

St George College Masterplan

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Executive Summary

This masterplan has been prepared for St George College to guide their building and upgrade program over a 10 year period in line with their strategic plan.

This strategic plan has four core values :-

- » Inspired students
- » Inspirational teachers
- » An engaged community and culture
- » Aspirational growth and stability

The overarching goal of St George College is to actively pursue and deliver individual academic excellence, student and staff wellbeing.

The role of the masterplan is to ensure the school has the best and most practicable built environment to ensure these core values can be met.

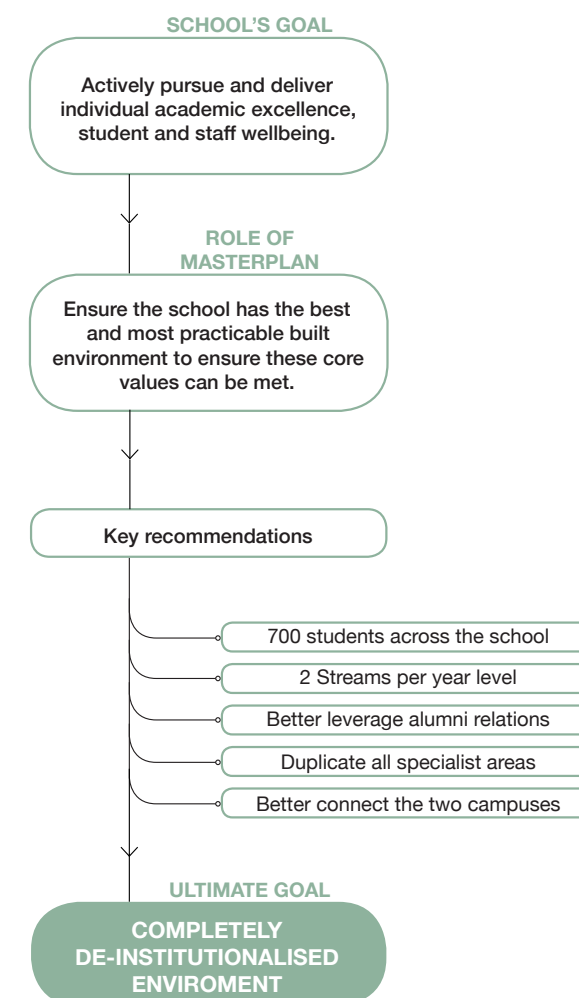
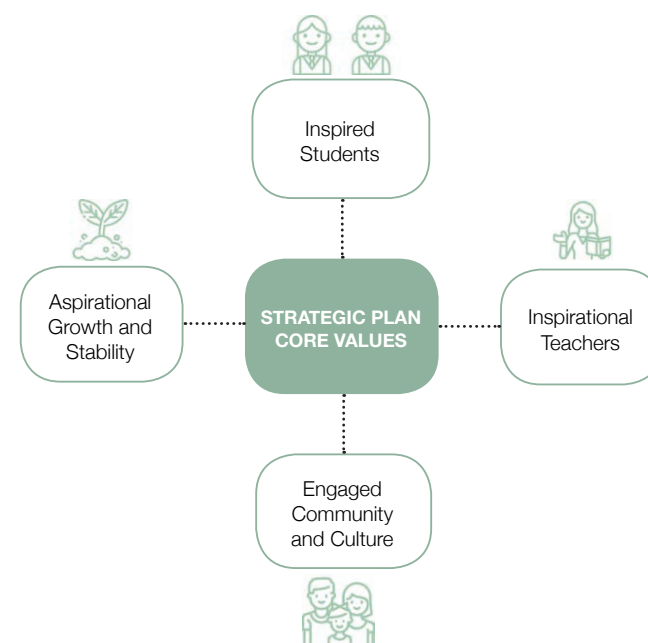
To achieve this, the following key recommendations are proposed :-

- » 700 students across the school
- » Two streams running through all year levels
- » No on-site boarding
- » Better leverage alumni relations
- » Duplicate all specialist areas
- » Better connect the two campuses

The ultimate goal is a completely de-institutionalised environment.

LIMITATIONS

The possibility of a third stream would only be considered beyond the 10 year window and more likely fall into the 20 year window. This Masterplan does not consider this wider window.



**St George
College**

St George College

MILE END

St George College was founded in 1983, and opened in February 1984 to 27 students in years 1, 2 and 3.

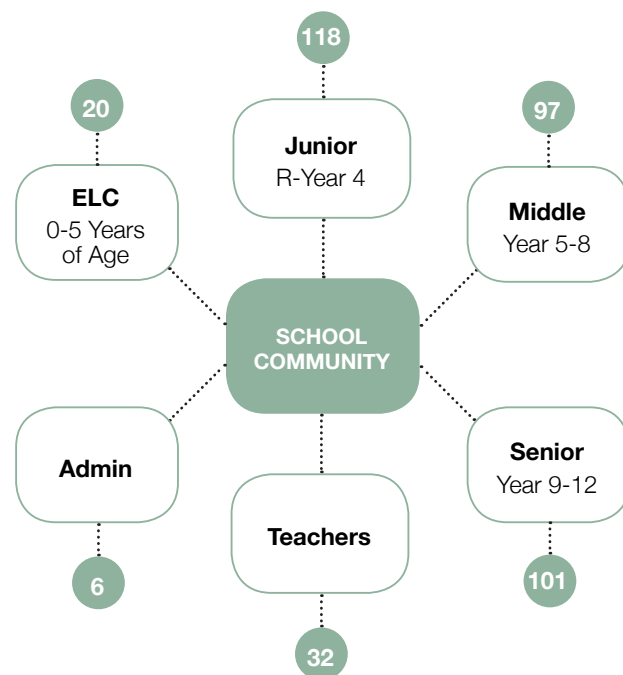
Originally founded to service and promote the Greek Orthodox ethos, recent years has seen a shift to a more broadly based student cohort, but always grounded in the Christian ethos.

The College now caters to students from Reception to Year 12, while also providing playgroup and preschool programs through its Early Learning Centre.



SCHOOL COMMUNITY

Total student cohort at the time of this masterplan was 336 including the Early Learning Centre (ELC).



Although a Christian faith based College, the student population is culturally and linguistically diverse.

St George College is a Commonwealth Registered Institute for Overseas Students (CRICOS) and is approved by the Education and Early Childhood Services Registration and Standards Board of South Australia to enrol a maximum of 100 full fee paying overseas students.

All international students are currently billeted and there is no plan to change this practice, at least not in the next ten years.

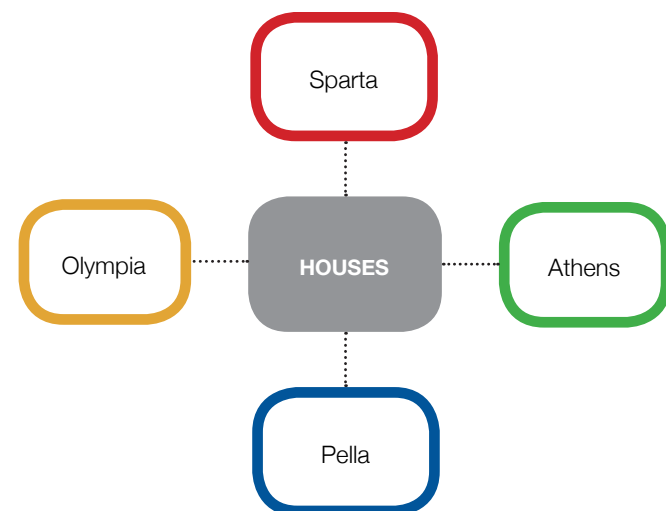
The international student program is managed by a third party housed off site.

HOUSE SYSTEM

The Middle & Senior School has a house system, with each student being assigned to one of four houses, including **Sparta** (red), **Athens** (green), **Pella** (blue), and **Olympia** (yellow). The house structure forms the basis for intra-school competition and activities.

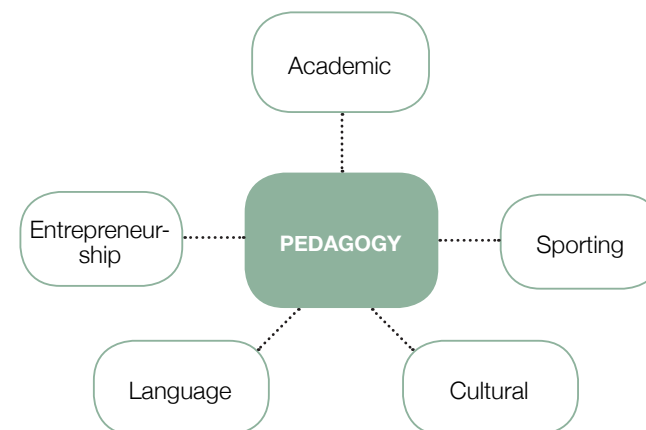
House groups from the Middle and Senior School congregate fortnightly for cross-year level engagement, which is an important means of forming connections, wellbeing and team spirit across the school.

The Junior School similarly has four houses, which exist for the purposes of sports day and team activities.



PEDAGOGY

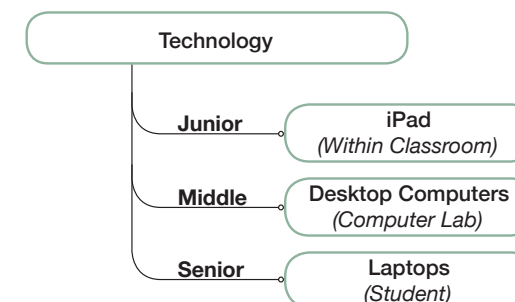
The school seeks to offer all the traditional basics :-



A clear emphasis is placed on entrepreneurship, with the shift from the traditional disciplines and career paths.

A campus environment with flexible spaces is desired to deliver on this.

Technology will also play a part with the following tabulation summarising the availability of devices :-



Other than within the computer lab, data is proposed to be delivered via WiFi.

The desire is to shift to large format screens that can deliver higher resolution at higher lumens, in lieu of data projectors.

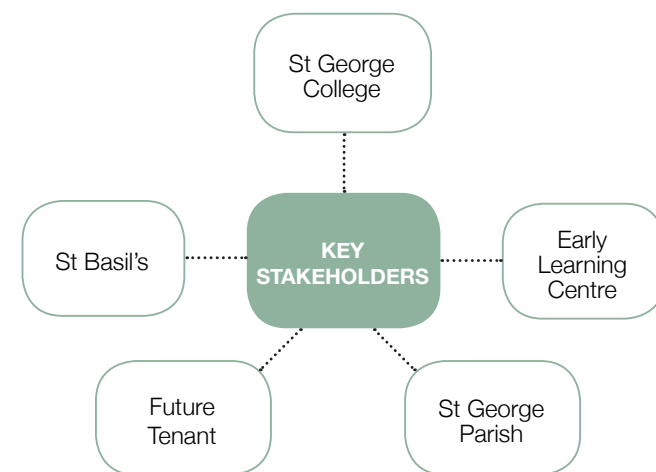
Room for a whiteboard is to also be provided in association with each screen.

Masterplan Vision

Masterplan Vision

STAKEHOLDERS

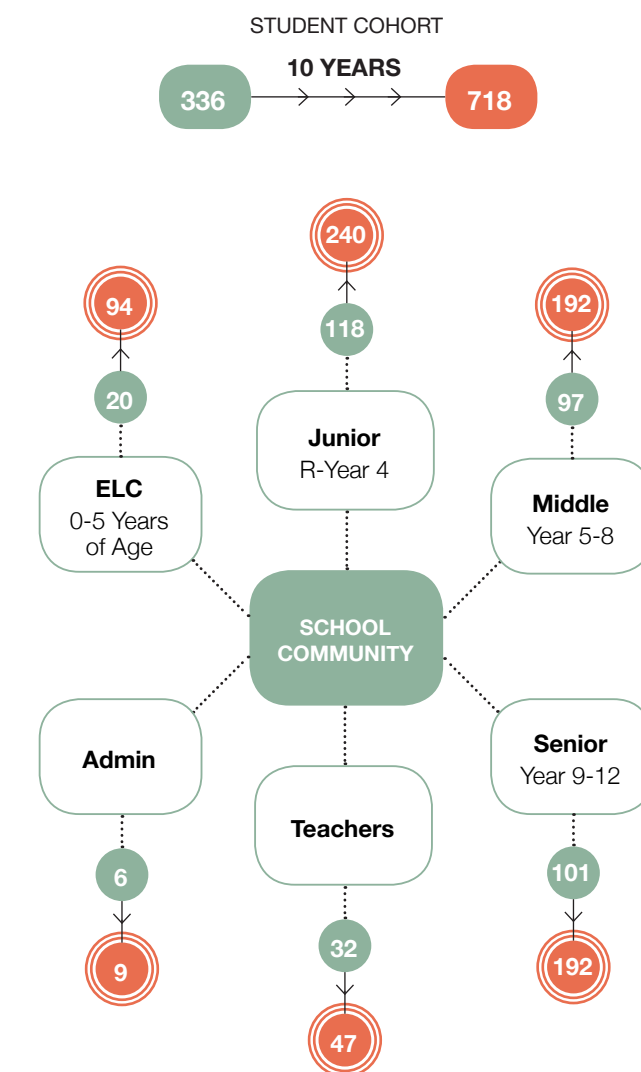
St George College is part of a wider Orthodox community, largely centred around the school, but is more widely drawn from the metropolitan area.



SCHOOL COMMUNITY

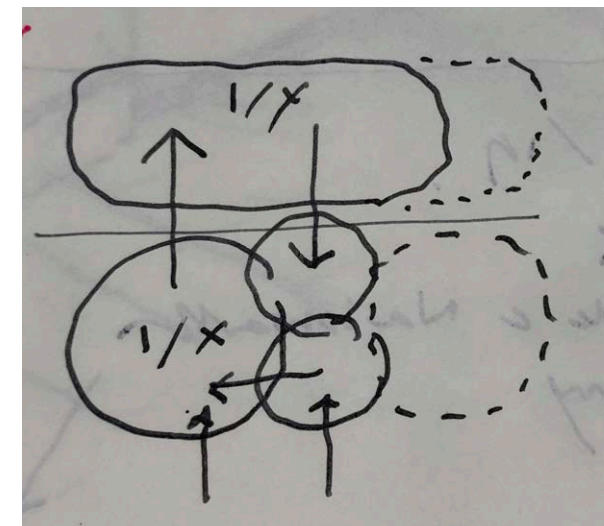
The vision is within the next 10 years grow the school community to 718 students including the expanded ELC, with two streams running through all year levels.

A new Early Learning Centre is the proposed catalyst to build the student cohort from the base up, catering for up to 94 children.



PLANNING

Conceptual planning diagram to guide planning follows :-



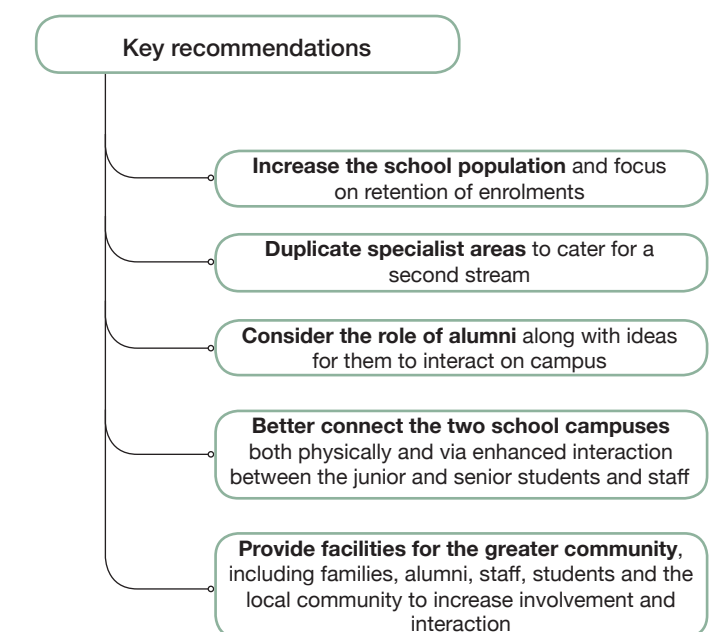
This enables the introduction of a second stream.

So the desire is to ideally duplicate and collocate all specialist spaces.

No specific pedagogical trends have been identified other than to always endeavour to adopt best practice.

KEY RECOMMENDATIONS

This Masterplan focuses on development of the schools facilities to achieve its strategic outcomes. The following key recommendations are proposed. :-



Site

Site

LOCALITY

St George College is situated across two campuses in Mile End, at the fringe of Adelaide's CBD. The Junior Campus is located at 54 Rose Street, and caters for students from Early Learning Centre (ELC) to year 4. The Senior Campus is a short distance West at 75 Rose Street with frontages to Rose Street, South Road and Henley Beach Road. The Senior Campus caters for the Middle School (years 5-8) and Senior School (years 9-12). A parcel of open space school land is located on Rose Street between the two campuses.



KEY

- 1 Queen of Angels Church
- 2 St George Greek Orthodox Church
- 3 Former Thebarton Municipal Office
- 4 Thebarton Theatre

URBAN ENVIRONMENT

Proposed orientation for the school follows :-

School community = Rose Street
General public = Henley Beach Road

A program is to be developed with council to better connect the campuses through good urban design.

This could involve improvements along the four key frontages :-

- » Henley Beach Road
- » Rose Street
- » School Lane
- » Taylors Lane

A more comprehensive movement, traffic and car parking plan should also be prepared as part of this program.

DEVELOPMENT PLAN

St George College is located within the City of West Torrens Local Government Area. Under the City of West Torrens Development Plan, the school sites are within two zones and policy areas.

The Senior Campus is within the High Street Policy Area (35) of the Urban Corridor Zone, while the Junior Campus and 'The Block' are within the Thebarton Character Policy Area (27) of the Residential Zone.

Educational facilities, pre-schools and offices are envisaged forms of development within the Urban Corridor Zone, and a primary school and open space are envisaged forms of development within the residential zone.

Relevant extracts of the Development Plan are included in the appendices.

Any limitations to future development would be subject to the actual use(s) and detailed design.

A new planning code is imminent and requires review on its release to confirm alignment with the proposed projects outlined within this masterplan.

Facilities

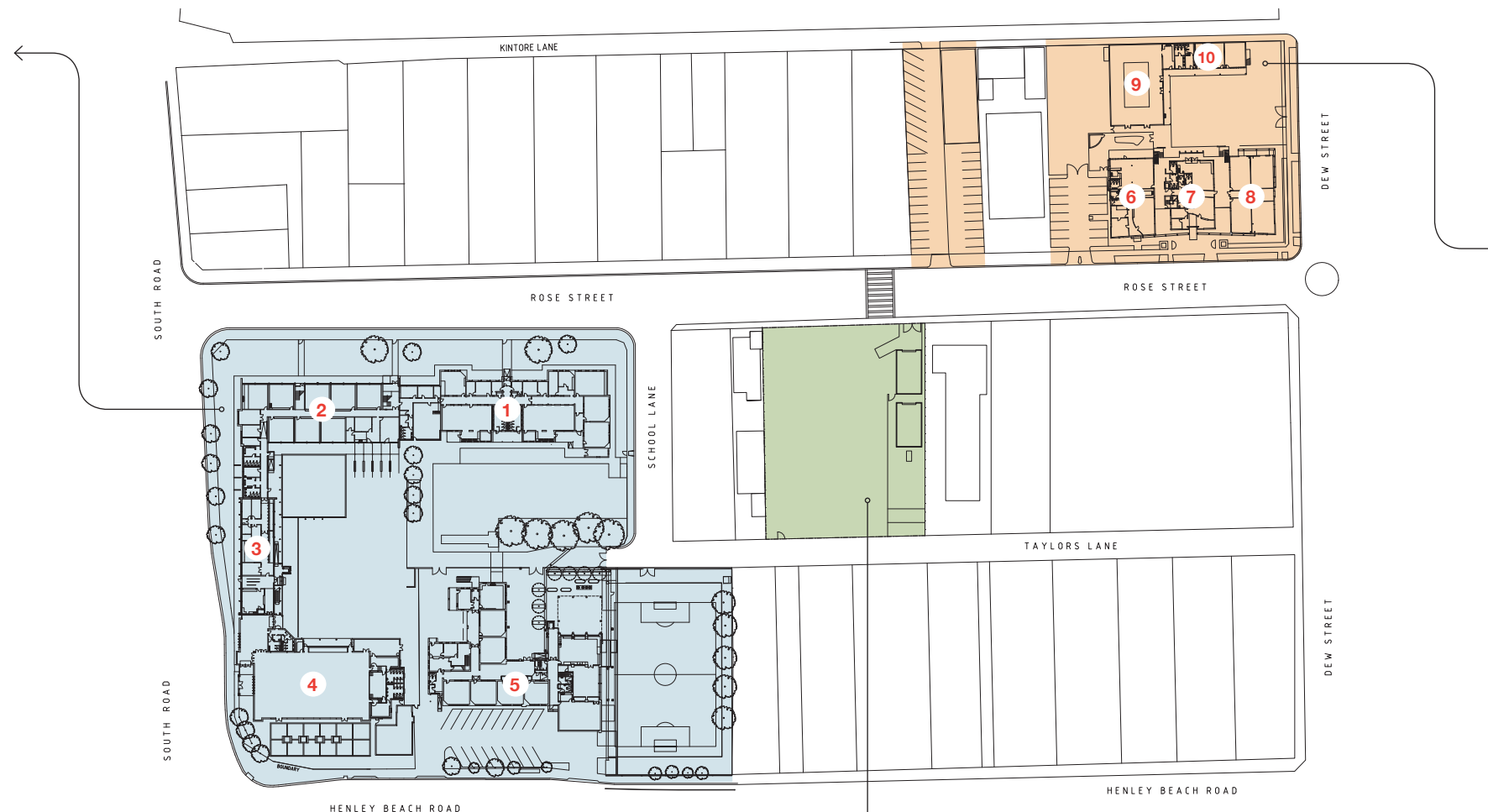
Facilities

SENIOR CAMPUS

The St George College Senior Campus is comprised of 5 main buildings of varying age and architectural style.

1. **Administration and Finance Building**
2. **Northern Classroom Block** – Middle and Senior School Classrooms
3. **Western Block** – Music Suite, Canteen, Library
4. **Sports and Performing Arts Centre**
5. **Ledra Building** – Classrooms, Visual Arts, Science, Hospitality Trade Training Centre

The Senior Campus buildings are located around the South, West, and North perimeters of the campus, with a large hard surface quadrangle in the centre of the site, and an artificial turf soccer pitch in the South Eastern corner.



JUNIOR CAMPUS

The Junior Campus consists of 5 main buildings.

6. **St George Building** – Parish of St George Office, Early Learning Centre, Classrooms, Art
7. **St Sophia Building** – Administration, Staff Room, Library & IT Suite
8. **St Irini Building** – Classrooms
9. **Activity Hall**
10. **AHEPA Building** – Storage, Out of School Hours Care

Constructed circa 1999, the St George, St Sophia, and St Irini buildings are two storey buildings fronting Rose Street (South), connected via external covered walkways. The Activity Hall & AHEPA building were constructed circa 1983 and are sited on the North boundary. Outdoor spaces include a large paved quadrangle between the North and South building clusters, play equipment, and a secondary outdoor bitumen surface area at the North Western corner of the site.

THE BLOCK

'The Block' is a large open grassed area sited between the Senior and Junior campuses, with frontages to Rose Street and Taylors Lane. Two sheds are located on the Eastern side of the site, one of which is utilised by the St George Parish Community and the other by the College. The block is the primary play space utilised by junior students during recess and lunch breaks.

COMPLIANCE

A recent review by a Katnich Dodd Building Certifiers has confirmed a range of non-compliance items across the College sites. These include :-

- » Non-complying circulation and access in various locations
- » Lack of wayfinding facilities for vision impaired people
- » Sanitary facilities do not meet current requirements in multiple areas

Note: Non-compliance items identified by Katnich Dodd Building Certifiers. The above is a shortened summary of identified items. For a full list of identified compliance issues and their locations, refer to the Building Compliance & Maintenance Report.

SERVICES

A recent site review by BCA Engineers has identified that services to and throughout the site are of varying age and quality. An audit of all services is being undertaken concurrent to the formation of the Masterplan

STRUCTURE

A review of the existing structures is being undertaken by Structural Systems engineers. The review seeks to identify compliance with earthquake requirements.

BUILDING COMPLIANCE & MAINTENANCE

A Building Compliance and Maintenance Report is currently being finalised. This report outlines observations of the existing facilities to inform the school and stakeholders of condition, usage, and compliance.

FACILITY UPGRADES

Recent improvements (past 15 years) to the school follow :-

- » Music studio
- » Science laboratory
- » IT suite
- » Visual arts studio
- » Artificial sports pitch (3/4)
- » Library
- » Hospitality trade training centre
- » Junior Activity Hall

Concurrent to the formation of the Masterplan, the following projects are already underway :-

- » Compliance and maintenance audit
- » Early learning centre (ELC)
- » Senior secondary centre
- » Commercial tenancy (to be released within 10 years)

Areas already identified and in need of improvement or in need of relocation or duplication follow :-

- » Drama
- » Outdoor Amphitheater
- » Perimeter Landscaping
- » Quadrangle(s)
- » Multi-use sport area

- » Soft/hard play
- » Toilets
- » Canteen and its possible use as a Café outside student use
- » Trees and shade

Areas so far identified for duplication to support the twin streams follow :-

- » Science laboratory
 - » Music studio
- Identified redundant facilities follow :-

- » IT suite

Other facilities to be included and/or considered :-

- » Storage
- » Ground keeping, currently beside proposed ELC

Digitising of records will form part of a future plan to reduce the dependence on physical storage.

After hour access is required to the following facilities :-

- » Hospitality trade training centre
- » Gym, but better use of foyer needs investigation

Space(s) for the conduct of exams identified. These must be flexible spaces capable of going off-line twice a year.

A complete schedule of existing facilities are listed in the appendices.

Classroom Sizes

The South Australia Department for Education, within its Design Standards, nominates General Learning Areas (GLAs) to be 54 square meters based on classes of a 30 students.

The existing buildings across the College provide a range of classroom sizes. Typical approximate sizes for existing GLAs are :-

- » Ledra Building – 48-54sqm
- » Northern Block – 52sqm
- » Junior Campus Buildings - 60-90sqm

St George College seeks to retain its class sizes to a smaller number of students than the maximum identified in the Department for Education Design Standards, with 24 identified as the preferred class size. Although within the square metre per student equivalent size, any classroom upgrades and refurbishments to the existing smaller classrooms should consider design approaches to ensure flexibility and the maximisation

Risks & Challenges

Risks & Challenges

NORTH SOUTH CORRIDOR

St George College Senior Campus is located with a direct frontage to South Road, which is subject to significant works as part on the North-South Corridor works. As a joint project between the Australian and South Australian Governments, a 78km section of the transport corridor is being redeveloped in sections to create a efficient non-stop corridor.

The River Torrens to Anzac Highway portion of the works is one of two remaining unfunded sections. The Department of Planning, Transport & Infrastructure identify this portion to be currently in its planning stage.

Uncertainty regarding the design of the River Torrens to Anzac Highway portion poses a risk to the College, and its final design in all potential forms will have a degree of impact, which may potentially be significant.

Ongoing engagement with all stakeholders is recommended to ensure the College is positioned to manage the impacts the project may pose.

FLIGHTPATH & NOISE

St George College is located approximately 2.5kms from Adelaide International Airport, and is subjected to regular aircraft noise. In Australia, the Australian Noise Exposure Forecast (ANEF) system combines noise level and frequency of aircraft operations to calculate the average noise level at any point along, and to the side of, the flight path.

Australian Standard AS2021 identifies ratings of less than 20 ANEF as acceptable for schools, with 20 to 25 ANEF being conditionally acceptable, and ratings above 25 ANEF being unacceptable.

The Australian Noise Exposure Index Map 2018 (based on actual numbers and types of aircraft) identifies St George College as being sited within a 25 ANEF zone. The Adelaide Airport Australian Noise Exposure Forecast (modelled to forecast noise at a point in time where Adelaide Airport infrastructure reached its theoretical capacity), identifies that the school is forecast to be within the 30 ANEF zone.

The school was a participant in the Commonwealth Government Noise Insulation Scheme, which was available to the school as it was sited within the ANEI (Australian Noise Exposure Index) 25 noise contour. The scheme provided acoustic upgrades to the buildings.

Construction of new or extended facilities will require acoustic consideration and treatment to ensure the indoor learning environments maintain acceptable noise levels.

EASEMENTS

Certificate of Title Volume 5179 Folio 156 identifies an easement on the Senior Campus. The 6 metre wide easement spans from the vehicle entry on the corner of Taylors and School Lanes, in a straight line West to the South Road boundary. Location SA identifies a wastewater gravity main running underground in this location.

All other Certificates of Title identify Nil easements on the school sites.

AMENITIES

Existing toilet facilities have been identified during the Masterplan process as a key item for improvement. The Maintenance & Compliance review identified a variety of non-compliances, and the students voiced their concerns regarding the need to improve the amenities. Issues relating to condition and provision were recorded.

Review of the existing facilities against the National Construction Code indicates that the provision of sanitary facilities is sufficient across the Collage as a whole, however the type, distribution and condition of the amenities requires attention.

All Masterplan building projects will require review of sanitary facilities within the project scope area, with the majority of existing facilities requiring updrade, and the addition of ambulant and disability accessible amenities where required to meet the current National Construction Code.

SECURITY, ACTIVE & PASSIVE

Security remains an ongoing concern for all school sites for asset protection and student and staff safety. Perimeter and internal fencing to restrict physical access, building access systems, security lighting, CCTV and alarm systems shall be considered for all projects.

Consideration of the principles of Crime Prevention Through Environmental Design (CPTED) shall be considered for all projects to encourage a secure and safe environment for the College community.

CPTED Principles:

- » Surveillance
- » Access Control
- » Territorial Reinforcement
- » Maintenance & Management

Stakeholder Consultation

Stakeholder Consultation

The Masterplan consultation process involved four stakeholder consultation sessions, including a cross-section of students, teaching & administration staff, parents & families, and the St George College Board of Governors. The sessions provided valuable feedback, and resulted in some additions and amendments to the Masterplan to address items raised.

STUDENTS

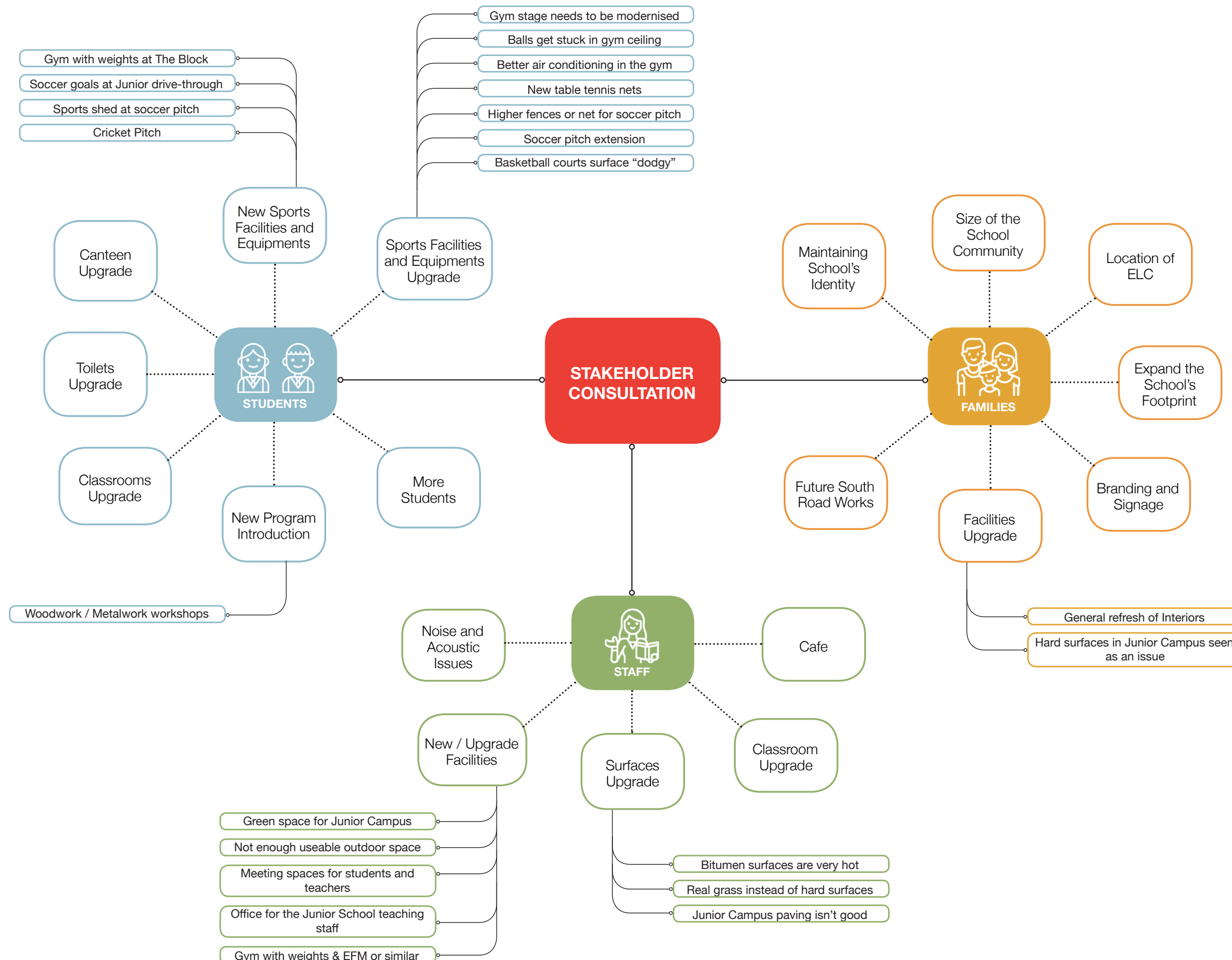
A group of 30 students representing a cross-section of the student cohort were given an overview of the strategic vision for the school for the next 10 years. In an open forum, the students were given the opportunity to voice their opinions on the current school facilities, and provide ideas that would improve their school environment.

STAFF

Teaching and administration staff from both the junior & senior campus attended the consultation session. The staff were provided with an overview of the school's strategic vision, and the purpose of preparing a facilities Masterplan. The draft Masterplan was introduced, and the staff were given the opportunity to review the presentation boards. The group was then asked to provide their feedback on the identified projects, and offer ideas of what else may be required, and what may need further thought.

PARENTS & FAMILIES

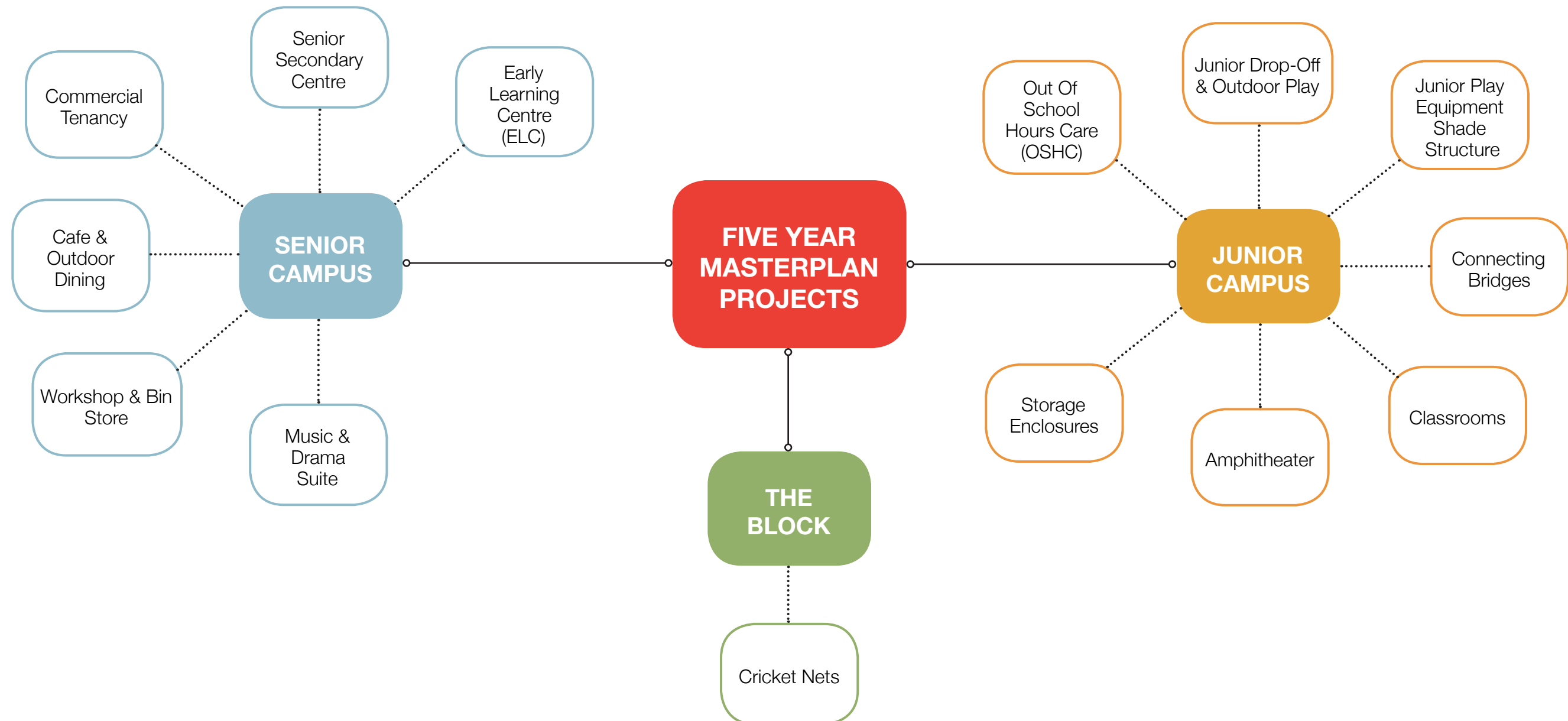
An invitation was extended to all parents and families to attend an information session. The session was attended by a small group, however provided representation of parents with students of varying ages. The informal session provided the attendees with the opportunity to review the presentation boards and be involved in open discussion about the draft plans, and the aspects of the school (current and future) that are of importance to the parents and families.



Masterplan Projects

Five Year Masterplan Projects

A number of projects are well advanced in their planning stages, with construction of the first project(s) anticipated to begin construction in mid 2020. Within five years, it is envisioned that the school will have achieved :-



Five Year Masterplan Projects

SENIOR CAMPUS & THE BLOCK

EARLY LEARNING CENTRE (ELC)

St George College has a limited space for its current childcare & pre-school facilities. The proposed new ELC will provide early childhood education and childcare for a greater number of children of a broader age range.

The new Early Learning Centre will support not only the school community but the local community also, providing high quality early learning and care programs for children until they are ready to commence primary school.

The proposed location repurposes an under utilised portion of the senior school campus and strengthens the connection between the younger and older members of the school community.

The Centre seeks to accommodate up to 92 children, and provides distinct areas for three age groups, being 0-2, 2-3, and 3-5. A large multi-function space supports flexible activities and interaction between all children.

The Early Learning Centre includes the refurbishment of approximately 640m² of existing floor space, with a 220m² extension, and provides direct outdoor play access to the existing open spaces fronting Rose Street and School Lane.

The proposed Early Learning Centre is anticipated to be constructed during 2020-2021, with operation proposed to begin at the beginning of 2022.

SENIOR SECONDARY CENTRE

The Senior Secondary Centre seeks to establish a modern and flexible learning space for the Senior students. The Centre includes the refurbishment of approximately 400m² of existing floor space at the ground level of the Ledra Building, including the refurbishment of four classrooms, and the establishment of a teacher prep space, kitchenette, and flexible breakout spaces.

Implementation of the proposed Senior Secondary Centre is well advanced with construction anticipated in early 2020.

COMMERCIAL TENANCY

Current under-utilisation of space within the Senior School Campus has prompted the proposal to offer facilities for a commercial tenancy with an external entity.

The proposed tenancy will involve a lease term of 10 years (subject to negotiations), and will involve an internal upgrade of approximately 680m² of the Ledra Building, with primary access from Henley Beach Road.

Negotiations are currently underway with potential tenants, with a commercial lease proposed to commence in 2020.

CAFE & OUTDOOR DINING

A modern café and outdoor dining area is proposed to be established. To be located under the Trade Training Centre, the existing undercroft space will house the café and kitchen, with associated outdoor dining and landscaped quadrangle extending to the North and West.

It is envisioned the café will be a social hub for the entire school community, including students, staff, parents and families.

The existing school canteen on the ground floor of the Western Block will be decommissioned.

MUSIC & DRAMA SUITE

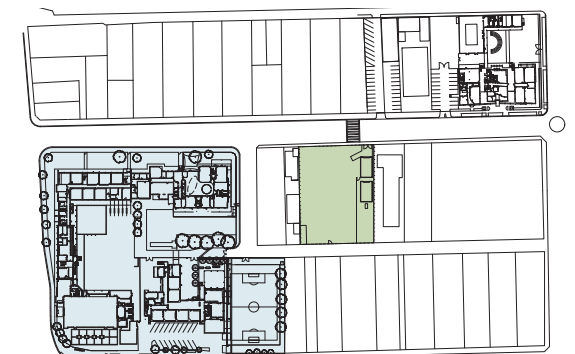
Decommissioning of the existing school canteen will provide an opportunity to create a music and drama suite to the extent of the ground floor of the Western Block. The facility is proposed to include a music suite with facilities for classes and specialist individual and group rooms, a purpose-built drama facility, interconnecting with the adjacent existing gymnasium, and reconfigured and upgraded toilets.

WORKSHOP & BIN STORE

A workshop and bin storage facility is to be established to cater for grounds and facilities maintenance equipment, projects, and storage. It will be required within the five year plan to replace the existing facility which will be demolished during the Early Learning Centre construction. It is envisaged the workshop and bin store will be located where it can be accessed from Taylors / School Lane.

CRICKET NETS

A workshop and bin storage facility is to be established to cater for grounds and facilities maintenance equipment, projects, and storage. It will be required within the five year plan to replace the existing facility which will be demolished during the Early Learning Centre construction. It is envisaged the workshop and bin store will be located where it can be accessed from Taylors / School Lane.



Five Year Masterplan Projects

JUNIOR CAMPUS

OUT OF SCHOOL HOURS CARE (OSHC)

Following the commencement of operations of the proposed new Early Learning Centre, the existing ELC space is proposed to be utilised for Out of School Hours Care. The location will provide improved out of school hours access as it is located on the ground floor adjacent the car park, and additionally connects directly to outdoor open space. The existing space includes toilets and a small kitchen.

A light upgrade is proposed to be undertaken to generally refresh the facility for its transition to a dedicated OSCH space.

JUNIOR PLAY EQUIPMENT SHADE STRUCTURE

The junior play equipment is positioned between the AHEPA building and Dew Street. It is proposed to retain the equipment, and provide a large engineered shade structure to cover its extent. The shade structure will provide increased sun protection and comfort for the students, and address existing discomfort and risks identified by the direct sun heating the equipment.

JUNIOR DROP-OFF & OUTDOOR PLAY

Junior school student drop-off and pick up is provided via the existing car park and open space at the West side of the junior campus. Parents / carers drive through the Rose Street car park, drop off / pick up the students adjacent the existing ELC play space, and drive out through Kintore Lane. During the school day, the gates at the end of the car park and facing Kintore Lane are closed and the space is utilised as hard surface play space.

Relocation of the Early Learning Centre allows for the existing ELC dedicated play space to be demolished, and pedestrian and vehicle entry gates to be repositioned to provide additional play and circulation space. The student entry point will be more visually defined, and will provide direct connection from the drop-off / pick-up area to the quadrangle and the new OSHC facility.

The large hard play space is proposed to be upgraded to a trafficable soft fall outdoor play area, which allows the existing drop-off and pick-up arrangement to be maintained, however provides a safer and more hospitable play area for students. Shaded zones are proposed to be provided as part of the play space.

CONNECTING BRIDGES

Level 1 of the APHEA building is currently inaccessible to those with a physical disability, as no lift serves the building. To address this non-compliance, and to allow the campus to be accessible in its entirety, connecting bridges are proposed to be constructed to link the space back to the level 1 breezeways between the St George, St Sophia, and St Irini buildings. The existing lift in the St Sophia building will provide disability access to the extent of all level 1 areas throughout the junior campus.

Two covered bridges are proposed to be constructed. As there is little shade within the junior campus outdoor space, a shade structure spanning between the bridges is proposed to provide shade to the space below.

CLASSROOMS

With the relocation of OSCH, and the existing accessibility issue addressed by construction of connecting bridges, level 1 of the APHEA building is proposed to be converted to classrooms. A light refresh of the existing two rooms, and an upgrade to the toilets and stairway are proposed.

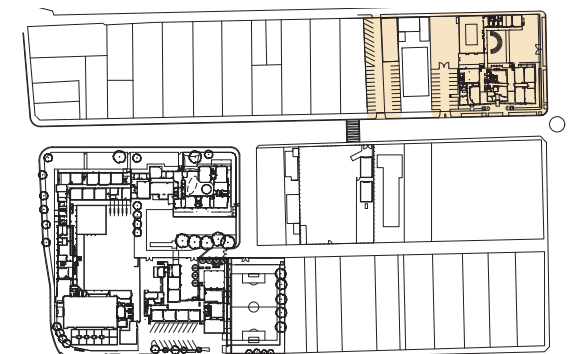
AMPHITHEATER

As a central campus gathering space, an amphitheater is proposed to be formed within the existing quadrangle, beneath the shaded area provided by the new bridge links project above. The shaded amphitheater will provide multi-use functions, including a performance space with direct links to the activity hall, an outdoor classroom / learning space, and a gathering space for students to sit together and interact.

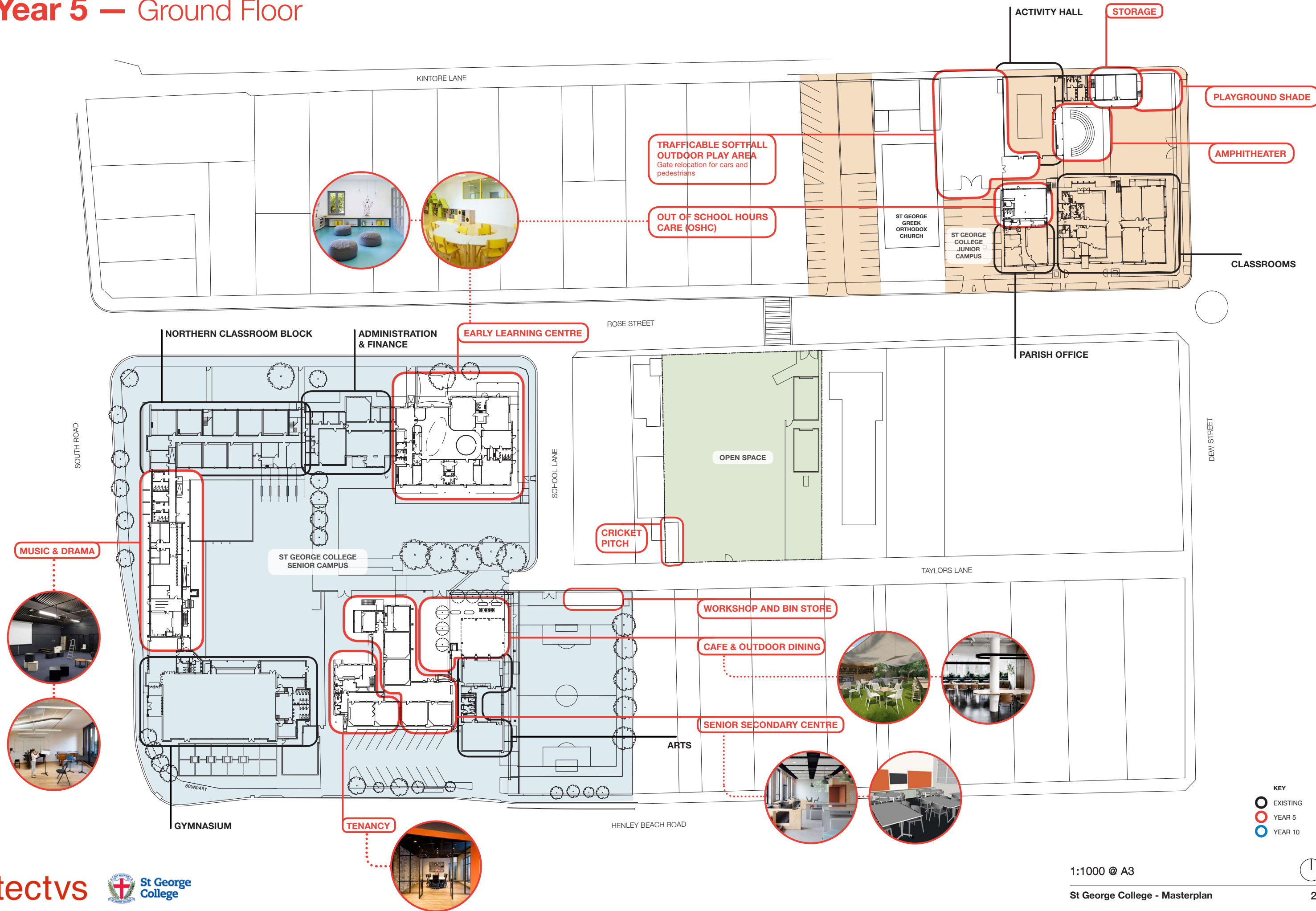
The amphitheater provides a cultural symbol of the school's Greek heritage. The design of the amphitheatre was conceived in Ancient Greece, with the earliest constructed as semi-circular structures.

STORAGE ENCLOSURES

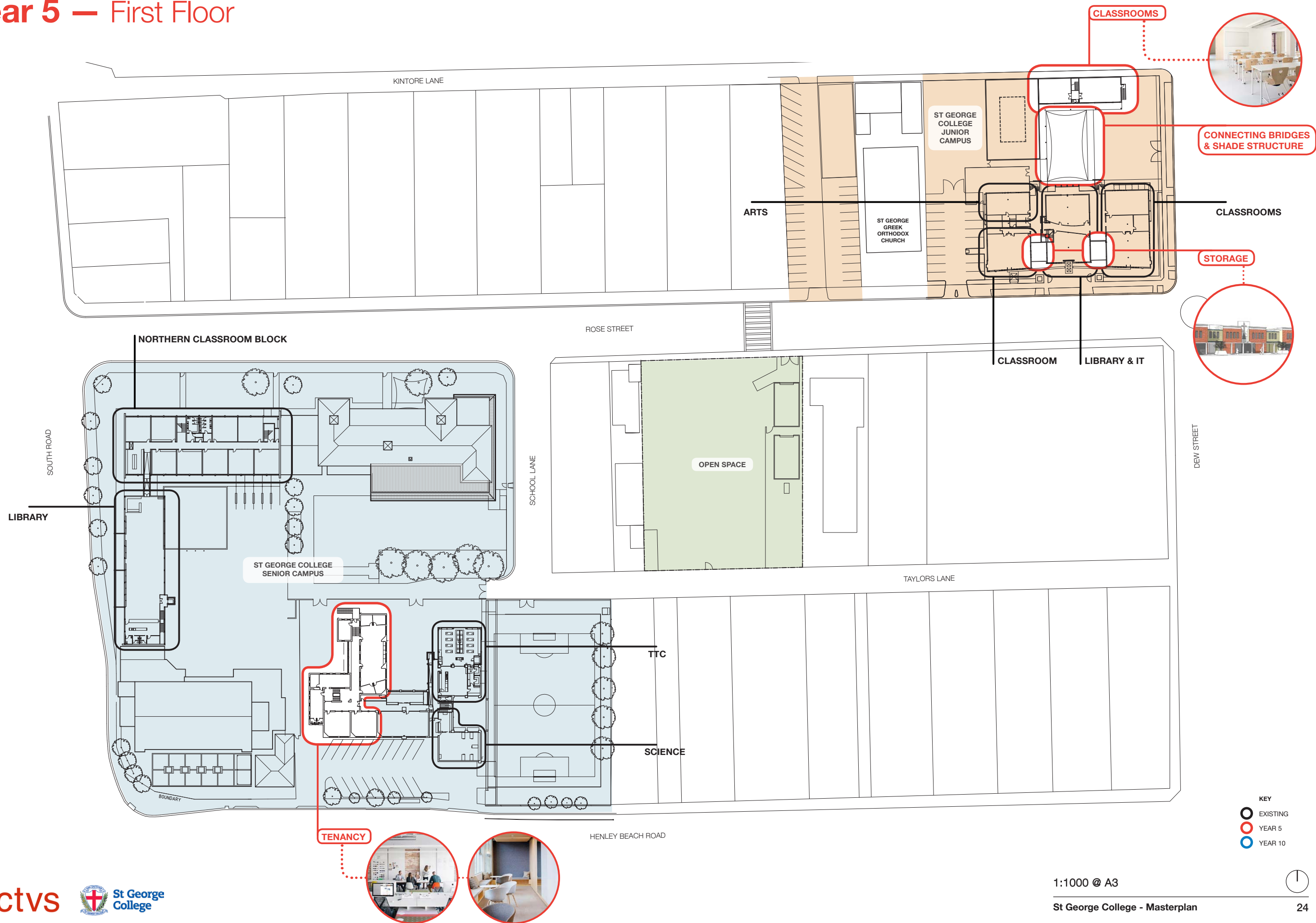
The junior campus has few existing storage areas which are easily accessible from the classrooms. It is proposed that two new storage enclosures be constructed as extensions to the existing level 1 breezeways between the St George, St Sophia, and St Irini buildings. Their proposed locations will assist to address existing issues reported by building users, including strong winds and wind driven rain impacting on the level 1 breezeways.



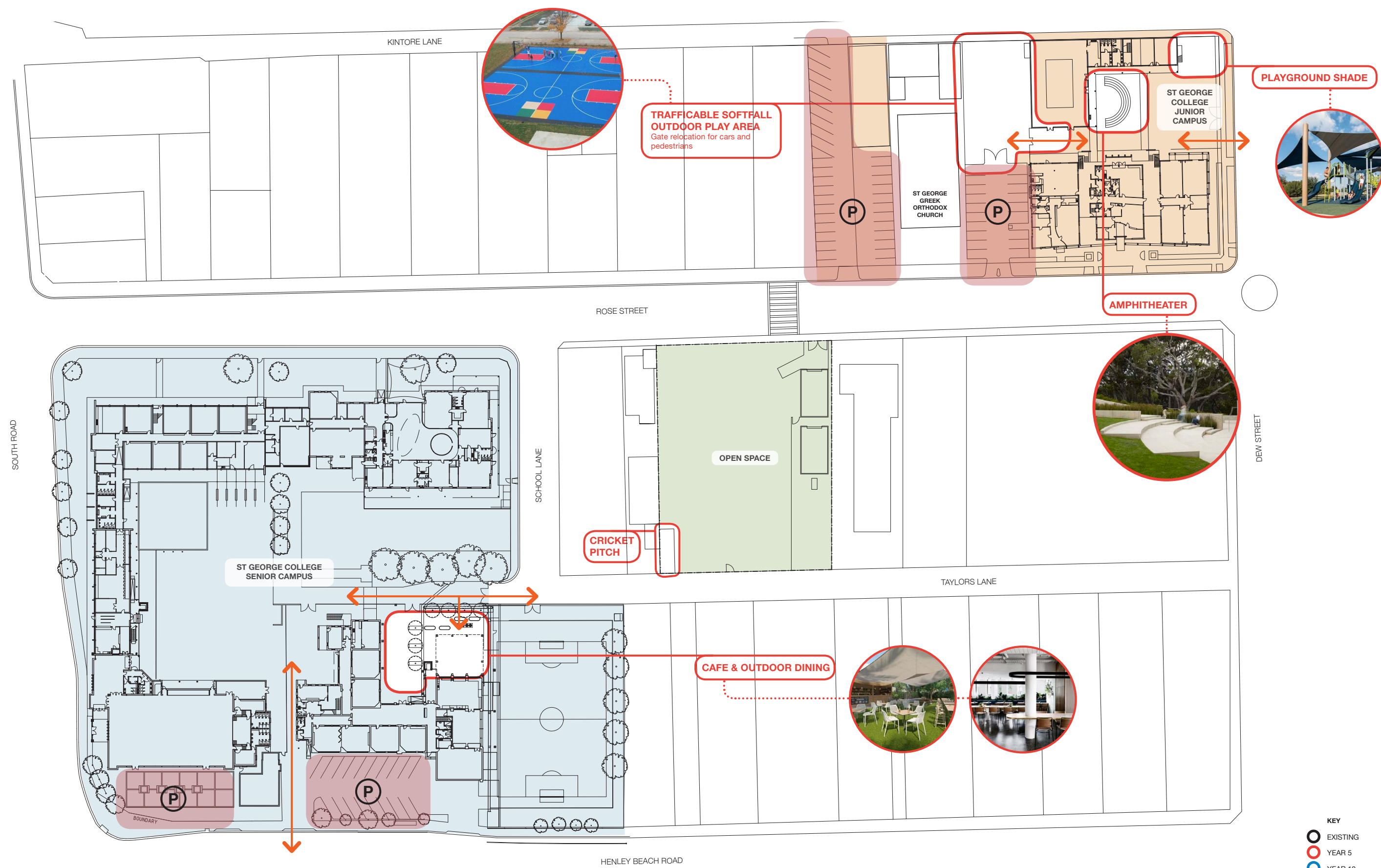
Year 5 — Ground Floor



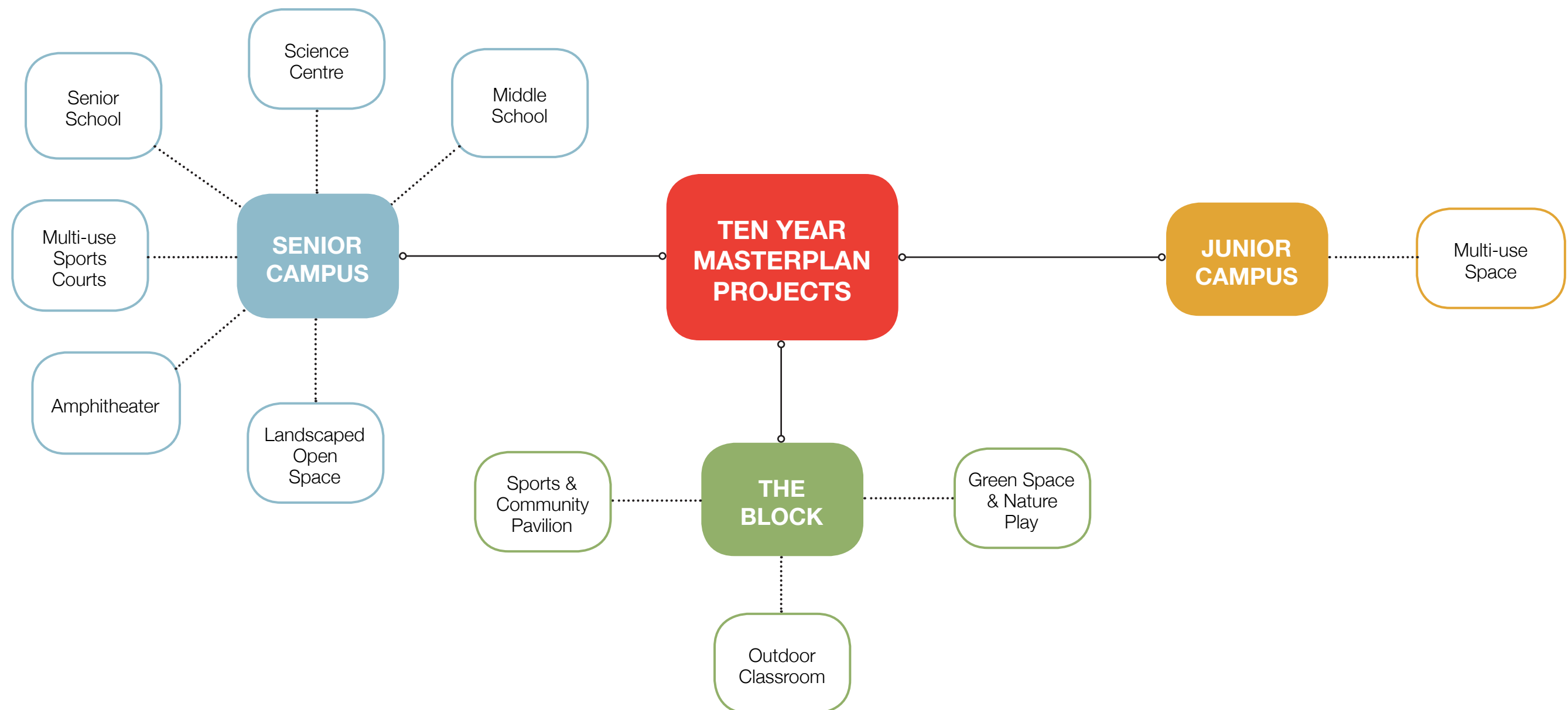
Year 5 — First Floor



Year 5 — Landspace & Access



Ten Year Masterplan Projects



Ten Year Masterplan Projects

MIDDLE SCHOOL

It is envisioned that as the second stream develops, the majority of the Northern classroom block will be utilised as the Middle School. A general interior upgrade of the two level building will include the modernisation of classrooms, addition of glazed partitioning in lieu of solid walls, creation of flexible spaces, and the upgrade of toilets.

The interior upgrade of the Middle School is envisaged to be implemented progressively.

SENIOR SCHOOL

The Senior School is proposed to be accommodated within the ground and first floor of the Ledra building at the conclusion of the 10 year commercial tenancy lease. Once vacated by the commercial tenant, the building will undergo light refurbishment and will offer senior classrooms and breakout areas on the ground floor, and a proposed year 12 centre of the first floor, including classrooms, student lounge and kitchen, and a flexible breakout, study, and exam space.

SCIENCE CENTRE

The existing Science Centre on the first floor of the Ledra Building is proposed to be expanded to cater for the proposed second stream. The expanded Centre will include the refurbishment of the existing laboratory and lab prep room, the creation of a second laboratory, and a new breakout area for flexible activities.

MULTI-USE SPORTS COURTS

Two multi-sport courts are proposed to be established within the quadrangle, in the location of the existing play equipment and adjacent bitumen open space. The courts will be line marked for basketball, netball and futsal, and the surface will provide increased safety and comfort, and reduced heat in comparison to the existing bitumen surface.

AMPHITHEATER

An amphitheater and shade structure is proposed to be established within the existing quadrangle, adjacent to the gymnasium. The shaded amphitheater will provide multi-use functions, including a performance space with direct link to the gymnasium and drama suite, an outdoor classroom / learning space, a gathering space for house groups, and for students to sit together and interact formally and informally.

LANDSCAPED OPEN SPACE

A large portion of the existing bitumen quadrangle is proposed to be developed into a landscaped open space, providing natural elements into the campus, and offering greater diversity in outdoor space. The landscaped zone is envisaged to be sited between School Lane, the ELC yard, and the café, and will include integrated seating, shade coverage by trees, paved and soft landscape surfaces, and irrigated plantings.

The landscaped open space seeks to dramatically reduce the existing expanses of bitumen to lower the heat, provide increased shade, and vegetation for diversity of space and student and staff wellbeing.

MULTI-USE SPACE

The two ground floor rooms of the AHEPA building are proposed to undergo light refurbishment. The rooms are identified as multi-purpose spaces which may be utilised as required for students or staff. Teacher offices and small teaching or group work breakout areas have been raised as potential needs which may be suitable uses for these spaces.

SPORTS & COMMUNITY PAVILION

Two existing storage sheds and portable toilets are proposed to be demolished, with a sports and community pavilion to be established. The facility will include storage to replace the function of the existing sheds, and will provide flexible spaces to be utilised by the school and the greater community. Facilities include a kitchen, toilets, multi-use indoor and outdoor spaces, and a gym.

It is envisioned the pavilion will greatly improve and diversify usage of The Block.

The facility will provide for enhanced sporting opportunities, including new purpose built gym, and indoor and undercover spaces with direct access to outdoor open space, and close proximity to the existing soccer pitch. Usage by the junior students will diversify, with The Block transforming from a basic open outdoor play space to a multi-use facility where classes and events may be held. Senior students usage of The Block will be introduced for physical education, social interaction, and events.

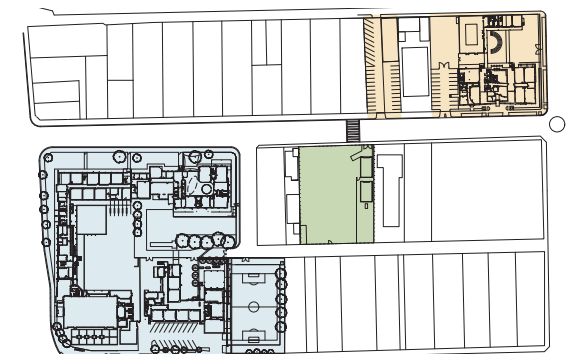
Community usage of the Sports & Community Pavilion is encouraged. The range of facilities proposed lends itself to multi-use activities by the school, Parish and local community.

OUTDOOR CLASSROOM

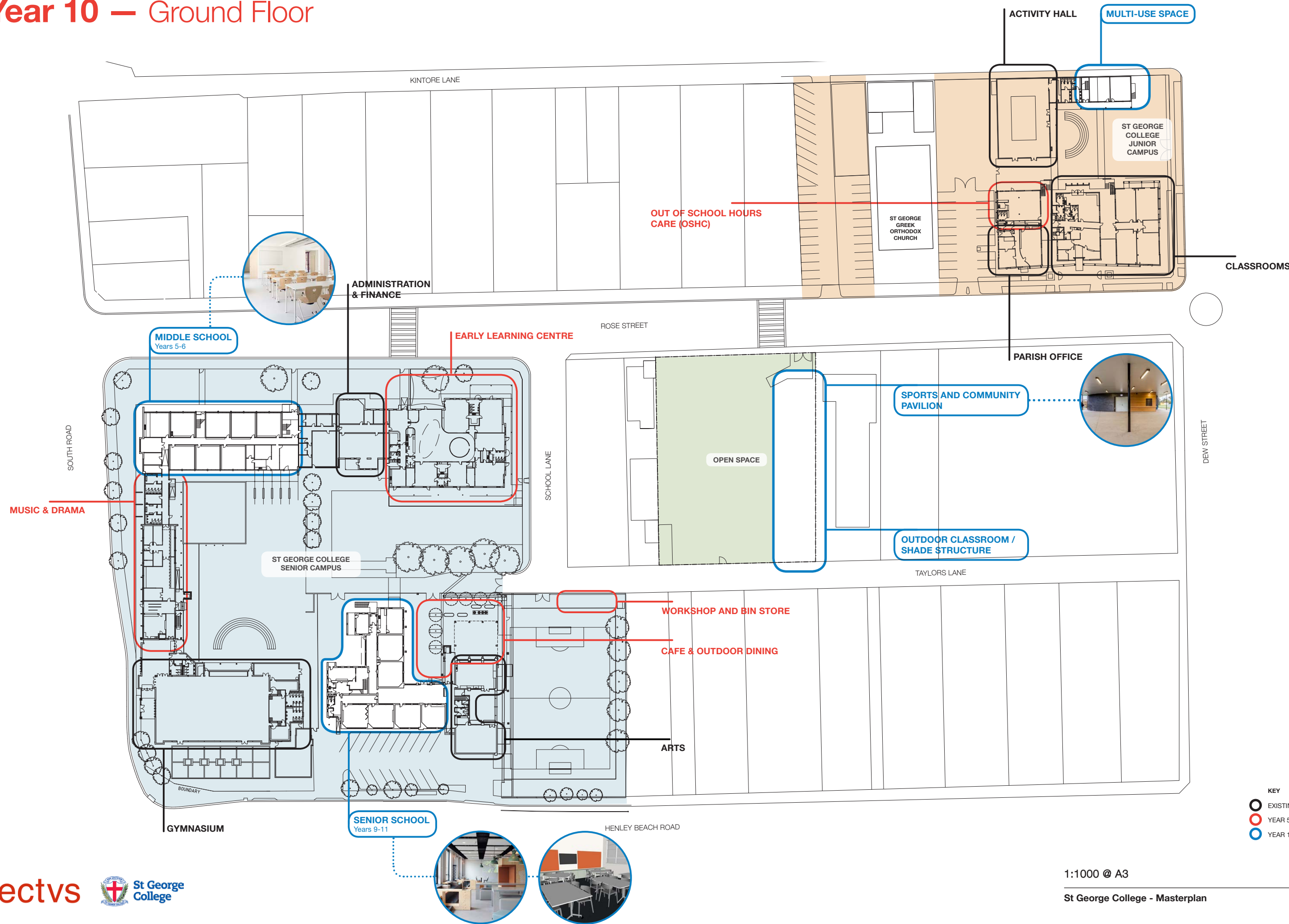
An outdoor covered classroom is proposed to be created on The Block. The outdoor classroom will be utilised for junior and senior class activities, and as an undercover social and play space for junior school students during recess and lunch breaks.

GREEN SPACE & NATURE PLAY

As the primary soft play area for the school, The Block is proposed to undergo development to provide students with a greater diversity of outdoor play space, and additional shade. The grassed area will be largely maintained, with a grass line-marked running track and surrounding nature-play areas. Additional trees and vegetation will provide a shade and diversity of spaces.

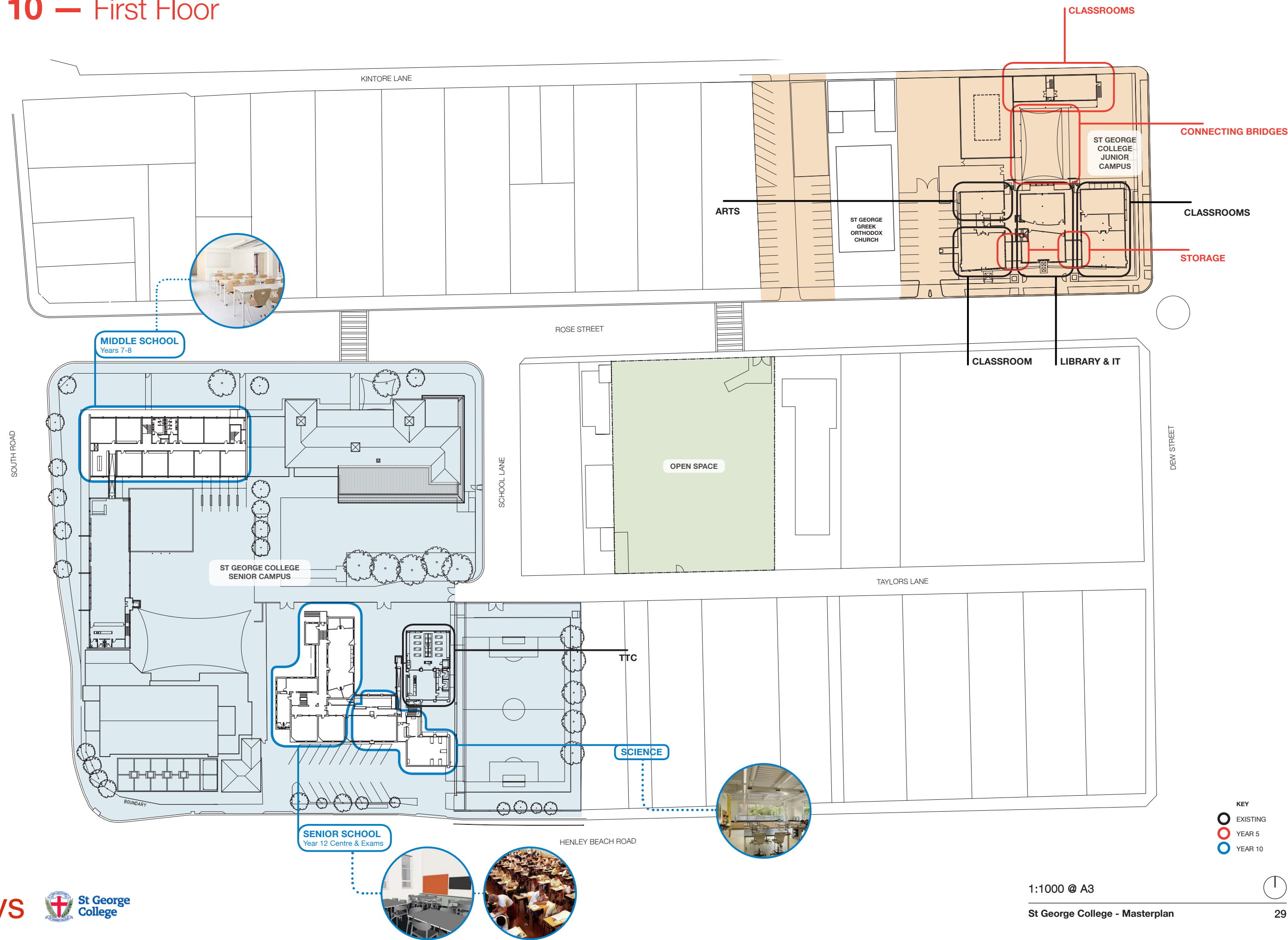


Year 10 — Ground Floor

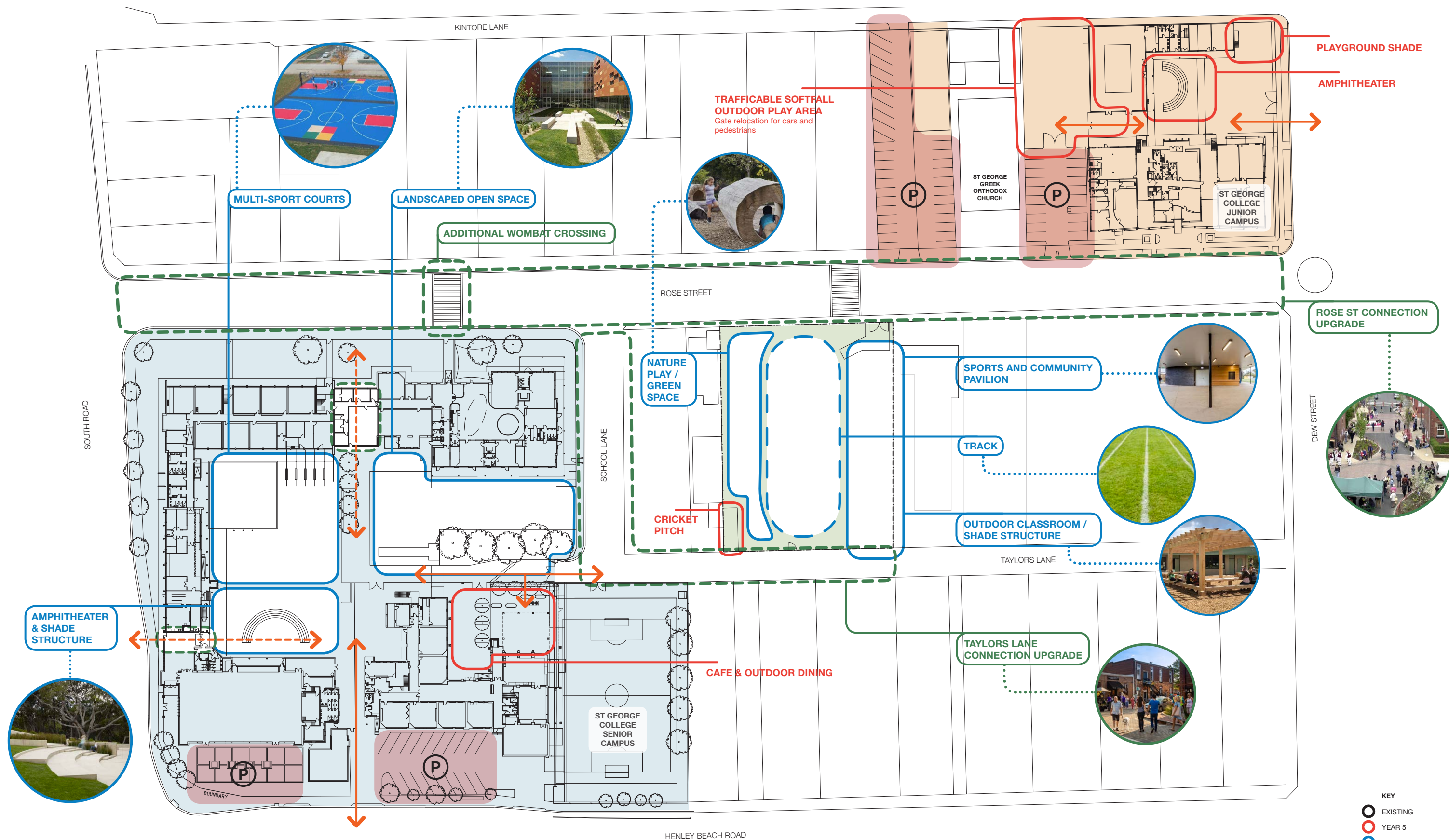


- KEY
- EXISTING
 - YEAR 5
 - YEAR 10

Year 10 — First Floor



Year 10 — Landscape & Access



Opportunities

PUBLIC REALM CONNECTION UPGRADE

Opportunity exists to engage with the City of West Torrens and the local community to improve the physical connection of the Junior Campus, Senior Campus and The Block through an integrated streetscaping project. Improvements to the landscaping and pedestrianisation of Rose Street will assist to bring the campuses together, and allow students, staff and community members to safely transit between. Shading through landscaping, additional pedestrian crossing points, and increased pedestrian spaces are identified opportunities. Pedestrianisation and landscaping to School and Taylors Lanes will assist in further spatial connection.

Public realm works provide opportunity to review and address traffic flow and parking to the sites. Works to the surrounding streets and laneways will require specialist landscaping and traffic inputs.

BRANDING AND SIGNAGE

St George College is prominently sited at the corner of South and Henley Beach Roads, however a lack of signage and a visual barrier (by means of built form) to the site's activities restricts many passers by from being aware of the College.

The opportunity to improve branding and signage to the school's public façade has been identified as an important step to improve the College connection with the community and to promote the College to attract potential families and students.

SENIOR CAMPUS CONNECTIONS

Visual and physical access from the public realm to the Senior quadrangle is largely restricted, with only two direct access points; School Lane, and Henley Beach Road. To greater enhance site connectivity, an opportunity has been identified to open the College to Rose Street and South Road.

The College has purposefully turned its back to South Road due to the noise and safety issues it exposes the College to. Subject to the design outcome of the South Road upgrade, it may potentially be desirable in the future to physically connect back to South Road.

The increased pedestrian connectivity that would be achieved through public realm works to Rose Street provides opportunity to break the physical barrier that currently exists, and allow pedestrians to connect directly from Rose Street to the quadrangle.

All access and connections would require considered planning to ensure security and student safety.

SUSTAINABILITY

Opportunities identified for investigation to improve sustainability include:

- » Environmentally Sustainable Design (ESD) improvements
- » Carbon neutral
- » Embedded network
- » Waste management (currently 2 x 1100 litre bins) Recycling

Cost Estimates

Cost Estimates

5 YEAR MASTERPLAN PROJECTS

Project Cost (Excl GST)	
Senior Campus	
Early Learning Centre	Excluded (by other stakeholders)
Senior Secondary Centre	Excluded (funding secured / committed)
Commercial Tenancy	Excluded (by other stakeholders)
Café & Outdoor Dining	\$ 1,198,300
Music & Drama Suite	\$ 1,622,600
Workshop & Bin Store	\$ 155,000
Junior Campus	
Out of School Hours Care	\$ 155,000
Junior Drop-off & Outdoor Play	\$ 247,736
Junior Play Equipment Shade Structure	\$ 86,300
Connecting Bridges	\$ 668,850
Classrooms	\$ 185,700
Amphitheater	\$ 203,125
Storage Enclosures	\$ 315,000
The Block	
Cricket Nets	\$ 38,000

10 YEAR MASTERPLAN PROJECTS

Senior Campus	
Middle School	\$ 2,423,000
Science Centre	\$ 709,000
Senior School	\$ 1,290,000
Multi-use Courts	\$ 504,465
Amphitheater & Shade Structure	\$ 488,820
Landscaped Open Space	\$ 1,328,655
Junior Campus	
Multi-use Space	\$ 270,750
The Block	
Sports & Community Pavilion	\$ 1,396,600
Outdoor Classroom	\$ 1,222,700
Green Space & Nature Play	\$ 296,250

MASTERPLAN TOTAL COST

\$14,905,851

Cost estimates have been prepared by Rider Levett Bucknall. Estimates are based on measured quantities to which rates have been applied. Costs should be considered as an indication only, with more detailed costing for each project to be established as its design is developed.

Appendices



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5120 FOLIO 861
SEARCH DATE : 09/06/2010 TIME: 16:49:19

CTs

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5120 FOLIO 861 *

COST : \$18.00 (GST exempt)
REGION : EMAIL
AGENT : PUSH BOX NO : 000
SEARCHED ON : 09/06/2010 AT : 16:49:19
CLIENT REF 19068-01

PARENT TITLE : CT 4352/540
AUTHORITY : RTD 7348482
DATE OF ISSUE : 10/05/1993
EDITION : 5

REGISTERED PROPRIETOR IN FEE SIMPLE

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC. OF 60 ROSE STREET MILE END SA 5031

DESCRIPTION OF LAND

ALLOTMENT 410 DEPOSITED PLAN 35108
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

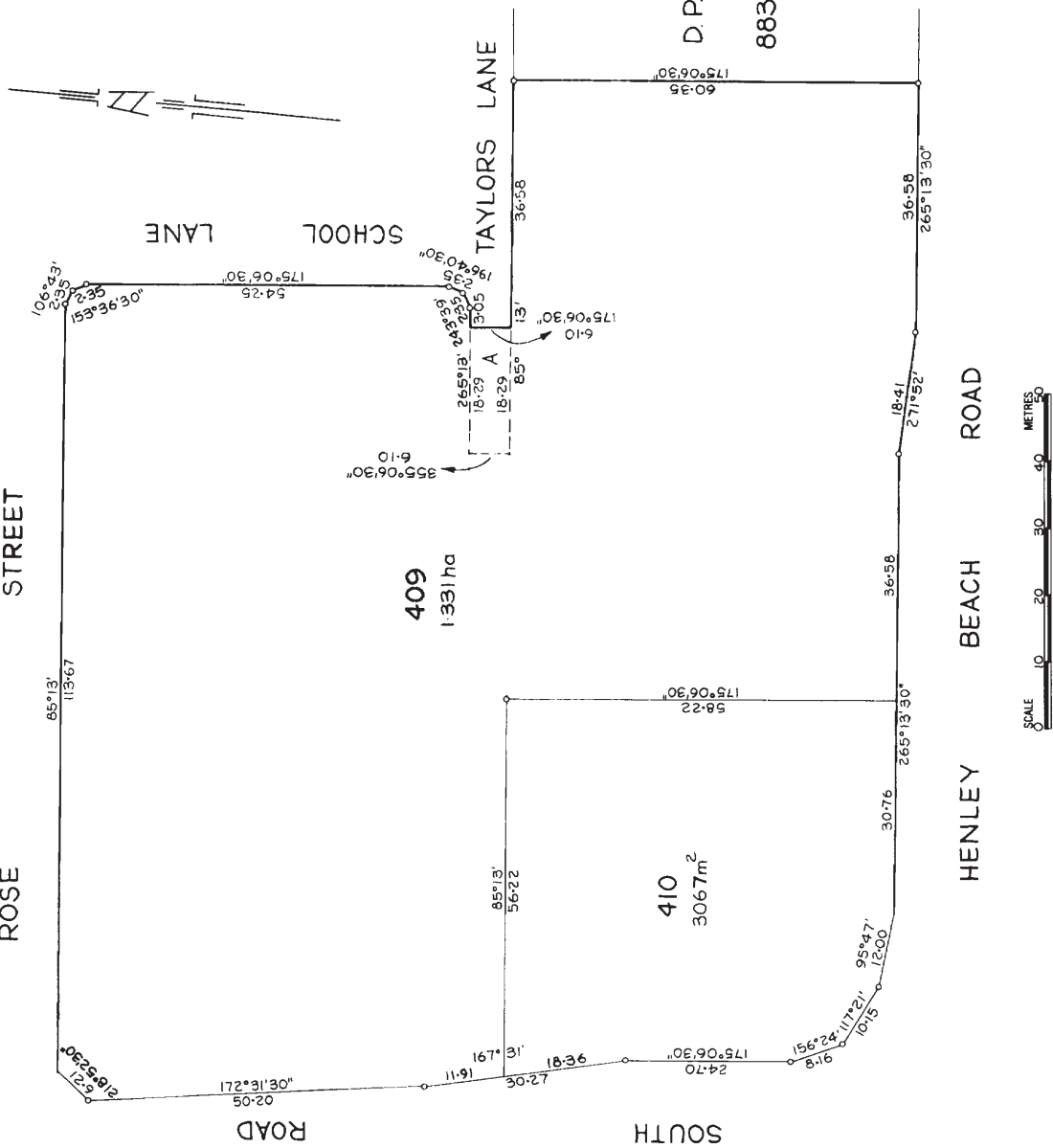
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- 9225918 MORTGAGE TO LAIKI BANK (AUSTRALIA) LTD.
- 11277196 MORTGAGE TO LAIKI BANK (AUSTRALIA) LTD.

NOTATIONS

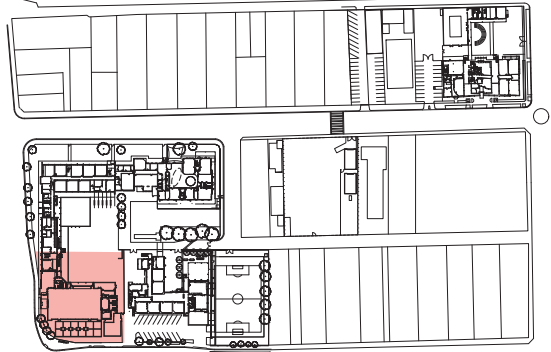
DOCUMENTS AFFECTING THIS TITLE
NIL

REGISTRAR-GENERAL'S NOTES

APPROVED PLAN FOR LEASE PURPOSES FX52998



END OF TEXT.



Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Page 2 of 2

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5179 Folio 156

Parent Title(s) CT 5120/860
Creating Dealing(s) TG 7645801
Title Issued 05/04/1994 Edition 5 Edition Issued 29/10/2009

Estate Type

FEE SIMPLE

Registered Proprietor

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC.
OF 60 ROSE STREET MILE END SA 5031

Description of Land

ALLOTMENT 409 DEPOSITED PLAN 35108
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

Easements

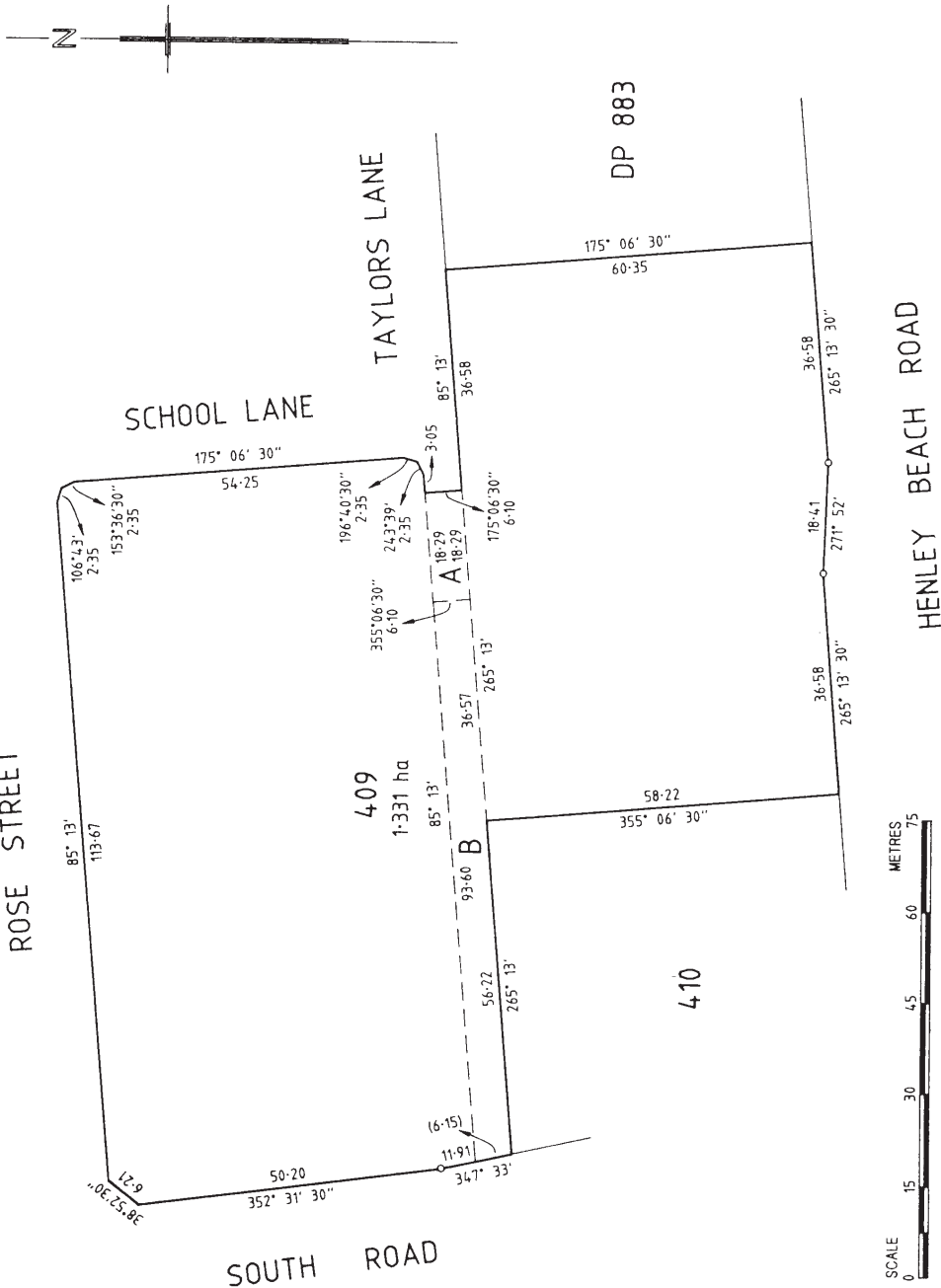
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Schedule of Dealings

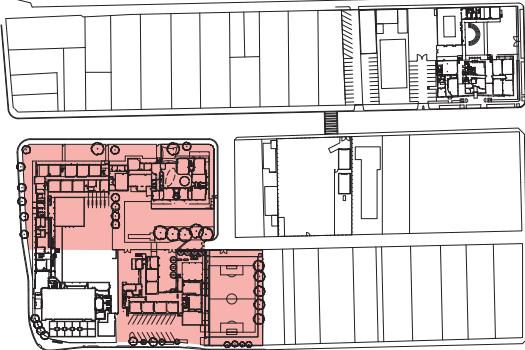
Dealing Number	Description
9225917	MORTGAGE TO LAIKI BANK (AUSTRALIA) LTD.
9225918	MORTGAGE TO LAIKI BANK (AUSTRALIA) LTD.
11277196	MORTGAGE TO LAIKI BANK (AUSTRALIA) LTD.

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	APPROVED FILED PLAN FOR LEASE PURPOSES FX52998
Administrative Interests	NIL



CT 5179/156





Title Register Search

LANDS TITLES OFFICE, ADELAIDE
Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5149 FOLIO 991 *

COST : \$15.50 (GST exempt) PARENT TITLE : CT 4150/494
REGION : L.T.O. GROUND FLOOR - LGHP13 AUTHORITY : CONVERTED TITLE
AGENT : GRFL DATE OF ISSUE : 20/10/1993
SEARCHED ON : 13/07/2005 AT : 12:22:34 EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC. OF 60 ROSE STREET MILE END SA 5031

DESCRIPTION OF LAND

ALLOTMENT 2 FILED PLAN 104739
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

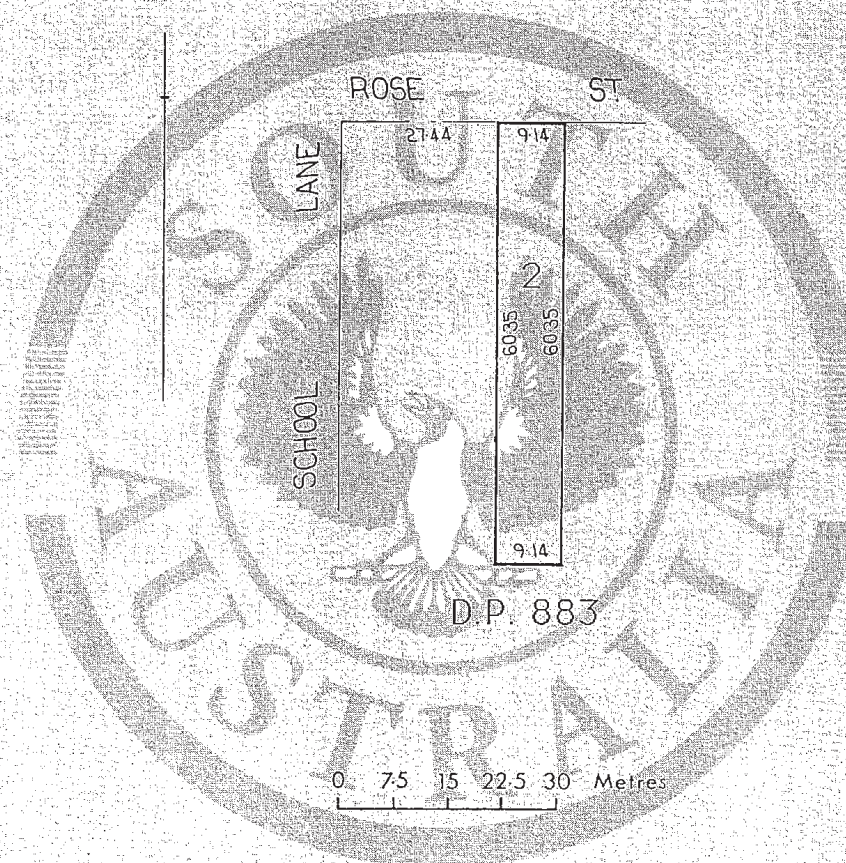
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Page 1 of 2

Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act 1886 as to the conclusiveness of the Certificate overleaf do not extend thereto.

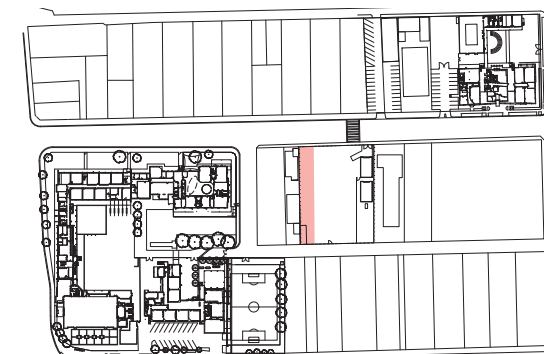
LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5149 FOLIO 991
SEARCH DATE : 13/07/2005 TIME: 12:22:34
This plan is scanned from Certificate of Title 4150/494 LAST PLAN REF: D.P. 883



Note: Subject to all lawfully existing plans of division

Page 2 of 2

CT 5149/991





Title Register Search
LANDS TITLES OFFICE, ADELAIDE
Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5150 FOLIO 184 *

COST : \$15.50 (GST exempt)

REGION : L.T.O. GROUND FLOOR - LGHP13

AGENT : GRFL

SEARCHED ON : 13/07/2005 AT : 12:22:44

PARENT TITLE : CT 4007/942

AUTHORITY : CONVERTED TITLE

DATE OF ISSUE : 21/10/1993

EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC. OF 60 ROSE STREET MILE END SA 5031

DESCRIPTION OF LAND

ALLOTMENT 22 DEPOSITED PLAN 883
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR GENERAL'S NOTES

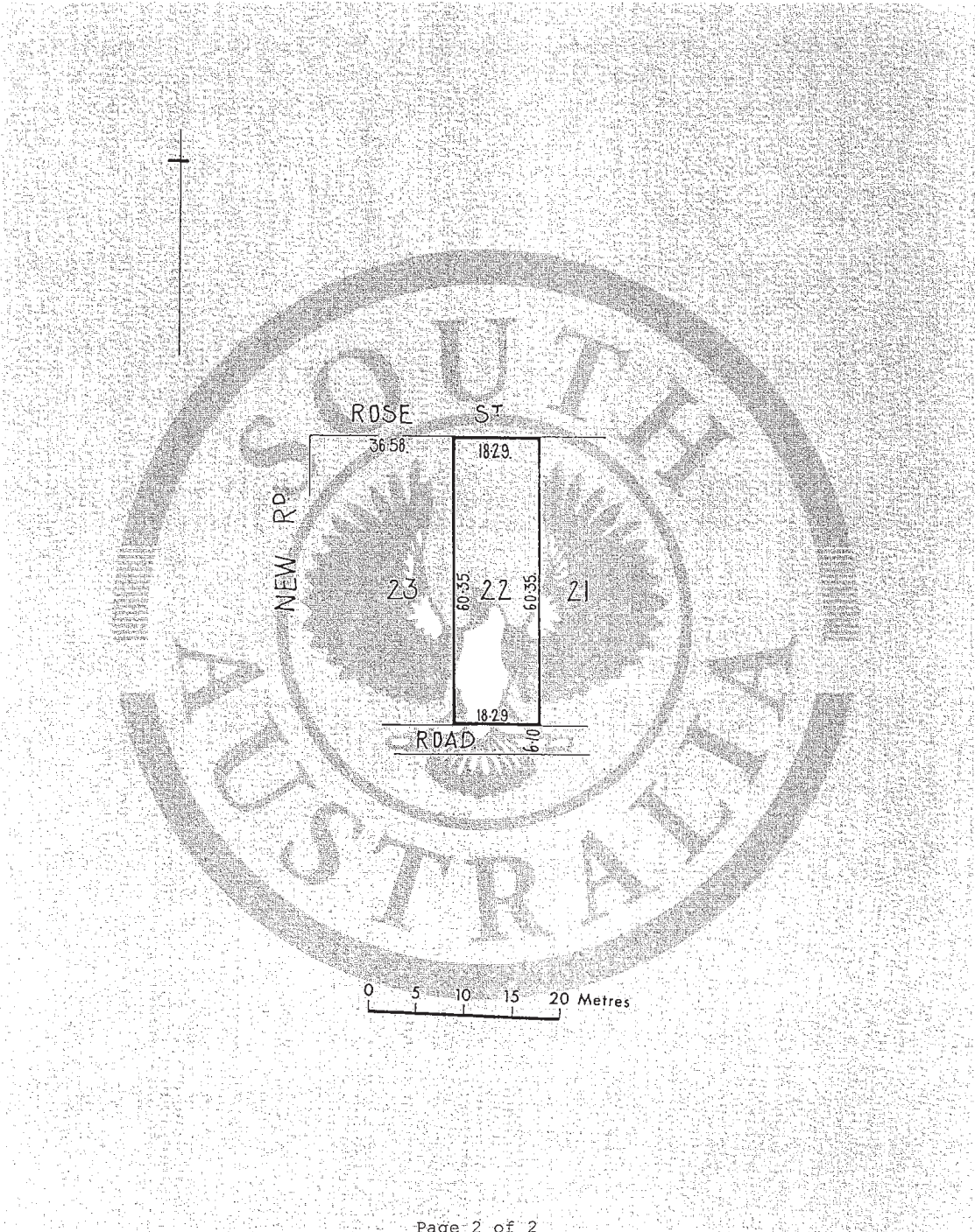
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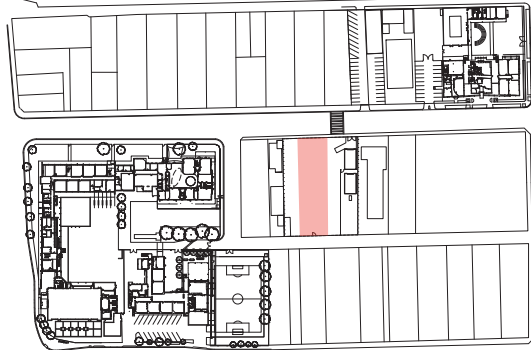
Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act 1886 as to the conclusiveness of the Certificate overleaf do not extend thereto.

Page 1 of 2

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5150 FOLIO 184
SEARCH DATE : 13/07/2005 TIME: 12:22:44



CT 5150/184





Title Register Search

LANDS TITLES OFFICE, ADELAIDE
Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5179 FOLIO 61 *

COST : \$15.50 (GST exempt) PARENT TITLE : CT 331 /230
REGION : L.T.O. GROUND FLOOR - LGHP13 AUTHORITY : CONVERTED TITLE
AGENT : GRFL DATE OF ISSUE : 05/04/1994
SEARCHED ON : 13/07/2005 AT : 12:23:04 EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC. OF 60 ROSE STREET MILE END SA 5031

DESCRIPTION OF LAND

ALLOTMENT 21 DEPOSITED PLAN 883
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR GENERAL'S NOTES

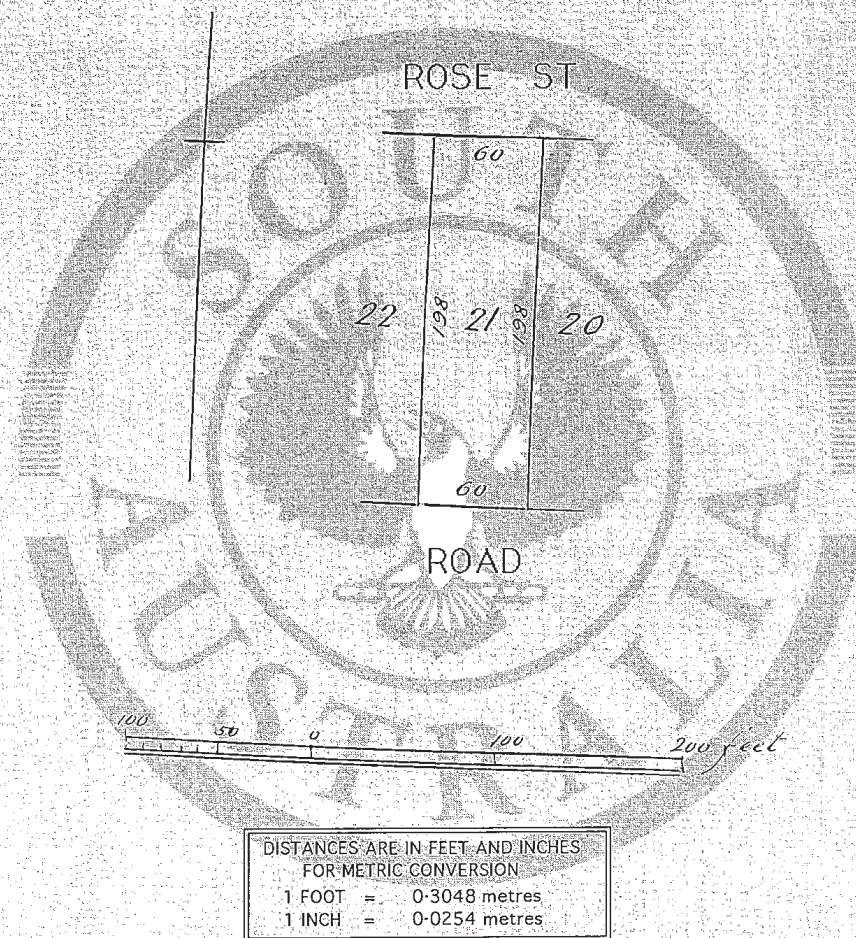
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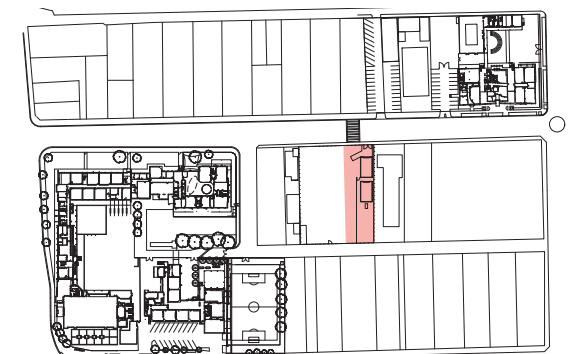
Page 1 of 2

Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act 1886 as to the conclusiveness of the Certificate overleaf do not extend thereto.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5179 FOLIO 61
SEARCH DATE : 13/07/2005 TIME: 12:23:04



CT 5179/61





Title Register Search
LANDS TITLES OFFICE, ADELAIDE
Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5391 FOLIO 560 *

COST : \$15.50 (GST exempt)	PARENT TITLE : CT 466 /150
REGION : L.T.O. GROUND FLOOR - LGHP13	AUTHORITY : CONVERTED TITLE
AGENT : GRFL	DATE OF ISSUE : 15/01/1997
SEARCHED ON : 13/07/2005 AT : 12:23:13	EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC. OF 60 ROSE STREET MILE END SA 5031

DESCRIPTION OF LAND

ALLOTMENT 12 FILED PLAN 119731
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

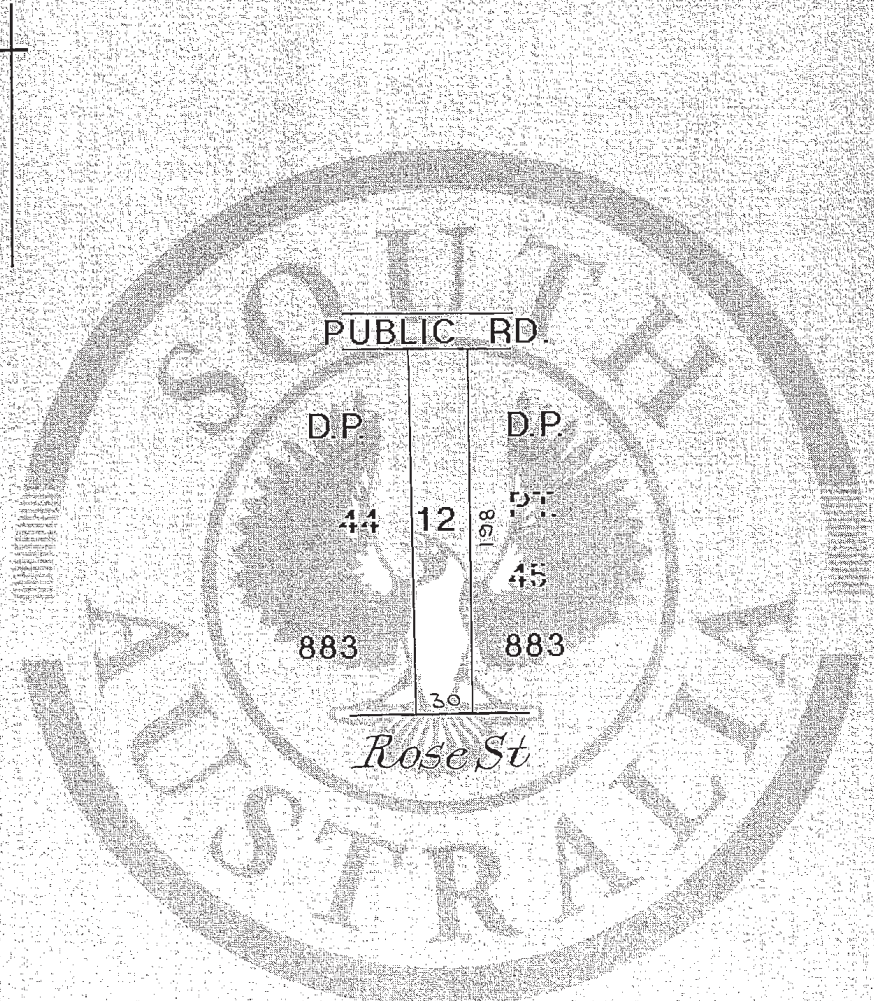
REGISTRAR GENERAL'S NOTES

NIL

END OF TEXT.

Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act 1886 as to the conclusiveness of the Certificate overleaf do not extend thereto.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5391 FOLIO 560
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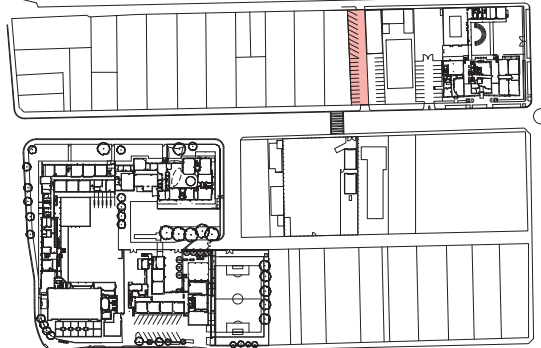
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FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Page 2 of 2


CT 5391/560






Product Register Search Plus (CT 5732/151)
Date/Time 12/12/2019 11:21AM
Customer Reference 31012-CT
Order ID 20191212004120

REAL PROPERTY ACT, 1886


South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5732 Folio 151

Parent Title(s) CT 1648/155
Creating Dealing(s) CONVERTED TITLE
Title Issued 08/02/2000 Edition 4 Edition Issued 29/09/2016

Estate Type

FEE SIMPLE

Registered Proprietor

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC.
OF 60 ROSE STREET MILE END SA 5031

Description of Land

ALLOTMENT 22 FILED PLAN 119741
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

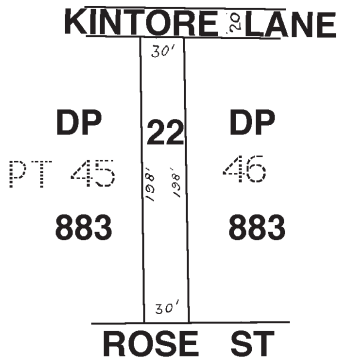
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product Register Search Plus (CT 5732/151)
Date/Time 12/12/2019 11:21AM
Customer Reference 31012-CT
Order ID 20191212004120

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1648/155 LAST PLAN REF: DP 883



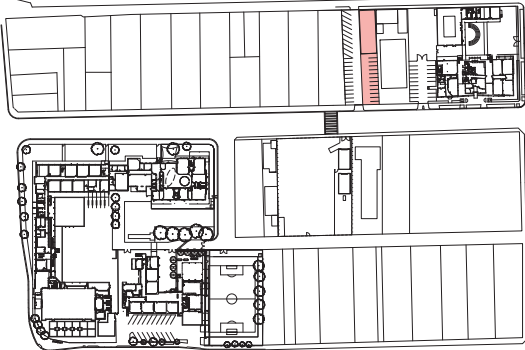
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DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

CTs

CT 5732/151





Title Register Search
LANDS TITLES OFFICE, ADELAIDE
Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5672 FOLIO 334 *

COST : \$15.50 (GST exempt)
REGION : L.T.O. GROUND FLOOR - LGHP13
AGENT : GRFL
SEARCHED ON : 13/07/2005 AT : 12:23:23

PARENT TITLE : CT 2389/144
AUTHORITY : CONVERTED TITLE
DATE OF ISSUE : 16/07/1999
EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC. OF 60 ROSE STREET MILE END SA 5031

DESCRIPTION OF LAND

ALLOTMENT 21 FILED PLAN 119740
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR GENERAL'S NOTES

CONVERTED TITLE WITH NEXT DEALING LODGE CT 2389/144

END OF TEXT.

Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act 1886 as to the conclusiveness of the Certificate overleaf do not extend thereto.

Page 1 of 2

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5672 FOLIO 334
SEARCH DATE : 13/07/2005 TIME: 12:23:23

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2389/144 LAST PLAN REF: DP 883

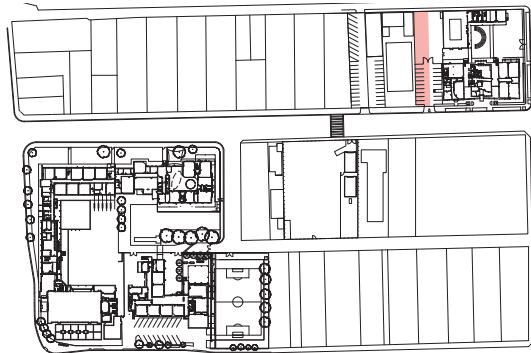
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DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Page 2 of 2

CT 5672/334





Title Register Search
LANDS TITLES OFFICE, ADELAIDE
Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5797 FOLIO 756 *

COST : \$15.50 (GST exempt)

REGION : L.T.O. GROUND FLOOR - LGHP13

AGENT : GRFL

SEARCHED ON : 13/07/2005 AT : 12:23:32

PARENT TITLE : CT 3708/77

AUTHORITY : CONVERTED TITLE

DATE OF ISSUE : 14/08/2000

EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

GREEK ORTHODOX COMMUNITY AND PARISH OF SAINT GEORGE, THEBARTON AND WESTERN SUBURBS INC. OF 60 ROSE STREET MILE END SA 5031

DESCRIPTION OF LAND

ALLOTMENT 20 FILED PLAN 119739
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR GENERAL'S NOTES

CONVERTED TITLE WITH NEXT DEALING LODGE CT 3708/77

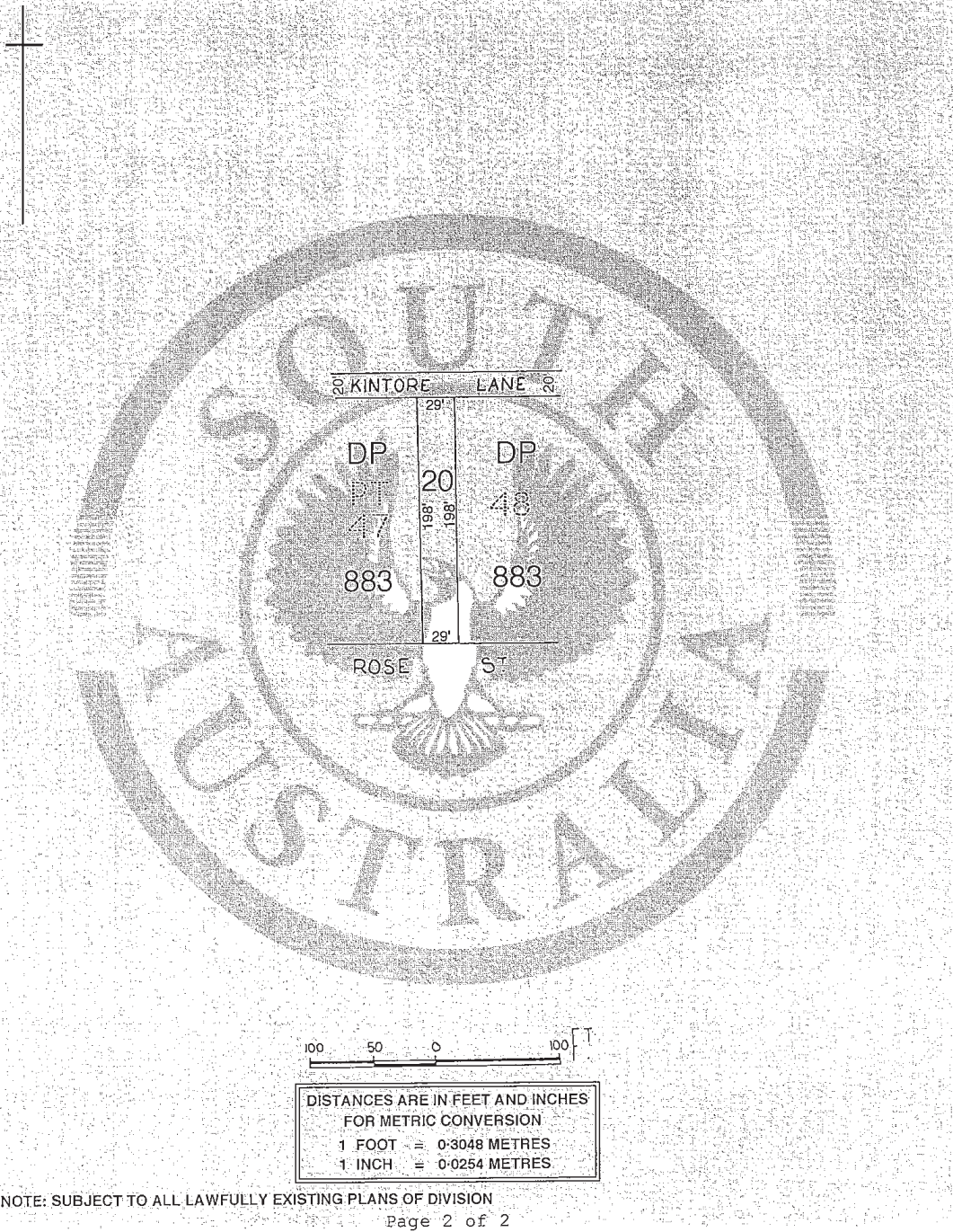
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Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act 1886 as to the conclusiveness of the Certificate overleaf do not extend thereto.

Page 1 of 2

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5797 FOLIO 756
SEARCH DATE : 13/07/2005 TIME: 12:23:32

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3708/77 LAST PLAN REF: DP 883



CT 5797/756





Product Register Search (CT 5783/255)
Date/Time 31/05/2017 05:04PM
Customer Reference St George
Order ID 20170531011926
Cost \$27.75



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5783 Folio 255

Parent Title(s) CT 1180/186
Creating Dealing(s) CONVERTED TITLE
Title Issued 19/06/2000 Edition 1 Edition Issued 19/06/2000

Estate Type

FEE SIMPLE

Registered Proprietor

ST. GEORGE GREEK ORTHODOX COMMUNITY THEBARTON DISTRICT INC.
OF 60 ROSE STREET MILE END SA 5031

Description of Land

ALLOTMENT 23 FILED PLAN 119742
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 5037735
APPROVED FILED PLAN FOR LEASE PURPOSES FX53000

Administrative Interests NIL

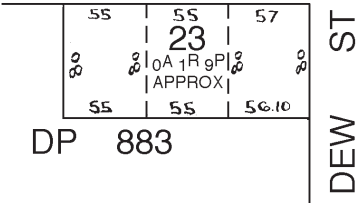


Product Register Search (CT 5783/255)
Date/Time 31/05/2017 05:04PM
Customer Reference St George
Order ID 20170531011926
Cost \$27.75

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1180/186 LAST PLAN REF: DP 883



KINTORE LANE



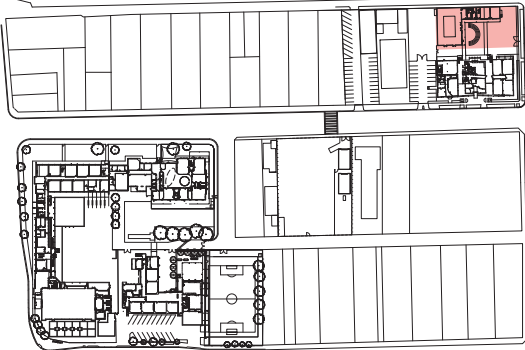
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FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES
1 ACRE = 0.404686 HECTARES
1 ROOD = 1011.7m²
1 PERCH = 25.29 m²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

CTs

CT 5783/255





Product Register Search (CT 5802/199)
Date/Time 31/05/2017 05:16PM
Customer Reference st George
Order ID 20170531012037
Cost \$27.75



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5802 Folio 199

Parent Title(s) CT 1257/60
Creating Dealing(s) CONVERTED TITLE
Title Issued 29/08/2000 Edition 1 Edition Issued 29/08/2000

Estate Type

FEE SIMPLE

Registered Proprietor

ST. GEORGE GREEK ORTHODOX COMMUNITY THEBARTON DISTRICT INC.
OF PO BOX 68 THEBARTON SA 5031

Description of Land

ALLOTMENT 19 FILED PLAN 119738
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

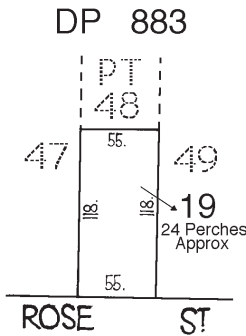
APPROVED FILED PLAN FOR LEASE PURPOSES FX53000

Administrative Interests NIL



Product Register Search (CT 5802/199)
Date/Time 31/05/2017 05:16PM
Customer Reference st George
Order ID 20170531012037
Cost \$27.75

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1257/60 LAST PLAN REF: DP 883



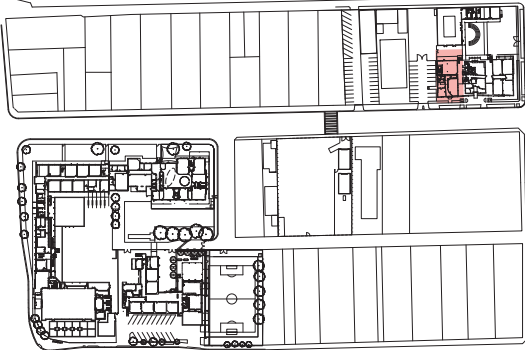
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FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES
1 ACRE = 0.404686 HECTARES
1 ROOD = 1011.7m²
1 PERCH = 25.29 m²

NOTE SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

CTs

CT 5802/199





Product Register Search (CT 5778/805)
Date/Time 12/12/2019 11:35AM
Customer Reference 31012-CT
Order ID 20191212004514



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5778 Folio 805

Parent Title(s) CT 1253/41
Creating Dealing(s) CONVERTED TITLE
Title Issued 30/05/2000 Edition 1 Edition Issued 30/05/2000

Estate Type

FEE SIMPLE

Registered Proprietor

ST. GEORGE GREEK ORTHODOX COMMUNITY THEBARTON DISTRICT INC.
OF 60 ROSE STREET MILE END SA 5031

Description of Land

ALLOTMENT 18 FILED PLAN 119737
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

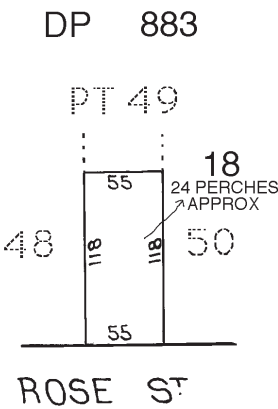
APPROVED FILED PLAN FOR LEASE PURPOSES FX53000

Administrative Interests NIL



Product Register Search (CT 5778/805)
Date/Time 12/12/2019 11:35AM
Customer Reference 31012-CT
Order ID 20191212004514

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1253/41 LAST PLAN REF: DP 883



100 50 0 100 FT

FOR METRIC CONVERSION

1 FOOT = 0.3048 METRES

1 INCH = 0.0254 METRES

1 ACRE = 0.404686 HECTARES

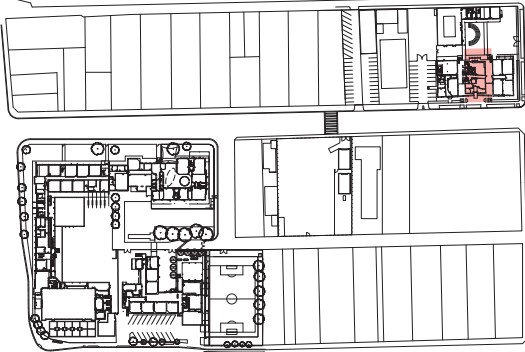
1 ROOD = 1011.7m²

1 PERCH = 25.29 m²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

CTs

CT 5778/805





Product Register Search (CT 5778/804)
Date/Time 12/12/2019 11:50AM
Customer Reference 31012-CT
Order ID 20191212004835



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5778 Folio 804

Parent Title(s) CT 1253/42
Creating Dealing(s) CONVERTED TITLE
Title Issued 30/05/2000 Edition 1 Edition Issued 30/05/2000

Estate Type

FEE SIMPLE

Registered Proprietor

ST. GEORGE GREEK ORTHODOX COMMUNITY THEBARTON DISTRICT INC.
OF 60 ROSE STREET MILE END SA 5031

Description of Land

ALLOTMENT 17 FILED PLAN 119736
IN THE AREA NAMED MILE END
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX53000

Administrative Interests NIL

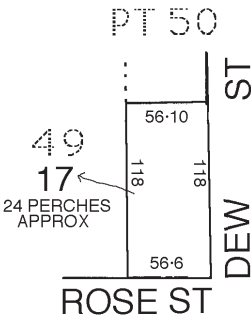


Product Register Search (CT 5778/804)
Date/Time 12/12/2019 11:50AM
Customer Reference 31012-CT
Order ID 20191212004835

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1253/42 LAST PLAN REF: DP 883



DP 883

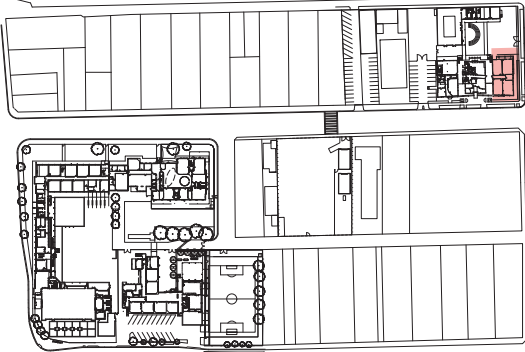


FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES
1 ACRE = 0.404686 HECTARES
1 ROOD = 1011.7m²
1 PERCH = 25.29 m²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

CTs

CT 5778/804



Urban Corridor Zone

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

OBJECTIVES

- A mixed use zone accommodating a range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor.
- Integrated, mixed use, medium and high rise buildings with ground floor uses that create active and vibrant streets with residential development above.
- A mix of land uses that enable people to work, shop and access a range of services close to home.
- Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.
- A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.
- A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.
- Noise and air quality impacts mitigated through appropriate building design and orientation.
- To identify and remediate contaminated land appropriate for its intended use.
- Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will contain an innovative mix of medium density (45-70 dwellings per hectare) and high density (70-200 dwellings per hectare) residential development, together with community and employment land uses, along the Port Road, Anzac Highway, Richmond Road and Henley Beach Road corridors. The combination of land uses will vary within these corridors. Some locations will contain a genuine land use mix with ground floor shops, restaurants and offices, and upper level residential, while other areas will give primacy to residential development. Other parts of the zone will have a strong employment focus.

The function of main roads in the zone, particularly Port Road, Richmond Road and Anzac Highway, as major transport corridors will be protected by providing access to allotments from secondary road frontages and rear access ways as much as possible. Parking areas will be consolidated, shared (where possible) and screened from the street or public spaces. Allotments with car parking fronting Port Road, Anzac Highway, Richmond Road and Henley Beach Road will be redeveloped with built form closer to the road and reconfigured car parking areas.

As one of the key zones in the City of West Torrens where there will be transformation in built form, new buildings will be recognised for their design excellence. These buildings will establish an interesting pedestrian environment and human-scale at ground level through careful building articulation and fenestration, verandas, balconies, canopies and landscaping. In general, the greatest height, mass and intensity of development will be focussed at the main road frontage. Buildings of 3 or more storeys will be the predominant built form. It is for these reasons that dwellings other than detached dwellings will be the predominant form of residential development.

Overlooking, overshadowing and noise impacts will be moderated through careful design. Impacts on adjoining zones where development is lower in scale and intensity will be minimised through transition of building heights and setbacks, judicious design and location of windows and balconies, and the use of landscaping. The transition of building heights and setbacks, and judicious design is especially important adjacent Character Policy Areas, including those Character Policy Areas at Glandore and Ashford. The use of blank walls in these transitional areas, especially at the rear and side of allotments, will be avoided. Plant and service equipment will be enclosed and screened from view from the street and neighbouring allotments.

Where buildings are set back from main roads, landscaping will contribute to a pleasant pedestrian environment and provide an attractive transition between the public and private realm. Large scale development in the zone will facilitate the establishment of areas of communal and public open space, and create links with existing movement patterns and destinations in the zone. Front fencing in the zone will be kept low and/or visually permeable.

Some parts of the zone, including allotments in Thebarton and Keswick, are potentially contaminated because of previous and current industrial activities. In these circumstances, development is expected to occur on a precautionary basis if site contamination investigations identify potential site contamination, particularly where it involves sensitive uses such residential development.

The Thebarton brewery has potential to cause nuisance to future users and residents within this zone through noise and odour. To mitigate potential adverse impacts, residential development north of Smith Street that is likely to be sensitive to brewery operations should generally be avoided unless interface mitigation measures have been implemented (or will be implemented within an acceptable period) such that the anticipated impacts are within acceptable limits.

Noise and air amenity with the zone is not expected to be equivalent to that expected from living in a purely residential zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- The following types of development, or combination thereof, are envisaged in the zone:
 - affordable housing
 - aged persons accommodation
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - entertainment venue
 - licensed premises
 - office
 - pre-school
 - primary school
 - residential flat building
 - retirement village
 - shop or group of shops
 - supported accommodation
 - tourist accommodation.
- Development listed as non-complying is generally inappropriate.
- Residential development on land within the zone north of Smith Street should be avoided unless interface measures for noise and odour have been implemented (or will be implemented within an acceptable period) at the source such that the anticipated impacts are within acceptable limits.

Form and Character

- Development should be consistent with the desired character for the zone.

- Residential development (other than residential development in mixed use buildings on allotments less than 5000 square metres), should achieve a minimum net residential allotment density in accordance with the following:

Policy Area	Minimum net residential site density
Boulevard Policy Area 34	100 dwellings per hectare net
High Street Policy Area 35	70 dwellings per hectare net
Transit Living Policy Area 36	45 dwellings per hectare net
Business Policy Area 37	No minimum

- Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.

Design and Appearance

- Buildings should maintain a pedestrian scale at street level, and should:
 - include a clearly defined podium, or street wall with a parapet, and a maximum building height of 2 storeys from natural ground level
 - have levels above the defined podium or street wall setback a minimum of 2 metres from that wall.
- Buildings on allotments with a frontage greater than 10 metres should be well articulated through variations in forms, materials, openings and colours.
- Buildings should be designed to:
 - enable suitable sunlight access to public open space
 - overlook or orientate towards public open space and defined pedestrian and cycle routes.
- To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.
- Development should minimise the number of access points onto an arterial road, by providing vehicle access:
 - from side streets or rear access ways
 - via co-ordinated through-property access rights of way or common rear vehicle parking areas.
- Vehicle access points on side streets and rear access ways should be located and designed to:
 - minimise the impacts of headlight glare and noise on nearby residents
 - avoid excessive traffic flows into residential streets.

Building Envelope

Building Height

- Except where airport building height restrictions prevail, or the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

Development Plan

URBAN CORRIDOR ZONE

West Torrens Council
Zone Section
Urban Corridor Zone

West Torrens Council
Zone Section
Urban Corridor Zone

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Zone Section
Urban Corridor Zone

West Torrens Council
Zone Section
Urban Corridor Zone

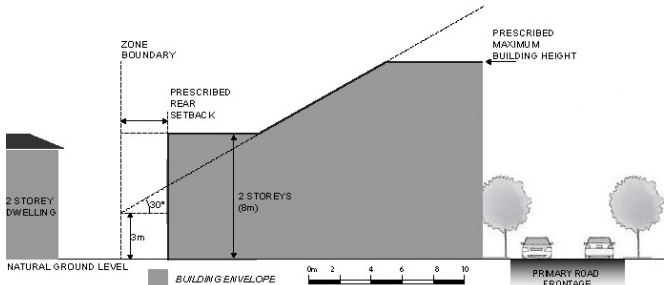
Policy area	Maximum building height (above natural ground height)
Boulevard Policy Area 34	Allotments abutting Residential Character Glandore Policy Area 24, and allotments between Syme Street and South Road: 3 storeys and 12.5 metres All other allotments: 8 storeys and up to 32.5 metres
High Street Policy Area 35	Allotments west of Marion Road: 3 storeys and up to 12.5 metres Allotments between South Road and Marion Road: 4 storeys and up to 16.5 metres All allotments east of South Road: 6 storeys and up to 24.5 metres
Transit Living Policy Area 36	Allotments adjoining Henley Beach Road west of Marion Road: 3 storeys and up to 12.5 metres Allotments adjoining Henley Beach Road east of Marion Road: 4 storeys and up to 16.5 metres All other allotments: 6 storeys and up to 24.5 metres
Business Policy Area 37	6 storeys and up to 24.5 metres

- 14 Building(s) on land that is directly adjacent to or facing the Adelaide Parklands should be a minimum height of 4 storeys.

Interface Height Provisions

- 15 Any portion of a development above two storeys (8 metres) in height should be constructed within a building envelope provided by a 30 degree plane measured from a point 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1, unless it is demonstrated that the proposed development minimises interface impacts including from building massing, overshadowing and overlooking with adjoining residential development:

Figure 1



- 16 To minimise overshadowing of sensitive development outside of the zone, buildings should ensure that:
- (a) north-facing windows to habitable rooms of existing dwellings in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June

- (b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
- (i) half of the existing ground level open space
- (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring no less than 2.5 metres)
- (c) sunlight to solar panels should be maintained for a minimum of 2 consecutive hours between 9.00 am and 3.00 pm on 22 June.

Setbacks from Road Frontages

- 17 Buildings (excluding verandahs, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases
Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres
High Street Policy Area 35	No minimum	2 metres
Transit Living Policy Area 36	3 metres	3 metres
Business Policy Area 37	3 metres	3 metres

- 18 Buildings (excluding verandahs, porticos and the like) should be set back from the secondary road frontage or a vehicle access way in accordance with the following parameters:

Designated Area	Minimum setback from secondary road	Minimum setback from a rear access way
Boulevard Policy Area 34	No minimum	No minimum where the access way is 6.5 metres wide or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
High Street Policy Area 35	No minimum	No minimum where the access way is 6.5 metres wide or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles

Designated Area	Minimum setback from secondary road	Minimum setback from a rear access way
Transit Living Policy Area 36	2 metres	No minimum where the access way is 6.5 metres wide or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
Business Policy Area 37	2 metres	No minimum where the access way is 6.5 metres wide or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles

Other Setbacks

- 19 Buildings (excluding verandahs, porticos and the like) should be set back in accordance with the following parameters:

Designated area	Minimum setback from rear allotment boundary	Minimum setback from side boundaries (where not on a street boundary)
Boulevard Policy Area 34	3 metres where the subject land directly abuts an allotment of a different zone No minimum in all other cases	For allotments with a frontage width of 20 metres or less: no minimum up to a height of 2 storeys and 3 metres above this height. For allotments with a frontage width of more than 20 metres: 3 metres.
High Street Policy Area 35	3 metres where the subject land directly abuts an allotment of a different zone No minimum in all other cases	No minimum
Transit Living Policy Area 36	3 metres where the subject land directly abuts an allotment of a different zone No minimum in all other cases	For allotments with a frontage width of 20 metres or less: no minimum up to a height of 2 storeys and 3 metres above this height For allotments with a frontage width of more than 20 metres: 3 metres
Business Policy Area 37	3 metres where the subject land directly abuts an allotment of a residential zone No minimum in all other cases	For allotments with a frontage width of 20 metres or less: no minimum up to a height of 2 storeys and 3 metres above this height For allotments with a frontage width of more than 20 metres: 3 metres

Vehicle Parking

- 20 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table WeTo/6 - Off Street Vehicle Parking Requirements for Designated Areas](#).
- 21 Loading areas and designated parking spaces for service vehicles should:
- (a) be provided within the boundary of the allotment
- (b) not be located where there is parking provided for any other purpose.
- 22 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
- (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
- (b) complement the surrounding built form in terms of height, massing and scale
- (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 23 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the allotment.

Land Division

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

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High Street Policy Area 35

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

OBJECTIVES

- 1 A mix of land uses including retail, office, commercial, community, civic and medium and high density residential development that support the economic vitality of the area.
- 2 Buildings sited to provide a continuous and consistent built edge with verandas / awnings over the public footpath and an intimate built scale, with fine-grained detailing of buildings in the public realm.
- 3 An interesting and varied skyline as viewed from the street and afar, provided by modulation in roof forms and the use of parapets.
- 4 An intimate public realm with active streets created by buildings designed with frequently repeated frontage form and narrow tenancy footprints.
- 5 A high degree of pedestrian activity and a vibrant street-life with well lit and engaging shop fronts and business displays including alfresco seating and dining facilities and licensed areas.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will predominantly contain a mix of retail, offices, commercial, community and medium density residential development. The mix of complementary land uses will assist in extending the usage of the policy area beyond normal working hours to enhance its vibrancy and safety.

Development will take place at medium densities. The fine grained subdivision pattern, where allotments are narrow but deep, will be maintained to encourage development that supports a variety of tenancies and provides visual interest. Where there are larger/wider allotments, built-form will reinforce this desirable fine grained appearance of older development in the policy area (i.e. many, separate, narrower tenancies). In order to achieve the desired transformation of the policy area, dwellings other than detached dwellings will be the predominant form of residential development.

Where development has a mix of land uses, non-residential activities such as shops, offices and consulting rooms will be located on lower levels with residential land uses above.

The public realm along Henley Beach Road will provide a comfortable and interesting place for pedestrians. To achieve this, development will shelter the footpath with verandas, awnings and similar structures, as well as providing frequent pedestrian entries and clear windows to the street. Buildings will be built with zero set back from the main street, with the occasional section of building set further back to create intimate but active spaces for outdoor dining and interesting building entrances. Buildings west of Marion Road will have a maximum height of 3 storeys and between Marion Road and South Road buildings will have a maximum height of 4 storeys. East of South Road buildings will be 3- 6 storeys and these buildings will include parapets at lower levels to create a clear demarcation between the taller levels (4-6 storeys in total), which will be setback further from Henley Beach Road.

Buildings and structures within **Historic Conservation Areas** identified on the *Overlay Map WeTo/4 - Heritage* and *Overlay Map WeTo/5 - Heritage* will be adapted and reused while maintaining their heritage qualities, with development encouraged towards the rear and behind the front facades. Buildings adjacent to State Heritage places, Local Heritage places and contributory items will contain design elements and building materials that are complementary to such buildings.

Vehicle access points will be located off side streets and new rear laneways so that vehicle flows, safety and efficient pedestrian movement on Henley Beach Road are maintained. In many cases vehicle access points and car parking areas will be shared. On-site vehicle parking will not be visible from Henley Beach Road through the use of design solutions such as locating parking areas behind the front building façade and shielding under croft parking areas with landscaping and articulated screening.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 **Parts of a development that abut the primary road corridor** should provide continuity of ground floor shops, offices and other non-residential land uses.
- 2 Shops or groups of shops contained in a single building, other than a restaurant, should have a gross leasable area of less than **2000** square metres.

Form and Character

- 3 Development should be consistent with the desired character for the policy area.
- 4 Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas.
- 5 The ground level street frontages of buildings should contribute to the appearance and retail function of the area by providing at least 5 metres or 60 per cent of the street frontage (whichever is greater) as an entry/ foyer or display window to a shop (including a café or restaurant) or other community or commercial use which provides pedestrian interest and activation.
- 6 The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 3.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.
- 7 A minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.

Development Plan

HIGH STREET POLICY AREA 35

West Torrens Council
Zone Section
Residential Zone

Residential Zone

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

OBJECTIVES

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

DESIRED CHARACTER

This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.

Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.

Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a **Historic Conservation Area**.

Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area

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West Torrens Council
Zone Section
Residential Zone

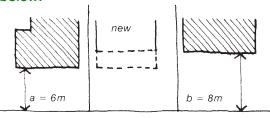
- shop measuring 250 square metres or less in gross leasable floor area
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
 - 4 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone and policy area.
- 6 Except where otherwise specified by a policy area, dwellings and buildings containing dwellings should be designed within the following parameters:

Parameter	Value
Maximum number of storeys	two storeys (above natural ground level)
Maximum vertical side wall height	6 metres (measured from the natural ground level)

- 7 Dwellings should be set back from allotment or site boundaries to:
 - (a) contribute to the desired character of the **relevant policy area**
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 8 Except where specified in **Medium Density Policy Area 18** and **Medium Density Policy Area 19**, development (including any veranda, porch, etc) should be set back from the primary road frontage in accordance with the following table:

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

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Consolidated - 12 July 2018

West Torrens Council
Zone Section
Residential Zone

- 9 Except where otherwise specified by a policy area, dwellings and buildings containing dwellings should be set back from secondary road frontages in accordance with the following table:

Vertical height of wall	Minimum setback including balconies (metres)
Less than 3 metres	2
3 metres or greater	3

- 10 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building, (with the total wall height of the building being measured from the existing ground level at the boundary of the adjacent property as shown by [Figure 1](#)), increases to:

- (a) minimise the visual impact of buildings from adjoining properties
- (b) minimise the overshadowing of adjoining properties.

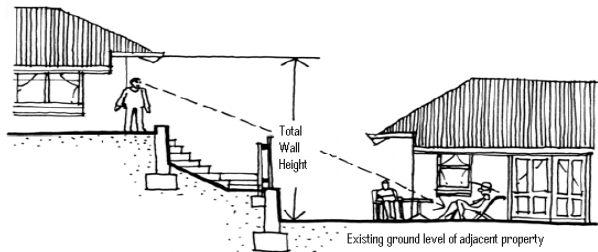


Figure 1

- 11 Except where otherwise specified by a policy area, and for party walls, dwellings and buildings containing dwellings should be set back from the side and rear boundaries in accordance with the following table:

Parameter	Minimum value (metres)
Side boundary setback where the vertical side wall is 3 metres or less in height (measured from the existing ground level at the boundary of the adjacent property as per Figure 1)	1
Side boundary setback where vertical side wall measures between 3 to 6 metres in height (measured from the existing ground level at the boundary of the adjacent property as per Figure 1)	2
Side boundary setback where the vertical side wall is greater than 6 metres in height (measured from the existing ground level at the boundary of the adjacent property as per Figure 1)	2 metres plus an additional setback which is equal to the increase in wall height above 6 metres.
Rear boundary setback for single storey components of a building	3
Rear boundary setback for two or more storey components of a building	8

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- 12 Side boundary walls in residential areas should be limited in length and height to:
- (a) minimise their visual impact on adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 13 Except where otherwise specified by a policy area, side boundary walls comply with the following:
- (a) side boundary walls should be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and constructed to the same or to a lesser length and height
 - (b) side boundary walls:
 - (i) should have a maximum vertical wall height of 3 metres
 - (ii) should have a maximum length of 8 metres
 - (iii) should be constructed along one side of the allotment only and no further than 14 metres from the front boundary
 - (c) where there is an existing adjacent boundary wall which is setback greater than 1 metre from the front setback standard established for the rest of the street, side boundary walls should be located not more than 1 metre closer to the primary street frontage.
- 14 Development should ensure that sunlight to solar panels of existing buildings is maintained for a minimum of 2 consecutive hours between 9.00am and 3.00pm on 22 June.

Affordable Housing

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

Character Areas

The following Principles of Development Control apply to the **Ashford Character Policy Area 22**, **Cowandilla /Mile End West Character Policy Area 23**, **Glandore Character Policy Area 24**, **Lockleys Character Policy Area 25**, **Novar Gardens Character Policy Area 26**, **Thebarton Character Policy Area 27** and the **Torrensvile Character Policy Area 28**.

- 17 Development should be limited to one storey, except where a dwelling faces a public road (ie is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:
- (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)



- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)



- (c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.
- 18 Development should preserve and enhance streetscapes by:
- (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number of driveway crossovers.
- 19 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
- 20 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 21 Other than in **Novar Gardens Character Policy Area 26**, garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 3.66 metres.
- 22 The division of land should occur only where it will be consistent with the existing pattern and scale of allotments.

Thebarton Character Policy Area 27

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

OBJECTIVES

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

DESIRED CHARACTER

The policy area will contain detached, semi-detached and row dwellings.

Allotments will vary in size considerably from medium to very low density. Some allotments have rear access vehicle parking via service laneways, reducing the number of garages and carports visible in the main streets. Due to the variance in allotment sizes, subdivision will reinforce the existing allotment pattern in the immediate locality.

New development will be complementary to the key character elements of Victorian-era villas, cottages, and bungalow-style dwellings in the policy area, rather than dominating or detracting from them, particularly when viewed from the street. Key elements of this character include pitched roofs, verandas / porticos and masonry building materials. There will be predominantly one storey buildings, with some two storey buildings designed in a manner that is complementary to the single storey character of nearby buildings. Setbacks will be complementary to the setbacks of adjacent properties.

There will be no garages / carports forward of the main facade of buildings. Fencing forward of dwellings will be low to provide views of built-form that define the character of the policy area. Any driveway crossovers will be carefully designed and located to ensure the preservation of street trees which have an important positive impact on the streetscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

▪

domestic structure, such as a veranda, porch

▪

detached dwelling

▪

dwelling addition

▪

row dwelling

▪

semi-detached dwelling

▪

small scale non-residential use that serves the local community, for example:

-

child care facility

-

health and welfare service

-

open space

-

primary and secondary school

-

recreation area

-

shop measuring 250 square metres or less in gross leasable floor area

▪

supported accommodation.

Form and Character

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

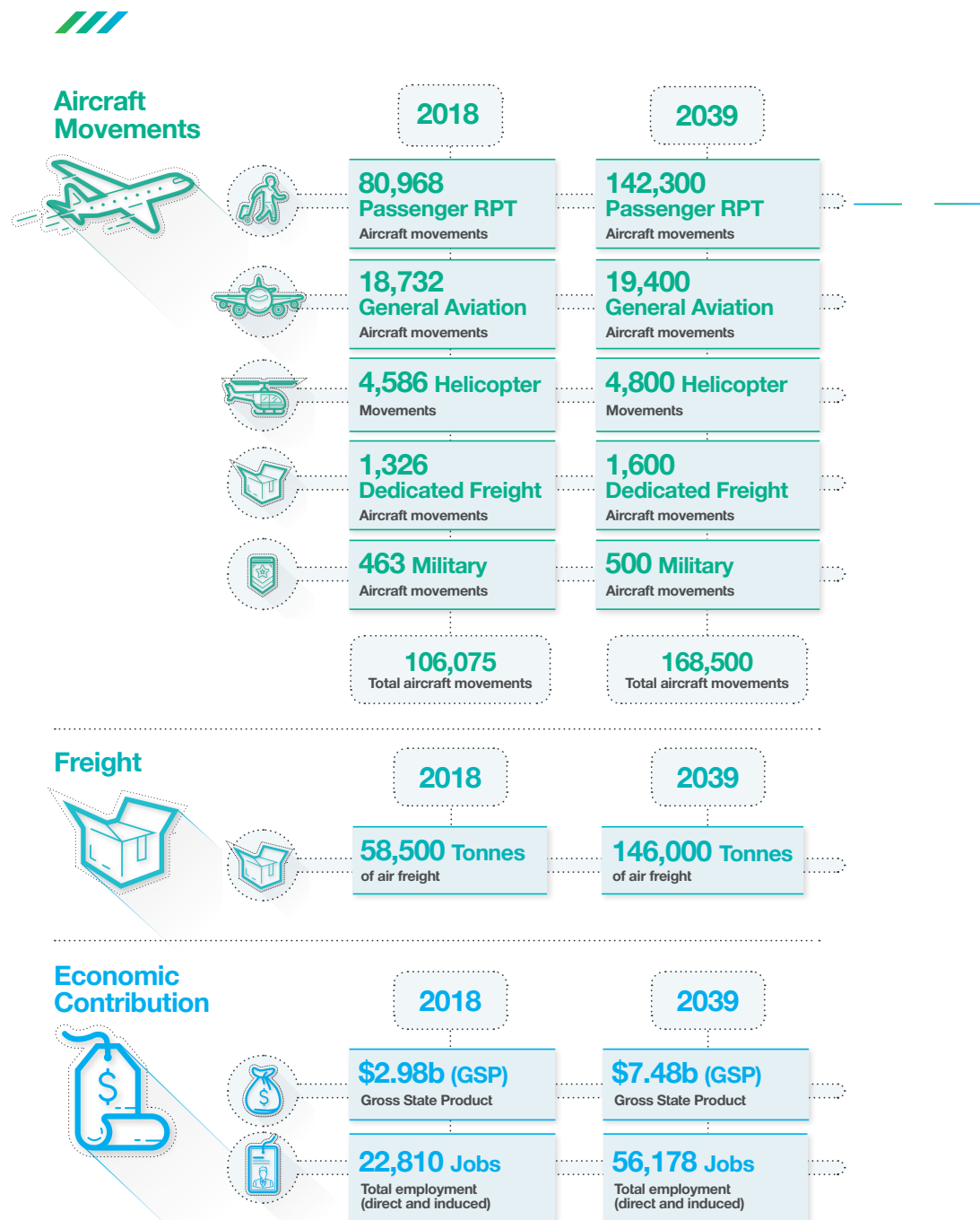
Land Division

- 3
- Land division should create allotments with an area of greater than 270 square metres.

Development Plan

THEBARTON CHARACTER POLICY AREA 27

Airport Noise



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Figure 13-8: Australian Noise Exposure Index 2018

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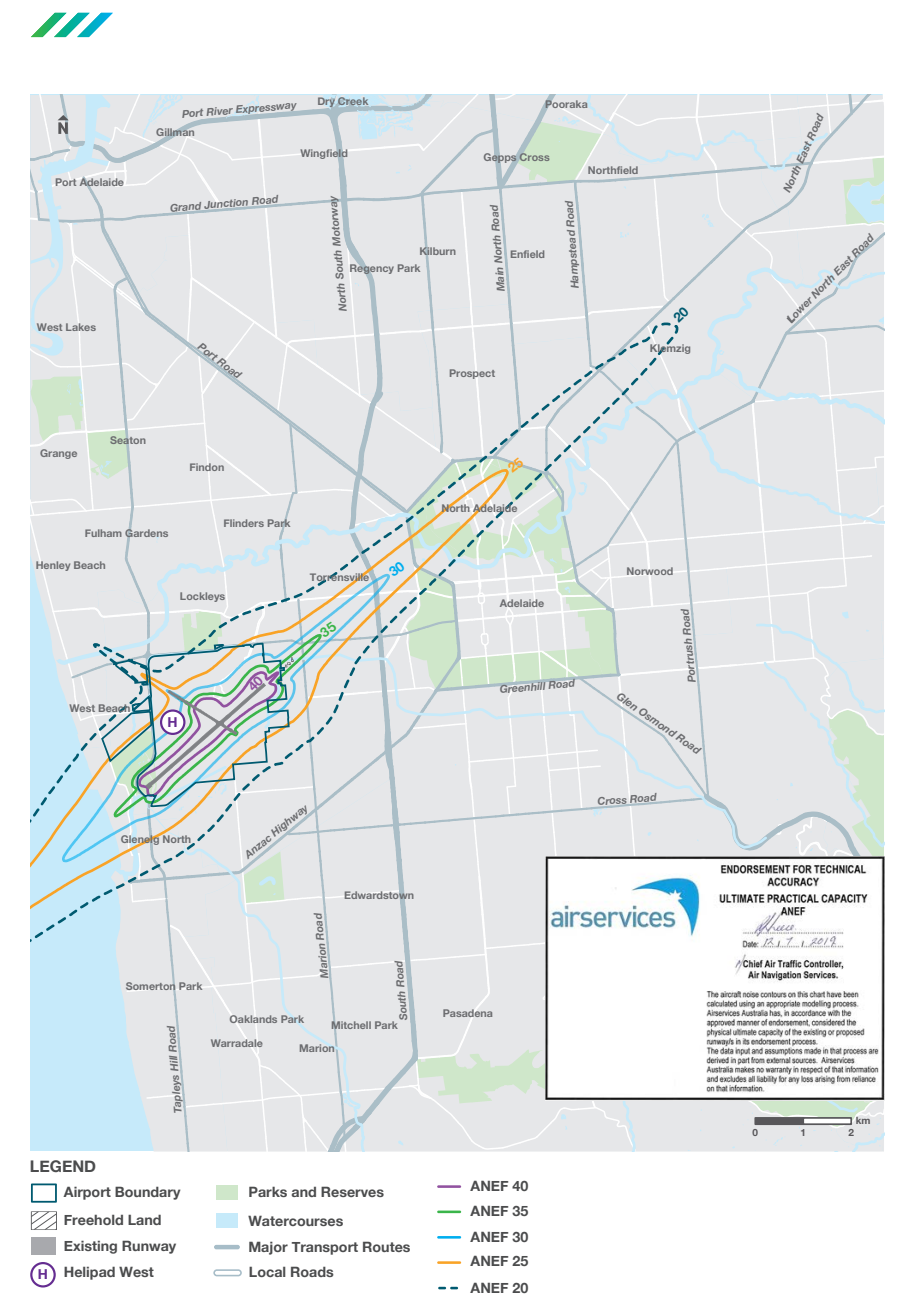


Figure 13-9: Adelaide Airport Australian Noise Exposure Forecast

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