

DRAFT PLANNING AND DESIGN CODE



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

The Barossa Council



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.

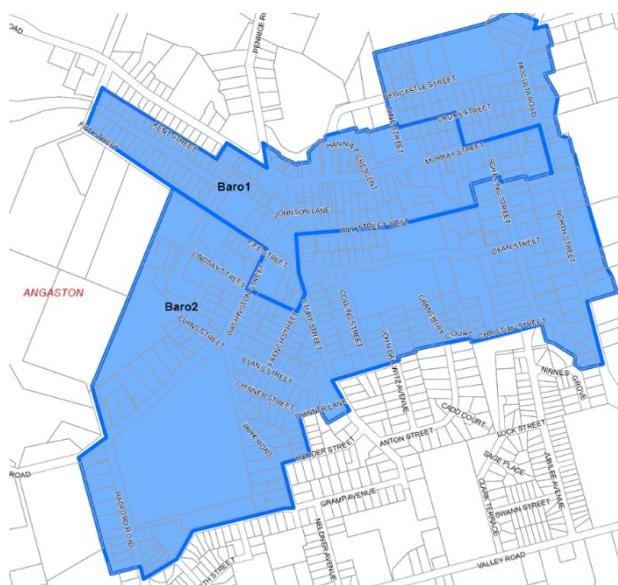
Historic Areas affecting The Barossa Council

Angaston Centre Historic Area Statement (Baro1)

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	Early settlement in 1850s and 1860s. 19th and early 20th Century buildings and streetscapes.
Allotments and subdivision patterns	Original development and subdivision pattern, especially in the vicinity of Hannay Crescent including the cemetery allotment.
Architectural features	Banks, churches and hotels along Murray Street. Early post-supported verandas along sections of Murray Street
Building height	Two storeys
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Significant visual backdrop formed by the hills, cemetery and stone walling when viewed from the Hannay Crescent area and Murray Street. The configuration of Murray Street with a bend at the Sturt Street junction provides interesting vistas east and west along the street.

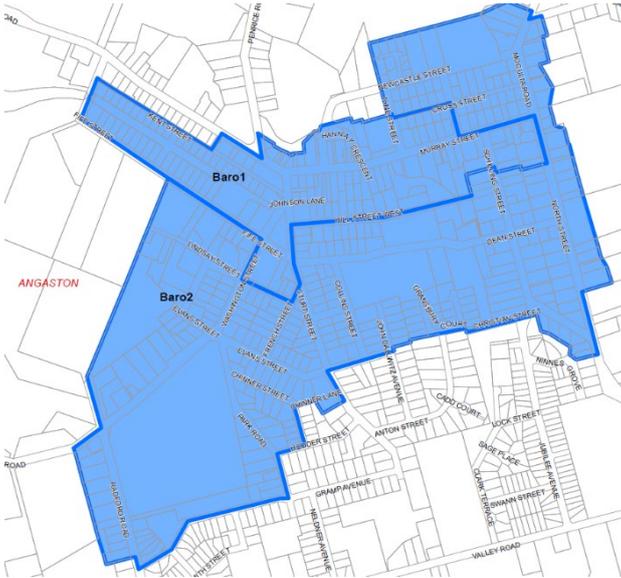
	<p>A vista is evident along Washington Street towards the Town Hall. Marble walling in front of the former Station Masters Residence, and former animal pound walls on the railway land</p> <p>Along Murray Street, the paddock like nature of the land adjoining the creek bank links with the residential surrounds and, in association with the Murray Street park and rural backdrop, creates an attractive setting.</p> <p>Mature landscaping, deciduous street trees, Moreton Bay Fig trees, English Elm and the grouping of deciduous trees adjacent to the Laucke Mill on Murray Street</p>
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Angaston Residential Historic Area Statement (Baro2)

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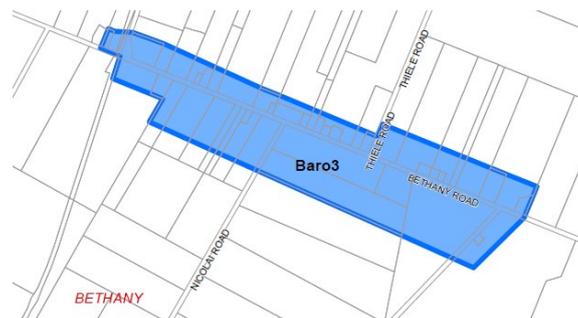
Eras and themes	Late 1800s 1920s, second wave of prosperity for Angaston in the 20th Century.
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	substantial residences in 1879-80 residences of the 1920s
Building height	<i>[Not stated]</i>
Materials	local stone
Fencing	<i>[Not stated]</i>
Setting and public realm features	Tree lined streets, attractive gardens, varied topography, mature white cedars along Schilling Street, coprosma hedges in front of some houses (retaining early post and wire fence structures), mature ficus at the base of Dean Street, mature gums along the creek, and cypress hedges to many 1920s dwellings. Angas Recreation Park forms an important element located within the residential area. The park between Dean Street and Hill Street and Angaston Children’s Reserve provides an open area for community use.

Bethany Historic Area Statement (Baro3)

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	Established in 1842 - one of the earliest substantial German settlements in the Barossa.
Allotments and subdivision patterns	Subdivided according to the hufendorf principle of long strips. Houses built close to the road with long narrow allotments stretching out behind, together with significant timber structures, particularly farm buildings either close to the road or behind the farm houses.
Architectural features	Early houses dating from the 1850s and the 1860's, many of which retain layouts and construction techniques clearly indicating their German origin.
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	The Herberge Christi Lutheran Church and the cemetery in the eastern end of the settlement form a dominant element. Vegetation and landscaping located within the public realm and mature street tree plantings lining the road, together with the mature gardens associated with the early dwellings. The Tanunda Creek, the Bethany Reserve and the creek crossing at Bethany Road are also important to the character of the settlement.

Krondorf Historic Area Statement (Baro4)

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Eras and themes	Established in 1847. First plan of division 1877
Allotments and subdivision patterns	Division of land undertaken to the hufendorf arrangement. Linear nature.
Architectural features	Early farm complexes and buildings indicative of its early date of settlement
Height	<i>[Not stated]</i>
Materials	Pioneer building techniques and specifically German traditions in construction. Significant stone and timber structures, particularly farm sheds
Fencing	<i>[Not stated]</i>
Setting and public realm features	Buildings close to the road alignment. Zum Kripplein Christi Church ("Manger of Christ") forms a dominant building in the middle of the settlement.

Moculta Historic Area Statement (Baro5)

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Eras and themes	Early service town in the northern agricultural plains comprising small scale development
Allotments and subdivision patterns	Simple linear nature
Architectural features	Early residential and commercial buildings along Truro Road
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Row of mature Carob street trees lining Truro Road

Mount Pleasant Centre Historic Area Statement (Baro6)

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Eras and themes	Service centre for the surrounding pastoral area
Allotments and subdivision patterns	Linear nature of settlement along Melrose Street
Architectural features	Consistent early dwellings, the former bank building at the pivotal junction of Melrose Street and Saleyards Road, the ruins of the Henry Giles' early flour mill on the corner of Glen Devon Road and Melrose Street.
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Substantial buildings including the two hotels. Mature street planting

Stockwell Historic Area Statement (Baro7)

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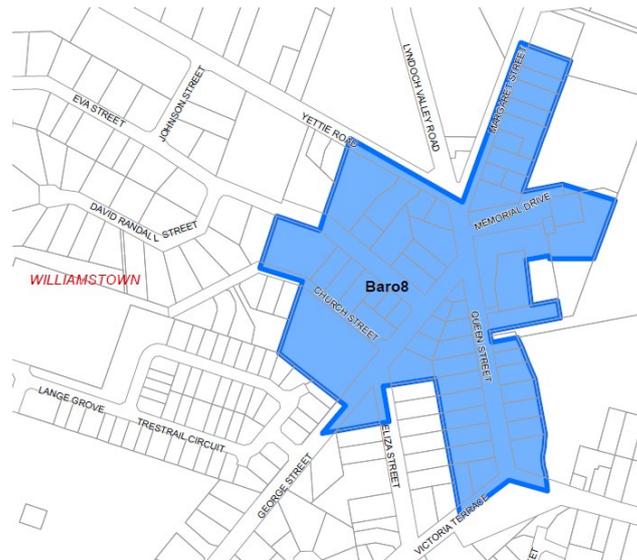
Eras and themes	A rural character that highlights the early agricultural development of the district
Allotments and subdivision patterns	Reflects the earliest periods of subdivision and also the later expansion of the town.
Architectural features	Significant public and private buildings located along Duckponds Road. Former steam powered flour mill
Building height	Low scale
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Central concentration of public and residential buildings with the prominence of the St Thomas Lutheran Church.

Williamstown Historic Area Statement (Baro8)

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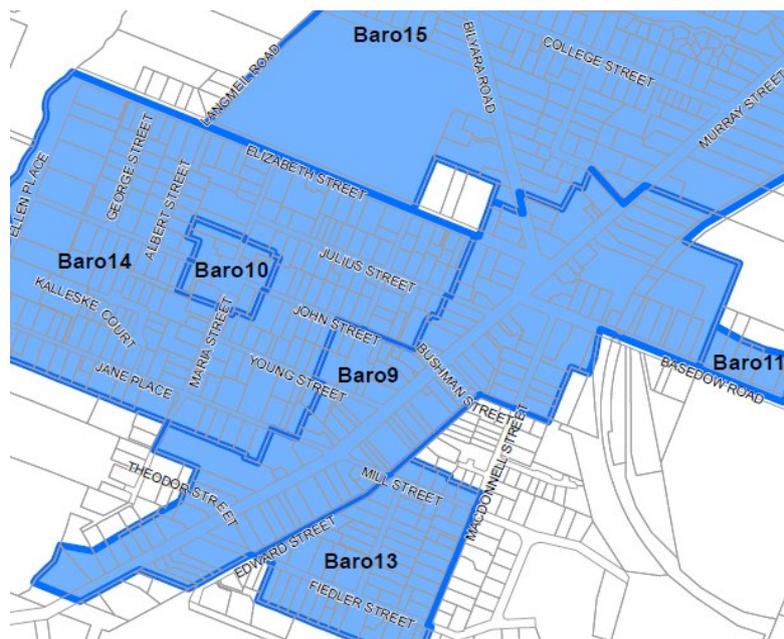
Eras and themes	1860s and 1870s.
Allotment and subdivision patterns	Original street pattern including the junctions of the main roads in and out of town. Grid structure
Architectural features	Forrester's Lodge, the Institute, the Post Office and the Hotel at the northern end of Queen Street, the small stone commercial structures at the south end of Queen Street, the small, but representative Churches located within the town, including the Uniting Church, the Anglican Church and the Church of Christ, and the notable cluster of early residences in George Street close to the junction of Queen Street. Indicative of the early building types and structural materials
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Collections of historic buildings. Vistas to important historic buildings from surrounding areas. Notable Moreton Bay Fig tree at the corner of George Street and Little Eva Street creates a focal landmark element that is visible from Queen Street.

Murray Street Tanunda Historic Area Statement (Baro9)

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Eras and themes	<i>[Not stated]</i>
Allotment and subdivision patterns	<i>[Not stated]</i>
Architectural features	Combination of domestic and commercial buildings. Significant and substantial public buildings which give a sense of civic importance.
Building height	Low scale
Materials	<i>[Not stated]</i>
Building height	Low scale
Setting and public realm features	Varied alignment of buildings in Murray Street, with commercial buildings aligned with the pavement and residential buildings setback to allow for front gardens. Early plantings of Moreton Bay Figs and Carob trees which retain their broad canopies and mature trunks form an attractive tree lined setting

Goat Square Tanunda Historic Area Statement (Baro10)

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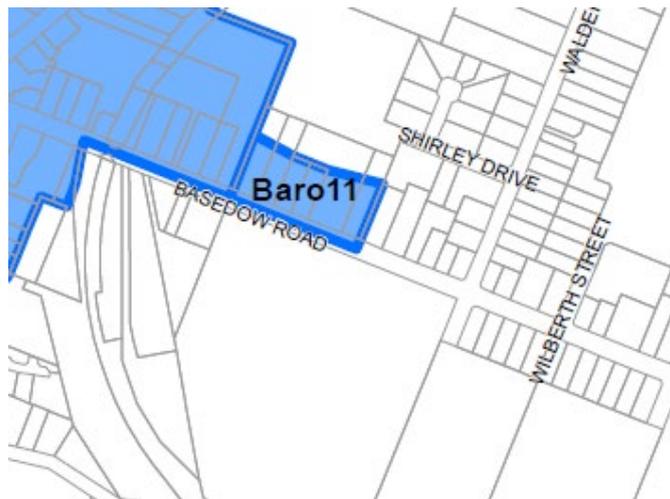
Eras and themes	low scale and open character of Goat Square and surrounding land
Allotments and subdivision patterns	Original subdivision pattern maintained, particularly of the square itself
Architectural features	Early residences located around the central square
Building height	<i>[Not stated]</i>
Materials	Early residences constructed of early original materials
Fencing	<i>[Not stated]</i>
Setting and public realm features	Buildings located around the central square, together with the open space and informal nature of the surface materials of the central square, which was originally used as a market area. Mature Carob trees and Kurrajong trees planted as groups located within the square

Basedow Road, Tanunda Historic Area Statement (Baro11)

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Eras and themes	Nineteenth century development. 1890 to 1910
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Low-scale, low density residential development, in particular, dwellings and other buildings from 1890 to 1910
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

Tanunda Crayford Historic Area Statement (Baro12)

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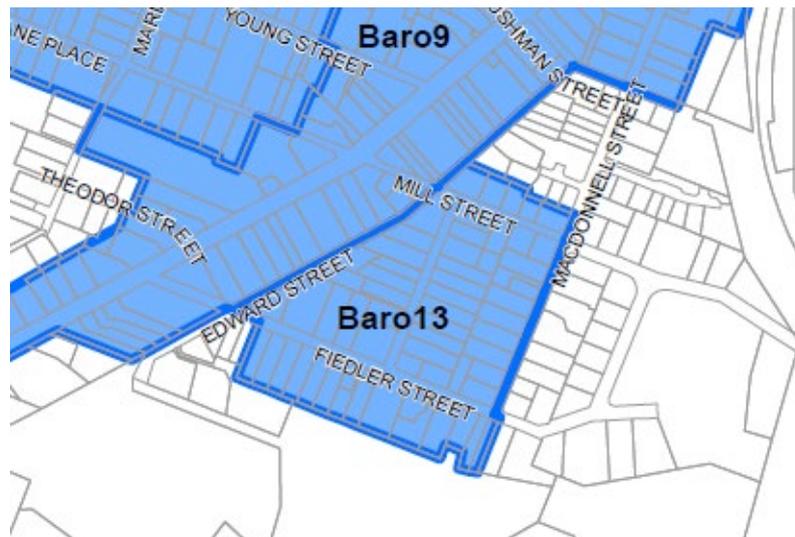
Eras and themes	Nineteenth century development. 1900 to 1920
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Low-scale, low density residential development, in particular, dwellings and other historic buildings from 1890 to 1910
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Row of houses forms part of the entrance to Tanunda at the junction of Bethany Road and the southern end of Murray Street. These houses form a consistent group opposite the State Heritage Registered St John's Cemetery

MacDonnell Street, Tanunda Historic Area Statement (Baro13)

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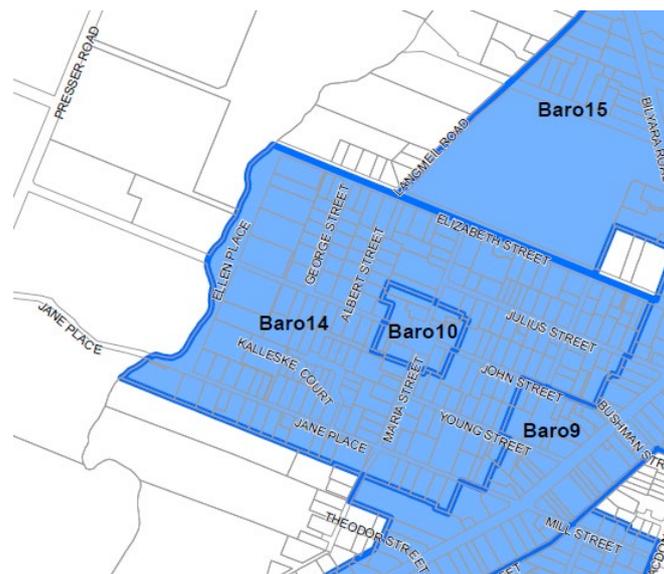
Eras and themes	Nineteenth century development 1890s and 1920s
Allotments and subdivision patterns	Western side originally subdivided in 1855 as part of their Murray Street subdivision. The MacDonnell Street area was subdivided later.
Architectural features	Houses from a wide range of domestic architectural periods
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

Tanunda West Historic Area Statement (Baro14)

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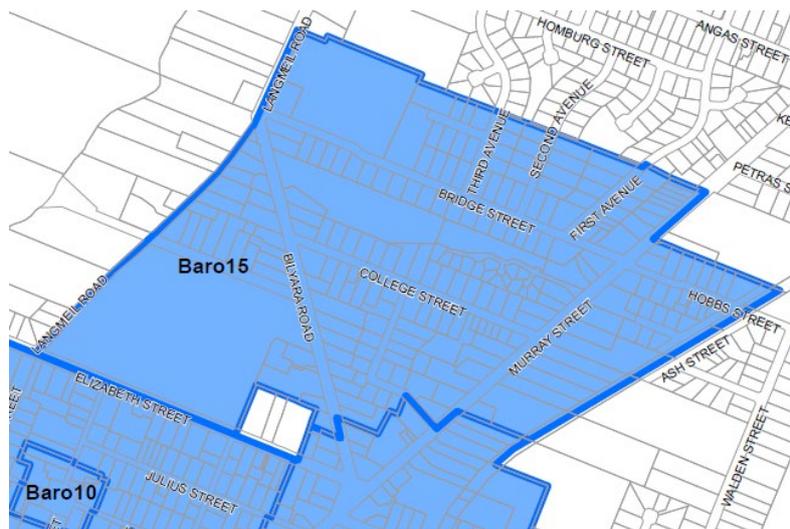
Eras and themes	Nineteenth century development
Allotments and subdivision patterns	Narrow streets
Architectural features	<i>[Not stated]</i>
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Existing landscaping and low-density built form, attractive “gateway” to the town centre. Varied, but minimal building setbacks, forming intimate streetscapes.

Tanunda North Historic Area Statement (Baro15)

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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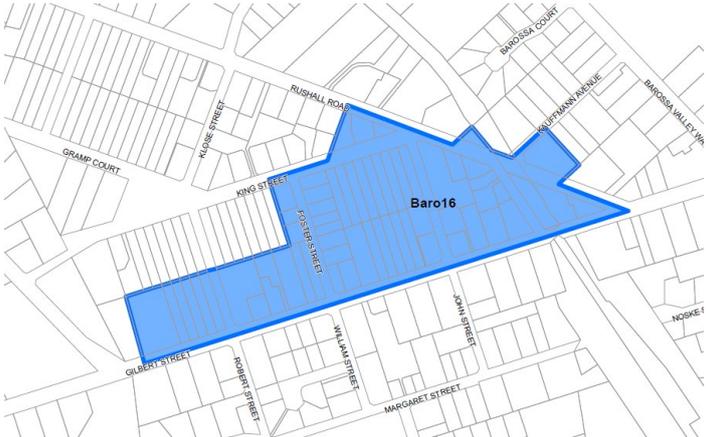
Eras and themes	Nineteenth century development
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Range of periods of domestic architecture
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Southwest corner incorporates the Tanunda Recreation Park and mature street plantings associated with the Park. This area extends from the eastern side of Murray Street to incorporate the northern end of Murray Street, which includes a large number of houses of similar residential quality

Lyndoch Residential Historic Area Statement (Baro16)

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Eras and themes	Traditional dwelling styles and streetscape character
Allotments and subdivision patterns	<i>[Not stated]</i>
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 features	Building form and pattern, predominant setbacks. Mature vegetation.

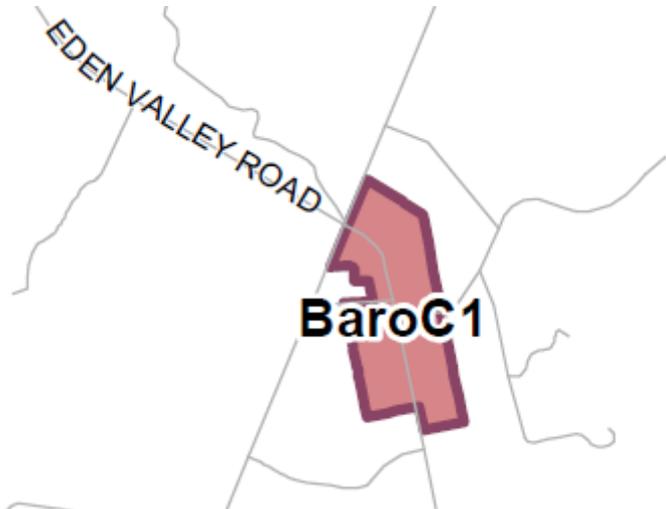
Character Areas affecting The Barossa Council

Eden Valley Character Area Statement (Baro-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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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Pre-1950
Allotments and subdivision patterns	Grid/organic street pattern
Architectural features	Mixture of housing styles
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	"Traditional" verge treatments exist in the main street (front boundary, footpath, street trees and gutter)

Springton Character Area Statement (Baro-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	Pre-1950
Allotments and subdivision patterns	Grid pattern
Architectural features	Mixture of housing styles of relatively modern design
Building height	Generally single storey detached dwellings
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	"Traditional" verge treatments exist in the main street (front boundary, footpath, street trees and gutter)