DRAFT PLANNING AND DESIGN CODE

STATE PLANNING REFORM

HISTORIC AREA STATEMENTS
PROPOSAL TO AMEND PHASE 2 (RURAL AREAS)
PLANNING AND DESIGN CODE AMENDMENT

District Council of Copper Coast

Purpose

The State Planning Commission has released for public consultation the Rural Areas Planning and Design Code Amendment that applies to rural areas with small towns and settlements.

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 statements that will help guide development in areas of historic or heritage 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 Heritage Statements that assist in describing the historical themes and elements that are important considerations in development assessment.

Importantly, where a State Heritage Places Overlay applies, it takes precedence over any other planning requirements set out in the zone or Historic Area Overlays.

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 Atlas.

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.

Historic Areas

In the new planning system, all Historic Conservation Zones (over 140 are currently in development plans) and the like, 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.

Historic Area Statements are proposed to be introduced in the Code to help clearly identify and articulate the key elements of historic importance in a particular area. These will replace Desired Character Statements in existing Development Plans and are based on existing policy content. Councils will be able to evolve these statements over time.

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.

District Council of Copper Coast

The District Council of Copper Coast Development Plan includes a number of zones, subzones and precincts that comprise heritage areas. Most of the historic areas are contained within the Historic Mining Zone. These include both State Heritage Areas and historic areas.

The following provides a quick summary of how they have been transitioned.

Policy Area 1 of the Historic Mining Zone:

Development Plan Precinct	Development Plan Precinct Name	Planning and Design Code
1	Hamley	State Heritage Area
2	Hancocks	State Heritage Area
3	Hughes	State Heritage Area
4	Mine Management	State Heritage Area
5	Moonta Mines Buffer	Moonta Mines Buffer (CoCo1)
6	Moonta Station	State Heritage Area
7	Precipitation Works	State Heritage Area
8	Residential – Moonta Mines and North Yelta	Portion located in State Heritage Area; remainder (CoCo2)
9	Richmans	State Heritage Area
10	Ryans	State Heritage Area
11	Taylors	State Heritage Area
12	Yelta Slimes	State Heritage Area

Policy Area 2 of the Historic Mining Zone:

Development Plan Precinct	Development Plan Precinct Name	Planning and Design Code
13	Cornish Village	Cornish Village (CoCo3)
14	Matta Museum	Matta Museum (CoCo4)
15	Mines Buffer	Mines Buffer (CoCo5)

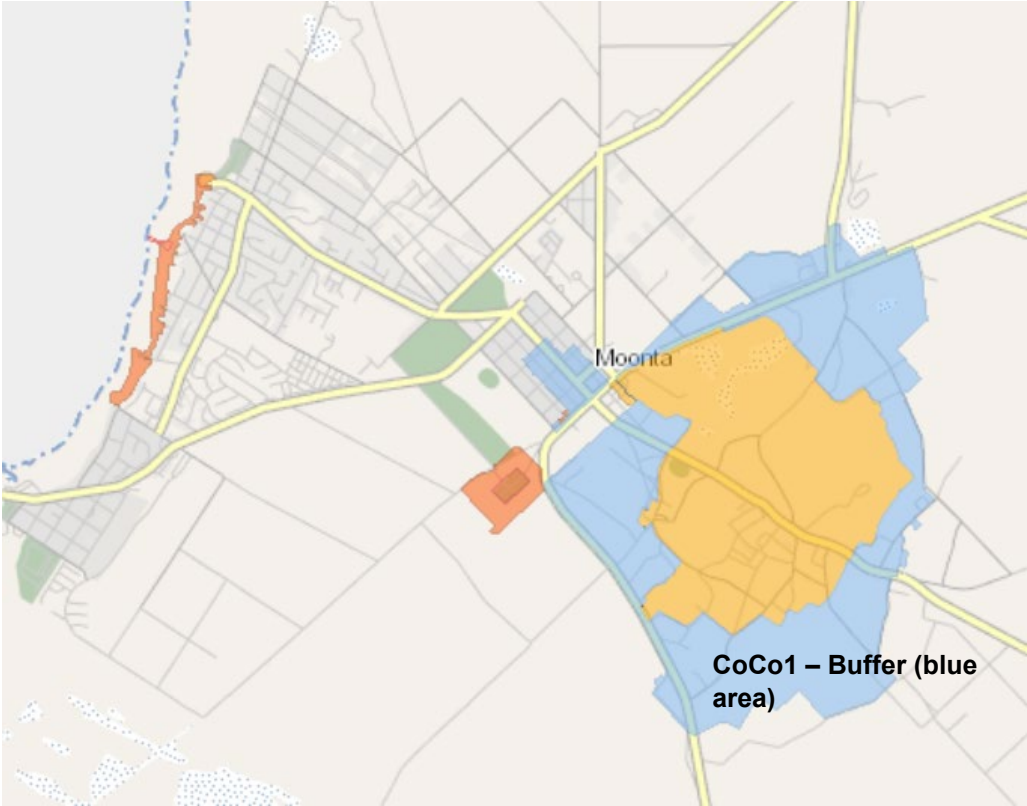| Development Plan Precinct	Development Plan Precinct Name	Planning and Design Code
16	Mines Industry	Mines Industry (CoCo6)
17	Residential Kadina	Residential Kadina (CoCo7)
18	Residential Matta	Residential Matta (CoCo8)

Other Zones

Development Plan Zone	Development Plan Policy Area	Planning and Design Code
Town Centre	Policy area 10 - Moonta	Moonta Town Centre Historic Area Statement (CoCo9)
Historic Mining Zone	Policy Area 3 – Wallaroo Town	Wallaroo Town Smelter (CoCo10)
Town Centre Zone, Wallaroo	Policy Area 11	Wallaroo Town Centre (CoCo11)

Moonta Mines Buffer Historic Area Statement (CoCo1)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce, this unified, consistent historic streetscape character.

New development will be generally limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or towards the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

CoCo1 – Buffer (blue area)

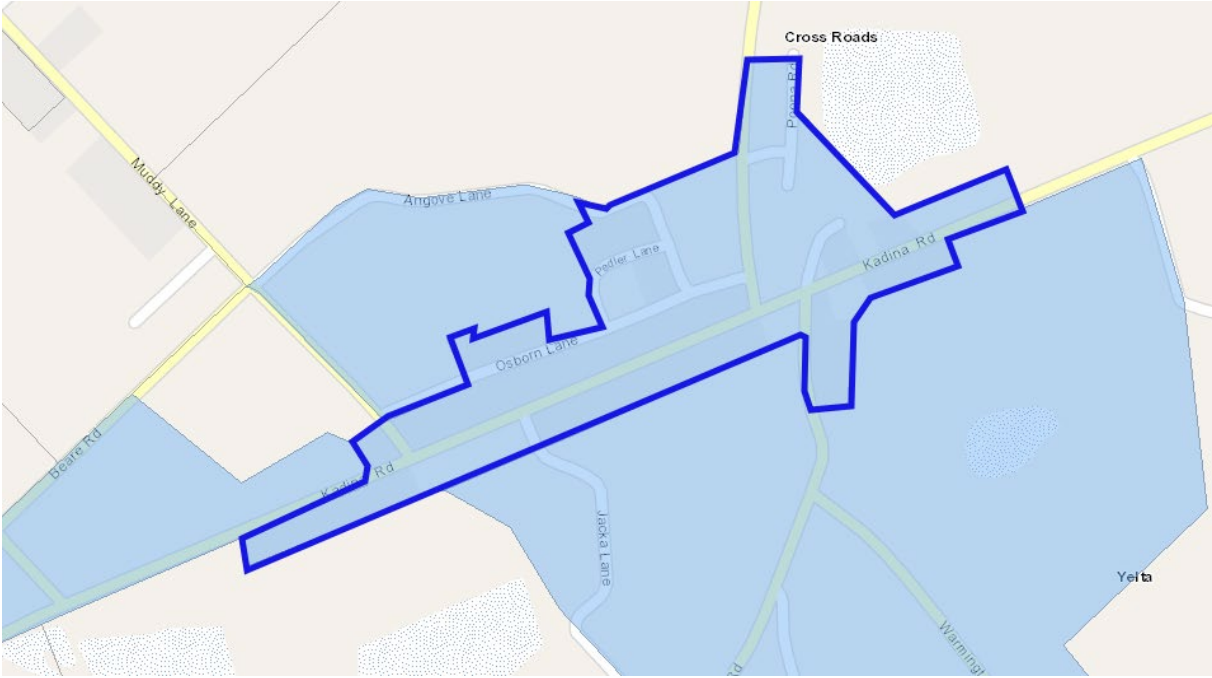| Eras and themes	Rural.
Setting and public realm features	Open rural character that provides a setting for the historic mining features to be read and interpreted.

Residential North Yelta (CoCo2)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

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Eras and themes	Late 19th century and early 20th century.
Architectural features	Within North Yelta, miners' cottages of simple design with skillion-roofed lean-to additions at the rear and verandas to the front.
Materials	Rendered stone.
Setting and public realm features	Within North Yelta buildings sited in a linear fashion along Kadina Road, framing the entrance to Moonta.

Cornish Village Historic Area Statement (CoCo3)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

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Eras and themes	Late 19th century and early 20th century.
Architectural features	The following are of particular value: mine manager's residences south of Newland Terrace semi-detached dwellings east of Stirling Terrace rotunda former Institute Building
Setting and public realm features	Village setting.

Matta Museum Historic Area Statement (CoCo4)

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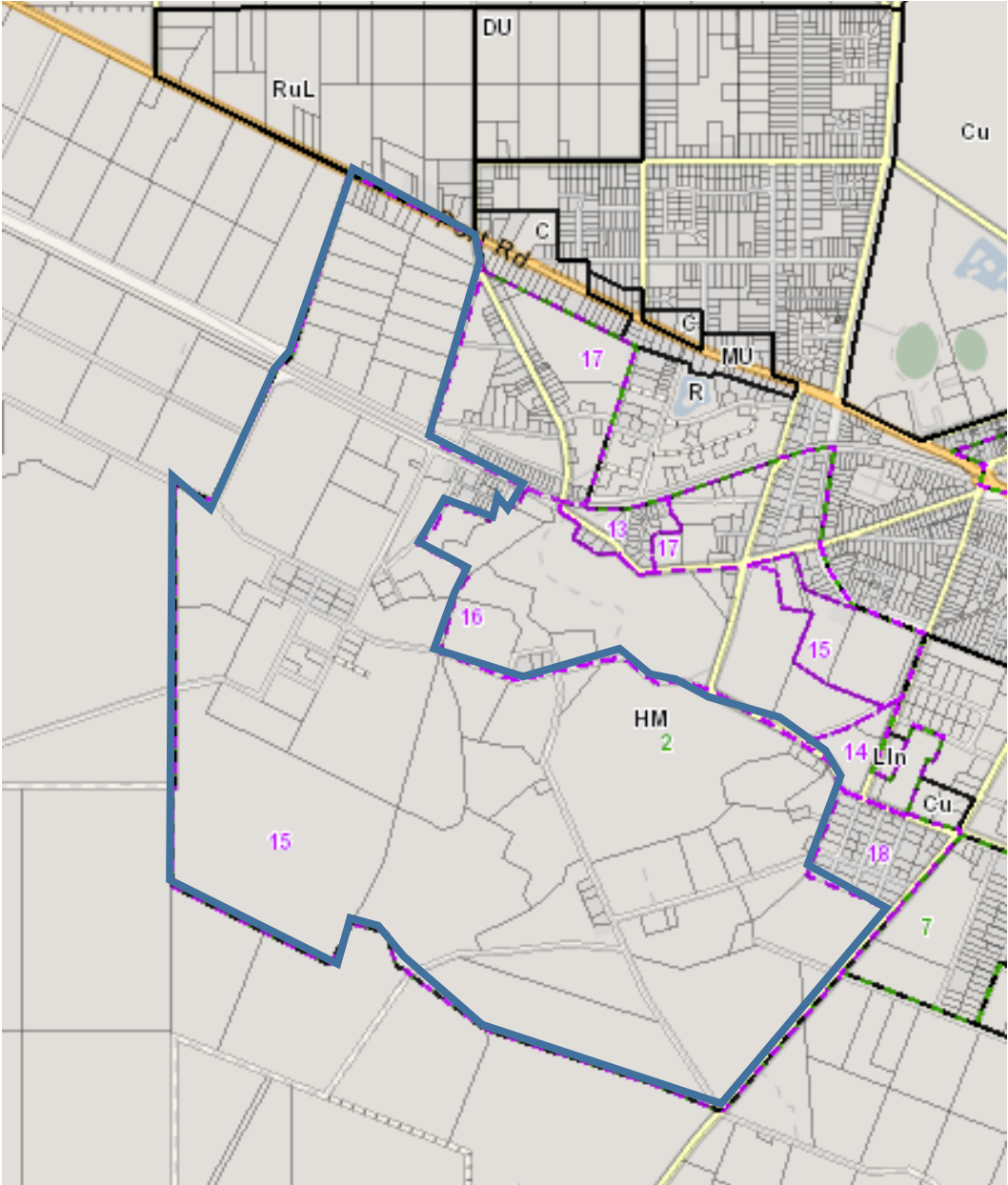| Eras and themes	Mining.
Architectural features	The Matta Mine is of particular value. Rural outbuildings.
Setting and public realm features	Open rural character.

Mines Buffer Historic Area Statement (CoCo5)

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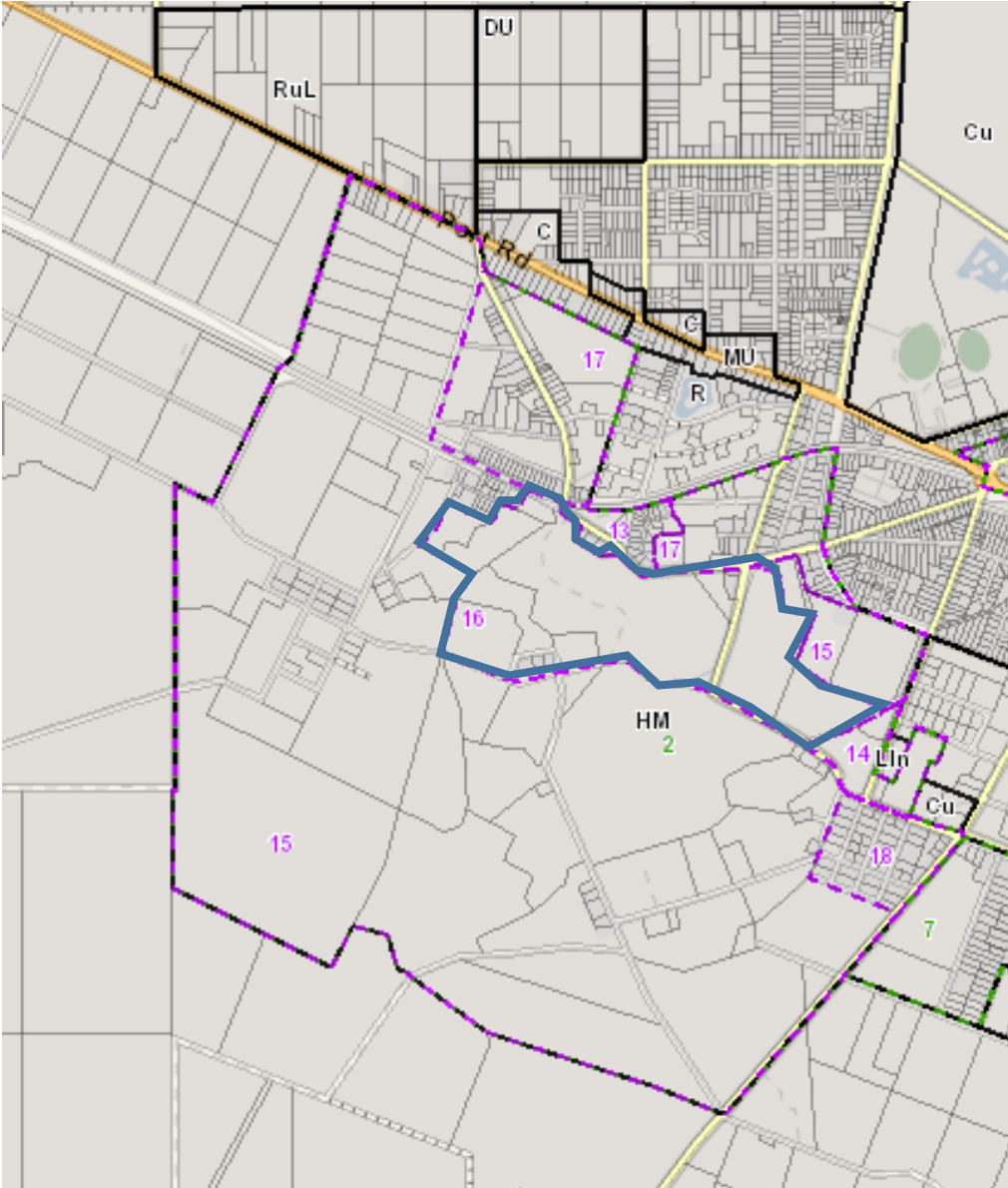
Eras and themes	Rural.
Setting and public realm features	Open rural character that provides a setting for the historic mining features to be read and interpreted.

Mines Industry Historic Area Statement (CoCo6)

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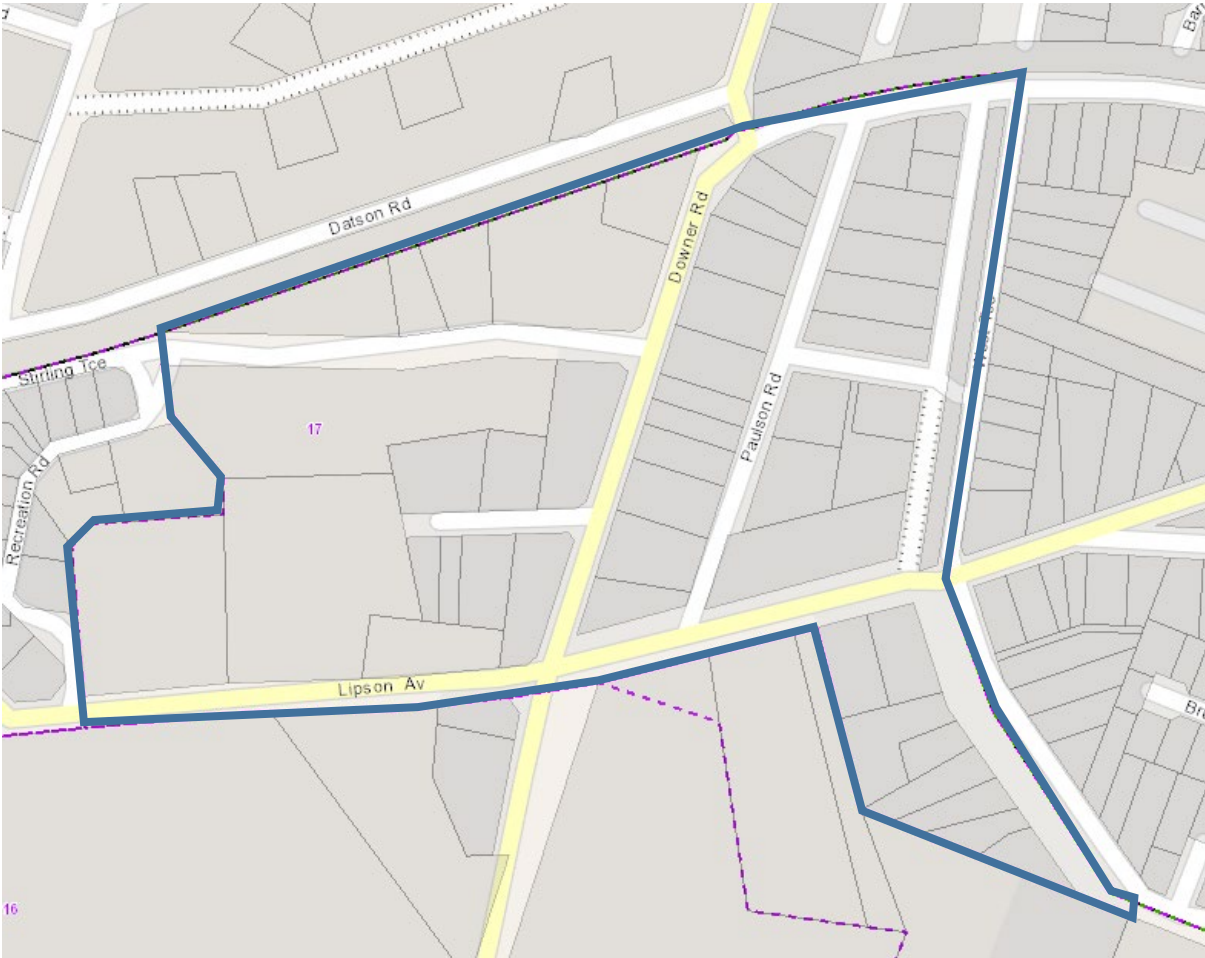
Eras and themes	Mining and industry.
Architectural features	Industrial artefacts of the Wallaroo Mines, including engine houses, power plants, mines, settling pools and powder magazines, are of particular value.

Residential Kadina Historic Area Statement (CoCo7)

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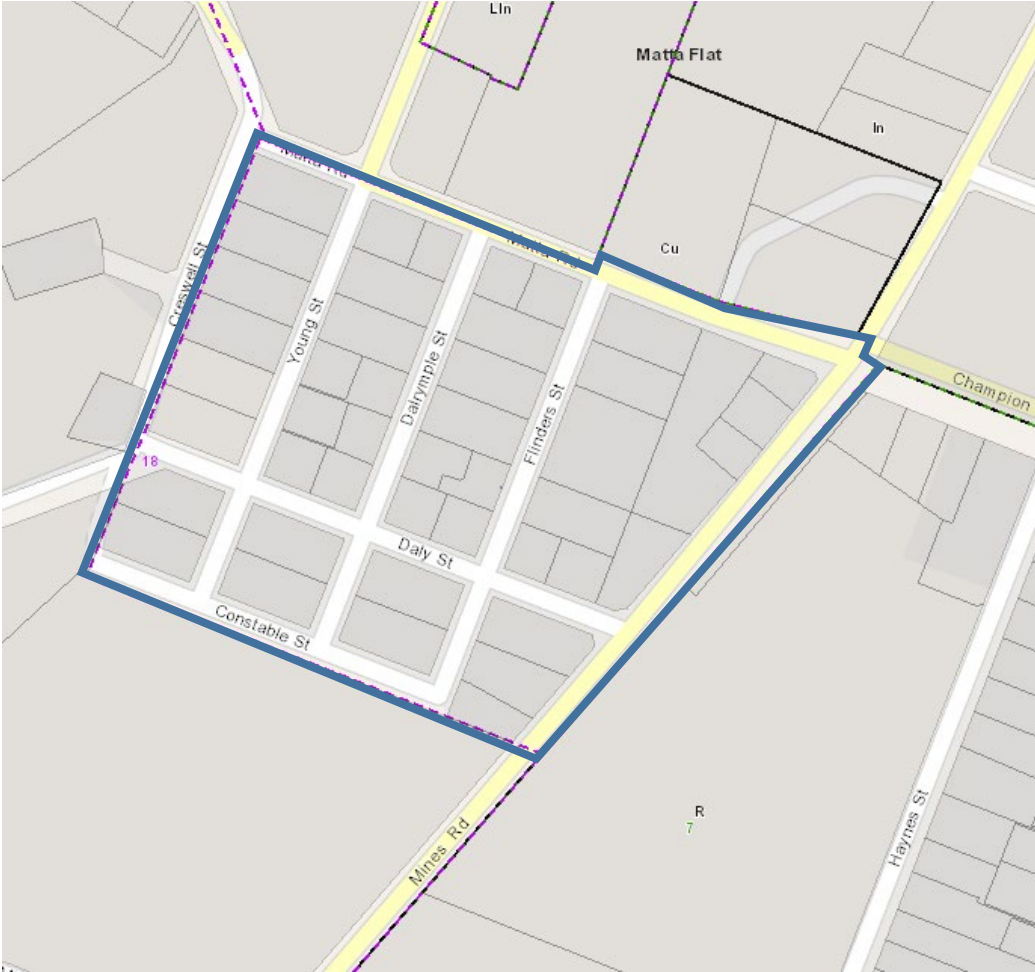| Eras and themes	Late 19th and early 20th century. Colonial character.
Architectural features	Simple miner's cottages through to substantial villa-style dwellings.

Residential Matta Historic Area Statement (CoCo8)

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Eras and themes	Late 19th century and early 20th century.
Architectural features	Remnants of miners' dwellings and cottages are of particular value.

Wallaroo Town Smelter Historic Area Statement (CoCo9)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

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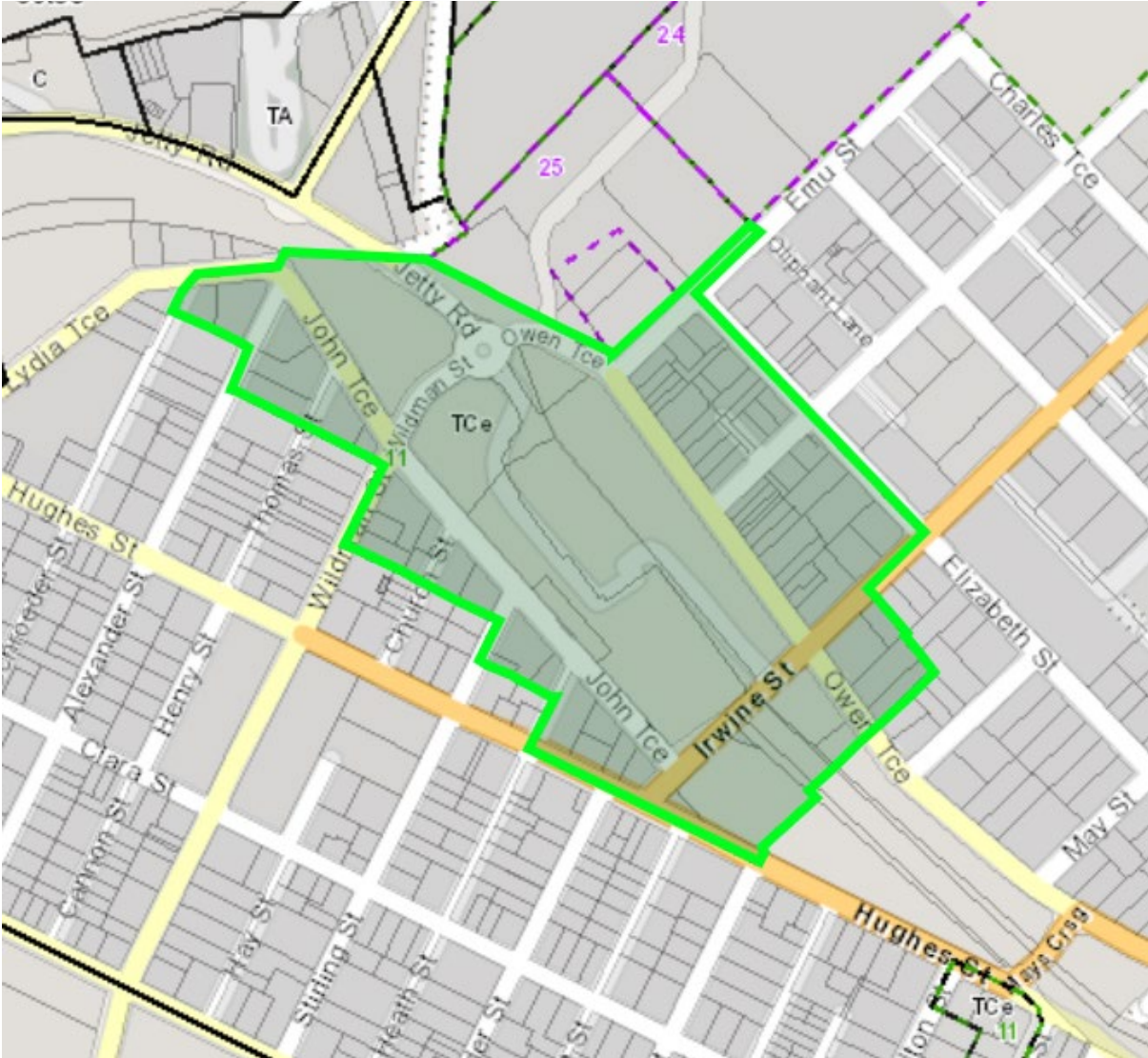
Eras and themes	1861-1926. Industry.
Architectural features	The Wallaroo Smelter Site, which includes the Hughes Chimney Stack, Wallaroo Seafarers' Centre (former Smelters' offices), ruins of various structures and slag heaps, are of particular value.
Materials	Brick, stone and concrete.
Setting and public realm features	Open character dominated by the Hughes Chimney Stack.

Wallaroo Town Centre Historic Area Statement (CoCo10)

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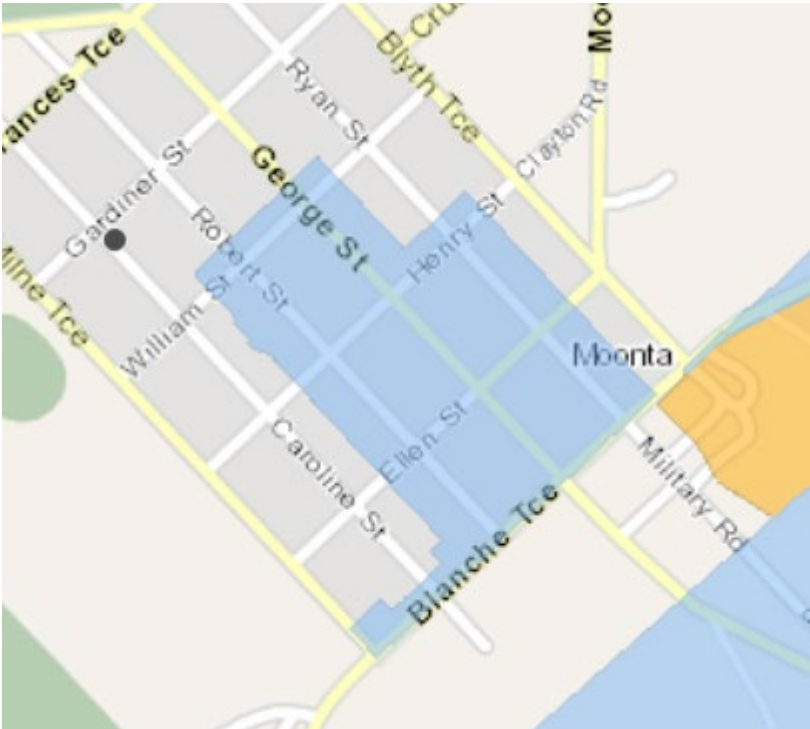|	
Eras and themes	A civic, commercial and retail mix with a strong relationship to mining, industry and railway.
Allotments and sub-division patterns	Traditional grid with wide streets.
Architectural features	Miners' cottages. Simple casement windows. Low scale simple gable and hipped roofs. Roof pitches between 25 and 40 degrees. Verandas overhanging footpath on Owen Terrace. Traditional railway architecture – the former Wallaroo Train station of particular value.
Building height	Single storey residential and retail buildings. Two storey civic buildings (Wallaroo Town Hall).
Materials	Local stone, limestone, masonry and corrugated galvanised iron.
Fencing	Low, open fencing.
Setting and public realm features	Consistent front setbacks and a strong building line with little interruption. Landscaping forward of buildings.

Moonta Town Centre Historic Area Statement (CoCo11)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

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Eras and themes	19th century idyllic historic main street with a mix of civic, commercial and retail activities.
Allotments and subdivision patterns	Traditional grid.
Architectural features	Two-storey stone buildings exhibiting refined detailing, ornate roof elements and a high-level of craftsmanship are of particular value. Extensive glazing and double-hung doors and windows in street facing frontages of non-residential buildings. Windows emphasised by framing. Symmetrical fronted and vertically proportioned dwellings. Hipped roof forms with pitches between 30-45 degrees. Sloping verandas overhanging footpaths to the street, connected to shops in particular.
Building height	Predominantly single storey where residential or retail - two storeys associated with grand, civic or commercial activities (town hall, hotels).
Materials	Local stone, masonry, corrugated iron sheet roofing, stone and timber framed windows and doors, timber veranda posts and brick chimneys.
Fencing	Low timber and stone fences not exceeding 1.2m.
Setting and public realm features	Wide streets, a prominent central public square framed by significant public buildings and limited landscaping. Buildings square to and on street alignments. Minimal breaks between buildings – except where access to the rear of a site is provided. Dwellings are consistently setback further from the street.