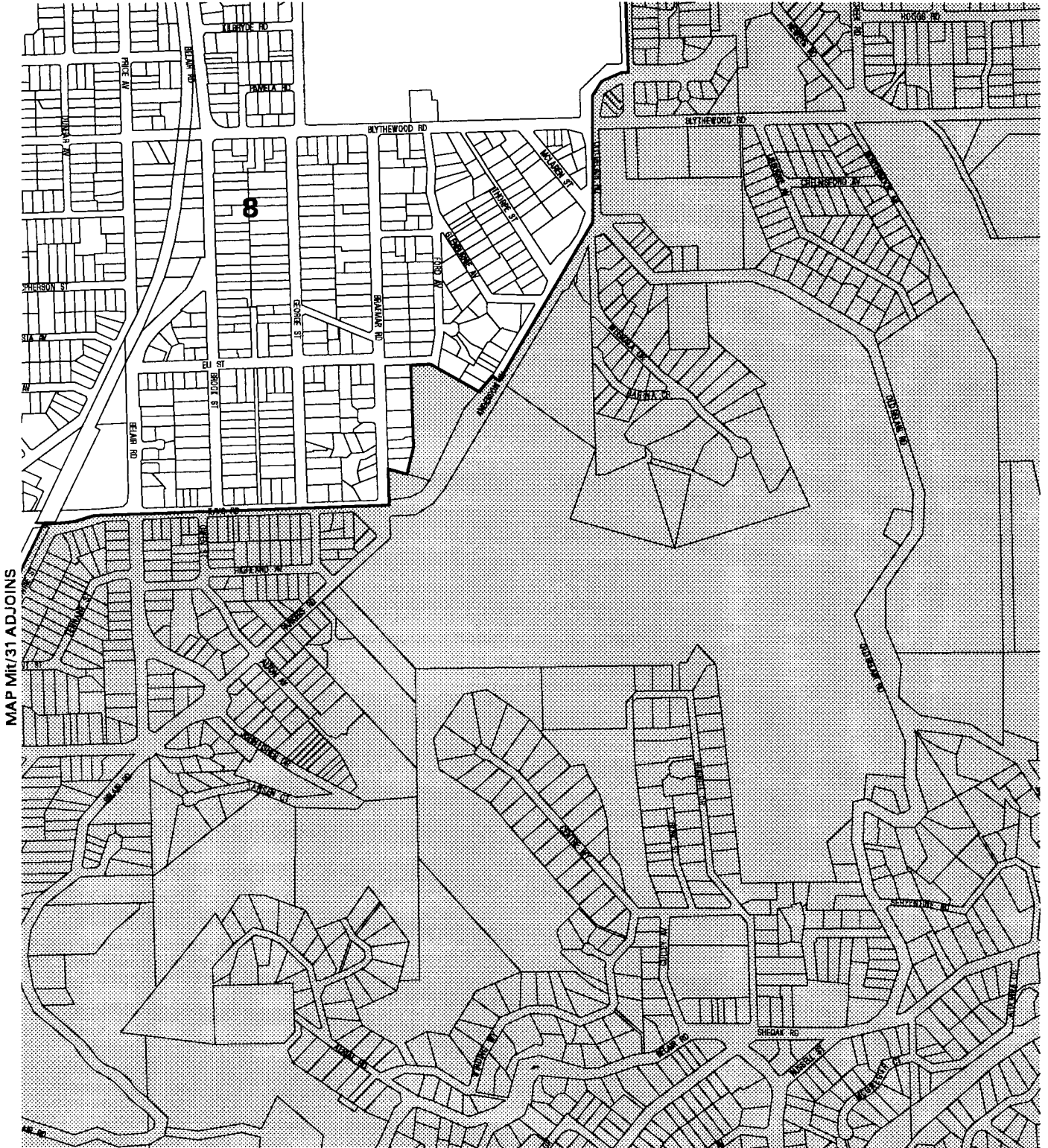
- Area Containing Significant Eucalypt Trees
- Policy Area Boundary
- · — · — Development Plan Boundary
- Area not covered by Policy

Scale 1:10000






MITCHAM (CITY) POLICY AREAS MAP Mit/31

Consolidated - 27 August 2020



MAP Mit/31 ADJOINS

Policy Areas Within Residential (Central Plains) Zone
8 Residential (Central Plains) Policy Area 8

-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy

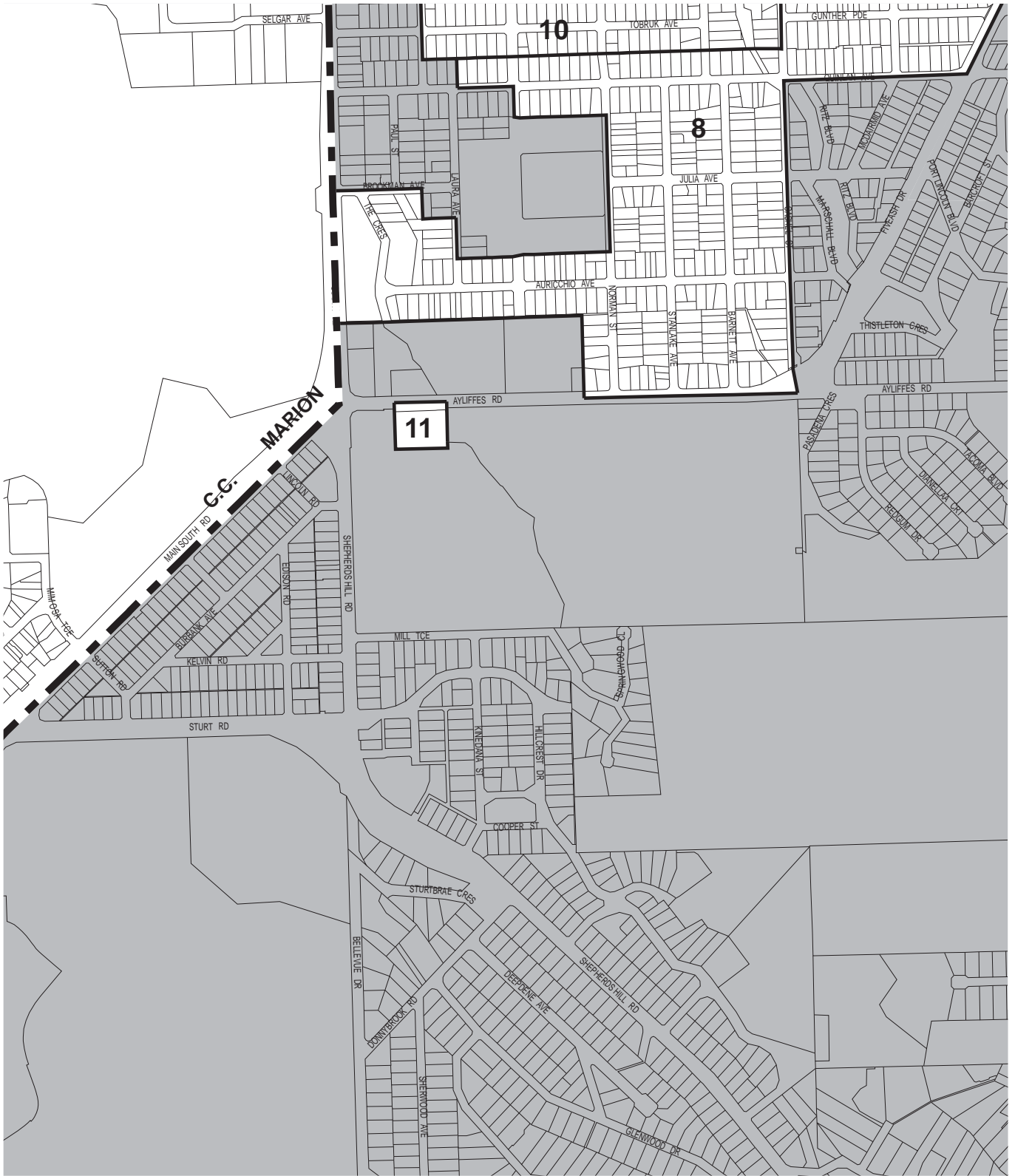


Scale 1:10000






MITCHAM (CITY)
POLICY AREAS
MAP Mit/32

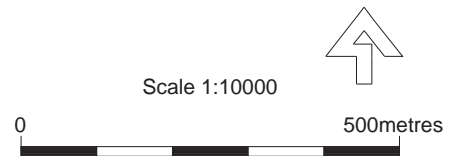
MAP Mit/30 ADJOINS



Policy Areas Within Residential (Central Plains) Zone

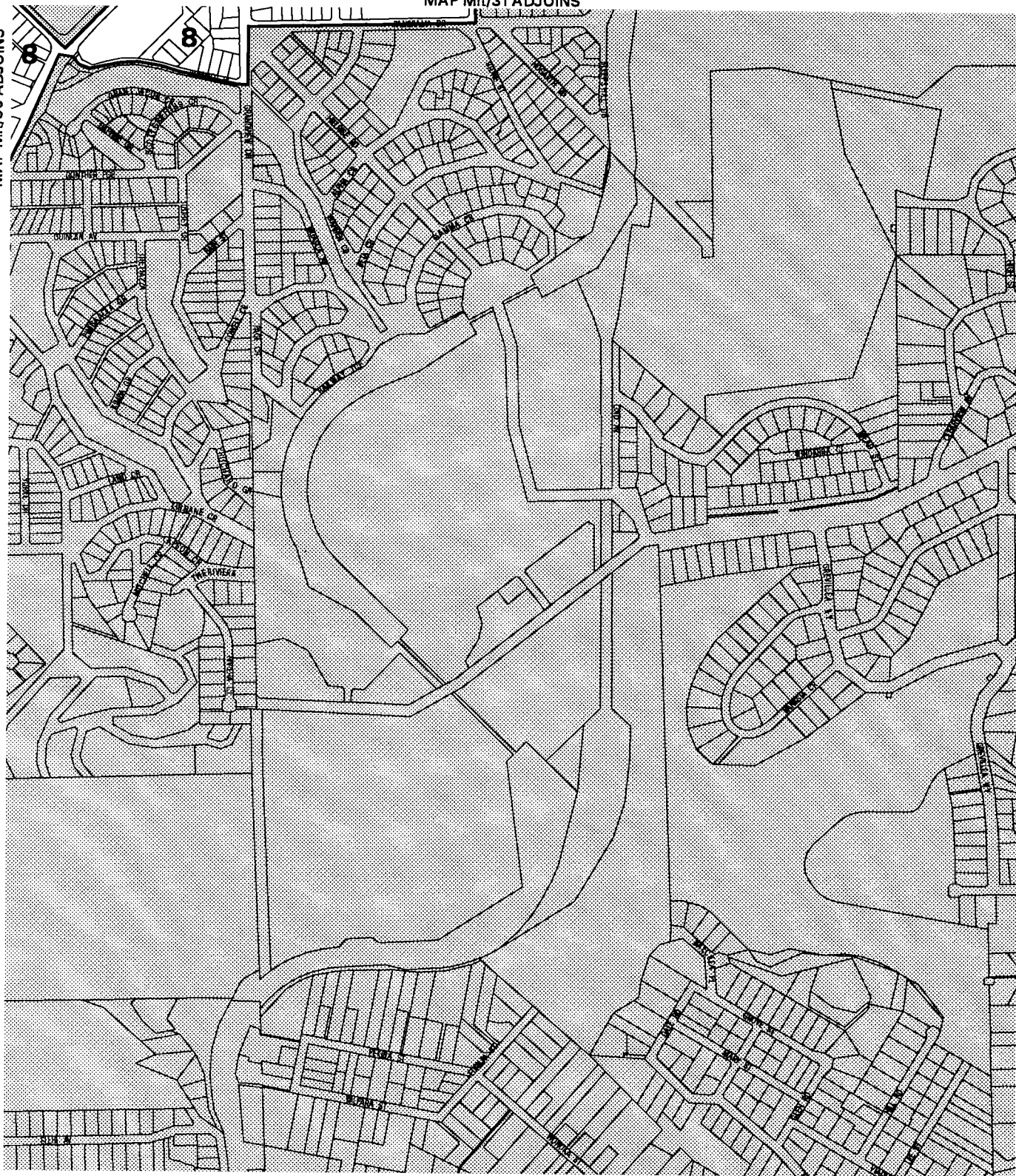
- 10 Residential (Central Plains) Policy Area 10
- 11 Residential (Central Plains) Policy Area 11
- 8 Residential (Central Plains) Policy Area 8

-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy



**MITCHAM (CITY)
POLICY AREAS
MAP Mit/33**

Consolidated - 27 August 2020






Policy Areas Within Residential (Central Plains) Zone
 8 Residential (Central Plains) Policy Area 8

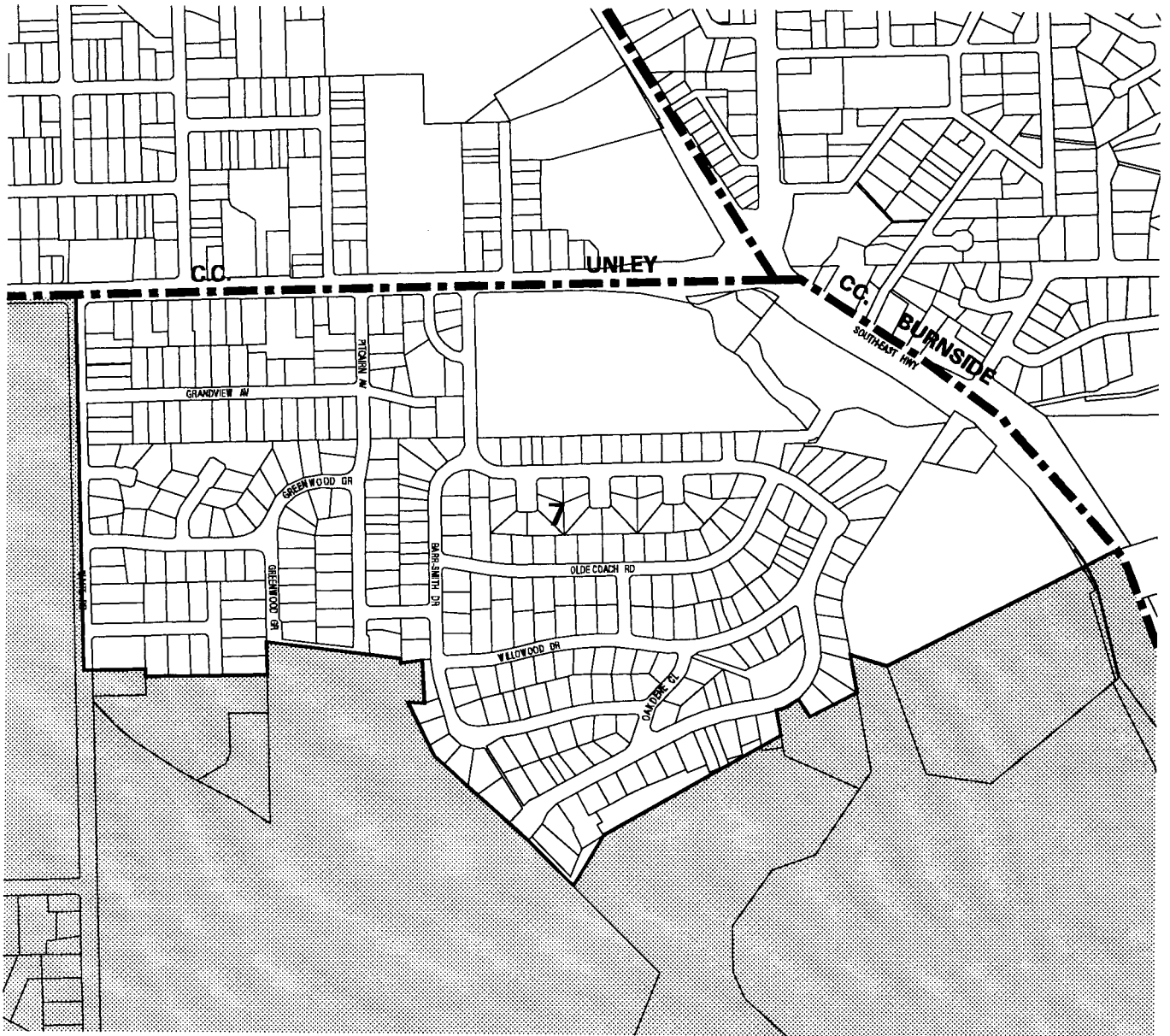


Scale 1:10000



**MITCHAM (CITY)
 POLICY AREAS
 MAP Mit/34**

-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy






Policy Areas Within Residential (East Plains) Zone
7 Residential (East Plains) Policy Area 7

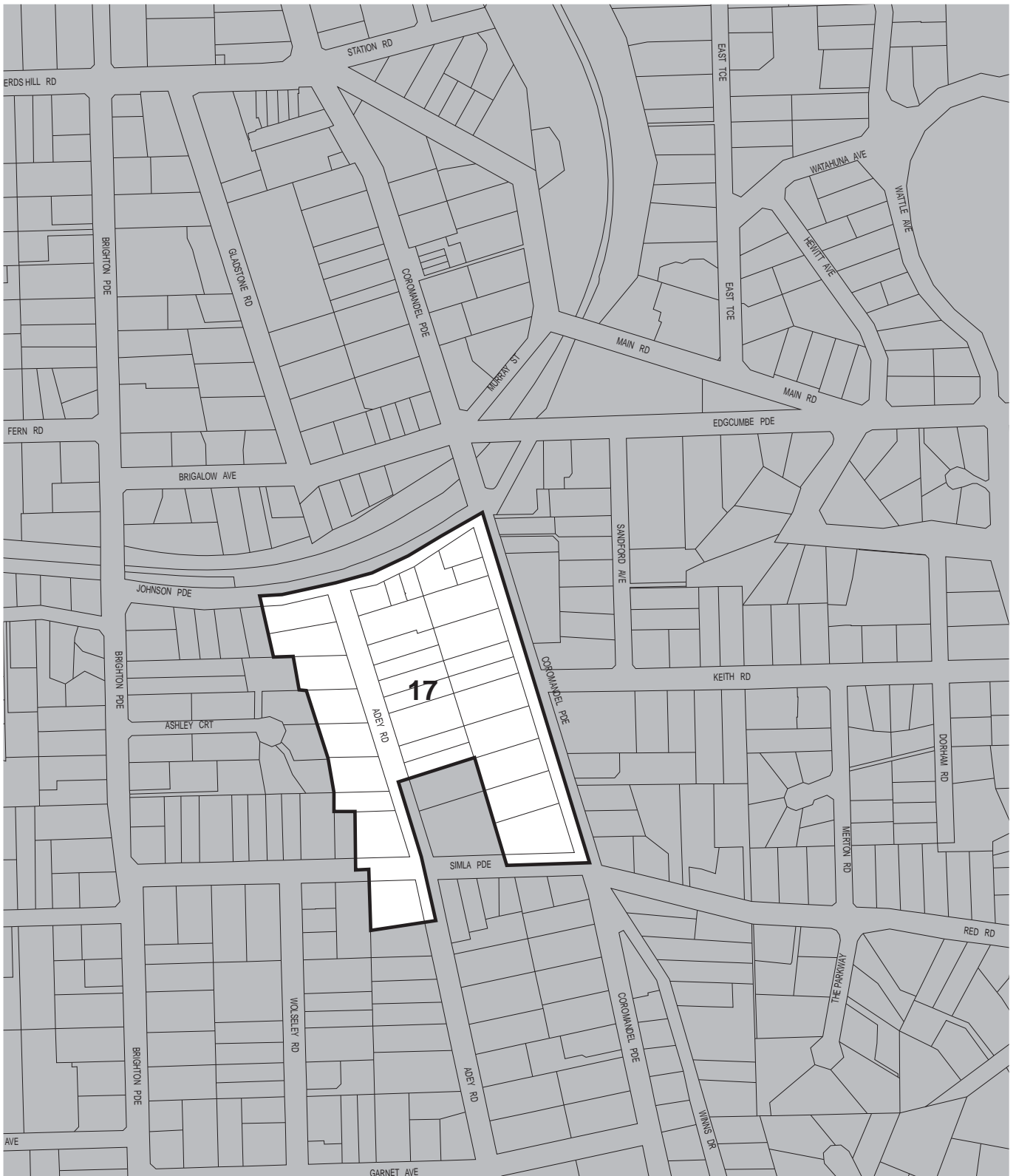


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MITCHAM (CITY)
POLICY AREAS
MAP Mit/35



-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy



Scale 1:5000

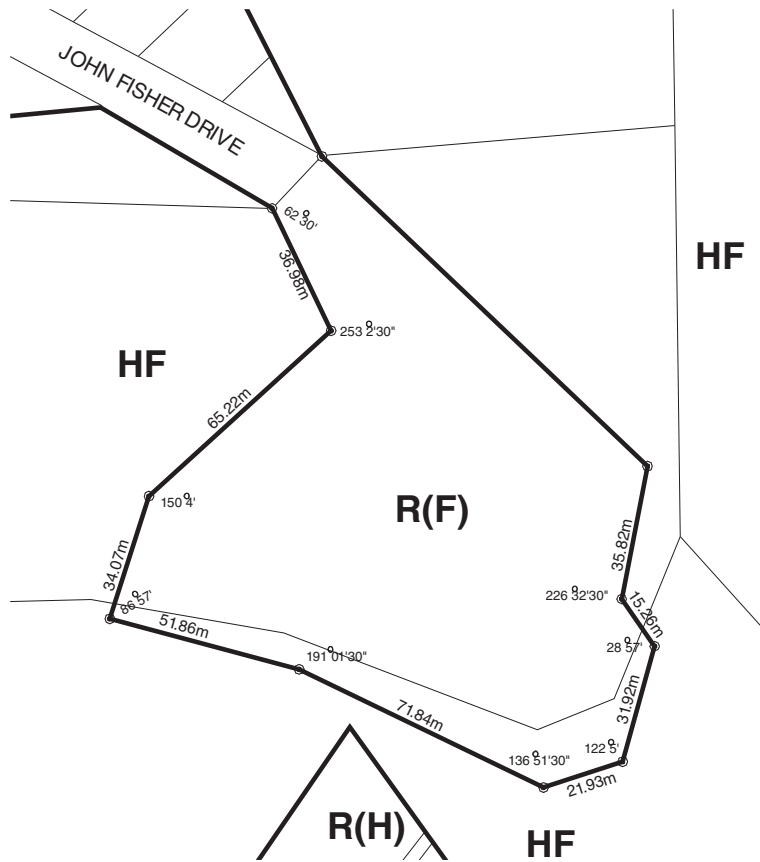


17 Adey Road Historic (Conservation) Policy Area 17

-  Policy Area Boundary
-  Area not covered by Policy

MITCHAM COUNCIL POLICY AREAS MAP Mit/36

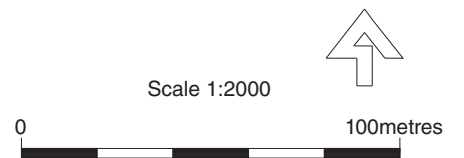
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ENLARGEMENT A

HF Hills Face
 R(F) Residential (Foothills)
 R(H) Residential (Hills)

— Zone Boundary
 - - - Development Plan Boundary



MITCHAM (CITY) ENLARGEMENT MAP Mit/37