

APPENDIX 5. HERITAGE IMPACT ASSESSMENT REPORT



Port Mall Redevelopment

**20-30 Marryatt Street
Port Adelaide**

Heritage Impact Assessment

DA255006

Issue –

18.02.26

***dash**architects*

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Document Issue Register

Issue	Date	Reviewer	Details / Changes
–	18.02.26	DL	Document issue

DASH acknowledges the Traditional Custodians of the lands on which we work, and pays respect to Elders past, present and emerging. We recognise their enduring connection to land, waters and skies, and that sovereignty was never ceded. This living culture remains integral to our collective identity and important context for our work.

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1.0 Introduction

DASH Architects has been engaged by the Antunes Group to provide heritage advice for the proposed redevelopment of the Port Mall, 20-30 Marryatt Street Port Adelaide. The site consists of multiple land parcels, some of which are subject to a Local Heritage Place Overlay, and the Heritage Adjacency Overlay. This Heritage Impact Assessment has been prepared to accompany the application, assessing the proposal against the relevant provisions of these Overlays.

DASH Architects was founded in 1964, and over the past 60 years has established itself as one of South Australia's leading architectural practices in the following specialist heritage fields:

- Heritage Conservation
- Heritage Assessment and Impact Assessment
- Heritage Advisory Services
- Heritage Policy Development
- Condition and Compliance Audits
- Adaptive Reuse
- Conservation Management Plans
- Expert Witnessing, and
- Professional Desktop Historical Archaeological Services.

Our expertise extends across the full range of historic character and heritage listings to include:

- Historic Character
- Local Heritage Places
- State Heritage Places
- State Heritage Areas
- Commonwealth Heritage Places (including Defence), and
- National Heritage Places.

1.1 Copyright

The format of this document remains the copyright and intellectual property of DASH Architects and cannot be replicated in any way without prior written consent.

2.0 Proposed Development

The proposed development consists of the following components:

- Demolition of existing supermarket building, carpark, and sections of public realm, including some planters, shade structures, awnings and paving
- Construction of new supermarket retail building, with loading area to Marryatt Street
- Construction of new carpark to southern side of proposed retail building to replace existing
- Minor modifications to existing carpark to the western side of the proposed retail building
- Public realm upgrades around proposed development.

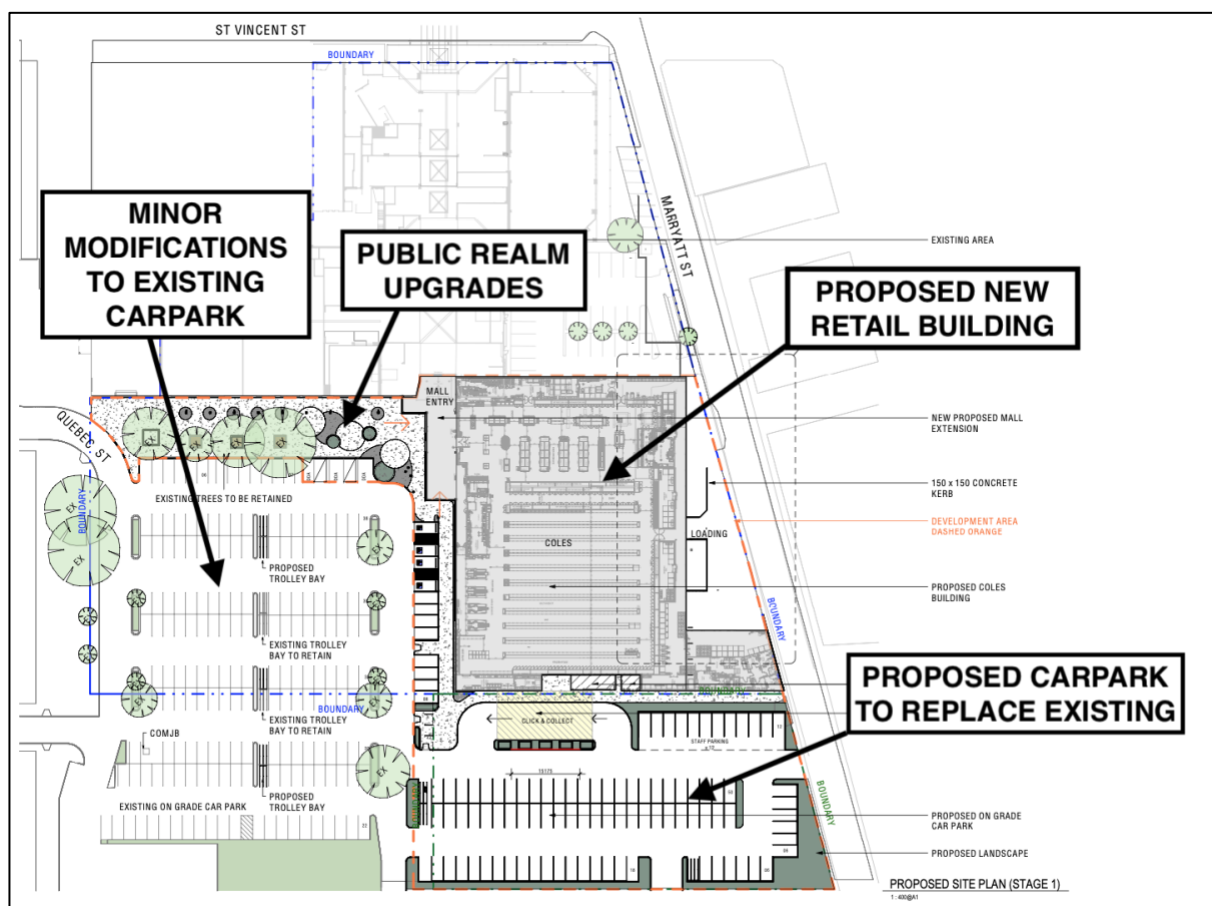


Figure 1: Site Plan of proposed development. Source: base image BELL Architecture.



Figure 2: Architect's render. Source: BELL Architecture.

3.0 Site Context

3.1 Titling

The proposed development, including carparking, extends across 28 land parcels, though some of these have minor or very limited works proposed.

Several of these land parcels are subject to the following Overlays relevant to this assessment:

Historic Area Overlay

A. CT6012/202

Local Heritage Place Overlay

A. CT6012/202

Heritage Adjacency Overlay

- A. CT6012/202
- B. CT6156/200, F209745AL91
- C. CT6156/200, F209745AL92
- D. CT6156/201, F213003AL91
- E. CT6156/201, F213003AL92
- F. CT6156/204, F213091AL97
- G. CT6156/208, F213130AL95
- H. CT6156/208, F213130AL96
- I. CT6156/208, F213130AL97
- J. CT6156/208, F213130AL98
- K. CT6156/208, F213130AL99
- L. CT5812/798, F142429AL88
- M. CT5266/63, F143350AL6
- N. CT5266/63, F143350AL7
- O. CT5266/63, F143350AL8

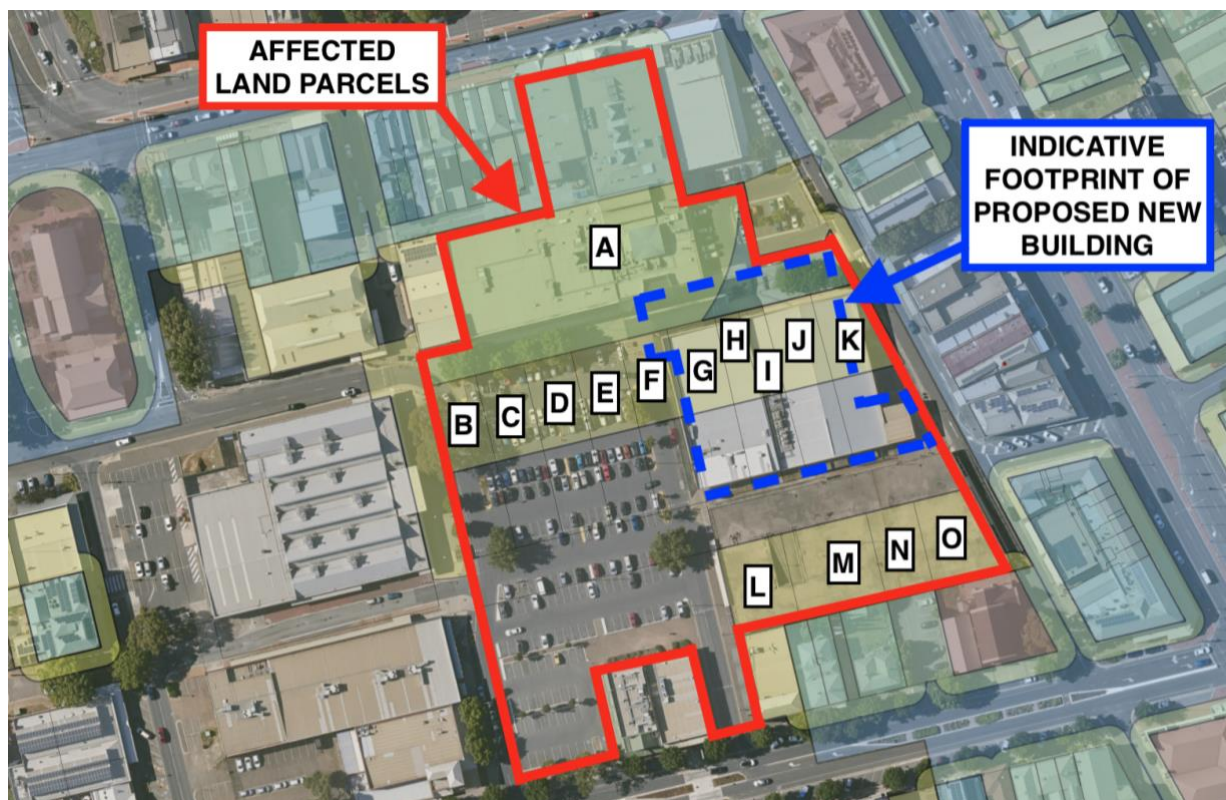


Figure 3: Site Reference Plan, with affected land parcels shown in red outline, indicative footprint of proposed building shown in dashed blue outline, Historic Area Overlay in light blue, Local Heritage Place Overlay blue, Heritage Adjacency Overlay yellow, and State Heritage Place Overlay orange. Source: base image SAPPA.

3.2 Local Heritage Place

Land parcel (A), 168-180 St Vincent Street Port Adelaide, contains the Local Heritage listed former AWB Building. Part 11 of the Planning and Design Code (the Code) identifies the Local Heritage Place (LHP) on the Subject Site as follows:

Description and/or Extent of Listed Place

AWB Buildings – Two storey row shops; The original external form and detailing of the AWB Buildings should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building.

Section 67(1) criteria

- (a) it displays historical, economic or social themes that are of importance to the local area
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area

The 1997 Heritage Survey, upon which the Local Heritage listing was based, provides the following details for the place:

Relevant Criteria

- (a) The AWB Buildings display the historic and economic theme of the development of this area of Port Adelaide as the main commercial focus at the turn of the Century.
- (d) The AWB Buildings display design characteristics and construction techniques of

significance to the Port Adelaide area, as although altered, they retain the predominant two storey form along St Vincent Street.

The setting of the AWB Building is to St Vincent Street, where it forms part of the historic streetscape within the Historic Area Overlay. While there are 'glimpses' of the rear of the LHP from its rear lane and across the parking on Marryatt Street, such views are incidental only, and not intrinsic to the setting of the place.



Figure 4: AWB Building set within St Vincent Street, 1953. Source: SLISA B_76269 (part)



Figure 5: AWB Building set within St Vincent Street, 2026.

The “external form and detailing” of the LHP is identified in the below images. The left image indicates

that the LHP occupies only a small portion of the overall site. The centre image details the “external form” of the LHP in 2025, with the right image dating 1935.



Figure 6: External form of the LHP. Left image shows LHP occupying only a small portion of the overall land parcel upon which it is located. Centre image indicates external form of the LHP in 2025 with the right image showing external form in 1935. Source: SAPPA and Geoscience Australia.

3.3 Adjacent Heritage Places

The project site is also located adjacent the following heritage places which enliven the Heritage Adjacency Overlay:

Local Heritage Places

1. Bower Buildings, 150-166 St Vincent Street Port Adelaide
2. 85-85A Dale Street, Port Adelaide
3. 87 Dale Street, Port Adelaide

State Heritage Places

4. St Mary's Catholic Church and Hall, 95 Dale Street Port Adelaide



Figure 7: Adjacent Heritage Places that enliven the Heritage Adjacency Overlay over the affected land parcels. Source: base image SAPPA

3.3.1 Bower Buildings (LHP) 150-166 St Vincent St

The Bower Buildings (1), 150-166 St Vincent Street Port Adelaide, are identified as a Local Heritage Place within the Planning and Design Code. Like the AWB Building, the setting of the Bower Buildings is to St Vincent Street, where they form part of the historic streetscape within the Historic Area Overlay.



Figure 8: Bower Buildings (LHP), 150-166 St Vincent Street Port Adelaide, 2026

3.3.2 85-85A Dale Street (LHP)

85-85A Dale Street Port Adelaide (2) are identified as a Local Heritage Place within the Planning and Design Code. This semi-detached house is set to the Dale Street boundary, which forms its primary setting. While views to the rear of the place are afforded by the carpark on the adjacent property (proposed for demolition by this application) such views are incidental only.



Figure 9: Semi-detached house, 85-85A Dale Street Port Adelaide (LHP) 2026

3.3.3 87 Dale Street (LHP)

87 Dale Street Port Adelaide (3) is identified as a Local Heritage Place within the Planning and Design Code. Like the adjacent LHP, it too is set to the Dale Street boundary, which remains its primary setting. An adjacent laneway, providing vehicular access to the carpark to the rear, also affords side and rear views of the LHP, however these are once again incidental only.



Figure 10: Two storey house, 87 Dale Street Port Adelaide (LHP) 2026

3.3.4 St Mary's Catholic Church and Hall

St Mary's Catholic Church and Hall (4) 95 Dale Street Port Adelaide is a State Heritage Place. The South Australian Heritage Database provides the following Statement of Significance for the place:

Historically, the Church/Hall complex is of State and national significance as the site of one of the earliest schools in Australia operated by the Sisters of St Joseph, which arose as a result of a very early scheme of Catholic education devised by the Reverend Julian Tenison Woods, well known priest, scientist and educator. The original church (and possibly also the additions) was designed by G S Kingston. ('Port Adelaide Centre Heritage Survey', 1993) St Mary's Hall, the former school of 1869, is a minor work of the firm of Wright, Woods and Hamilton, but is significant for the early documented use of cavity wall construction in South Australia. (SHB Assessment Report 1984)

While not necessarily a prominent intersection, the setting of St Mary's on the corner of Dale and Marryatt Streets affords its relatively expansive views from both frontages. The rear of the heritage place is also afforded some views from Marryatt Street, albeit these are currently partially obscured by the existing two storey carpark structure.



Figure 11: St Mary's Catholic Church and Hall (SHP), various views 2026

4.0 Impact Assessment

4.1 Local Heritage Place Overlay

Allotment A (176-180 St Vincent Street, CT6012/202) accommodates the Local Heritage listed AWB Buildings. As noted in Section 3.2, the extent of LHP is confined to the building fronting St Vincent Street, extending approximately 30m into the site. The LHP is separated from the proposed works by approximately 40m, and the existing Port Mall retail building. There is no spatial or contextual relationship between the proposed development and the LHP, notwithstanding they are occurring on the same land parcel.

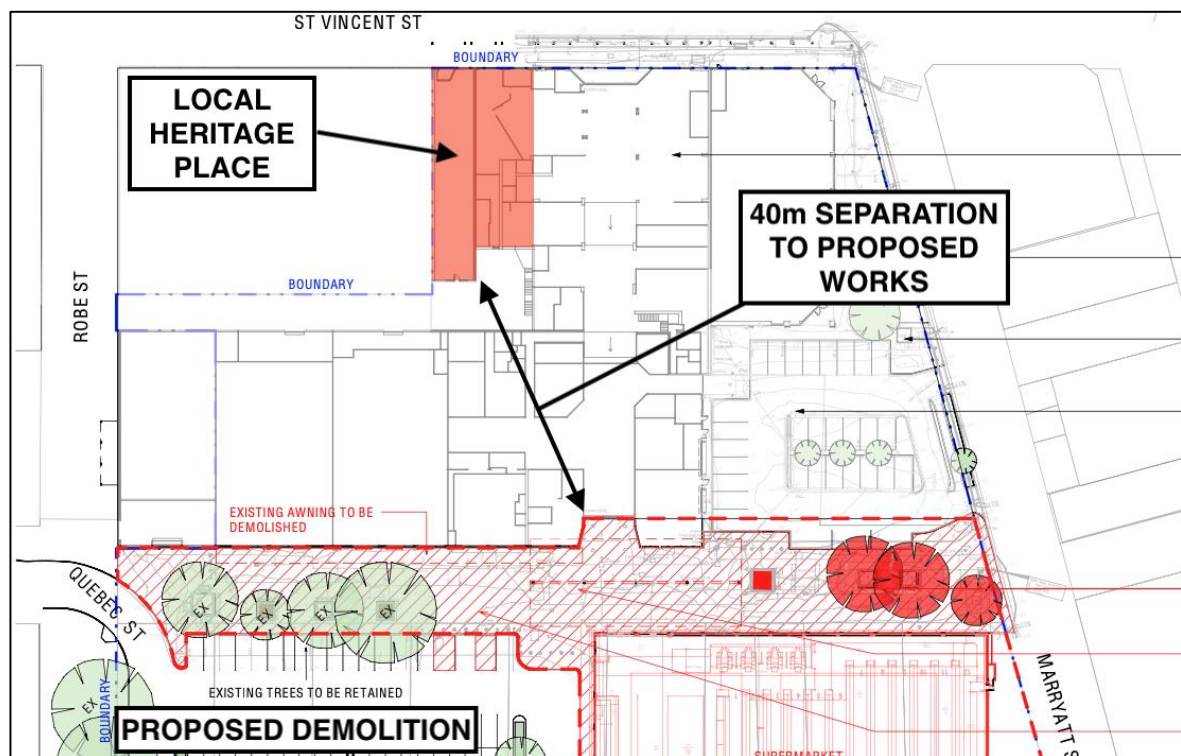


Figure 12: Proximity of proposed demolition works to LHP. Source: base image BELL Architecture

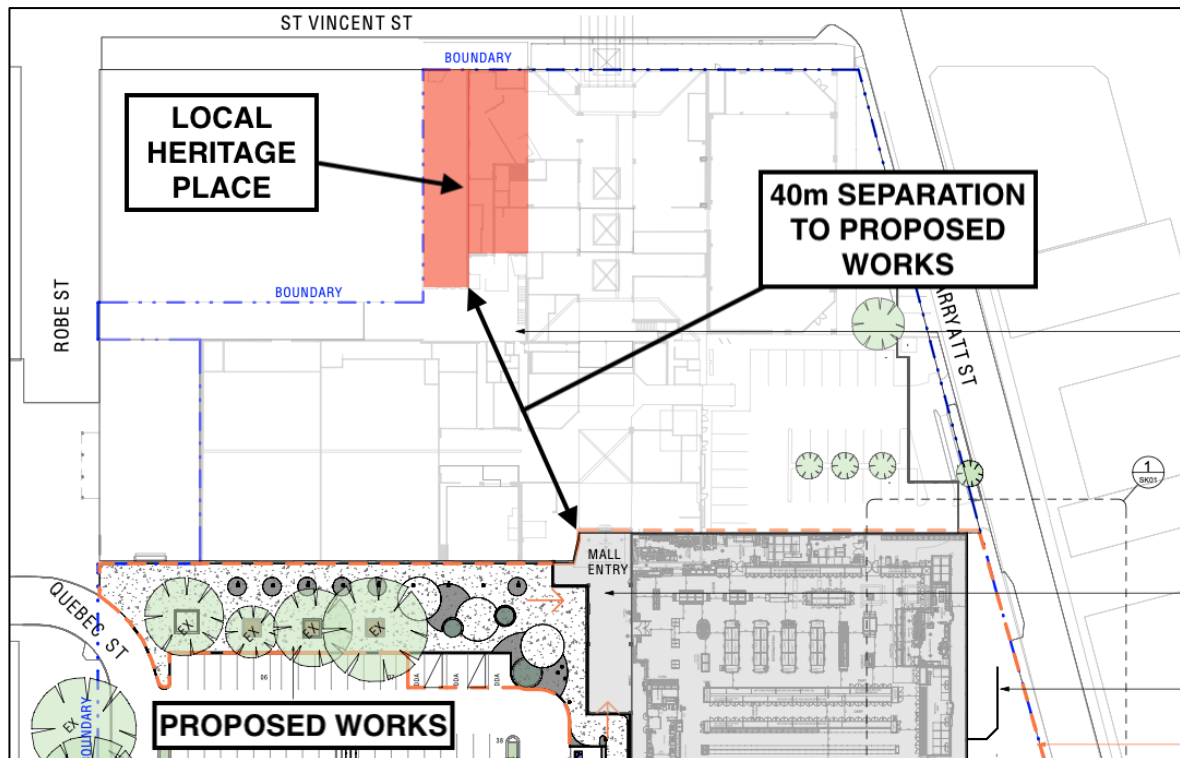


Figure 13: Proximity of proposed works to LHP. Source: base image BELL Architecture

4.1.1 Demolition

- PO6.1** *Local Heritage Places are not demolished, destroyed or removed in total or in part unless:*
- (a) *the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value*
 - or
 - (b) *the structural condition of the Local Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.*
- PO6.2** *The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place*

The proposed demolition works on the title of the Local Heritage Place are limited to:

- Paving, some planting, and a shade structure within the public realm
- An awning to the existing Port Mall retail building.

All of these structures date from recent decades, and well beyond the building defined as the Extent of Listed Place in the Planning and Design Code. There will be no physical impacts nor any material impacts to the heritage values of the Local Heritage Place arising from the project.



Figure 14: Public realm features on the site of the Local Heritage Place proposed for demolition.

PERFORMANCE OUTCOME	SUMMARY ASSESSMENT	CONSISTENCY
PO6.1 Local Heritage Places are not demolished, destroyed or removed in total or in part unless: (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair PO6.2: The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place	The features proposed for demolition are excluded from the extent of local heritage listing and do not contribute to the heritage values of the Local Heritage Place.	Consistent

4.1.2 Setting

PO1.4	<i>Development is consistent with boundary setbacks and setting.</i>
PO1.6	<i>New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place</i>
PO2.1	<i>Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting</i>

The setting of the LHP is to St Vincent Street, where it forms part of the features within the streetscape. The proposed development is to the rear of the site, and has no spatial relationship or context to the LHP, nor any visibility from its St Vincent Street setting.

PERFORMANCE OUTCOME	SUMMARY ASSESSMENT	CONSISTENCY
PO1.4: Development is consistent with boundary setbacks and setting.	The proposed development is consistent with the current setting and setbacks of the LHP, namely it is located to the rear of the site and has no impact on the setting or context of LHP	Consistent
PO1.6: New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place	The proposed development is located to the rear of the site.	Consistent
PO2.1 Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting	The proposed development is not visible from the setting of the LHP, and does not conceal or obstruct any of its features.	Consistent

4.1.3 Architectural Design Response

PO1.1	<i>The form of new buildings and structures maintains the heritage values of the Local Heritage Place</i>
PO1.2	<i>Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.</i>
PO1.3	<i>Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place.</i>
PO1.5	<i>Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.</i>
PO1.7	<i>Development of a Local Heritage Place retains features contributing to its heritage value.</i>

PERFORMANCE OUTCOME	SUMMARY ASSESSMENT	CONSISTENCY
PO1.1: The form of new buildings and structures maintains the heritage values of the Local Heritage Place PO1.2: Massing, scale and siting of development maintains the heritage values of the Local Heritage Place. PO1.3: Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place PO1.5: Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place PO1.7: Development of a Local Heritage Place retains features contributing to its heritage value	The proposed development is over 40m behind the LHP, with no spatial, contextual or visual connection to its St Vincent Street setting. The development is also separated from the LHP by an existing retail building. Accordingly, there will be no impact to the heritage values of the LHP arising from the proposed development, nor any requirement to establish a design relationship with its features.	N/A

4.1.4 Conservation Works / Adaptive Reuse

PO 2.2	<i>Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.</i>
PO 7.1	<i>Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.</i>

Works to the LHP do not form part of this application.

4.2 Heritage Adjacency Overlay

DO 1 Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.

4.2.1 Local Heritage Places

Land parcels A through O (ref Figure 3) are subject to a Heritage Adjacency Overlay due to the proximity of the following Local Heritage Places:

1. Bower Buildings, 150-166 St Vincent Street Port Adelaide
2. 85-85A Dale Street, Port Adelaide
3. 87 Dale Street, Port Adelaide

The setting of all three of these LHP is to the street they front.

The proposed development occurs on land parcels to the rear of these sites / LHPs, which has no spatial or contextual relationship to their setting. More specifically:

Bower Buildings, 150-166 St Vincent Street Port Adelaide

The proposed development is physically separated from the Local Heritage listed Bower Buildings by the Port Mall Building. The development will not be visible from the setting of the LHP to St Vincent Street.

85-85A Dale Street, Port Adelaide / 87 Dale Street, Port Adelaide

The proposal seeks to demolish the existing two storey carpark structure on the land to the rear of the LHP and provide a new open carpark. While this carpark will have no impact on the setting of the LHP, it will nonetheless be notably less visible within the backdrop of the heritage place.

PERFORMANCE OUTCOME	SUMMARY ASSESSMENT	CONSISTENCY
PO1.1: Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place	The setting of all three adjacent LHPs are to their respective street frontages. In all instances, the proposed development will either not be visible from this setting, or be less visible than the existing structures proposed for demolition. Accordingly, the proposed development will not dominate, encroach on or unduly impact on the setting of the Place.	Consistent

4.2.2 State Heritage Place

Land parcels N and O (ref Figure 3) are subject to a Heritage Adjacency Overlay due to the proximity of the State Heritage listed St Mary's Catholic Church and Hall, 95 Dale Street Port Adelaide. These land parcels presently accommodate a two-storey carpark structure that is proposed to be demolished and replaced with an at-grade carpark. The current two storey structure does partially impact the rear setting of the SHP, as viewed down Marryatt Street. While the extent to which impacts *dominate, encroaches or unduly impacts on the setting* of the State Heritage Place is open to some interpretation. Its removal and replacement with an at-grade carpark will significantly increase views to the rear of the SHP from Marryatt Street, and is considered a positive outcome.

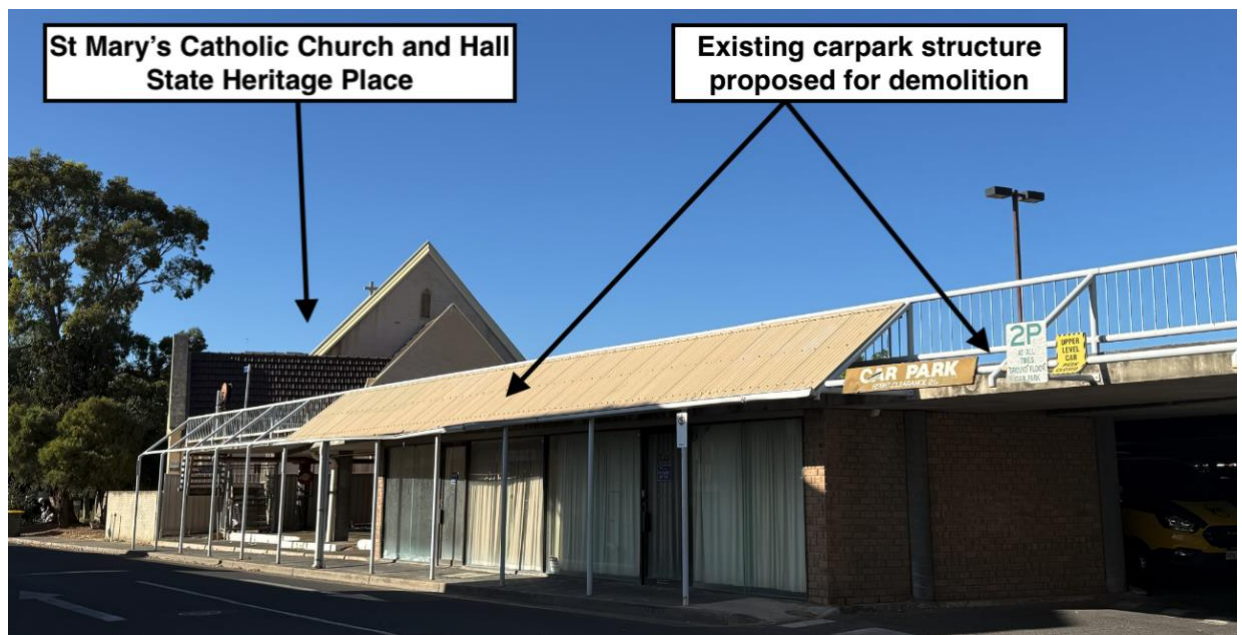


Figure 15: Existing carpark structure to the rear of the SHP proposed for demolition

PERFORMANCE OUTCOME	SUMMARY ASSESSMENT	CONSISTENCY
PO1.1: Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place	The removal and replacement of the existing carpark structure will increase views to the rear of the SHP, and is considered to be a positive outcome to the overall setting of the place.	Consistent

4.3 Historic Area Overlay

The northern portion of Land parcel (A), CT6012/202, that fronts St Vincent Street, is subject to a Historic Area Overlay. Within the immediate locality, the Overlay extends along St Vincent Street, Commercial Road, and portions of Church Place and Dale Street.

The proposed works will have no meaningful impact on the historic character or attributes of the Overlay as:

- No portions of the proposed works fall within the boundaries of the Overlay
- The works proposed on allotment A (that is subject to the Overlay) are very minimal, set 40m from the St Vincent Street frontage, and physically separated from the streetscape but the existing AWB Building and Port Mall arcade
- The proposed works have no interface with, and very limited visibility from the historic streetscapes within the Overlay
- The proposed works will have no meaningful impact on the Historic Area.

For these reasons an assessment against the provisions of the Historic Area Overlay is not considered relevant to this application.

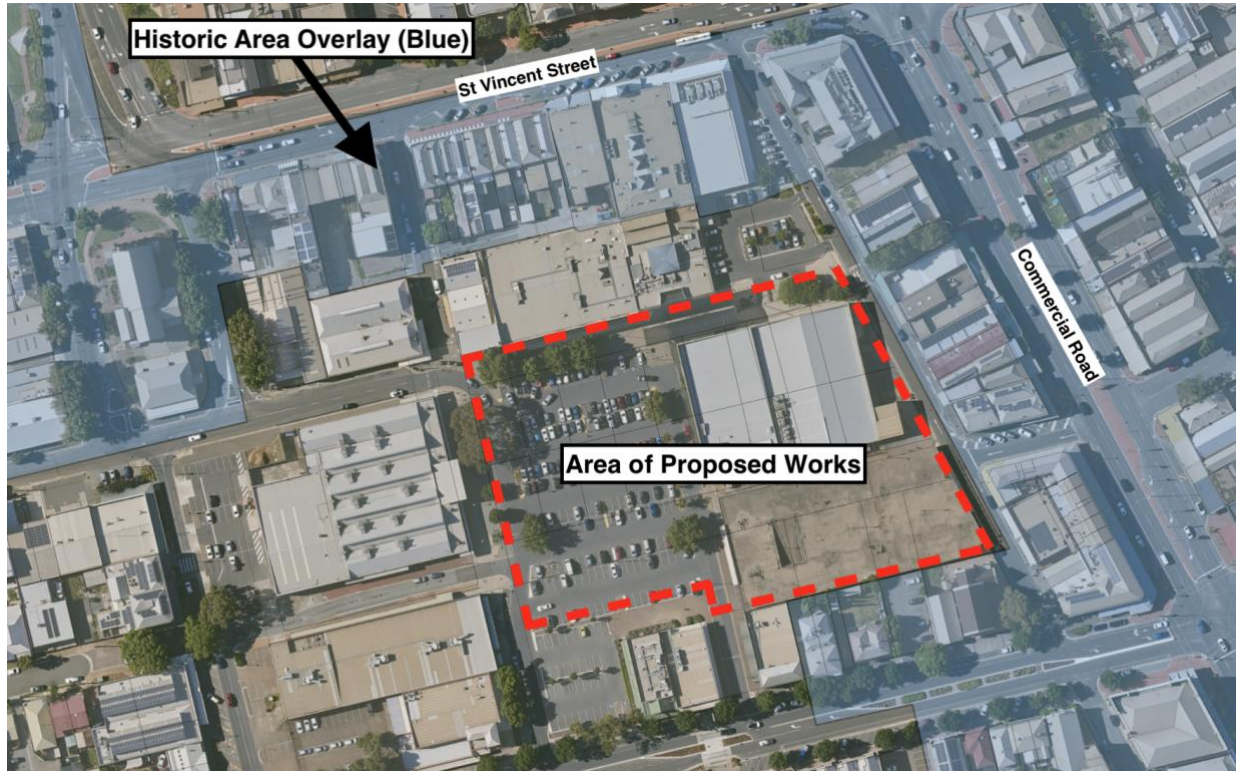


Figure 16: Relationship of proposed works to Historic Area Overlay

5.0 Summary

The findings of this Heritage Impact Assessment of the proposed development against the relevant provisions of the heritage Overlays of the Planning and Design Code are summarised below:

PERFORMANCE OUTCOME	CONSISTENCY
Local Heritage Place Overlay	
PO1.1: The form of new buildings and structures maintains the heritage values of the Local Heritage Place	N/A
PO1.2: Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.	N/A
PO1.3: Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place.	N/A
PO1.4: Development is consistent with boundary setbacks and setting.	Consistent
PO1.5: Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.	N/A
PO1.6: New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place.	Consistent
PO1.7: Development of a Local Heritage Place retains features contributing to its heritage value.	N/A

PO2.1: Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting.	Consistent
PO 2.2: Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.	N/A
PO 3.1 Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place.	N/A
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line and does not dominate the Local Heritage Place or its setting.	N/A
PO 3.3 Advertising and advertising hoardings are designed to complement the Local Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or its setting.	N/A
PO 3.4 Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the Local Heritage Place.	N/A
PO 4.1: Land division creates allotments that: (a) maintain the heritage values of the Local Heritage Place including setting (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.	N/A
PO 5.1: Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	N/A
PO6.1: Local Heritage Places are not demolished, destroyed or removed in total or in part unless: (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair	Consistent
PO6.2: The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place.	Consistent
PO 7.1: Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	N/A
Heritage Adjacency Overlay	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place	Consistent

This assessment has found the proposed development to be **consistent** with all of the relevant provisions of the Local Heritage Place and Heritage Adjacency Overlays. There are no works proposed to any State or Local Heritage Places, and neither are there any works proposed within the Historic Area Overlay that affects one of the site's land parcels. The setting of the adjacent Local Heritage Places will be unaffected by the proposed works, while the setting to the adjacent State Heritage Place will be improved through the replacement of the carpark structure to its rear setting with at grade parking.

