



Development Act 1993

*Draft Development Plan Amendment
January 2002*

CITY OF PLAYFORD

Heritage Plan Amendment Report

*Development Plan Amendment Report by the
City of Playford*

**For: *Interim Operation
Agency Consultation
Public Consultation***

DRAFT



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Explanatory Statement

1 INTRODUCTION

The City of Playford (the "Council") has reviewed its Development Plan to determine whether there are appropriate policies in place to ensure the protection and management of the many heritage assets in the Council area.

For Council, it is a goal to make a positive commitment to the concept of heritage conservation and development within its boundaries. In doing so, the City of Playford is seeking to recognise the need of the general community for some sense of place and connection with the early development of the area in which they live. As a consequence of this investigation Council will be reinforcing the objectives of the State Planning Strategy which includes a commitment to the retention and care of places of heritage significance within South Australia.

The long-term management of heritage presents the need to incorporate heritage policies that introduce legal controls over heritage places and areas. The approach being sought focuses on setting a framework for Council and community involvement in the recognition of the value of heritage within the City of Playford.

It is appropriate that this investigation and Plan Amendment be undertaken separately from other investigations and Plan Amendment Reports (PARs) as there are additional legislative procedures which must be followed when dealing with proposed heritage places and areas.

The former Elizabeth and Munno Para Councils each commissioned a Heritage Survey which were completed in 1996 and 1997 respectively. The Heritage Surveys assess and list individual buildings, areas of natural heritage importance, as well as recommending the creation of one Historic (Conservation) Zone in the former City of Elizabeth.

The Council now seeks to give effect to the Heritage Surveys by undertaking a Heritage Plan Amendment Report (Heritage PAR) that will implement the recommendations of the Surveys (or varied where appropriate). The focus of this proposed Plan Amendment is built heritage, although a number of individual public open space areas are affected by this PAR.

2 PROPOSED POLICY CHANGES

Given the time elapsed since the completion of the two Heritage Surveys, the Council has sought independent specialist advice from McDougall and Vines, Conservation and Heritage Consultants to review the recommendations. The recommendations arising from the Heritage Review form the basis for preparing this amendment to the Development Plan.

The primary purpose of the Plan Amendment Report is to identify heritage places in the Development Plan and introduce policies to assist in the assessment of development which affects places of State or Local Heritage significance. The amendment to the Development Plan implements the recommendations of the Heritage Surveys as revised by McDougall and Vines, by:

- (a) reviewing existing Metropolitan, Mount Lofty Ranges and Council-wide policies to identify outdated, duplicated or conflicting policies and amend as appropriate;
- (b) embellishing existing zone provisions and/or incorporating new objectives and principles as appropriate to identify and protect those areas with a distinctive character;
- (c) amending the Development Plan by introducing a list of places of local heritage significance and listing existing State Heritage Places identified under the Heritage Act;
- (d) introducing public notification categories with particular regard to minor development affecting Heritage Places demolition, land division affecting Heritage Places and additions and extensions to Heritage Places;
- (e) exemption of development affecting Heritage Places from a complying classification in the:

Commercial (Virginia)

Recreation

Country Township (Angle Vale)	Regional Centre
Country Township (One Tree Hill)	Residential
Flood Plain (Virginia)	Residential (Munno Para)
General Industry	Residential (Virginia)
Hills Face	Residential 1
Horticulture	Residential 2
Institutional	Rural
Local Commercial	Town Centre (One Tree Hill)
MOSS Recreation	Town Centre (Smithfield)
Mount Lofty Ranges Rural	Watershed

Zones (ie, those zones that list complying forms of development and which also contain heritage places).

The policy amendments described above are in accord with the Statement of Intent (August 2001) approved by the Minister for Transport and Urban Development.

3 PROFESSIONAL ADVICE

In the course of preparing this Plan Amendment Report Council has been advised by Peter Jensen and Julie Lewis of Jensen Planning & Design under direction from Claudelle Martin, Council's Policy Planner, who are persons holding the prescribed qualifications pursuant to Section 26(1) of the Development Act 1993 and Regulation 86(5).

The Council has resolved that this draft amendment is in a form which is suitable for interim operation, government agency consultation and public exhibition.

.....
Mayor
City of Playford

.....
Chief Executive Officer
City of Playford

Note: This Explanatory Statement does not form part of the Plan Amendment.



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Statement of Investigations

1 INTRODUCTION

1.1 Study Background

The City of Playford Development Plan currently includes a number of provisions which are intended to assist in the preservation and enhancement of the City of Playford's cultural heritage. However the Plan does not currently include a list of Heritage Places or identify heritage areas and therefore the existing policies do not provide a clear indication of the buildings, places and structures which require conservation.

In 1996 and 1997 the Elizabeth and Munno Para Councils each engaged heritage consultants to review the cultural assets of the two areas with a view to providing an authoritative designation and valuation of its heritage resources for the purposes of conservation, planning and assessment. The principal aims of the surveys were to:

- (a) make recommendations for the entry of places in the State Heritage Register and for the declaration of State Heritage Areas;
- (b) identify areas which could be declared Historic Conservation Zones or Policy Areas for inclusion in the Development Plan;
- (c) provide a local heritage register of land, buildings and structures for inclusion in the Development Plan.

This Statement of Investigations specifically relates to the last two of the above points although it is also intended to list all the Council area's State Heritage Places in the Development Plan which have been identified and registered under the Heritage Act.

1.2 Area Affected

The area affected by the proposed Plan Amendment includes all land containing a State or Local Heritage Place (refer following sections 2.1 and 2.2 respectively). State and/or Local Heritage Places are located in the following (existing) zones:

Commercial (Virginia)	Recreation
Country Township (Angle Vale)	Regional Centre
Country Township (One Tree Hill)	Residential
Flood Plain (Virginia)	Residential (Munno Para)
General Industry	Residential (Virginia)
Hills Face	Residential 1
Horticulture	Residential 2
Institutional	Rural
Local Commercial	Town Centre (One Tree Hill)
MOSS Recreation	Town Centre (Smithfield)
Mount Lofty Ranges Rural	Watershed

Allotments adjoining/adjacent a State or Local Heritage Place are also affected as there are proposed amendments to the Council wide section of the Development Plan to ensure such development complements adjoining heritage places and does not detract from the heritage significance of places.

2 IDENTIFICATION OF HERITAGE PLACES

2.1 State Heritage Places

The Munno Para Heritage Survey recommended a number of places for entry in the State Heritage Register. These are:

- (a) Smithfield Magazine Area, Andrews Road and Curtis Road, McDonald Park (Survey Ref. MCD:001);
- (b) House, Stables/Barn, Shearing Shed and Sheep Dip (former "Yattalunga" Outbuildings) Medlow Road, Uleybury (Survey Ref. ULE:002);
- (c) House and Outbuildings "Yattalunga", Gawler-One Tree Hill Road, Yattalunga (Survey Ref. YAT:002).

The nomination for entry in the State Heritage Register for (a) relating to the Smithfield Magazine Area was successful (although relates specifically to buildings numbered 29 and 33) and is now entered in the Register. The nomination for (c) was successful and the house and outbuildings are now entered in the State Heritage Register.

The nomination for the entry of (b) was not successful. This place has no official State Heritage significance and it is therefore necessary to include (b) in the proposed Local Heritage Places Register to afford it protection.

The Elizabeth Heritage Survey did not identify any new places for entry in the State Heritage Register.

The City of Playford Heritage Review (December 2001) prepared by McDougall and Vines, Conservation and Heritage Consultants, did not identify any additional places of State Heritage significance.

The places within the City of Playford which are currently entered in the State Heritage Register are listed below and will be incorporated in the table of heritage places in the Development Plan:

Table 1
Existing State Heritage Places

Property Address	General Description of Place	Lot	Sec	Hundred	Cert of Title	Heritage SA File No.
Heaslip Road, ANGLE VALE	Angle Vale Bridge (Laminated Timber Arch)	7589		Mudla Wirra		10570
		7588				
7 Judd Street, ELIZABETH	Dwelling - Judd House	7593		Munno Para	5752/707	12787
Blacktop Road	Dwelling (former One Tree Hill Inn)	4221		Munno Para	5493/437	13868
Petheron Road, PENFIELD	Dwelling - Pise Cottage and Brick Well	4067		Munno Para	5179/951	10571
		4067		Munno Para	5274/790	
		4067		Munno Para	5274/789	
Smiths Creek, SMITHFIELD	Former Adamson's Flour Mill	1678		Munno Para	5273/931	11051
WILLIAMSTOWN	Lady Alice Gold Mine Site					12782

These places are currently protected under the Heritage Act 1993. Existing Development Plan heritage conservation policies are relevant to any applications for development affecting a State Heritage Place. The amended and additional policies proposed by this PAR (refer Section 2.3) are also intended to apply to development affecting State Heritage Places and development of adjacent/adjoining allotments.

2.2 Local Heritage Places

2.2.1 Recommendations

The Council engaged McDougall and Vines, Conservation and Heritage Consultants to review the recommendations in the 1996 and 1997 Surveys. The revised Register recommended in the City of Playford Heritage Review (December 2001) is the subject of this Plan Amendment Report (see Table 2 below).

Each place has been re-assessed with regard to the following criteria contained within Section 23(4) of the Development Act 1993:

A Development Plan may designate a place of local heritage value if-

- a) it displays historical, economic or social themes that are of importance to the local area; or*
- b) it represents customs or ways of life that are characteristic of the local area; or*
- c) it has played an important part in the lives of local residents; or*
- d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or*
- e) it is associated with a notable local personality or event; or*
- f) it is a notable landmark in the area.*

Since the completion of the original Heritage Surveys, a number of places recommended for inclusion on the Local Heritage Register have been either demolished or rejected and accordingly are not included in the list.

The proposed Local Heritage Register has also been amended subsequent to the original Heritage Surveys to:

- delete any places subsequently entered in the State Heritage Register; and
- add any places recommended for entry in the State Heritage Register which were rejected (refer Section 2.1).

Table 2 provides a property address, a description of the place, a legal property description, and the relevant Section 23(4) criteria applicable to the particular place. By referring to the Heritage Survey (1997), it is possible to find a more detailed description of each place, a brief history and statement of its heritage value, references, current heritage status (if any), and, in most cases, photographs of the place.

The proposed Register of Local Heritage Places may also be augmented in the future if Council identifies other places which it considers, following specialist advice, to be of local heritage value.

Table 2

Recommendations for Local Heritage Register

Place	Heritage Survey Reference	C.T.	Extent of Proposed Listing	Relevant Criteria	Recommendation
Angle Vale					
House, Angle Vale Road (Lot 191 Angle Vale Rd)	ANG:001 Pg. 83	5796/902	Original external form, materials & details of the c1870s farmhouse.	a, b, e	Include
House 'Sylvan Glade', Angle Vale Road (Lot 12 Angle Vale Rd)	ANG:002 Pg. 85	5105/276	Original external form, materials & details of the early house.	a, b, e	Include
Former Angle Vale Post Office, Angle Vale Road (Lot 12 Angle Vale Rd)	ANG:003 Pg. 87	5134/909	Existing pisé ruins. Not recommended.	a, c, e	Exclude
Former Ebenezer Chapel, Cemetery & Hall, Angle Vale Road (Cemetery –Lot 2 Angle Vale Rd) (Chapel – Lot 3 Angle Vale Rd)	ANG:004 Pg. 89	5490/353 (Cemetery) 5253/467 (Chapel)	The 1854 former Ebenezer Chapel including overall form of the building, the former Hall associated with the Chapel, and the Cemetery, including cast iron grave surrounds.	a, c, e	Include
Former Church Manse, Angle Vale Road (Lot 254 Angle Vale Rd)	ANG:005 Pg 91	5410/218	Original external form, materials & details of the circa 1857 cottage.	a, e	Include
Farmhouse, Chivell Road (Lot 91, Chivell Rd)	ANG:006 Pg.93	5557/188	Original external form, materials & details of the 1850s farmhouse.	a, b	Include
House, Curtis Road (Lot 2 Angle Vale Rd)	ANG:007 Pg. 95	4349/172	Original external form, materials & details of the 1850s cottage.	a, b, d, e	Include
House, Riverbanks Road (Sec 92 Riverbanks Rd)	ANG:009 Pg.97	2651/156	Original external form, materials & details of the 1890s house.	a, b, e	Include
Bibaringa					
Shed 'Warrakoo', Kentish Road	BIB:001 Pg.103	3825/121	Not recommended.		Exclude
Blakeview					
Barn, Craigmores Road (Balds Barn)	BLA:001 Pg. 109	5350/438	Original external form, materials & details of the 1860s barn.	a, b, e	Demolished 12/1/02
Former Barn/Stables, Main North Road (Smiths Barn – Lot 100)	BLA:002 Pg. 111	5317/602	Original external form, materials & details of the 1860s former stables.	a, b, e, f	Include

Place	Heritage Survey Reference	C.T.	Extent of Proposed Listing	Relevant Criteria	Recommendation
House 'Arrawarra', Smith Road (Lot 446)	BLA:003 Pg. 113	2194/74, 4082/117 5304/809	Original external form, materials & details of the 1920s cottage.	a, b, e	Include
Craigmore					
House 'Blair Farm', 10 Pinehurst Court (Lot 25 Pinehurst)	CRA:001 Pg 119	5204/274	Original external form, materials & details of the circa 1855 house.	a, b	Include
Elizabeth					
Elizabeth Fire Station, 85 Elizabeth Way (Lot 16)	E3 Pg 61	5814/39	Original, external form, materials & details of the 1963 fire station.	a, c	Exclude
Anglican Mission, 93 Elizabeth Way	E4 Pg. 63	5780/701	Original, external form, materials & details of the 1959 community centre, including the curved roof two storey section to the rear.	a, b, c	Include
Elizabeth Civic Theatre, 7 Frobisher Road	E5 Pg. 65	2798/12	Original, external form, materials & details of the 1965 complex.	a, c, d, e, f	Include Shedley only
Grandstand, Elizabeth Oval, 10 Goodman Road (Lot 2)	E8 Pg.67	5400/140 CR 5752/704	Original form, materials & details of the 1960s grandstand.	a, b, f	Include
Playford Gardens, 15 Goodman Road (Lot 1)	E9 Pg 69	5589/749	Whole of the gardens including monument, walls & paths.	a, c, e	Include
Ridley Reserve, 10 Judd Road, (29 Harvey Rd, 1A Fairfield Rd)	E11 Pg. 71	5448/642 5597/656 2613/58	Whole of reserve including former club rooms.	a, b, c, e & f	Exclude
Windsor Green, 11 Oxenham Drive	E12 Pg. 73	5091/930	Entire park area including fountain and sculptures.	a, b, c, d, e	Exclude
Harris Scarfe Department Store, (former John Martin's), 21 Oxenham Drive	E13 Pg. 75	5306/668	Original, external form, materials & details of the 1963 building and 1973 additions.	a, b, c	Exclude
Elizabeth Public Library, 1 Prince Charles Walk	E16 Pg. 77	5346/47	Original, external form, materials & details of the 1969 building.	a, c, d, e	Exclude
Council Chambers and Clock Tower 3 Windsor Green	E19 Pg. 79	5346/47	Original, external form, materials & details of the 1967 building, including the free standing masonry clock tower.	a, c, d, e, f	Include Clock Tower only
Elizabeth East					
Guerin House, 9/29 Spruance Road	E30 Pg.81	5579/296	Original external form, materials & details of the late nineteenth century cottage.	a, b	Include
Elizabeth Grove					
Elizabeth Grove Uniting Church, 85 Fairfield Road (Lot 94)	E33 Pg.83	5644/720	Original external form, materials & details of the 1956 church.	a, b, c, d	Include

Place	Heritage Survey Reference	C.T.	Extent of Proposed Listing	Relevant Criteria	Recommendation
Elizabeth North					
Former John Bull Club, 31 Homington Road	E38 Pg. 85	4106/533	Original external form, materials & details of the 1965 building.	a, b, c	Exclude
Elizabeth Park					
Olive Grove, Lot 4 Shillabeer Road	E48 Pg. 87	2921/143	The area of land featuring closely planted Olive Trees & steep sided creek.	a, b	Include
Elizabeth South					
Water Tower, 4 Kettering Road	E57 Pg.89	CR 5752/229	Original external form, materials & details of the c1940 water tower	a, f	Include
General Motors Holdens Office Building, 180 Philip Highway (Lot 1)	E60 Pg.91	5351/418	Original external form, materials & details of the 1958 building.	a, b, c, d	Include
Royal Air Forces Association 1200 Club, 46 Philip Highway (Lot 52)	E58 Pg.93	5544/843	Original external form, materials & details of the 1968 building including the distinctive roof with high pitched western section, single storey additional section and secondary low pitched roof pavilion to the rear.	a, c, e	Include
Elizabeth Vale					
Rotunda, Lyell McEwin Hospital, 130 Haydown Road	E67 Pg. 95	5231/323	Original external form, materials & details of the 1957-59 rotunda.	a, c, e	Exclude
Hillbank					
House, 14 Blackburn Road (Lot 1 Blackburn Rd)	HIL:001 Pg.129	5268/197	Original external form, materials & details of the 1880s-90s house.	a, b, e	Include
Former Little Para Wesleyan Church Cemetery Lot 72 Williams Road	HIL:002 Pg.131	5143/965 & 966	Current extent of former cemetery reserve including remaining gravestones and cast iron railing fence.	a, c	Include
Hillier					
House, 110 Hillier Road (Lot 208 Hillier Road)	HLR:001 Pg. 137	5766/652	Original external form, materials & details of the 1865 cottage.	a, b, e	Include
Farmhouse 'Birribi', Wingate Road (Lot 2 Hillier Rd)	HLR:002 Pg. 139	5701/102	Original external form, materials & details of the c1880s farmhouse.	a, b, e	Include
Humbug Scrub					
Outbuildings 'Trevilla', Kersbrook Road	HUM:001 Pg.145	4267/824	Not recommended.	a, b, e	Exclude
House 'Sunnybrae', Taylors Road (Lot 1 Humbug Scrub Rd)	HUM:002 Pg.147	5255/317	Original external form, materials & details of the original house and rear skillion additions.	a, b, e	Include

Place	Heritage Survey Reference	C.T.	Extent of Proposed Listing	Relevant Criteria	Recommendation
Munno Para					
House, 36 Maltarra Road (Lot 46)	MPA:001 Pg. 157	5324/106	Original external form, materials & details of the late c1890s house.	a, b, e	Include
Munno Para Downs					
Farmhouse, Angle Vale Road (Lot 1 Andrews Rd)	MPD:001 Pg. 163	5296/524	Original external form, materials & details of the c1860s house.	a, b, e	Exclude
House, Coventry Road, cnr Dalkeith Road (Lot 23 Dalkeith Rd)	MPD:002 Pg. 165	5835/558	Original external form, materials & details of the c1870s house.	a, b, e	Exclude
Barn, Dalkeith Road (Lot 101 Dalkeith Rd)	MPD:003 Pg. 167	5493/859	Original external form, materials & details of the 1870s barn.	a, b, e	Include
House, Frisby Road (Lot 201 Frisby Rd)	MPD:004 Pg.169	5749/365	Original external form, materials & details of the early 1900s house.	a, b, e	Include
House, Frisby Road (Lot 188 Frisby Rd)	MPD:005 Pg. 171	5540/569	Original external form, materials & details of the c1850 pise house.	a, b, d, e	Include
House & Outbuildings 'Stebonheath', Stebonheath Road	MPD:006 Pg.173	4192/579	Original external form, materials & details of the c1860s cottage.	a, b, e	Include
Munno Para West					
House 'Pepper Tree Farm', Brandis Road	MPW:001 Pg.179	4078/509	Original external form, materials & details of the c1910s house.	a, b	Include
House, Coventry Road (Lot 1 Coventry Rd)	MPW:002 Pg.181	5072/926	Original external form, materials & details of the c1870s farmhouse.	a, b	Include
House 'Tudor Vale', Curtis Road	MPW:003 Pg.183	4069/611, 4298/794	Original external form, materials & details of the c1860s-70s farmhouse.	a, b	Include
One Tree Hill					
Institute & War Memorial, Blacktop Road (Lot 10)	OTH:002 Pg.189	5499/836	Original external form, materials & details of the 1906 Institute, the northern addition and the War memorial.	a, c	Include
Uniting Church & Cemetery, Blacktop Road (Lot 16 Black Top Rd)	OTH:003 Pg.191	5855/719	Original external form, materials & details of the 1860s church and the cemetery reserve.	a, c	Include
Cottage 'The Peppercorns', Blacktop Road (Lot 5 Black Top Rd)	OTH:004 Pg.193	5260/927	Original external form, materials & details of the c1860s cottage.	a, b	Include
Former One Tree Hill Post Office, Blacktop Road	OTH:005	5171/464	Original external form, materials & details of the early building.	a, c	Exclude

Place	Heritage Survey Reference	C.T.	Extent of Proposed Listing	Relevant Criteria	Recommendation
(Lot 9 Black Top Rd)	Pg.195				
House 'Applewood', Blacktop Road (Lot 13 Black Top Rd)	OTH:006 Pg.197	5171/479	Original external form, materials & details of the cottage.	a, b	Include
Uleybury School Museum, (Lot 1) Cornishmans Hill Road	OTH:007 Pg.199	5429/506	Original external form, materials & details of the c1856 building.	a, c	Include
Cottage 'Tyeka', and Cemetery (Lot 15) Cornishmans Hill Road	OTH:008 Pg.201	5324/543	Original external form, materials & details of the c1860 building. Full extent of the cemetery reserve.	a, b, e	Include
Homestead, (Lot 52) Cornishmans Hill Road	OTH:009 Pg.203	5729/628	Original external form, materials & details of the c1850s-60s house.	a, b	Include
House, (Lot 5) Crosshill Road	OTH:010 Pg.205	4325/77	Original external form, materials & details of the c1860s house.	a, b	Include
House 'Crosshill', (Lot 2) Crosshill Road	OTH:011 Pg.207	5171/538	Original external form, materials & details of the c1860s house including the later stone section to the rear of the house & associated outbuildings.	a, b, e	Include
Former Precolumb School, (Lot 10) Paines Road	OTH:012 Pg.209	2477/17	Original external form, materials & details of the c1855 school building.	a, c	Include
House, (Lot 2) Paines Road	OTH:013 Pg.211	5171/659	Original external form, materials & details of the c1880s & 1920s sections of the house.	a, b	Exclude
House 'View Park', (Lot 7) One Tree Hill Road	OTH:014 Pg.213	5172/486 & 5172/487	Original external form, materials & details of the c1870s house.	a, b, d	Include
House & Outbuildings 'Yelki', (Lot 34) Yorktown Road	OTH:016 Pg.215	5345/792	Original external form, materials & details of the 1909 house.	a, b, d, e	Include
Penfield					
Zoar Cemetery, (Lot 347) Argent Road	PEN:001 Pg.221	5818/691	The cemetery reserve including all headstones & cast iron railings.	a, c	Include
Farmhouse, Penfield Road, cnr Heaslip Road	PEN:002 Pg. 223	5179/891	Demolished.		Exclude
Penfield Gardens					
Carclew Primitive Methodist Church, Carclew Road	PGN:001 Pg.229	3413/133	Original external form, materials & details of the 1870s church & adjacent cemetery reserve.	a, c	Include
House 'Willow Grove', (Lot 96) Taylors Road	PGN:003 Pg 233	5299/44	Original external form, materials & details of the 1860s farmhouse and 1920s extensions.	a, b, e	Include
Farmhouse, Winifred Road	PGN:002 Pg.231	3922/17	Original external form, materials & details of the c1850s-60s farmhouse.	a, b	Exclude

Place	Heritage Survey Reference	C.T.	Extent of Proposed Listing	Relevant Criteria	Recommendation
Sampson Flat					
House 'Kirklands', (Lot 92) One Tree Hill Road	SAM:001 Pg.239	109/539	Original external form, materials & details of the house.	a, b, e	Include
Smithfield					
Smithfield Primary School, 4 Anderson Walk	SMI:001 Pg.247	5556/930	Original external form, materials & details of the 1877 stone building.	a, c	Include
Smithfield Fodder & Pet Supplies, 28 Anderson Walk	SMI:002 Pg.249	5654/686	Original external form, materials & details of the 1861 building.	a, c, e, f	Include
House, 38 Anderson Walk	SMI:003 Pg.251	5628/452, 5841/329	Original external form, materials & details of the 1890s house.	a, b, e	Include
House, 44 Anderson Walk	SMI:004 Pg 253	5691/92	Original external form, materials & details of the late 1890s house	a, b, e	Include
Augusta Square (Lot 1 Augusta Square)	SMI:005 Pg. 255	5357/42	The whole of the square including several large River Red Gums.	a, c, d, f	Include
Cottage, 5 Gardiner Terrace	SMI:006 Pg.257	4057/834	Original external form, materials & details of the c1850s cottage.	a, c, e	Include
Smithfield Railway Cottages, 142, 143 & Lot 5 Graeber Road	SMI:007 Pg.259	5459/666, 5087/934, 5459/832	Original external form, materials & details of the two pairs of c1910 attached cottages.	a, d	Include
Cottage, 7 Hope Street	SMI:008 Pg.261	5558/941	Original external form, materials & details of the 1870s-80s cottage.	a, b	Include
Cottage, 24 Jane Street	SMI:009 Pg.263	5181/903	Original external form, materials & details of the c1860 cottage.	a, b, e	Include
Smithfield Hotel, 1 Main North Road	SMI:010 Pg.265	5158/170	Original external form, materials & details of the 1850s hotel.	a, b, c, e, f	Include
Former Smithfield Methodist Church, 6 Samuel St, cnr Mary St	SMI:011 Pg. 267	2352/152	Original external form, materials & details of the 1859 church.	a, c	Include
Cottage, (Lot 179) 25 Queen Street, cnr Jane Street	SMI:012 Pg.269	5444/335	Original external form, materials & details of the 1850s-60s cottage.	a, b, d	Include
House, 4 Rose Street	SMI:013 Pg.271	5358/654	Original external form, materials & details of the 1920s house.	a, b	Include
Uleybury					
Homestead & Outbuildings 'Craigmere', Craigmere Road	YAT:002 Pg.65	3917/9, 10	External form, materials & details of the c1870 stone house & associated stone outbuilding.	a, b	Include
House, Stables/Barn, Shearing Shed & Sheep Dip, Former 'Yattalunga' Outbuildings, (Lot 1) Medlow Road	ULE:002 Pg. 55	5227/62, 5210/753	Original external form, materials & details of the c1900 house, c1860s stables/barn, shearing shed & dip.	a, b, e	Include
Quarry,	ULE:003	3929/150,	Not recommended – mark site.	a, f	Exclude

Place	Heritage Survey Reference	C.T.	Extent of Proposed Listing	Relevant Criteria	Recommendation
Medlow Road		4128/503			
Uley Cemetery & Chapel Site, (Lot 4) Uley Road	ULE:004 Pg. 285	5695/298	The cemetery site including the former 1850s chapel site & stone boundary wall.	a, b, c, d, e	Include
Virginia					
Homestead 'Virginia Park', Broster Road	VIR:001 Pg.293	5067/426	The external form, materials & detailing of the 1870 house & the elements of the subsequent c1920s upgrading.	a, b, d, e	Include
Farmhouse, (Lot 245) Johns Road	VIR:002 Pg.295	5816/652	Original external form, materials & details of the 1880s farmhouse.	a, b, e	Include
Our Lady of the Assumption Catholic Church, Penfield Road, cnr Leach Street (Lot 107 Penfield Rd)	VIR:003 Pg. 297	5544/937	Original external form, materials & details of the 1860s church.	a, b, c, d	Include
Former Railway Cottages, Leach Street, end Brady Street (Lot 6 Gawler Rd)	VIR:004 Pg. 299	5074/560	Original external form, materials & details of the 1920s cottages.	a, e	Include
Virginia Institute, Old Port Wakefield Road	VIR:005 Pg. 301	2/208	Original external form, materials & details of the 1908 building.	a, c, f	Include
Virginia Post Office, (Lot 1) Old Port Wakefield Road	VIR:006 Pg.303	5328/279	Original external form, materials & details of the 1880s post office.	a, c	Exclude
Wheatsheaf Hotel, Old Port Wakefield Road	VIR:007	2615/90	Not recommended.		Exclude
Virginia Oval, (Lot 255) Old Port Wakefield Road	VIR:008 Pg.307	5505/831	The recreation reserve including the oval, memorial gates & pine trees.	a, c, f	Include
Farmhouse, (Lot 119) Old Port Wakefield Road	VIR:009 Pg.309	5332/254	Original external form, materials & details of the early farmhouse & 1920s alterations.	a, b, e	Exclude
House, (Lot 6) Penfield Road	VIR:010 Pg. 311	5237/546	Original external form, materials & details of the 1870s stone house including chimneys & c1900 gable and verandah.	a, b, e	Include
Virginia Methodist Church (former Bible Christian Chapel), (Lot 202) Phineas Street	VIR:011 Pg. 313	LT G 70	Original external form, materials & details of the 1858 church.	a, c	Include
Virginia Uniting Church (former Methodist Church), (Lot 203) Phineas Street	VIR:012 Pg.315	LT 70	Original external form, materials & details of the 1937 church.	a, c	Include
House, Ridgeway Road	VIR:013 Pg.317	4217/227	Not recommended.		Exclude
House 'Almond Grove', (Lot 4) Robert Road, cnr Maloney Road	VIR:014 Pg.319	5712/294	Original external form, materials & details of the 1860s house.	a, b, e	Include
House 'Calvin Grove' Taylors Road	VIR:015	4348/743	Original external form, materials & details of the 1860s-70s house.	a, b, e	Include

Place	Heritage Survey Reference	C.T.	Extent of Proposed Listing	Relevant Criteria	Recommendation
	Pg.321				
Waterloo Corner					
Farmhouse, Taylors Road, cnr Huxtable Rd	WAT:001 Pg 327	2543/183	Original external form, materials & details of the 1870s farmhouse.	a, b, e	Include
Yattalunga					
Stone Wall 'Yattalunga', Gawler-One Tree Hill Road	YAT:001 Pg. 333	4381/605	The c1850s random dry stone wall.	a, b, d, e	Include
House 'Milton Bank', Humbug Scrub Road	YAT:003 Pg.335	4127/79	External form, details and materials of the c1870 stone house, outbuildings & sheds.	a, b, d, e	Include
Humbug Scrub Cottage, off Humbug Scrub Road (Sec 277)	YAT:004 Pg.337	5573/220	Original external form, materials & details of the c1919 cottage.	e	Include
Hut, Toolunga Road	YAT:006	4264/23	Not recommended.		Exclude
Cottage, 29 Toolunga Road	YAT:007 Pg. 341	5260/420	Original external form, materials & details of the c1860s-70s cottage.	a, b, e	Include

2.2.2 Effects of Local Heritage Listing

The Development Act 1993 defines a range of acts and activities as "development". Broadly speaking, any building work or change of land use is considered to be "development". Unless specifically exempted, these activities cannot be undertaken without approval from the relevant authority (usually the Council).

The effects of listing Local Heritage Places in the Development Plan are:

- (a) Exemptions of specific sundry minor operations from the definition of development listed in Schedule 3(4) of the Regulations do not apply to Local Heritage Places. For example, a non-masonry fence no greater than 2.0 metres in height does not normally require development approval. However a fence will require development approval if it is on the site of a Local Heritage Place.

The following table is a summary of the control over certain types of acts and activities in respect to heritage places. It is presented as a guide only. For specific details when assessing or proposing applications regard should be given to the Heritage Act 1993, the Development Act 1993 and the Development Regulations 1993.

What type of activities are controlled?	State Heritage Place	Local Heritage Place
Activities that are controlled ✓		
Activities that are not controlled ✗		
Minor Change of Land Use Includes minor uses incidental to the approved use, eg home activity.	✓	✗
Demolition of an existing building or part of the structure.	✓	✓
Replacement of an Existing Building With one the same, or substantially the same in appearance and location.	✓	✓
Painting of the external facade.	✓	✗
Work Within Building Repairs, maintenance, internal alterations and demolition.	✓	✓
Minor Outbuildings/Alterations Eg, sheds <10m ² in areas and <2.5m high, windmills/aerials <7.5m high, small swimming pools. Spas, retaining walls <1m high, small water tanks, pergolas.	✓	✓
Minor Installations Eg, air conditioning units, roof fans, exhaust fans.	✓	✗ (unless visible from public street)
Fences <2 metres high.	✓	✓
Minor Advertising Displays	✓	✗
Any Other Work Affecting Heritage Value	✓	✓

- (b) No forms of complying development listed in Part 1 of Schedule 4 of the Development Regulations apply in respect to a Local Heritage Place (ie, demolition, fencing will be processed as a "consent" use rather than a "complying" use).

The inclusion of a place on a local heritage register recognises the value of that place to the community. However, the listing of the place does not provide any right of access to that place by the community.

Council is required to ensure that all future development is undertaken in such a way that:

- the heritage value of the place is not diminished; and

- the Heritage Place is not demolished or inappropriately altered without the assessment of the merits of such a proposal.

The listing does not automatically require a property owner to restore or reconstruct a building to its original condition or form, nor does heritage listing prevent the further development of a place. However, where possible, the property owner is encouraged to preserve the significant fabric of the place through the kind of maintenance that would be afforded to any building investment in order to retard further deterioration. The following definitions will assist in the interpretation of the terms used in the existing and proposed policies in the Development Plan concerning heritage places:

- (a) **Place** means site, area, building or other work, group of buildings or other works together with other specified contents and surroundings. Heritage Places will be identified in the Development Plan and include a description of those elements of a place which are deemed to be of heritage significance.
- (b) **Cultural significance** means aesthetic, historic, scientific or social value for past, present or future generations.
- (c) **Fabric** means all the physical material of the place.
- (d) **Conservation** means all the processes of looking after a **place** so as to retain its **cultural significance**. It includes **maintenance** and may according to circumstance include **preservation, restoration, reconstruction** and **adaptation** and will be commonly a combination of more than one of these.
- (e) **Maintenance** means the continuous protective care of the **fabric**, contents and setting of a **place**, and is to be distinguished from repair. Repair involves **restoration** or **reconstruction** and it should be treated accordingly.
- (f) **Preservation** means maintaining the **fabric** of a **place** in its existing state and retarding deterioration.
- (g) **Restoration** means returning the EXISTING **fabric** of a **place** to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- (h) **Reconstruction** means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the **fabric**.
- (i) **Adaptation** means modifying a **place** to suit proposed compatible uses.
- (j) **Compatible use** means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

When there is an application for development affecting a Local Heritage Place, the relevant authority (in most cases the Council) will assess the effect of the proposed development on the building's/place's heritage significance, eg:

- if the development is an addition to a building, is its form, height, setback, roof form, etc compatible with those existing elements of heritage significance?;
- if the development is a change in use, will the new use support the maintenance or restoration of the place?

2.3 Proposed Policy Approach

2.3.1 Council-wide Provisions

The existing Council-wide objectives and principles in the Development Plan have been reviewed to ensure that policies affecting development of or adjacent Local Heritage Places is undertaken with sensitivity to the Local Heritage Place. Table 3 identifies the existing heritage policies and provides a corresponding commentary.

**Table 3
Existing Policies**

COUNCIL-WIDE	Comment
<p>ENVIRONMENTAL</p> <p>CONSERVATION:</p> <p>Objectives</p> <p>56 The preservation of buildings or sites of architectural, historical, or scientific, interest.</p>	<p>Retain - objective is still relevant, as from time to time the heritage list will need to be updated.</p>
<p>CONSERVATION:</p> <p>Principles of Development Control</p> <p>153 Development should not impair the character or nature of buildings or sites of architectural, historical or scientific interest or sites of natural beauty.</p>	<p>Retain - relevant to more than just local heritage places.</p>
<p>MOUNT LOFTY RANGES:</p> <p>Conservation</p> <p>293 Individual buildings or groups of buildings should be conserved and, where possible, restored which are of special:</p> <p>(a) architectural merit, significance or interest;</p> <p>(b) visual interest;</p> <p>(c) historical significance or heritage value; or</p> <p>(d) scientific interest.</p> <p>Heritage</p> <p>295 Uses to which such buildings, structures or sites of heritage significance are put should be those which will support the maintenance and/or restoration of such buildings, structures, or sites.</p> <p>296 Development adjoining buildings, structures or sites of heritage significance should be visually compatible with that building, structure or site.</p> <p>297 Uses to which a building structure or site of heritage significance are put should be those which will support the continuing conservation of the item.</p>	<p>Relevant Council-wide so:</p> <ul style="list-style-type: none"> - retain , relevant to more than just local heritage place; - relocate to minimise repetition. <p>Update terminology to places and refer to list of heritage places provided in a Table.</p> <p>Intent relevant, but will need to provide greater guidance of how to achieve visual compatibility through the addition of Council wide principles.</p> <p>Similar in intent to Principle of Development Control 297 but retain.</p>

COUNCIL-WIDE	Comment
<p>298 Uses to which a building, structure or site of heritage significance is put should be those which will support the maintenance and/or restoration of such buildings, structures, or sites.</p>	<p>Repeat of Principle of Development Control 295 but uses singular, not plural. Recommend deleting 298 and amending 295</p>
<p>299 Development or use of a building, structure or site of heritage significance, including buildings and groups of buildings, should only be altered in such a way as to protect or enhance the design or condition which gives the building, structure or site its heritage significance.</p>	<p>Retain.</p>

The policy direction proposed for local heritage is based on the need to ensure that all future development (ie, either on or adjacent to the site where the place is located) is undertaken in a manner that does not diminish the heritage value of a place, and to protect Local Heritage Places from demolition in order to maintain the integrity of the Local Heritage Register.

Table 3 demonstrates that existing policy is repetitive, the terminology needs updating and additional policies are required in the Council-wide section to apply to all Heritage Places (ie, not just in the Mount Lofty Ranges Region). A definition of Heritage Places will be inserted above the relevant Council-wide principles to assist in identifying the circumstances in which the policies will apply.

The policies do not need to be repeated in all of the various sections of the Development Plan. Consequently, to avoid unnecessary duplication in the Development Plan, the existing heritage policies in the Mount Lofty Ranges section should be relocated to the Council wide section.

Table 4

Existing MLR Principle (refer detail in Table 3)	Action	New Reference in Council-wide Section
298	Relocated	157
300	Amended/Relocated	159
301	Deleted	Replaced with various new Council-wide PDCs
302	Amended/Relocated	159
303	Amended/Relocated	159
304	Deleted/Replaced	158, 160 - 163

2.3.2 Proposed Council-wide Policies

The draft Council-wide heritage provisions are intended to supplement the existing Council-wide and Mount Lofty Ranges heritage provisions. The draft policies are located in Attachment A of the Draft Amendment section at the end of this Plan Amendment Report. In summary, the Council-wide principles cover a range of development assessment issues relevant to the conservation, adaptation and extension of heritage places, and new development adjacent individual heritage places, namely:

Conservation, Adaptation and Extension of Heritage Places

General controls:

- maintain heritage value particularly with change of use;
- reinforce heritage value of place/area;
- sympathetic restoration and rehabilitation;
- repair or replacement of original elements or features;
- extensions sited with due regard for historic elements;
- extensions sympathetic to scale/form/external materials.

Appearance of buildings:

- architectural design and style (particularly residential styles);
- building siting and setback from street frontage;
- building siting and setback from adjoining properties;
- height, scale and bulk;
- roof pitch and form and gutter profile;
- predominant eaves and ridge heights;
- verandah style (concave, bullnose);
- wall type (solid, amount of openings);
- size and proportion of openings (windows, doors);
- roof mounted mechanical plant and equipment (location and visibility);
- agricultural buildings (special consideration in rural Councils).

Materials and finishes:

- external materials, eg sandstone, bluestone, slate;
- roofing materials, eg timber, shingles, slate, iron;
- colour schemes for buildings and fences;
- colours and finishes that detract from identified architectural character, eg glass curtain walls.

Carports and garages:

- architectural design and style;
- setback and location;
- roof pitch and form.

Fencing:

- fence type, eg timber picket, iron railing, stone;
- fence height and alignment.

Landscapes and streetscapes:

- rhythm of street facades;
- street furniture (existing and proposed);

- lighting (existing and proposed);
- street trees and significant trees;
- public spaces, including parks and gardens;
- views and vistas;
- street patterns.

New Development adjoining/adjacent Local Heritage Places

General controls:

- sympathetic integration of new development;
- sympathetic alteration or removal;
- allowance to demolish dilapidated or realistically unusable places.

Appearance of buildings:

- development complementary to heritage value;
- height, scale and bulk;
- buildings siting and setback from street frontage;
- building siting and setback from adjoining properties;
- roof pitch and form;
- characteristic design elements;
- colours, materials and finishes.

Land division:

- resulting allotment pattern will satisfactorily accommodate new development in a form which would reinforce and not detract from the heritage character of the area;
- subdivision pattern (allotment size and dimensions);
- frontage of allotment to public road;
- integrity of buildings/items retained;
- retention of historic landscape elements.

Movement of people and goods:

- location of on-site car parking areas, eg rear of existing buildings;

2.3.3 Complying Development

Complying forms of development are listed in Schedule 4 of the Development Regulations or listed in the zone provisions in the Development Plan. Development applications for complying forms of development must be approved by the relevant authority (eg, Council or the Development Assessment Commission).

There is a variety of building works which are prescribed as complying forms of development in the Regulations however these do not apply to a State Heritage Place or a Local Heritage Place.

In the Playford (City) Development Plan there are a number of zones which also list complying forms of development (with conditions). However in the interest of ensuring consistency with the Regulations which requires that all development affecting a Heritage Place has some level

of assessment, it is proposed to exempt the complying status of listed forms of development where it affects a Heritage Place. The proposed exemption requires an amendment to the following zones containing State or Local Heritage Places which list complying forms of development:

Commercial (Virginia)	Recreation
Country Township (Angle Vale)	Regional Centre
Country Township (One Tree Hill)	Residential
Flood Plain (Virginia)	Residential (Munno Para)
General Industry	Residential (Virginia)
Hills Face	Residential 1
Horticulture	Residential 2
Institutional	Rural
Local Commercial	Town Centre (One Tree Hill)
MOSS Recreation	Town Centre (Smithfield)
Mount Lofty Ranges Rural	Watershed

2.3.4 Consent Uses

Any development affecting a Heritage Place will generally be a "consent" use and assessed on its merits (ie, neither complying or non-complying). However if it is proposed to change the use of a Heritage Place to a use which is listed as non-complying in the relevant zone, then the application will be classified non-complying.

2.3.5 Public Notification Categories

All applications for development must be assigned a Category for the purpose of public notification. It is possible to assess minor alterations and additions to buildings as Category 1 under the provisions of Schedule 9 of the Regulations. This means that no public notification is required.

For example, if only part (minor) demolition of a Local Heritage Place is proposed, Council can assign Category 1 under Part 2(f) of Schedule 9.

Demolition (including total demolition of a Heritage Place) which is not considered by the Council to be minor will be assigned Category 2. This requires notification of the proposal to adjoining owners and occupiers of land. Persons who lodge a representation will also be able to be heard by Council prior to its consideration of an application for demolition of a Local Heritage Place.

In summary there will be a "hierarchy" of public notification categories assigned to various forms of development affecting Heritage Places as follows:

Category 1 Development (no public notification required):

- Development which is in the opinion of the relevant authority of a minor nature.
- Demolition of elements of a place listed in Table Play/6 or Table Play/7 not considered to have heritage value.
- Land division in the form of boundary realignments where no new allotments are created other than division through an existing built form.

Category 2 Development (notification to adjoining owners and occupiers, no third party appeal rights):

- The alteration of or addition to or any work that materially affects the heritage value or the elements of a Heritage Place listed in Table Play/6 or Table Play/7.
- Land division involving the creation of additional allotments and division within an existing built form.

- A change in use (other than a use listed as non-complying) of a Heritage Place identified in Table Play/6 or Table Play/7.
- Demolition of a Local Heritage Place identified in Table Play/7, other than of a minor nature or elements not considered to have heritage value.

Category 3 Development (notification as for Category 2 with additional notice published in a newspaper circulating generally throughout the District; initiates third party appeal rights):

- Applicable to all development affecting a Heritage Place which is not assigned Category 1 or 2:
 - eg: total demolition of a State Heritage Place or a change in use of any Heritage Place where the proposed use is non-complying.

2.3.6 Appeal Rights

An applicant will have the right of appeal to the Environment, Resources and Development Court if it is aggrieved by a decision to refuse consent to an application for demolition of a Heritage Place or other development affecting a Heritage Place (but excluding a change of use which is non-complying) regardless of the public notification category.

There are no third party appeal rights arising from applications assigned public notice Category 1 or Category 2.

3 INVESTIGATION OF POTENTIAL HERITAGE AREAS

3.1 Elizabeth South

The Elizabeth Heritage Survey identified one area of distinctive historic character recommended for identification in the Development Plan. The area comprises the suburb of Elizabeth South and represents some of the earliest development in the City of Elizabeth. It comprises predominantly residential development designed and built by the South Australian Housing Trust (SAHT) in the late 1950's, although other features are summarised below:

- The first industrial building built by the SAHT in Elizabeth (Pinnock's factory) is representative of the SAHT's commitment to co-locating housing with industry, and therefore its continued use for industry will contribute to the understanding of the history and development of the area.
- Various parks and gardens comprising mature and semi-mature trees, including Playford Gardens (recommended Local Heritage Place) where Sir Thomas Playford inaugurated the new town on 16 November 1955, make an important contribution to the character of the area.
- The commercial area including the shopping centre and the school along Philip Highway, although substantially altered from the original development, are included in the area more for their function rather than their design.

Zones within the area for identification recommended in the Development Plan are:

- Institutional Zone (Playford Gardens);
- Neighbourhood Centre and Local Centre Zones;
- Residential Zone; and
- Light Industry Zone.

In Historic (Conservation) Zones or Policy Areas there is a blanket control over the demolition of all buildings. In other words the Council is required to assess an application to demolish a building even if it is not listed as a Local Heritage Place. Outside of Historic (Conservation) Zones and Policy Areas demolition of buildings (other than State and Local Heritage Places) is a complying form of development and must be granted consent.

This heritage consultant's recommendation was made prior to the release of the Heritage Planning Bulletin (Consultation Draft). The Bulletin notes that Historic Conservation Zones and Policy Areas are available for use by Council in "*exceptional circumstances and where a strong case is demonstrated*".

3.1.1 Recommendation of Heritage Review December 2001

The recommendation to identify this area as a Historic (Conservation) Zone or Policy Area has been reviewed and not supported. Demolition control through rezoning as an Historic Conservation Zone was not considered warranted as future redevelopment of residential areas is considered a desirable outcome where housing is nearing the end of its economic life or would benefit from general improvements

It is however recommended that a policy area could be created within the Residential Zone in order to define the planning characteristics of the module.

The pending Residential PAR should be amended to incorporate objectives and principles of development control for the area to retain the significant town planning elements such as street pattern and open space reserves. Other recommendations include upgrading of street planting on verges and islands, undergrounding powerlines and respecting the general layout of the suburb in any major redevelopment proposal by minimising land division and the creation of new roads.

Guidelines for upgrading dwellings within the area should be developed for both the single and double units in the form of principles of development control. These should cover replacement buildings, particularly scale and setback. Standards for upgrading existing houses should cover the style and form of porches, verandahs, windows and hoods, fences and provide some parameters for rear extensions. The issue of matching work on attached double units should also be emphasised in these guidelines/principles.

3.2 Early Villages

3.2.1 One Tree Hill Village Centre

The City of Playford Development Plan identifies a Historic Town Precinct in the One Tree Hill township. The Munno Para Heritage Survey (1996) identified three places of local heritage significance in the precinct, but did not recommend the creation of a Historic (Conservation) Zone or Policy Area. A fourth proposed place of local heritage significance in the Town Centre Zone is opposite two others in the existing Historic Town Precinct.

The City of Playford Heritage Review confirmed the proposed listing of the four places identified in the earlier survey and noted the existing principles of development control in the Town Centre Zone relating to the desired height, scale and setback of new development in the Historic Precinct (identified on Map/1 (Overlay 1) Enlargement D) where sufficient to ensure an appropriate form of development adjacent historic buildings.

3.2.2 Smithfield Early Village Centre

The City of Playford Heritage Review noted that while the original subdivision pattern of Smith's Village is still evident, there is little development originating from that time. Augusta Square is an important element of the original subdivision and this open space and other individually significant places within Smithfield have been assessed as Local Heritage Places and included in the recommendations of the Review Report.

There are also existing principles of development control in the Residential (Munno Para) Zone which reflect the desired form and character of housing in the old Smithfield Township that seek to maintain a consistent patterning (siting/setback) of buildings sympathetic with that characteristic of early development in the township.

It was also noted in the Review that part of the existing character of this area is derived from mature vegetation in the primary school grounds and other sites. The retention of significant vegetation is recommended. There are existing policies in the Development Plan affecting vegetation which falls within the definition of significant trees, so in many cases an application will be required to assess proposals to remove significant trees or undertake "tree damaging activities" as defined in the Development Act.

3.2.3 Virginia Village Centre

Although there are some early community/civic buildings in and adjacent the main road through the Virginia township (Old Port Wakefield Road), the City of Playford Heritage Review found that overall the main street has lost its historic feel.

As an alternative it was recommended that specific guidelines for urban design and upgrading of facilities and amenities within the town centre of Virginia be investigated as part of any subsequent review of the Town Centre Zone, particularly on the east side where allotments are adjacent proposed Local Heritage Places in the Residential (Virginia) Zone.

A review of existing principles of development control indicate that existing policies supplemented by additional Council wide heritage policies to be introduced by this amendment are sufficient to promote compatible development in the vicinity of Local Heritage Places.

3.2.4 Recommendations of Heritage Review December 2001

The City of Playford Heritage Review concluded that the early village centres investigated retained insufficient historic context to justify identification as Historic (Conservation) Zones. Individually significant places within each township have been assessed as Local Heritage Places and included in the recommendations of the Review Report.

3.3 Elizabeth Town Centre

The City of Playford Heritage Review reviewed the local significance of the Elizabeth Civic Centre (Regional Centre Zone). Together with other facilities in the environs of the Regional Centre, the Civic Centre has played an important role in the social and cultural activities of the wider community, in addition to establishing the town centre as the focus of retail activity in the north of Adelaide.

Notwithstanding the local heritage significance of the civic centre, the strategic importance of the Regional Centre Zone and the need to revitalise the facilities and provide services to efficiently meet the demands of the community, there will always be a need to attract new investment and facilitate development opportunities particularly where it relates to community services which reflect the regional status of the centre.

Proposals for investment and redevelopment of the centre are being investigated or have been approved prior to preparation of the proposed amendment to the Development Plan. This does not prevent the heritage listing of individual locally significant places as recommended in the Review Report, however it is possible to ensure complimentary development and redevelopment in the centre without demolition control over all buildings in the centre.

3.3.1 Recommendations of Heritage Review December 2001

Consistent with the earlier heritage survey, Historic (Conservation) zoning of the Regional Centre is not recommended in the Review Report.

The Review Report concluded it is appropriate to reflect the "Elizabeth Aesthetic" (that is the form and scale of the 1960's buildings) and incorporate as much as possible of the original structures of heritage significance into any extensions or adaptations. Consequently, any changes within the significant context of the Regional Centre needs to be carefully and thoroughly considered from all perspectives. The proposed local heritage listing of a number of buildings, structures and public open spaces does not imply that heritage places cannot be adapted or changed in a structural or use/functional sense, however the issues considered in preparing the recommendations and which are recommended in the Review Report for consideration in the future upgrading and redevelopment of the civic/retail centre are:

- the historic nature of the Elizabeth experiment and particularly its place in the application of town planning philosophy and theory;
- the amount of built fabric which should be retained to represent this in the future;
- the style and location of any new development and any change in land use; and
- the degree to which appreciation of Elizabeth will increase over time in terms of its cultural significance to South Australia.

Any subsequent amendment to the provisions of the Regional Centre Zone (primarily Retail Core - Policy Area 20 and Main North Road - Policy Area 23) should reflect the above considerations in a statement of Desired Future Character and/or principles of development control relevant to urban design, built form and townscape issues.

4 SUMMARY OF CONCLUSIONS

These investigations indicate that the Development Plan:

- (a) does not specify which heritage areas and places need to be protected and conserved as recommended in the Elizabeth Heritage Survey (1996) and the Munno Para Heritage Survey (1997);
- (b) contains heritage conservation polices which are outdated and repetitive and generally do not apply outside of the Mount Lofty Ranges Region;
- (c) does not contain development policy which is specific to the assessment of applications for the development of or affecting Heritage Places.

The Development Plan should be amended to introduce a Local Heritage Register so that City of Playford's Heritage Places are identified and protected from demolition or inappropriate development. The regional and Council-wide sections of the Development Plan require amendment to recognise the introduction of the Local Heritage Register and improve the detail and relevance of existing polices.

The detailed draft of the amendment to the Playford (City) Development Plan and associated amendment instructions are attached to this Statement.

5 DEVELOPMENT ACT SECTION 25(4) STATEMENT

This section assesses the extent to which this PAR satisfies the matters (a) - (e) prescribed in Section 25(4) of the Development Act 1993. The PAR has also been prepared in accordance with the requirement of (f)-(h) in Section 25(4).

5.1 Accords with the Statement of Intent

The Plan Amendment Report addresses all the matters raised in the Statement of Intent which was endorsed by the Minister for Transport and Urban Development on 8 December 1999.

5.2 Accords with the Planning Strategy

The heritage-related strategies in the Planning Strategy for Metropolitan Adelaide relevant to this PAR promote the retention and conservation of items of local historic significance.

The following strategies (summarised) applying across Metropolitan Adelaide are relevant to the proposed investigations:

- ensure items and places of State heritage importance are recorded, listed and conserved;
- continue arrangements for State and Local Government to list, conserve and require the conservation of items of State and Local heritage importance;
- designate important character areas within which control over development has particular regard to issues of cultural heritage and visual character;
- improve community consultation and education with respect to heritage conservation.

The part of the Planning Strategy relevant to the Mount Lofty Ranges (Mount Lofty Ranges Regional Strategic Plan 1993) also contains strategies consistent with the above objectives.

The PAR proposes to implement the Planning Strategy through:

- Introduction of a list of places of local heritage value into Council's Development Plan;
- Provision of policies for the conservation of places and areas of local heritage value;
- Provision of policies which address further development affecting places of heritage value;
- Provision of policies which address new development adjoining or adjacent to a Heritage Place or area so as not to detract from places or areas of heritage value;
- Implementation of an extensive public consultation process involving notification to individual landowners affected by the proposed amendment in addition to the public generally.

5.3 Accords with Other Parts of the Development Plan

The Council-wide and relevant zone provisions have been reviewed, amended and updated where necessary to ensure there is no repetition, duplication or inconsistency between heritage policies in the various parts of the Development Plan.

5.4 Complements the Policies in Development Plans for Adjoining Areas

This Plan Amendment only affects Heritage Places within the City of Playford.

5.5 Satisfies the Matters Prescribed in the Regulations

The Council has satisfied the matters prescribed in Regulation 9 viz the preparation of a Statement of Intent and has reached agreement with the Minister for Transport, Urban Planning and the Arts ("the Minister") to undertake the investigations proposed in the Statement of Intent.

The Council has prepared this PAR for Interim Operation. The Council appointed persons with prescribed qualifications to commence the investigations and undertake preliminary consultation with government agencies.

The Council's planning consultants have considered the preliminary comments from Planning SA (Plan Amendment Branch) responding to the Council's request to undertake investigations and drafted the amendment accordingly.

The Council considers this draft amendment is in a suitable form for interim operation. Preliminary comments from Heritage SA (predominantly editorial in nature) have also been incorporated in this draft.

The Council will proceed to undertake concurrent government agency and public consultation of the PAR as per the agreement reached with the Minister in accordance with the prescribed matters in Regulations 10 and 11.

5.5.1 Government Agency Consultation

This draft amendment will be distributed to all agencies identified in the Statement of Intent, namely:

Department for Environment and Heritage

- *Heritage SA*

Department for Transport, Urban Planning and the Arts

- *Planning SA*

Adjoining Councils

- *Salisbury Council*
- *Barossa Council*
- *Light Regional Council*
- *Mallala District Council*
- *Tea Tree Gully Council*

Conservation Council of SA

Local Member of Parliament.

5.5.2 Public Consultation

Section 25(12) of the Act requires that where a proposed Plan Amendment Report designates a place of local heritage value, the Council must, on or before the day on which the Plan Amendment Report is released for public exhibition (minimum 2 months), give each owner of land including a proposed place of local heritage value a written notice:

- (a) Provide information to the owner of:
 - (i) a proposed place of local heritage to illustrate why the place is proposed for inclusion in the Development Plan; and/or

- (ii) the effect of incorporating land/property in a Heritage Conservation Policy Area;
- (b) Invite discussion with Council/Council staff and provide an opportunity to make a formal written submission;
- (c) If the owner lodges a written submission either in support of or against the proposed listing, Council or a sub-committee appointed by Council will provide the property owner the opportunity to be heard regarding the submission;
- (d) After hearing and recording all written and verbal submissions, Council or its sub-committee will review the details of the Heritage Place and the nature of the submission and either:
 - recommend that the place should not be listed; or
 - make amendments to the extent of the listing prior to finalising the PAR; or
 - endorse the PAR in its current form for inclusion in the Development Plan;
- (e) The Council will prepare a report to the Minister and finalise the Plan Amendment Report for authorisation.
- (f) If the owner of the land objects to the proposed listing of a Local Heritage Place and the Council proposes to retain the place on the Local Heritage Register, the Minister must refer the PAR to the Development Policy Advisory Committee (DPAC) for advice. The owner must be given a reasonable opportunity to make a second submission to DPAC or a committee appointed by DPAC to hear submissions. The Minister will then determine the matter.

Completion of these tasks will satisfy the matters prescribed in the Regulations as required by Section 25(4)(e) of the Development Act.

Note: This Statement of Investigations does not form part of the Plan Amendment.



Development Act 1993

*Draft Development Plan Amendment
January 2002*

CITY OF PLAYFORD

Heritage Plan Amendment Report

Draft Amendment



Development Act 1993

Amendment Instructions Table

Name of Local Government Area: City of Playford

Name of Development Plan(s): Playford (City)

Name of PAR: Heritage Plan Amendment Report

The following amendment instructions (at the time of drafting) relate to the Playford (City) consolidated on 24 January 2002. Where amendments to this Development Plan(s) have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

In the first column detail the method of change. • AMEND • DELETE • REPLACE • INSERT	In the second column detail what it is to be AMENDED, REPLACED, DELETED or INSERTED. • OBJECTIVE • PRINCIPLE OF DEVELOPMENT CONTROL • MAPPING • OTHER SPECIFY	In the third column provide the instruction detail, noting that the use of attachments is recommended when text passages are lengthy.	Is renumbering required? • YES • NO	Consequential amendments • YES • NO (detail at end of each section)
COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)				
Delete	Principle of Development Control (PDC) 153		Yes	No
Insert	Principles of Development Control	Insert Attachment A immediately after PDC 156	Yes	No
Delete	PDC 298		Yes	No
Delete	PDC's 300-304 inclusive and the heading "Heritage"		Yes	No
ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)				
ZONE/POLICY AREA HEADING : Country Township Zone				
Delete	PDC 16(d)		Yes	No
Delete	PDC's 32 and 33		Yes	No
ZONE/POLICY AREA HEADING : Residential, Residential (Munno Para), Residential 1, Residential 2, Residential (Virginia), Country Township, Local Commercial, Commercial (Virginia), General Industry, Horticulture, Rural, Mount Lofty Ranges Rural, Watershed, Hills Face, Flood Plain (Virginia), Recreation, MOSS (Recreation) and Institutional Zones				
Insert	Principle of Development Control	Insert Attachment C immediately after the last PDC under the heading "Public Notification"	No	No
ZONE/POLICY AREA HEADING : Regional Centre Zone				
Replace	PDC 35	Delete PDC 35 and replace with the contents of Attachment B	No	No
ZONE/POLICY AREA HEADING : Town Centre Zone				
Replace	PDC 30	Delete PDC 30 and replace with the contents of Attachment B	No	No
ZONE/POLICY AREA HEADING : Residential, Residential (Munno Para), Residential 1, Residential 2, Residential (Virginia), Country Township, Regional Centre, Town Centre, Local Commercial, Commercial (Virginia), General Industry, Rural, Mount Lofty Ranges Rural, Watershed, Hills Face, Flood Plain (Virginia), Recreation, MOSS (Recreation) and Institutional Zones				
Amend	Complying Development PDC	Amend the PDC under the heading "Complying Development" by deleting the word "Those" and inserting the contents of Attachment D	No	No
ZONE/POLICY AREA HEADING : Horticulture Zone				
Amend	PDC 45	Amend PDC 45 by inserting the following clause immediately after part (c) "(d) the proposed development does not affect an allotment containing a Heritage Place identified in Table Play/6 or Table Play/7."	No	No

TABLES

Insert	Tables Play/6 and Play/7	Insert Attachment E on a new page immediately after Table Play/5	No	No
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ADDITIONAL ADVICE FOR THE USE OF THE TABULAR FORMAT:

Only the following four types of instruction are to be used:

- Amend** used for minor alterations to text, eg inserting, replacing and deleting words within text sections.
- Replace** used only when Objectives/PDCs are being replaced one for one, eg if two PDCs are being replaced with three then deletion and insertion should be used.
- Delete** deletion of material requiring renumbering.
- Insert** insertion of new material requiring renumbering.
- To avoid confusion with the follow up task of identifying consequential amendments, the instructions should be listed in the above order.
 - Listing in this order allows all amendments that don't require renumbering to be actioned first, minimising the possibility of errors in interpretation (ie the instructions relate to the current numbering, therefore renumbering as a result of deletions and insertions does not need to be considered).
 - This is then followed by deletion and insertion of material for each section, and is the point at which consequential amendments need to be identified. These are to be listed at the end of each section.

Templates of the tabular format are available from the Planning SA web site at www.planning.sa.gov.au or can be supplied on disk upon request.

ATTACHMENT A

- 156** Development should not impair the character or nature of buildings or sites of architectural, historical or scientific interest or sites of natural beauty. *(formerly PDC 153)*
- 157** Individual buildings or groups of buildings should be conserved and, where possible, restored which are of special:
- (a) architectural merit, significance or interest;
 - (b) visual interest;
 - (c) historical significance or heritage value; or
 - (d) scientific interest. *(formerly PDC 298)*

Heritage

For the purpose of interpreting principles of development control numbered 158 -175 inclusive, a Heritage Place is either:

- a place(s) entered in the State Heritage Register (refer list in Table Play/6 provided for convenience and which are the subject of additional particular controls pursuant to the Development Act 1993 and the Heritage Act 1993); or
- a Local Heritage Place(s) identified in Table Play/7.

- 158** Development should not impair the character or integrity of a Heritage Place.
- 159** The use(s) to which a Heritage Place is put should be a use(s) which support the continuing conservation of the place through the maintenance and/or restoration of such places so as to retain its cultural significance. *(combination of PDCs 300, 302 and 303)*
- 160** Development associated with a Heritage Place may contain minor variations to the respective detailed design Principles of Development Controls where this facilitates appropriate and complementary conservation of the place providing that any variation:
- (a) is justified by significantly unusual and difficult constraints created by the place's own retention, conservation or unique circumstances;
 - (b) avoids compromise or an adverse impact upon the integrity and appropriate setting of the Heritage Place and overall, is beneficial to the desired and general character and amenity of the locality; and
 - (c) does not compromise fundamental conservation management objectives or, where applicable, obligations under a Heritage Agreement (under the Heritage Act 1993) prepared for individual State Heritage Places or security and safety issues where it relates to public parks/gardens or similar open spaces or public infrastructure (e.g. bridges, towers, monuments and similar structures) of identified heritage significance.
- 161** The division of an allotment containing a Heritage Place should not be undertaken if it may detrimentally affect its heritage value.
- 162** The division of an allotment(s) containing a Heritage Place involving the creation of additional allotments and/or boundary realignments, should only occur where the division of land:
- (a) results in an allotment(s) of a size and dimensions which maintains or reinforces the integrity of the building(s) or item(s) retained on the site(s);
 - (b) where an additional allotment(s) are created, results in an allotment pattern which will satisfactorily accommodate new development of the kind desired in the zone and the additional allotment(s) is of a size and dimensions which is capable of being developed without detriment to the integrity and setting of the affected Heritage Place; and

- (c) retains on the site of the Heritage Place any existing natural, substantial, original and historic landscape elements which contribute to the heritage value and character of the Heritage Place.

163 The division of land adjoining an allotment containing a Heritage Place should:

- (a) result in an allotment pattern which maintains or reinforces the integrity of the adjoining Heritage Place;
- (b) create allotments of a size and dimensions that will accommodate the desired form of development for the relevant zone or policy area;
- (c) be of suitable proportions which will provide for the appropriate siting and setback of new buildings from property boundaries so that new buildings do not dominate, encroach upon or otherwise impact on the setting of the Heritage Place; and
- (d) to the principal public road frontage provide an area set aside for landscaping of a size and dimensions which complement the landscape setting of the Heritage Place and the landscape character in the locality of the development.

164 Development on properties adjoining a Heritage Place or on adjacent properties where there would be an influence upon the character, integrity and setting of a Heritage Place, should afford recognition to and respect the heritage value, integrity and character of the Place, without necessarily replicating its historic detailing and should where applicable:

- (a) not be undertaken if it is likely to detract by way of design, external appearance or standard of construction from the heritage value and integrity of the Heritage Place;
- (b) complement the external form, massing, fenestration, rhythm, colours, and texture of materials of the Heritage Place;
- (c) incorporate fencing and areas set aside for landscaping, particularly on the principal street frontage of an allotment, which complement the era, style and landscape setting of the Heritage Place;
- (d) be consistent with the overall height and proportion of the Heritage Place and that of surrounding buildings which contribute positively to the character of the locality;
- (e) have a roof shape and pitch consistent with the Heritage Place and that of well designed buildings in the locality;
- (f) be consistent with the siting and setback from property boundaries of the Heritage Place; and
- (g) in any case, maintain the prominence of the Heritage Place.

State Heritage Places

165 In respect to State Heritage Places the extent of control and protection applies to all elements of the subject building including the internal and external fabric, fencing, painting (colour) and minor installation such as air conditioning units, roof fans and exhaust fans, together with any other work that may affect the heritage value of the place.

166 A State Heritage Place should not be demolished or removed, all or in part, other than in the most extreme circumstances, and in any case not unless:

- (a) that portion of the building to be demolished or removed would not diminish the historical significance of the place;

- (b) it can be demonstrated that the structural condition of the place, or a designated significant element, is so seriously unsound as to be unsafe and cannot be rehabilitated;
- (c) the irredeemable state of the structure is supported by appropriate independent qualified expert engineering advice; and
- (d) the development to replace the demolished Heritage Place or significant element thereof, is of a scale and character compatible with the locality and/or balance of the place in terms of materials, form, scale, fenestration and features of any remaining designated element of the place, and is designed to a high functional and architectural standard.

167 State Heritage Places should be restored, rehabilitated, altered and added to in an appropriate manner, which:

- (a) preserves, respects and complements the original integrity, character, scale, street frontage, architectural style, design, roof form and pitch, window and door openings and specific features, materials, colours and finishes of the existing identified places;
- (b) maintains or reinstates the integrity and prominence of the original street frontage and significant streetscape and other aspects and features;
- (c) integrates contemporary improvements and achieves opportunities to the rear or the side behind the main building alignment, but without any compromise to the original character, street prominence, siting, boundary setbacks, significant aspects and heritage value of the place; and
- (d) does not detrimentally affect the character, setting, heritage value, integrity or function by development, including land division.

Local Heritage Places

168 In respect to a Local Heritage Place, the extent of control and protection applies to:

- (a) all exterior parts of the main portion of the subject building, such as exterior walls, facades and roof, and contiguous elements such as verandahs and balconies, including balustrading and lacework, doors and windows and their frames, original materials and finishes and similar features; and
- (b) other additional elements as specifically identified in the Description of Place of Value in Table Play/7.

169 A Local Heritage Place should not be demolished or removed, all or in part, other than in the most extreme circumstances, and in any case not unless:

- (e) that portion of the building to be demolished or removed would not diminish the historical significance of the place;
- (f) it can be demonstrated that the structural condition of the place, or a designated significant element, is so seriously unsound as to be unsafe and cannot be rehabilitated;
- (g) the irredeemable state of the structure is supported by appropriate independent qualified expert engineering advice; and
- (h) the development to replace the demolished Heritage Place or significant element thereof, is of a scale and character compatible with the locality and/or balance of the place in terms of materials, form, scale, fenestration and features of any remaining designated element of the place, and is designed to a high functional and architectural standard.

170 A Local Heritage Place should be retained, upgraded and adapted such that:

- (a) the quality or condition which gives the place its heritage value, including, where appropriate, the retention of any elements integral to significant cultural associations of that building, structure or place is protected or enhanced;
- (b) the place is put to a use which supports the maintenance and restoration of that building, structure or place;
- (c) the place is only altered so as to retain or restore the original external form, materials, and colours in a manner compatible with its structural visual, material and historic integrity; and
- (d) where external arrangements and finishes are of heritage value it should only be altered in a manner compatible with its structural, visual, material and historic integrity.

171 Any alteration or addition to a Local Heritage Place should reinforce and complement the historic character of the place in terms of its design, siting, boundary setbacks, scale, built form and roof shape, bulk, height, materials and external finishes and where applicable:

- (a) additions should minimise their impact on the streetscape by siting to the rear or the side of the existing building(s) and not forward of the existing building(s);
- (b) the height of eaves and gutters on additions should be complementary with the existing building;
- (c) the proportions (vertical and horizontal) of additions visible from the street, should be complimentary with those of the existing building;
- (d) materials may include masonry (stone and brick) render, timber boarding and corrugated steel sheeting (walls and roof) or other where complementary to the era of the building;
- (e) contemporary materials such as mirror glass and polished face concrete panels, or other materials such as unpainted zincalume sheeting should not be used where they are visible from the street unless it is complementary to the materials and finishes of the relevant place and will complement the character of other development in its locality which is consistent with the provisions of the relevant zone or policy area;
- (f) roof conversions or additional upper floors are not desirable where they compromise the historic integrity of the building or the view of the building from the street; and
- (g) roof conversions are acceptable where the alterations are fully incorporated under the existing roof and dormer style windows are acceptable where they are not visible from the street.

172 Carports and garages and other outbuildings on the site of a Local Heritage Place:

- (a) should be located behind the principal facade of the building;
- (b) may be freestanding;
- (c) located to ensure garage doors do not visually dominate the appearance of the development facing the street; and
- (d) exhibit architectural and roof form designs, and exterior finishes to enhance and not diminish the historic character of the place.

173 Areas set aside for landscaping on the principal street frontage of an allotment containing a Local Heritage Place should be of a size and dimensions which complement and reinforce the historic character of the Heritage Place on the site and in the locality of the development.

174 On an allotment containing a Local Heritage Place, the design, height and construction materials of new fences/gates or alterations to existing fences/gates visible from a public road, in particular along the street frontage, should be appropriate to:

- (a) the era of the building to be bounded by the fencing; and
- (b) the character of the locality defined by the relevant zone objectives and principles.

General

175 Advertising signage on a site or a building which is a Heritage Place, where appropriate to the approved use and zoning of the land, should be limited in number and be discrete in size, design and colour and reflect the character of the frontage of the Place:

- (a) at pedestrian level, should be limited to shop front, under verandah, verandah fascia, verandah blinds or sandwich boards, whichever is complementary to the architecture and scale of the place; and
- (b) signs identifying major land uses or related to larger scale buildings, if appropriate in the zone and in scale with the building architecture of the place, may be in the form of a flat wall sign or a freestanding or pylon sign where there is no detriment to the heritage significance of the place; and
- (c) other than in unique circumstances, not include internal illumination of signs.

ATTACHMENT B

In the *(insert relevant zone name)* Zone:

- (a) except where part (b) of this principle applies or the development is non-complying, all kinds of development are assigned as **Category 1 Development**, except where the site of the proposed development is adjacent a Residential Zone boundary, in which case it is assigned as **Category 2 Development**;
- (b) the following public notification categories are assigned to development affecting a Heritage Place listed in Table Play/6 and/or Table Play/7:

Category 1 Development:

- (i) development which is in the opinion of the relevant authority of a minor nature;
- (ii) demolition of elements of a place listed in Table Play/6 and Table Play/7 not considered to have heritage value;
- (iii) land division in the form of boundary realignments where no new allotments are created other than division through an existing built form;

Category 2 Development:

- (iv) the alteration of or addition to or any work that materially affects the heritage value or the elements of a Heritage Place listed in Table Play/6 and Table Play/7;
- (v) land division involving the creation of additional allotments or division within an existing built form;
- (vi) a change in use (other than a use listed as non-complying) of a Heritage Place identified in Table Play/6 and Table Play/7;
- (vii) demolition of a Local Heritage Place identified in Table Play/7, other than where assigned Category 1 (ie, demolition of a minor nature or demolition of elements not considered to have heritage value).

ATTACHMENT C

In addition to principle (or insert "principles ..." as appropriate), the following public notification categories are assigned to development affecting a Heritage Place listed in Table Play/6 or Table Play/7:

Category 1 Development:

- (a) development which is in the opinion of the relevant authority of a minor nature;
- (b) demolition of elements of a place listed in Table Play/6 and Table Play/7 not considered to have heritage value;
- (c) land division in the form of boundary realignments where no new allotments are created other than division through an existing built form;

Category 2 Development:

- (d) the alteration of or addition to or any work that materially affects the heritage value or the elements of a Heritage Place listed in Table Play/6 or Table Play/7;
- (e) land division involving the creation of additional allotments or division within an existing built form;
- (f) a change in use (other than a use listed as non-complying) of a Heritage Place identified in Table Play/6 or Table Play/7;
- (g) demolition of a Local Heritage Place identified in Table Play/7, other than where assigned Category 1 (ie, demolition of a minor nature or demolition of elements not considered to have heritage value).

ATTACHMENT D

Except development on an allotment containing a Heritage Place identified in Table Play/6 or Table Play/7, those

ATTACHMENT E

TABLE Play/6
STATE HERITAGE PLACES

PROPERTY ADDRESS	DESCRIPTION OF PLACE OF VALUE (State Heritage Places are listed in the Development Plan for convenience - the State Heritage Register, under the Heritage Act, should be referred to for full details)	CERTIFICATE OF TITLE REFERENCE	HERITAGE SA FILE NO.
Heaslip Road, Angle Vale	Angle Vale Bridge (Laminated Timber Arch)		10570
7 Judd Street, Elizabeth	Dwelling - Judd House	5752/707	12787
Blacktop Road	Dwelling (former One Tree Hill Inn)	5493/437	13868
Petherton Road, Penfield	Dwelling - Pise Cottage and Brick Well	5179/951 5274/790 5274/789	10571
Smiths Creek, Smithfield	Former Adamson's Flour Mill	5273/931	11051
Williamstown	Lady Alice Gold Mine Site		12782

TABLE Play/7

LOCAL HERITAGE PLACES

Property Address	DESCRIPTION OF PLACE OF VALUE (Protection applies to the whole of the exterior of the original main portion of the subject building or place and contiguous elements, and other elements where designated below)	Certificate of Title Reference	Section 23(4) Criteria
Angle Vale Road, Angle Vale (Lot 191, Angle Vale Rd)	House Original external form, materials & details of the c1870s farmhouse.	5796/902	a, b, e
Angle Vale Road, Angle Vale (Lot 12, Angle Vale Rd)	House 'Sylvan Glade' Original external form, materials & details of the early house.	5105/276	a, b, e
Angle Vale Road, Angle Vale (Cemetery - Lot 2, Angle Vale Rd) (Chapel - Lot 3, Angle Vale Rd)	Former Ebenezer Chapel, Cemetery & Hall The 1854 former Ebenezer Chapel including overall form of the building, the former Hall associated with the Chapel, and the Cemetery, including cast iron grave surrounds.	5490/353 (Cemetery) 5253/467 (Chapel)	a, c, e
Angle Vale Road, Angle Vale (Lot 254, Angle Vale Rd)	Former Church Manse Original external form, materials & details of the circa 1857 cottage.	5410/218	a, e
Chivell Road, Angle Vale (Lot 91, Chivell Rd)	Farmhouse Original external form, materials & details of the 1850s farmhouse.	5557/188	a, b
Curtis Road, Angle Vale (Lot 2, Angle Vale Rd)	House Original external form, materials & details of the 1850s cottage.	4349/172	a, b, d, e
House, Riverbanks Road (Sec 92 Riverbanks Rd)	House Original external form, materials & details of the 1850's cottage.	2651/156	a, b, e
Main North Road, Blakeview (Smiths Barn - Lot 100)	Former Barn/Stables Original external form, materials & details of the 1860s former stables.	5317/602	a, b, e, f
Smith Road, Blakeview (Lot 446)	House 'Arrawarra' Original external form, materials & details of the 1920s cottage.	2194/74 4082/117 5304/809	a, b, e
10 Pinehurst Court, Craigmore (Lot 25, Pinehurst)	House 'Blair Farm' Original external form, materials & details of the circa 1855 house.	5204/274	a, b
93 Elizabeth Way, Elizabeth	Anglican Mission Original, external form, materials & details of the 1959 community centre, including the curved roof two storey section to the rear.	5780/701	a, b, c

Property Address	DESCRIPTION OF PLACE OF VALUE (Protection applies to the whole of the exterior of the original main portion of the subject building or place and contiguous elements, and other elements where designated below)	Certificate of Title Reference	Section 23(4) Criteria
7 Frobisher Road, Elizabeth	Shedley Theatre Original, external form, materials & details of the 1965 centre.	2798/12	a, c, d, e, f
10 Goodman Road, Elizabeth (Lot 2)	Grandstand, Elizabeth Oval Original form, materials & details of the 1960s grandstand.	5400/140 CR 5752/704	a, b, f
15 Goodman Road, Elizabeth (Lot 1)	Playford Gardens Whole of the gardens including monument, walls & paths.	5589/749	a, c, e
3 Windsor Green, Elizabeth	Clock Tower Original, external form, materials & details of the free standing masonry clock tower.	5346/47	a, c, d, e, f
9/29 Spruance Road, Elizabeth East	Guerin House Original external form, materials & details of the late nineteenth century cottage.	5579/296	a, b
85 Fairfield Road, Elizabeth Grove (Lot 94)	Elizabeth Grove Uniting Church Original external form, materials & details of the 1956 church.	5644/720	a, b, c, d
Lot 4, Shillabeer Road Elizabeth Park	Olive Grove The area of land featuring closely planted Olive Trees & steep sided creek.	2921/143	a, b
4 Kettering Road, Elizabeth South	Water Tower Original external form, materials & details of the c1940 water tower.	CR 5752/229	a, f
180 Philip Highway, Elizabeth South (Lot 1)	General Motors Holden's Office Building Original external form, materials & details of the 1958 building.	5351/418	a, b, c, d
46 Philip Highway, Elizabeth South (Lot 52)	Royal Air Forces Association 1200 Club Original external form, materials & details of the 1968 building including the distinctive roof with high pitched western section, single storey additional section and secondary low pitched roof pavilion to the rear.	5544/843	a, c, e
14 Blackburn Road, Hillbank (Lot 1 Blackburn Rd)	House Original external form, materials & details of the 1880s-90s house.	5268/197	a, b, e
Lot 72, Williams Road, Hillbank	Former Little Para Wesleyan Church Cemetery Current extent of former cemetery reserve including remaining gravestones and cast iron railing fence.	5143/965 & 966	a, c

Property Address	DESCRIPTION OF PLACE OF VALUE <small>(Protection applies to the whole of the exterior of the original main portion of the subject building or place and contiguous elements, and other elements where designated below)</small>	Certificate of Title Reference	Section 23(4) Criteria
110 Hillier Road, Hillier (Lot 208 Hillier Road)	House Original external form, materials & details of the 1865 cottage.	5766/652	a, b, e
Wingate Road, Hillier (Lot 2, Hillier Rd)	Farmhouse 'Birribi' Original external form, materials & details of the c1880s farmhouse	5701/102	a, b, e
Taylors Road, Humbug Scrub (Lot 1, Humbug Scrub Rd)	House 'Sunnybrae' Original external form, materials & details of the original house and rear skillion additions.	5255/317	a, b, e
36 Maltarra Road, Munno Para (Lot 46)	House Original external form, materials & details of the late 1890 house.	5324/106	a, b, e
Dalkeith Road, Munno Para Downs (Lot 101, Dalkeith Rd)	Barn Original external form, materials & details of the 1870s barn.	5493/859	a, b, e
Frisby Road, Munno Para Downs (Lot 201, Frisby Rd)	House Original external form, materials & details of the early 1900s house.	5749/365	a, b, e
Frisby Road, Munno Para Downs (Lot 188, Frisby Rd)	House Original external form, materials & details of the c1850 pise' house	5540/569	a, b, d, e
Stebonheath Road, Munno Para Downs	House & Outbuildings 'Stebonheath' Original external form, materials & details of the c1860s cottage.	4192/579	a, b, e
Brandis Road, Munno Para West	House 'Pepper Tree Farm' Original external form, materials & details of the c1860s house.	4078/509	a, b
Coventry Road, Munno Para West (Lot 1 Coventry Rd)	House Original external form, materials & details of the c1910s farmhouse.	5072/926	a, b
Curtis Road, Munno Para West	House 'Tudor Vale' Original external form, materials & details of the c1860s-70s farmhouse.	4069/611 4298/794	a, b
Blacktop Road, One Tree Hill (Lot 10)	Institute & War Memorial Original external form, materials & details of the 1906 Institute, the northern addition and the War memorial.	5499/836	a, c

Property Address	DESCRIPTION OF PLACE OF VALUE (Protection applies to the whole of the exterior of the original main portion of the subject building or place and contiguous elements, and other elements where designated below)	Certificate of Title Reference	Section 23(4) Criteria
Blacktop Road, One Tree Hill (Lot 16, Black Top Rd)	Uniting Church & Cemetery Original external form, materials & details of the 1860s church and the cemetery reserve.	5855/719	a, c
Blacktop Road, One Tree Hill (Lot 5, Black Top Rd)	Cottage 'The Peppercorns' Original external form, materials & details of the c1860s cottage.	5260/927	a, b
Blacktop Road One Tree Hill (Lot 13, Black Top Rd)	House 'Applewood' Original external form, materials and details of the cottage.	5171/479	a, b
(Lot 1), Cornishmans Hill Road, One Tree Hill	Uleybury School Museum Original external form, materials & details of the c1856 building.	5429/506	a, c
(Lot 15), Cornishmans Hill Road, One Tree Hill	Cottage 'Tyeka' & Cemetery Original external form, materials & details of the c1860 building. Full extent of the cemetery reserve.	5324/543	a, b, e
(Lot 52), Cornishmans Hill Road, One Tree Hill	Homestead Original external form, materials & details of the c1850s-60s house.	5729/628	a, b
(Lot 5), Crosshill Road, One Tree Hill	House Original external form, materials & details of the c1860s house.	4325/77	a, b
(Lot 2), Crosshill Road, One Tree Hill	House 'Crosshill' Original external form, materials & details of the c1860s house including the later stone section to the rear of the house & associated outbuildings.	5171/538	a, b, e
(Lot 10), Paines Road, One Tree Hill	Former Precolumb School Original external form, materials & details of the c1855 school building.	2477/17	a, c
(Lot 7), One Tree Hill Road, One Tree Hill	House 'View Park' Original external form, materials & details of the c1870s house.	5172/486 & 5172/487	a, b, d
(Lot 34), Yorktown Road, One Tree Hill	House & Outbuildings 'Yelki' Original external form, materials & details of the 1909 house.	5345/792	a, b, d, e
(Lot 347), Argent Road, Penfield	Zoar Cemetery The cemetery reserve including all headstones & cast iron railings.	5818/691	a, c
Carclew Road, Penfield Gardens	Carclew Primitive Methodist Church Original external form, materials & details of the 1870s church & adjacent cemetery reserve.	3413/133	a, c

Property Address	DESCRIPTION OF PLACE OF VALUE (Protection applies to the whole of the exterior of the original main portion of the subject building or place and contiguous elements, and other elements where designated below)	Certificate of Title Reference	Section 23(4) Criteria
(Lot 96), Taylors Road, Penfield Gardens	House 'Willow Grove' Original external form, materials & details of the 1860s farmhouse and 1920s extensions.	5299/44	a, b, e
(Lot 92), One Tree Hill Road, Sampson Flat	House 'Kirklands' Original external form, materials & details of the house.	109/539	a, b, e
4 Anderson Walk, Smithfield	Smithfield Primary School Original external form, materials & details of the 1877 stone building.	5556/930	a, c
28 Anderson Walk, Smithfield	Smithfield Fodder & Pet Supplies Original external form, materials & details of the 1861 building.	5654/686	a, c, e, f
38 Anderson Walk, Smithfield	House Original external form, materials & details of the 1890s house.	5628/452	a, b, e
44 Anderson Walk, Smithfield	House Original external form, materials & details of the late 1890s house.	5691/92	a, b, e
Lot 1, Augusta Square, Smithfield	Augusta Square The whole of the square including several large River Red Gums.	5357/42	a, c, d, f
5 Gardiner Terrace, Smithfield	Cottage Original external form, materials & details of the c1850s cottage.	4057/834	a, c, e
142, 143 & Lot 5 Graeber Road, Smithfield	Smithfield Railway Cottages Original external form, materials & details of the two pairs of c1910 attached cottages.	5459/666	a, d
7 Hope Street, Smithfield	Cottage Original external form, materials & details of the 1870s-80s cottage.	5087/934	5459/832
24 Jane Street, Smithfield	Cottage Original external form, materials & details of the c1860 cottage.	5558/941	a, b
1 Main North Road, Smithfield	Smithfield Hotel Original external form, materials & details of the 1850s hotel.	5181/903	a, b, e
6 Samuel Street, cnr Mary St, Smithfield	Former Smithfield Methodist Church Original external form, materials & details of the 1859 church.	5158/170	a, b, c, e, f
(Lot 179), 25 Queen Street, Cnr Jane Street, Smithfield	Cottage Original external form, materials & details of the 1850s-60s cottage.	2352/152	a, c
		5444/335	a, b, d

Property Address	DESCRIPTION OF PLACE OF VALUE	Certificate of Title Reference	Section 23(4) Criteria
4 Rose Street, Smithfield	House Original external form, materials & details of the 1920s house.	5358/654	a, b
Craigmore Road, Uleybury	Homestead & Outbuildings 'Craigmore' External form, materials & details of the c1870 stone house & associated stone outbuilding.	3917/9, 10	a, b
(Lot 1), Medlow Road, Uleybury	House, Stables/Barn, Shearing Shed & Sheep Dip, Former 'Yattalunga' Outbuildings Original external form, materials & details of the c1900 house, c1860s stables/barn, shearing shed & dip.	5227/62 5210/753	a, b, e
(Lot 4), Uley Road, Uleybury	Uley Cemetery & Chapel Site The cemetery site including the former 1850s chapel site & stone boundary wall.	5695/298	a, b, c, d, e
Broster Road, Virginia	Homestead 'Virginia Park' External form, materials & detailing of the 1870 house and the elements of the subsequent c1920s upgrading.	5067/426	a, b, d, e
(Lot 245), Johns Road, Virginia	Farmhouse Original external form, materials & details of the 1880s farmhouse.	5816/652	a, b, e
Penfield Road, Cnr Leach Street Virginia (Lot 107 Penfield Rd)	Our Lady of the Assumption Catholic Church Original external form, materials & details of the 1860s church.	5544/937	a, b, c, d
Leach Street, end Brady Street, Virginia (Lot 6 Gawler Rd)	Former Railway Cottages Original external form, materials & details of the 1920s cottages.	5074/560	a, e
Old Port Wakefield Road, Virginia	Virginia Institute Original external form, materials & details of the 1908 building.	2/208	a, c, f
(Lot 255), Old Port Wakefield Rd, Virginia	Virginia Oval The recreation reserve including the oval, memorial gates & pine trees.	5505/831	a, c, f
(Lot 6), Penfield Road Virginia	House Original external form, materials & details of the 1870s stone house including chimneys & c1900 gable & verandah.	5237/546	a, b, e
(Lot 202), Phineas Street, Virginia	Virginia Methodist Church (former Bible Christian Chapel) Original external form, materials & details of the 1858 church.	LT G 70	a, c

Property Address	DESCRIPTION OF PLACE OF VALUE (Protection applies to the whole of the exterior of the original main portion of the subject building or place and contiguous elements, and other elements where designated below)	Certificate of Title Reference	Section 23(4) Criteria
(Lot 203), Phineas Street, Virginia	Virginia Uniting Church (former Methodist Church) Original external form, materials & details of the 1937 church.	LT 70	a, c
(Lot 4), Robert Road, Cnr Maloney Road, Virginia	House 'Almond Grove' Original external form, materials & details of the 1860s house.	5712/294	a, b, e
Taylors Road, Virginia	House 'Calvin Grove' Original external form, materials & details of the 1860s-70s house.	4348/743	a, b, e
Taylors Road, Cnr Huxtable Rd, Waterloo Corner	Farmhouse Original external form, materials & details of the 1870s farmhouse.	2543/183	a, b, e
Gawler-One Tree Hill Road, Yattalunga	Stone Wall 'Yattalunga' The c1850s random dry stone wall.	4381/605	a, b, d, e
Humbug Scrub Road, Yattalunga	House 'Milton Bank' External form, details and materials of the c1870 stone house, outbuilding & shed.	4127/79	a, b, d, e
Off Humbug Scrub Road, Yattalunga (Sec 277)	Humbug Scrub Cottage Original external form, materials & details of the c1919 cottage.	5573/220	e
29 Toolunga Road, Yattalunga	Cottage Original external form, materials & details of the c1860s-70s cottage.	5260/420	a, b, e