

# DRAFT PLANNING AND DESIGN CODE



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

### Town of Walkerville





# 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.



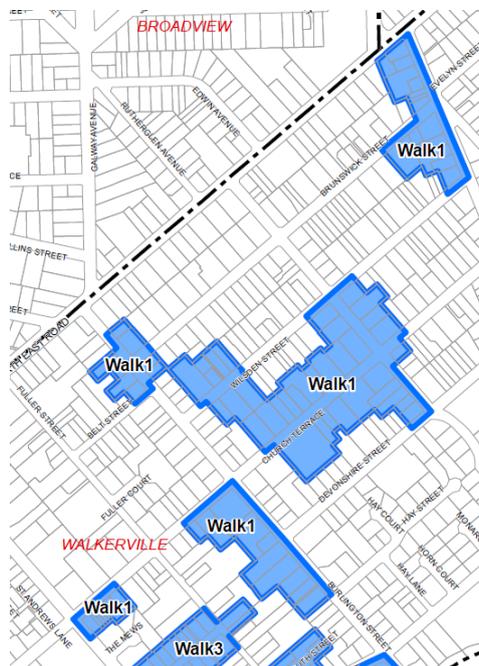
# Historic Areas affecting Town of Walkerville

## Church Terrace Locality Historic Area Statement (Walk1)

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	Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to late 1920s.
Allotments and subdivision patterns	Predominantly wide, detached dwellings on wide allotments. Detached dwellings on hammerhead allotments or group dwellings with shared access at the rear with wide street frontage. Very large allotments fronting Church Terrace and St Andrews Street, slightly smaller allotments within the remaining parts of the area.
Architectural features	Built form is varied, covering a range of architectural periods including early stone villas and brick cottages such as those in the Lansdowne Terrace, together with Victorian and Edwardian architecture and later bungalows and Tudor houses.
Building height	Generally single storey. Two storey additions to the rear of buildings or within the roof space and on larger sites with setbacks.
Materials	Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework.

Fencing	Examples of original fencing with bluestone plinths and cast iron fence railings above remains. Low front fencing, or brush fencing or solid pillars and plinths with open style inserts and gates in some locations.
Setting and public realm features	Vegetation in private yards and street tree planting which includes Jacarandas, Golden Rain and Ash trees, particularly in Church Terrace and Devonshire Street.



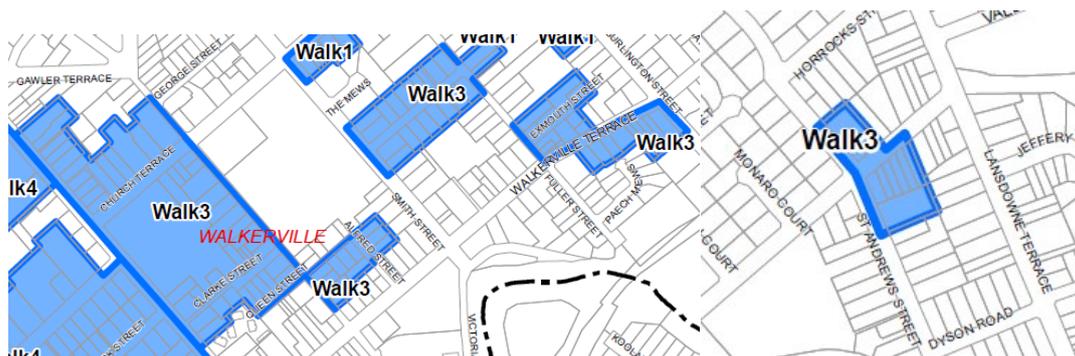
Setting and public realm features	Reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches. Predominantly detached dwellings on allotments that are generous in width. Regular spacing between residential buildings that is primarily achieved through consistent setbacks from each side boundary. Formal avenues and regular spacing of street trees along road verges
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## Walkerville Terrace Historic Area Statement (Walk3)

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	Low-density residential development. 19th Century and early 20th Century
Allotments and subdivision patterns	Closely sited pattern of development, small allotments with narrow-to-medium frontages.
Architectural features	Range of architectural styles and dwelling types from the late 19th Century and early 20th Century. Existing dwellings are typically double or single fronted cottages, with simple detailing and modest sized rooms.
Building height	Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.
Materials	Residences within this area vary in material application. Residences were constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework. The locality exhibits consistent early stone and brick dwellings on large sites with wide frontages to public roads.
Fencing	Low front fencing, such as picket fencing, or no front fencing at all. High solid fencing up to 2 metres in height on Stephen Terrace.
Setting and public realm features	The locality exhibits regular spacing between residential buildings that is primarily achieved through consistent setbacks from each side boundary.

# Gilberton North Historic Area Statement (Walk4)

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	Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to late 1920s. Proximity to Walkerville Terrace generally dictates more modest dwellings while grander architecturally designed residences exist on Walkerville Hill, capitalising on views to the Adelaide Hills.
Allotments and subdivision patterns	Predominantly detached dwellings on wide allotments of a range of sizes.
Architectural features	Mixture of architectural styles from turn of the century to early 1900s. Established character of large detached dwellings on spacious allotments, well setback from all allotment boundaries. Pitched roofs and articulated roof forms.
Building height	Predominantly single storey. Two storey additions to the rear of buildings of within the roof space.
Materials	Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework.
Fencing	Front boundary fencing is open in design (including gates) with solid components limited to the base and pillars so as to provide views of the principle dwelling facade.

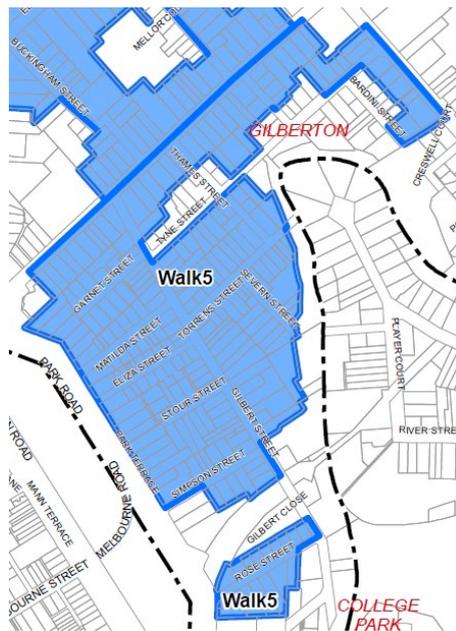
Setting and public realm features	There is a reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches. Large street trees and generous garden settings visible from the primary street frontage.
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## Gilberton South Historic Area Statement (Walk5)

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	Turn of the century to early 1900s. Modest, single storey cottages.
Allotments and subdivision patterns	Predominantly detached dwellings on wide allotments. Range of allotment sizes. Cottages on small allotments with narrow frontages adjacent the narrow residential streets.
Architectural features	Mixture of architectural styles from turn of the century to early 1900s. Larger Victorian-era villas, bungalows and Tudor dwellings on the more spacious allotments with frontage to Walkerville Terrace, Park Terrace and Stephen Terrace.
Building height	Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.
Materials	Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework.
Fencing	Low fences, except on Walkerville and Stephen Terraces where there are higher fences.
Setting and public realm features	There is a reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches. Large street trees and generous garden settings visible from the primary street frontage.

# Character Areas affecting Town of Walkerville

## Gilberton Character Area Statement (Walk-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.

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 a Character Area.

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	Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to early 1900s.
Allotments and subdivision patterns	Predominantly detached dwellings on allotments that are medium in width and of a range of sizes.
Architectural features	The historic built form exhibits a mixture of architectural styles from the late 1800s and early 1900s. Edwardian villas alongside Victorian cottages pepper the locality providing a significant narrative that reflects the contemporaneous construction styles.
Building height	Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.
Materials	Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework.
Fencing	Original fencing with bluestone plinths and cast iron fence railings above. Low front fencing.

<p>Setting and public realm features</p>	<p>There is a reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches.</p> <p>The landscape setting, generally open, well vegetated streetscapes through a combination of public and private plantings and low fencing forward each dwelling.</p>
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