

DRAFT PLANNING AND DESIGN CODE



HISTORIC AREA STATEMENTS AND CHARACTER AREA STATEMENTS PROPOSAL TO AMEND PHASE 3 (URBAN AREAS) PLANNING AND DESIGN CODE AMENDMENT

City of West Torrens



Purpose

The State Planning Commission has released for public consultation the Urban Areas Planning and Design Code Amendment that applies to metropolitan Adelaide, regional cities and larger towns.

This new Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020.

The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online.

With the introduction of the Code, some changes are proposed to the way we manage heritage in this State. This documents sets out what's new, and seeks your feedback on new historic area and character statements that will help guide development in areas of historic or character importance in South Australia.

What is proposed?

The State Planning Commission is required by legislation to set up a new planning system that makes heritage policy and rules clearer, fairer and easier for all. Heritage in South Australia is protected by heritage specific legislation (the *Heritage Places Act 1993*) and through the planning legislation (the *Development Act 1993* and its successor, the *Planning, Development and Infrastructure Act 2016*). The *Heritage Places Act 1993* provides for a listing process for heritage that is judged to be of state significance. The planning legislation provides for a parallel system to list heritage that is deemed to be of local significance.

State Heritage Places and Areas

In the new planning system, all current State Heritage Areas (17) and State Heritage Places (approx. 2,300) will transfer directly into the new Planning and Design Code under a State Heritage Areas Overlay and a State Heritage Places Overlay. They will continue to be protected under the *Heritage Places Act 1993* and continue to be listed in the South Australian Heritage Register.

State heritage protections have been further strengthened with the Minister for Heritage given greater authority to direct decisions (at present the Minister is only empowered to provide advice). Importantly, the Minister cannot direct approval of demolition.

Demolition controls will apply in both State Heritage Areas and State Heritage Places Overlays, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's existing heritage values
- the structural condition of the building and risk to safety.

The State Heritage Overlay could be complemented by State Heritage Statements that assist in describing the historical themes and elements that are important considerations in development assessment. Regardless, development within State Heritage Areas triggers a referral to the Heritage Minister and as such, will be assessed against the relevant Conservation Management Plans and guidelines.

Importantly, where a State Heritage Places Overlay applies, it takes precedence over any other planning requirements.

Local Heritage Places

In the new planning system, all Local Heritage Places (approx. 7,250) currently identified in council Development Plans will transfer directly into the new Planning and Design Code under a Local Heritage Places Overlay. They will continue to be listed in the South Australian Heritage Register, and will also be accurately mapped in the State Planning Atlas (currently under development).

Demolition controls will apply in the Local Heritage Places Overlay, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's existing heritage values
- the structural condition of the building and risk to safety.

The important elements of a local heritage place are to be included as part of the listing and assist in assessing any alterations or additions to these places.

It is acknowledge that at the current time, different Council development plans have different rules applying to Local Heritage Places. The Commission has proposed an approach to heritage protection which is consistent across council boundaries.

Historic Areas

A new Historic Areas Overlay

In the new planning system, all Historic Conservation Zones (over 140 are currently in development plans) and the similarly named zones, plus the 11,810 contributory items within these zones will transition into the new Planning and Design Code under a new Historic Area Overlay. The Overlay will apply to local areas that exhibit discernible historic character worthy of retention.

Demolition controls will apply in the Historic Area Overlay, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's historic characteristics and the ability to reasonably, economically restore it
- the contribution the building makes to the historic character of the streetscape
- the structural integrity/condition and the ability to economically restore it.

Some councils (25 of 68) have used 'contributory items' to identify specific buildings that contribute to the character of an area. However, not all councils with Historic Conservation Zones have included them, and there are vast differences in their demolition and public notification policies. No new contributory items have been listed since 2012.

In developing the Code, the Commission has proposed that contributory items not be individually identified in the new planning system because they have no statutory basis; have been applied inconsistently and processes to identify them have not afforded home owners the rights associated with the listing of state and local heritage.

The intention of the Historic Area Overlay is to ensure Historic Conservation Zones and the contributory items within them are subject to a consistent assessment process and the same level of protection. In this way, the Overlay will bring equality and fairness to land owners regardless of where they live.

New Historic Area Statements

At the time the draft Planning and Design Code for Urban Areas was released for public consultation, it was foreshadowed that historic statements could be drafted to support the Historic Area Overlay. The Historic Area Statements were proposed to be introduced in the Code to help clearly identify and articulate the key elements of historic importance in a particular area. These were intended to replace Desired Character Statements in existing Development Plans.

- The proposal to include Historic Statements has gained support through the consultation process, and 22 councils have participated in the drafting process. The work prepared by Councils has been edited where necessary to provide a level of consistency in drafting style. Key amendments to the statements include the removal of prescriptive numbers which are covered in other areas of the code, the removal of background information and words that talk about what development should do (this is the role of the Overlay).
- Over 200 Historic Area Statements have now been prepared, which will affect in the order of 40,000 properties across South Australia that are proposed to be transitioned into the new Historic Areas Overlay. Importantly, these statements are based on existing Development Plan content. The intent of these Statements is not to provide lengthy background statements, but to distil the critical information required to make an informed planning decision that results in development that complements the existing (historic) character of a particular location. The Statements should be used to determine the prevailing styles and patterns of development for the purposes of interpreting all policies within the Overlays. Councils will be able to evolve these statements over time.
- Importantly, the maps shown in the attached statements are illustrative only. These will be removed when the final Planning and Design Code becomes operational. At this time, you will be able to click on your property and pull up the statement that is relevant to you, as well as other planning information.

Landowners affected by this change will be directly notified by letter of the proposal in accordance with legislative requirements.

Character Areas

Character Area Overlay

All Character Areas, such as residential character zones in council Development Plans which capture a desired visual appearance that give a community its identity, will continue to be protected in the new planning system under a Character Area Overlay. They will be accurately mapped in the State Atlas, with special individual characteristics of these areas reflected in zones and subzone policies to allow for suburban differences and uniqueness.

As in the former planning system, demolition within Character Areas will not require planning approval, however proposals for replacement dwellings will undergo rigorous assessment to ensure that existing character is maintained or enhanced.

Character Area Statements

Character Area Statements will be introduced to help clearly identify and articulate the key elements of importance in a particular area. These will replace Desired Character Statements in existing Development Plans. A set of generic examples were released with the Code and have now been updated in the same way as the historic areas statement. Like the Historic Area Statements, several Councils have participated in the drafting process.

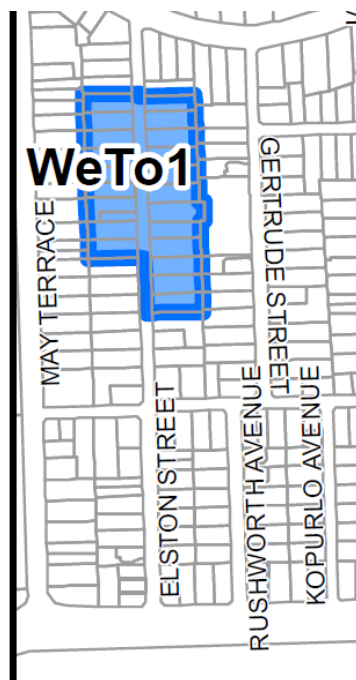
Historic Areas affecting City of West Torrens

Elston Street Historic Area Statement (WeTo1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1890's - 1920's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Detached dwellings on substantial allotments
Architectural features	Predominantly Federation villa style homes with examples of Bungalows and Art Deco dwellings Bay windows. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. Simple façade detailing.
Building height	Generally single storey. Second storey within the roof space
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.

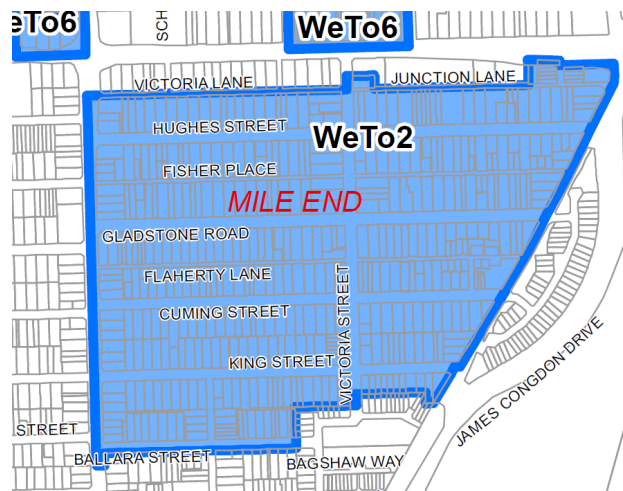
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Traditional well-maintained gardens. Regularly spaced trees.
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Mile End Historic Area Statement (WeTo2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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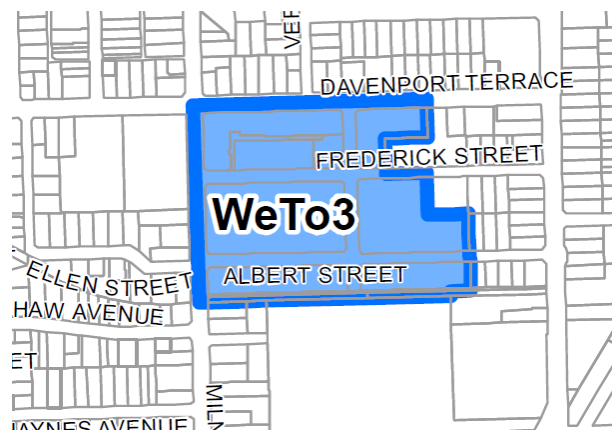
Eras and themes	1860's - 1920's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide frontages. Detached and semi-detached to allotments
Architectural features	Predominantly detached Victorian villas with examples of Victorian semi-detached row dwellings; Victorian single fronted cottages Bungalows; Inter-war Art Deco dwellings; and Parapeted shopfronts. Bay windows. Gable and Dutch gable roofs. Steeply pitched hip roofs. Integrated and complementary verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting and public realm features	Strong uniformity of layout and buildings. Generous side and rear setbacks, maintain large private yards. Traditional well-maintained gardens. Tree lined streets.

Richmond Historic Area Statement (WeTo3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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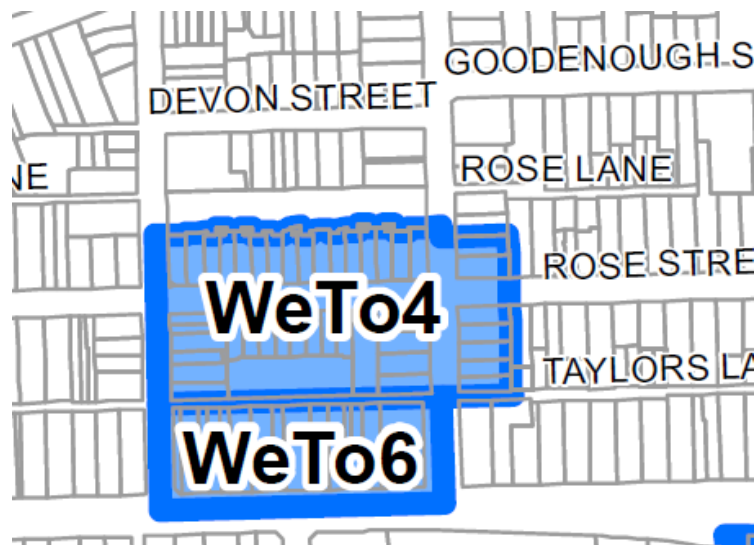
Eras and themes	1900's - 1920's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Medium to low density. Rectangular shaped allotments with direct street frontage. Predominantly Row and semi-detached dwellings.
Architectural features	Predominantly Inter-war dwellings with examples of State Bank Bungalows and Art Deco dwellings Half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos
Building height	Up to 2 storeys
Materials	Consistent material palette. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.
Fencing	No fencing or low fencing facilitating views of the dwelling
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks. Street trees.

Rose Street Historic Area Statement (WeTo4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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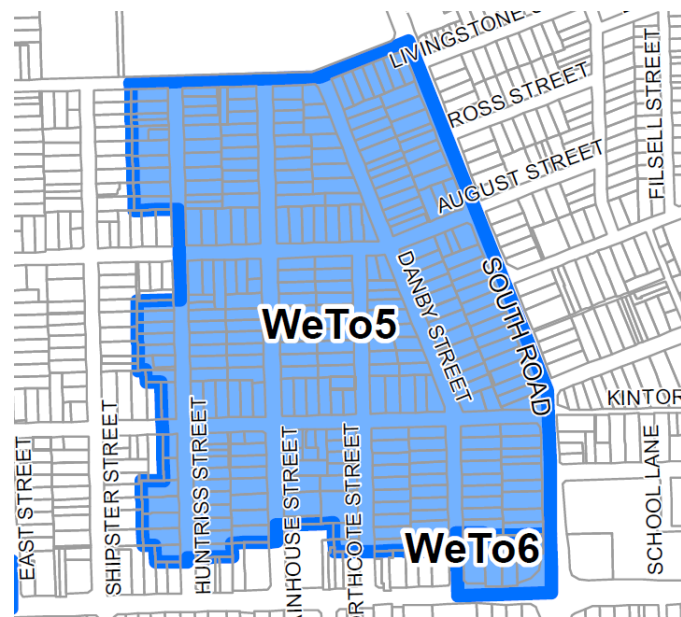
Eras and themes	1900's - 1920's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Rectangular shaped allotments with direct street frontage. Narrow and deep allotments. Predominantly semi-detached dwellings to allotments
Architectural features	Strong uniformity in architectural style. Predominantly semi-detached Gothic workers cottages. Pitched roofs. Verandahs / porticos. Parapeted gable. Features associated with traditional era and style of buildings.
Materials	Strong uniformity in material palette. Stone. Brick. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Red brick chimneys
Setting and public realm features	Consistent front setbacks. Consistent side and rear setbacks. Traditional well-maintained gardens. Street trees. Vehicle access from laneways, particularly Rose Street.
Fencing	No fencing or low fencing facilitating views of the dwelling. Timber picket to boundary
Building height	Generally single storey. Second storey within the roof space

Torrensville East Historic Area Statement (WeTo5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1890's - 1930's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Narrow and deep allotments. Consistent and uniform allotment pattern
Architectural features	Predominantly Victorian and Federation style villa and cottage dwellings with examples of Californian and State Bank Bungalows; Single fronted cottages; and Parapeted shopfronts. Hip, gable and Dutch gable roofs. Bay windows. Verandahs / porticos. Simple detailing. Window awnings
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Iron and timber filigree. Red brick chimneys
Fencing	Low fencing to facilitate views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Traditional well-maintained gardens. Tree lined streets. Wide streets.

Urban Corridor (High Street) Historic Area Statement (WeTo6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1890's - 1920's
Allotments and subdivision patterns	Linear pattern of development along Henley Beach Road. Medium density site areas. Narrow/deep tenancies. Continuous shopfronts. Fine grained
Architectural features	Predominantly ornate parapeted, glazed shopfronts. Pedimented parapets. Hidden roof forms. Elaborate parapet treatments. Traditional verandahs. Ornamental timber verandah posts
Building height	Predominantly single storey. Two storey on corner allotments
Materials	Rendered masonry. Stone. Masonry. Brick. Timber shopfronts. Corrugated pre-coloured or galvanised iron sheeting. Pressed Metal. Timber verandahs. Materials, finishes and colours associated with of original eras and styles.
Fencing	<i>[Not stated]</i>
Setting and public realm features	Commercial Strip. Continuous shopfronts. No setback to front boundary. Verandahs over footpath. Tree lined streets. Intimate and engaging public interface

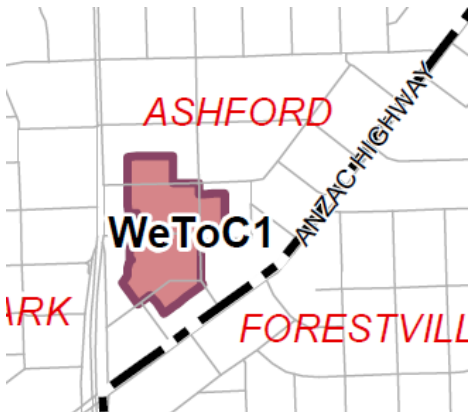
Character Areas affecting City of West Torrens

Ashford Character Area Statement (WeTo-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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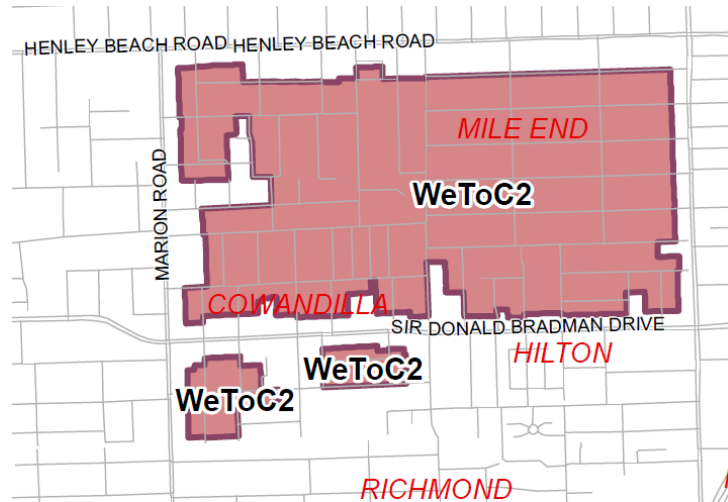
Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Medium sized detached dwellings on substantial allotments
Architectural features	Predominantly Tudor and Bungalow dwellings. Articulated hip and gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets

Cowandilla / Mile End West Character Area Statement (WeTo-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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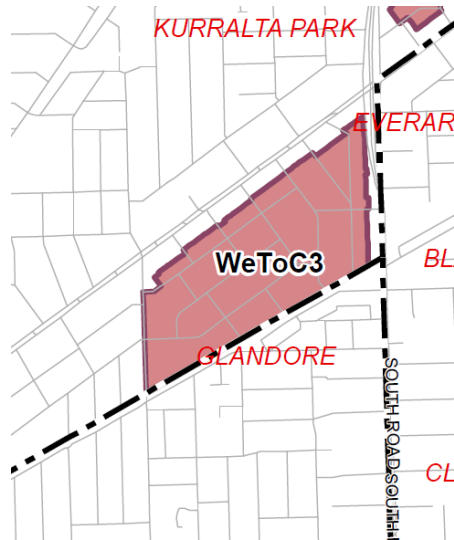
Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Narrow and deep allotments. Detached and semi-detached dwellings on substantial allotments
Architectural features	Predominantly Californian and State Bank Bungalows with some examples of Spanish Mission; Dutch Colonial dwellings; Detached and semi-detached federation cottages/villas; Victorian era cottages/villas; and Early inter-war dwellings. Gable and Dutch gable roofs with hips. Verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.

Glandore Character Area Statement (WeTo-C3)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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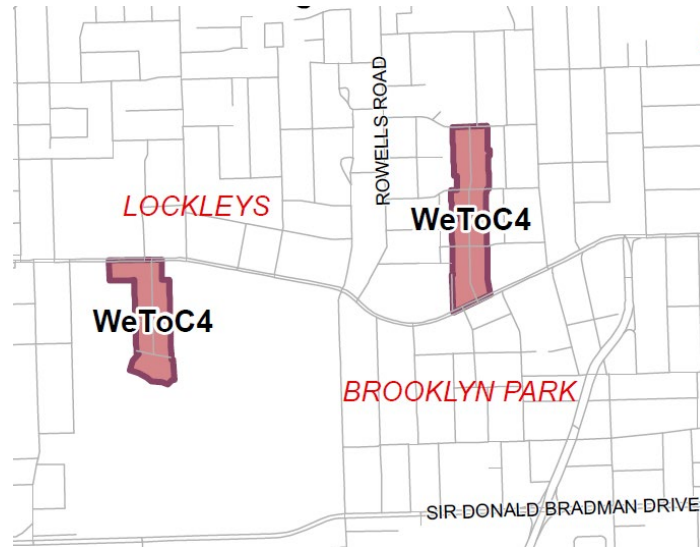
Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached on substantial allotments
Architectural features	Predominantly Bungalows with some examples of Spanish Mission; Dutch Colonial; Tudor; Inter-war old English; and Inter-war Art Deco dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys. Painted masonry decorative columns
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.

Lockleys Character Area Statement (WeTo-C4)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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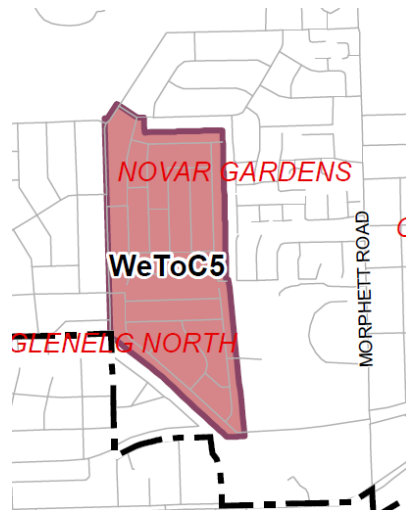
Eras and themes	1920's - 1950's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached and semi-detached dwellings on substantial allotments
Architectural features	Mixture of Bungalows, Tudor, Dutch Colonial and Art deco style dwellings with examples of Spanish Mission and Arts and Crafts. Pitched roofs. Verandahs / porticos
Building height	Single and double storey
Materials	Brick. Painted brick. Stone. Rendered masonry. Tiled roofs. Corrugated pre-coloured or galvanised iron sheeting
Fencing	No or low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Wide side boundaries. Generous traditional well-maintained gardens. Tree lined streets. Low site coverage

Novar Gardens Character Area Statement (WeTo-C5)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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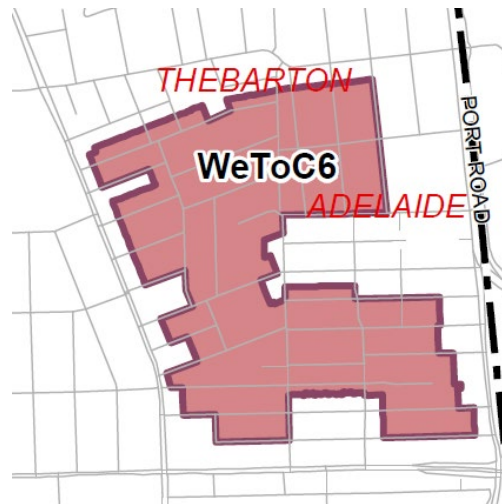
Eras and themes	1950's - 1970's
Allotments and subdivision patterns	Low density site areas. Wide street frontages. Strong uniformity of allotment patterns. Detached dwellings on relatively square allotments
Architectural features	Predominantly Art deco dwellings. Pitched roofs with eaves. Verandahs / porticos
Building height	Single storey. Discreetly integrated two storey elements within roof space
Materials	Brick. Face stone. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Feature stone chimneys
Fencing	No front fences. Side fences no further forward than the building line
Setting and public realm features	Consistent front setbacks. Generous well-maintained gardens

Thebarton Character Area Statement (WeTo-C6)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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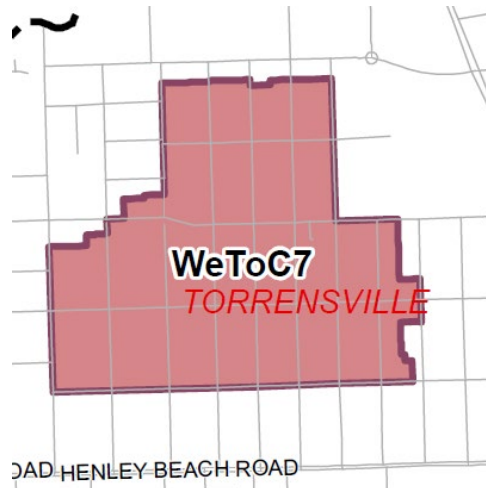
Eras and themes	1890's - 1940's
Allotments and subdivision patterns	Medium to very low density site areas. Subdivision consistent with allotment pattern in the immediate locality. Detached, semi-detached and row dwellings on substantial allotments
Architectural features	Predominantly detached and semi-detached Victorian and Federation villas/cottages and Bungalow style dwellings with examples of Single fronted cottages; Row dwellings; and Tudor style dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Timber verandah posts. Timber filigree. Red brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Front setbacks small to medium front and side setbacks. Large rear setbacks provide sense of space. Low site coverage. Well established tree lined streets. Narrow frontages (east of South Road)

Torrensville Character Area Statement (WeTo-C7)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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Eras and themes	1890's - 1940's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Commercial development along Henley Beach Road on smaller/ narrower allotments. Detached and semi-detached dwellings on substantial allotments
Architectural features	Predominantly Victorian and Federation Villas, Tudor and Bungalow style dwellings with examples of Row cottages; Single fronted cottages; Spanish Mission dwellings; and Parapeted shopfronts. Strong uniformity of layout and buildings. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Large front and side setbacks. Consistent rear setbacks, large private yards. Traditional well-maintained gardens. Tree lined streets