

DRAFT PLANNING AND DESIGN CODE

→ STATE
PLANNING
REFORM

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

Town of Gawler

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.

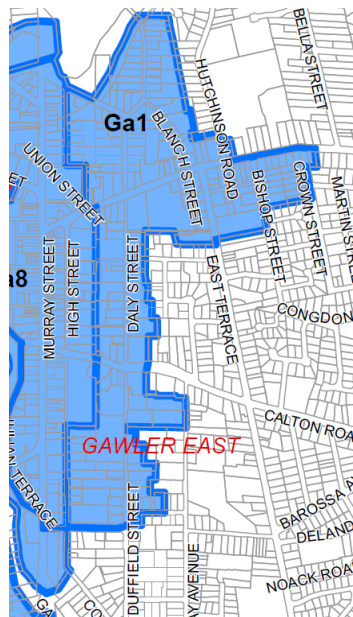
Historic Areas affecting Town of Gawler

Gawler East Historic Area Statement (Ga1)

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	1850-1910; residential and local scale retail.
Allotments and subdivision patterns	The Area is divided into two sections by Lyndoch Road. Large allotments with large dwellings and gardens exist along High Street and Duffield Street in the area known as "Nob Hill". Smaller allotments exist along Lyndoch Road. Traditional grid north of Lyndoch Road.
Architectural features	Victorian and Turn-of-the-Century Villas/Mansions. Double fronted cottages. Roof pitches in the order of 27 degrees and 35 degrees. Stone walls and stone outbuildings
Materials	<i>[Not stated]</i>
Building height	Single storey forms. Total roof heights in the order of 5.6 metres to 6.5 metres.
Fencing	Walls and fences defining street boundaries. Low open style fencing with masonry piers and plinths and decorative open sections up to 1.2 metres in total height. Stone walls and retaining walls.

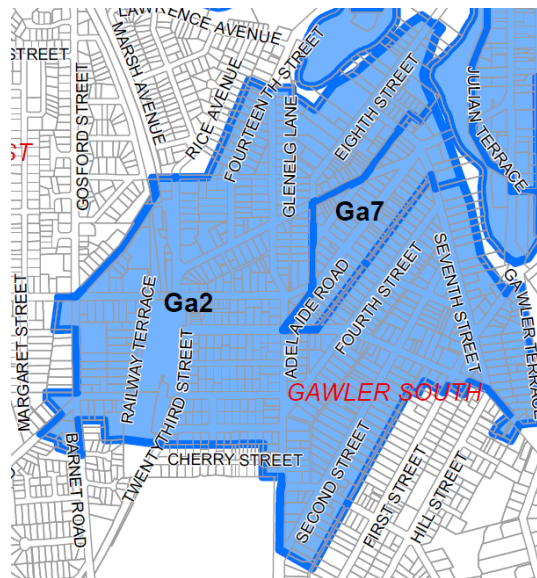
Setting and public realm features	Landscaped setting derived from generous gardens with substantial trees and wide tree-lined streets. Single width driveways and crossovers with surfaces consistent with the existing footpaths and streets. Views to and from the Area.
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Gawler South Historic Area Statement (Ga2)

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 to 1910. Residential in Gawler South; a mixture of civic, commercial and retail activities within the main street/town centre.
Allotments and subdivision patterns	Grid pattern intersected by Twelfth Street that shifts direction at Adelaide Road. Oblique street intersections and prominent irregular corner allotments. Expansive allotments in the escarpment area.
Architectural features	Detached double-fronted villas; workers' cottages. Roof pitches in the order of 27 degrees to 35 degrees. Verandahs and parapets. Humble workers' accommodation, including single and double fronted cottages and row cottages. Traditional railway structures associated with the Gawler Railway Station including workshops, stores and industrial buildings and small.
Building Height	Single storey. Wall heights in the order of 3.6 metres. Total roof heights in the order of 5.6 metres to 6.5 metres.
Materials	Stone and masonry.
Fencing	Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls.
Setting and Public Realm	The strong visual axis to the Railway Station buildings provided by Nineteenth Street.

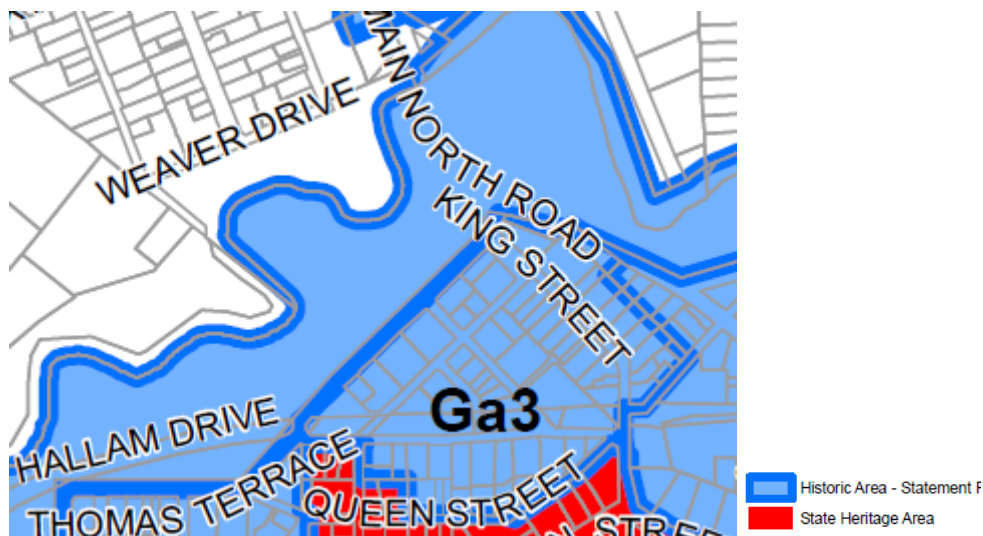
	<p>Boulevard style and character of Nineteenth Street derived from buildings positioned close to and square to the road frontage and designed to directly address the street.</p> <p>Corner sites where the grid is interrupted accommodating prominent buildings whose built form and side elevations are of equal importance to the façade.</p> <p>Wide streets. Night cart lane alignments and widths. Slate kerbs.</p> <p>Established gardens with substantial trees. Gardens in scale with existing buildings.</p>
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Light Historic Area Statement (Ga3)

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	Planning undertaken by Light, Finnis and Co in 1839. Residential, commercial, public and ecclesiastical buildings developed between 1850 to 1910.
Allotments and subdivision patterns	Streets, squares and other elements which comprise the original 1839 grid layout of Light, Finnis and Co. The Town Centre's linear form that is positioned on a strong north/south axis. Large allotments.
Architectural features	Double fronted cottages and villas to the north and south of the Church Hill State Heritage Area. Roof pitches in the order of 27 degrees to 35 degrees. Verandahs and balconies.
Building Height	Single storey, with wall heights in the order of 3.6 metres. Total roof heights in the order of 5.6 metres to 6.5 metres
Materials	<i>[Not stated]</i>
Fencing	Walls and fences defining street boundaries. Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls.
Setting and public realm	The topography and natural features of the locality including the rising ground at Church Hill and Gawler East (which flank either side of the Town Centre) and the form of the North and South Para Rivers and their confluence. The public squares around the churches and the terraces and parklands bordering the rivers.

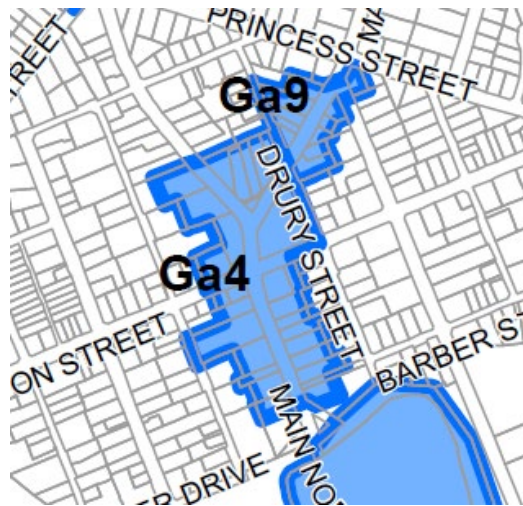
	<p>Views of the Gawler East escarpment from Bridge Street South.</p> <p>Wide streets with slate kerbs and substantial trees. Gardens in scale with the buildings and large allotments.</p>
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Mixed Use Historic Area Statement (Ga4)

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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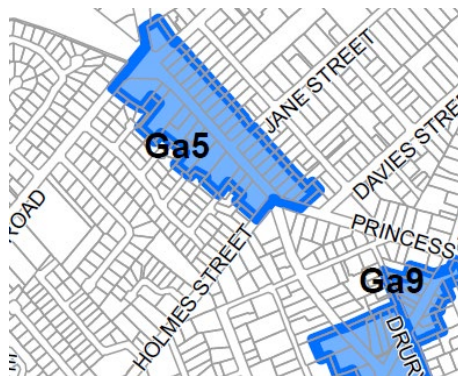
Eras and themes	1848 to 1900. Commercial and retail with some residential. Victorian main street / town centre.
Allotments and subdivision patterns	Main Street pattern. Large allotments.
Architectural features	Verandahs and porches. Traditional outbuildings at the rear of sites. Single pylon signs restrained associated with buildings setback from road frontages. Flat wall, projecting or under verandah signage associated with buildings constructed to road frontages.
Building height	Single storey. Wall heights up to eight metres at the junction of the arterial roads.
Materials	<i>[Not stated]</i>
Fencing	Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls.
Setting and Public Realm	Definition of the main street. Variable garden depths. Slate kerbs.

Redbanks Road, Willaston Historic Area Statement (Ga5)

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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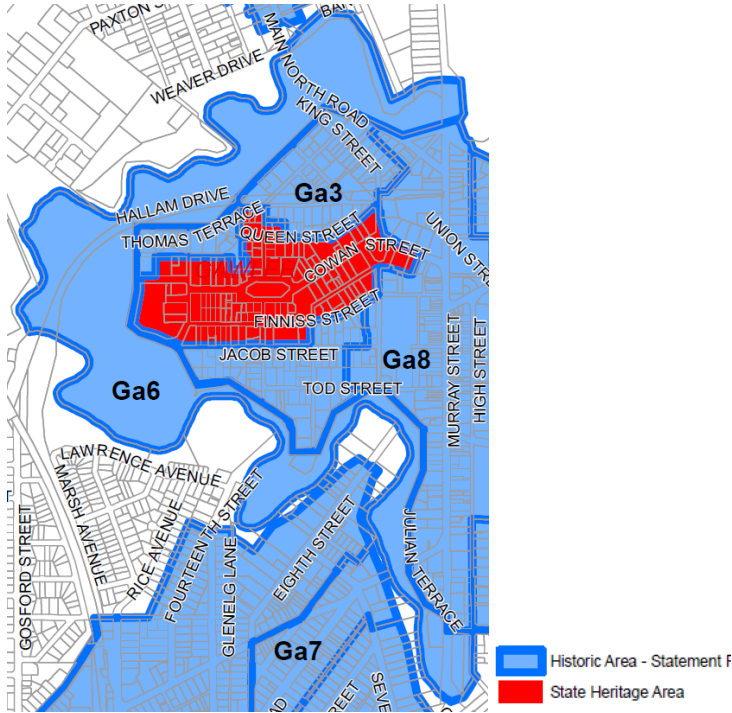
Eras and themes	1850 to 1915. Residential.
Allotments and subdivision patterns	Large allotments.
Architectural Buildings	Victorian and turn-of-the-century villas and double fronted cottages.
Building height	Single storey with wall heights in the order of 3.6 metres and total roof heights in the order of 5.6 metres to 6.5 metres. Roof pitches in the order of 27 degrees to 35 degrees.
Materials	<i>[Not stated]</i>
Fencing	Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls.
Setting and Public Realm	Substantial gardens and trees on the low (southern) side of Redbanks Road. Slate kerbs.

Special Uses Historic Area Statement (Ga6)

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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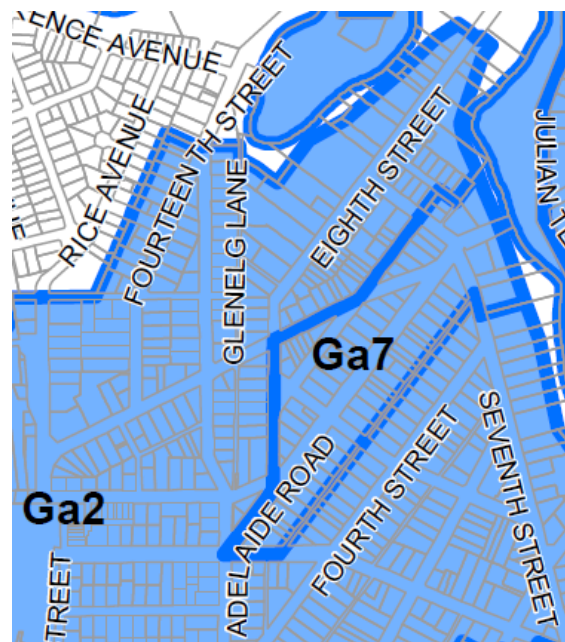
Eras and themes	1850 to 1910
Allotments and subdivision patterns	Grid layout adapted to the topography of the hill upon which it is established.
Architectural features	<i>[Not stated]</i>
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and Public Realm	The topography and natural features of the locality including the path of the North and South Para Rivers. Public squares around the churches; terraces and parklands bordering the rivers.

Town Centre Gawler South Historic Area Statement (Ga7)

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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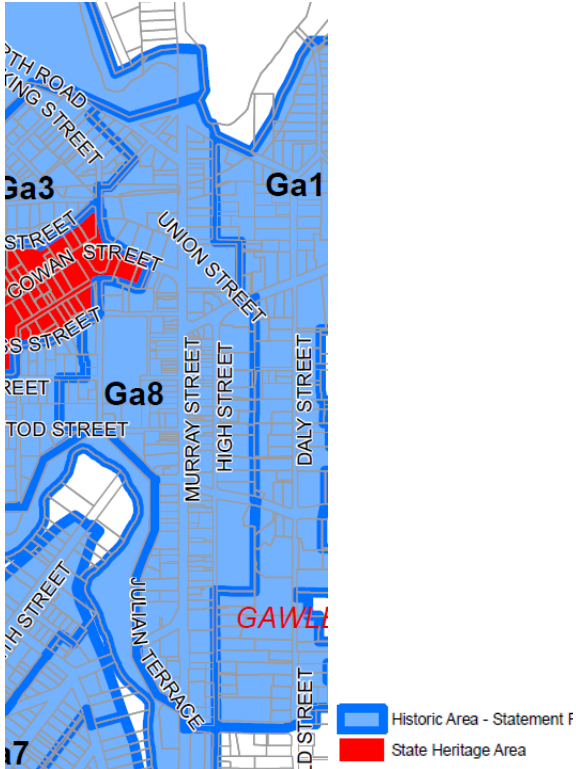
Eras and themes	1860 to 1910. Residential.
Allotments and subdivision patterns	Expansive allotments.
Architectural Features	Victorian and turn-of-the-century detached villas and double fronted cottages. Roof pitches in the order of 27 degrees to 35 degrees.
Building height	Single storey with wall heights in the order of 3.6 metres. Total roof heights in the order of 5.6 metres to 6.5 metres.
Materials	<i>[Not stated]</i>
Fencing	Low open style fencing with masonry pier and plinth fence up to 1.2 metres in total height with decorative open sections. Stone walls and retaining walls.
Setting and public realm	Landscaped setting derived from generous gardens with substantial trees and wide tree-lined streets. Slate kerbs

Town Centre Light Historic Area Statement (Ga8)

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	Planning undertaken by Light, Finniss and Co in 1839. Civic and commercial.
Allotments and subdivision patterns	Streets, squares and other elements which comprise the original 1839 grid layout of Light, Finniss and Co. The Town Centre’s linear form that is positioned on a strong north/south axis. Large allotments.
Architectural Features	Along Murray Street, “Italianate revival” style bank buildings, terraces of shops, ground floor shop fronts with professional rooms or residential use above and verandahs. Victorian and villas and mansions elsewhere.
Building Height	Two storey to 8 metres.
Materials	<i>[Not stated]</i>
Fencing	Low open style fencing with masonry piers and plinths fence up to 1.2 metres in total height with decorative open sections. Stone walls and retaining walls.

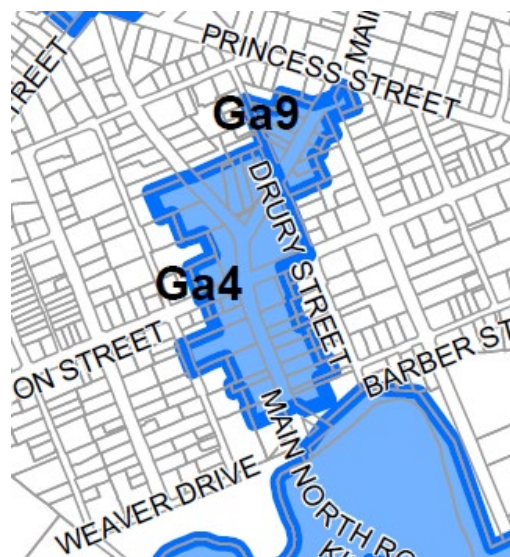
Setting and Public Realm	<p>The topography and natural features of the locality including the rising ground at Church Hill and Gawler East (which flank either side of the Town Centre) and the form of the North and South Para Rivers and their confluence.</p> <p>The public squares around the churches and the terraces and parklands bordering the rivers.</p> <p>Views of the Gawler East escarpment from Bridge Street South.</p> <p>Wide streets with slate kerbs and substantial trees. Gardens in scale with the buildings and large allotments.</p>
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Willaston Historic Area Statement (Ga9)

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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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	1848 to 1900. Residential.
Allotments and subdivision patterns	Large allotments.
Architectural Features	Detached villas and double fronted cottages. Roof pitches in the order of 27 degrees to 35 degrees.
Building Height	Single storey with wall heights in the order of 3.6 metres. Total roof heights in the order of 5.6 metres to 6.5 metres
Fencing	Low open style fencing with masonry piers and plinths up to 1.2 metres in total height with decorative open sections. Stone walls and retaining walls.
Materials	<i>[Not stated]</i>
Setting and Public Realm	Landscaped setting derived from wide streets, substantial trees and expansive allotments. Slate kerbs.