

Your Ref: 14572304

Our Ref: 5041677

29 November 2019

Mr Michael Lennon
State Planning Commission
GPO Box 1815
Adelaide SA 5001

Email: saplanningcommission@sa.gov.au

Dear Mr Lennon

Historic Area Statements for Phase Three Councils with the Historic Area Overlay

Thank you for your letter dated 25 October 2019 regarding collaboration on Historic Area Statements (HASs) for townships that have an historic area overlay within our council area.

The City of Onkaparinga has six townships where the Historic Area Overlay will apply when we transition into the Planning and Design Code. We have developed HASs for the six townships with assistance from council's Heritage Advisor, Andrew Stevens, for consideration by the State Planning Commission and Department of Planning, Transport and Infrastructure (DPTI).

We have identified and recorded the heritage characteristics in accordance with the template provided by DPTI. However, we have suggested three more heritage characteristics (highlighted in green in the attached document) to better describe our historic townships. We have also added the prescriptive/numerical values from our existing Development Plan for your consideration.

Please note that this is a council administration submission and not yet endorsed by our Council (elected member body) due to the short timeframe provided to develop these statements. We will engage with our Council after a full suite of HASs is released for public consultation later this year.

We are keen to collaborate with DPTI on how HASs will be transferred into the draft Planning and Design Code and we welcome the opportunity to contribute to any other Code related submissions.



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Please contact Divya Bali Dogra, Built Heritage Planner on [REDACTED] or [REDACTED] in case of any queries related to the HASs.

Yours sincerely



Renee Mitchell
Manager Development Services

Attachment – Historic Area Statement – City of Onkaparinga

HISTORIC AREA STATEMENTS



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LEGEND



Suggested heritage characteristics in addition to the template provided by DPTI



Prescriptive/ numerical characteristics from Onkaparinga Development Plan for proposed development

A. Clarendon	
Heritage Characteristics	Prevailing Characteristics
Era of Development	1840s - 1890s
Theme	Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Viticulture, Tertiary Industries, Communications, Road Transport, Water Catchment and Supply, Social Services, Religion, Education, Law and Order, Local Government.
Subdivision Pattern	<p>Township allotments set out from the main road (Grants Gully Road) which winds its way along the floor of a valley and Turners Gully Road.</p> <p>Relatively large allotments, typical of a country township.</p> <p>Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and rural/country township character.</p> <p>Building frontages are parallel to streets becoming more random out from the centre of the township.</p>
Architectural Buildings	<ul style="list-style-type: none"> • double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences • agriculture and viticulture related structures such as winery buildings, farmhouses and barns • public buildings such as police station, courthouse, school, former institute building (hall) with Victorian Gothic and similar styles of the Victorian era • churches and cemeteries • hotel, general store and shops • transport related structures such as bridges • war memorial
Form and Scale	<ul style="list-style-type: none"> • rectilinear plan form • low-scale • high solid-to-void ratio • typically two or more pavilions rather than a single mass • concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest • lean-to forms are common and break down bulk and scale • vertical proportions in windows and doors • fine-grain detail in elements such as plinths, string courses, projecting sills • garages, carports and outbuildings are low in scale and simple in form; they are located unobtrusively, to the rear of dwellings or the principal building on the site or alternatively, to the side and well-setback from the front façade

A. Clarendon	
Heritage Characteristics	Prevailing Characteristics
Materials	<ul style="list-style-type: none"> • Masonry – random rubble, roughly-coursed stone, unpainted local bluestone, sandstone, some with brick or rendered quoin work • Roof – slate or corrugated iron • Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts <p>Consistent with the materials used in the 1840s-1890s buildings within the township. Variation in materials assists in breaking down bulk and scale and adds visual interest.</p>
Setting and Public Realm	<p>Lineal township laid out along a narrow valley floor. Township located within a steeply-sided valley and a hillside, rural setting. Narrow streets. The reservoir and the Onkaparinga River. Mature landscape environment where well-established trees and vegetation reinforce the country township character and emphasise the space between buildings. Village or rural township character. Vistas and views into and out of the township are important.</p>
Fencing	<ul style="list-style-type: none"> • picket fence • woven wire • timber post-and-rail or post-and-wire • low (approximately 1.2 metres in height) sandstone rubble <p>Original front fences should be maintained and restored. Any proposed fencing should be compatible with the era and style of building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the open landscape character. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Height	<p>Predominantly single-storey. Single-storey residential buildings with some two-storey or part two-storey dwellings. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Tall single-storey churches and institutional and public buildings that are generally exceptions and landmarks that punctuate the streetscape and stand out because of their difference in scale.</p>
Roof Types	<ul style="list-style-type: none"> • M – shaped • gable • hipped • concave or straight-pitched veranda • steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods • short roof spans

A. Clarendon	
Prescriptive/ Numerical characteristics from Onkaparinga Development Plan for proposed development	
Building Setbacks	Dwellings sited on existing allotments with frontage to Turners Gully Road and/or Clarendon Road should be sited on the lower slopes of hillsides or within the valley floor.
Building Material	The external materials of buildings should be of natural colours to be unobtrusive, blend with a natural rural landscape and minimise visual intrusion. Variation in materials assists in breaking down bulk and scale and adds visual interest.
Land Division	Minimum allotment size 1000 square metres. Frontage of not less than 25 metres. Land division along Hollitt Road and Saint Ninians Street should make provision for the widening of the original road reserve (nominally 6 metres wide) to a nominal width of 12 metres, achieved by a 3 metre widening either side of the original road reserve. Allotments in the form of a 'hammer-head' or 'battleaxe' configuration should not occur within the area.
	Amalgamation of allotments undesirable
Street Pattern	Two-storey historic buildings in Grants Gully Road should remain the dominant landmark feature of the streetscape.

B. Kangarilla	
Heritage Characteristics	Prevailing Characteristics
Era of Development	1840s – early 1900s
Theme	Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Tertiary Industries, Communications, Road Transport, Social Services, Religion, Education.
Subdivision Pattern	<p>Concentrated on McLaren Flat Road.</p> <p>Relatively large allotments, typical of country township.</p> <p>Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and country township character.</p> <p>Building frontages are parallel to streets.</p>
Architectural Buildings	<ul style="list-style-type: none"> • double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences • agriculture and viticulture related structures such as farmhouses, barns, stables, sheds, outbuildings, winery • public buildings such as school, post office, hall • churches and cemeteries • hotel, general store and shops
Form and scale	<ul style="list-style-type: none"> • rectilinear plan form • low-scale • high solid-to-void ratio • typically two or more pavilions rather than a single mass • concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest • lean-to forms are common and break down bulk and scale • vertical proportions in windows and doors • fine-grain detail in elements such as plinths, string courses, projecting sills • garages, carports and outbuildings are low in scale and simple in form; they are located unobtrusively, to the rear of dwellings or the principal building on the site or alternatively, to the side and well-setback from the front façade
Materials	<ul style="list-style-type: none"> • Masonry – random rubble, roughly coursed stone, unpainted local bluestone, sandstone, some with brick or rendered quoin work • Roof - corrugated iron, slate, stringy bark shingles • Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. <p>Consistent with the materials used in the 1840s-1890s buildings within the township.</p>

B. Kangarilla	
Heritage Characteristics	Prevailing Characteristics
	Variation in materials assists in breaking down bulk and scale and adds visual interest.
Setting and Public Realm	Positioned at the junction of four main roads. Township confined to small cluster of buildings sited adjacent the major road junction. Presence of reliable creek. Rural township character. Mature landscape environment where well-established trees and vegetation reinforce the country township character and emphasise the space between buildings. Farmhouses around the township area. Relatively broad road reserves. Informal footpaths and road edges.
Fencing	<ul style="list-style-type: none"> • post-and-rail • crude picket • timber post-and-rail or post-and-wire • low (approximately 1.2 metres in height) sandstone rubble Original front fences should be maintained and restored. Any proposed fencing should be compatible with the era and style of building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the open landscape character. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.
Height	Predominantly single-storey. Single-storey residential buildings with some two-storey or part two-storey dwellings or shop/dwellings. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Tall single-storey churches and institutional and public buildings that are exceptions and generally landmarks that punctuate the streetscape and stand out because of their difference in scale.
Roof Types	<ul style="list-style-type: none"> • M - shaped • gable • hipped • concave, bullnose or straight-pitched veranda • steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods • short roof spans

B. Kangarilla	
Prescriptive/ Numerical characteristics from Onkaparinga Development Plan for proposed development	
Building Setbacks	Front setback - 8 metres.
Building Material	External materials of buildings should be of natural colours to be unobtrusive, blend with a natural rural landscape and minimise visual intrusion.
Land Division	Minimum allotment size 1000 square metres. Frontage of not less than 25 metres.

C. Old Reynella	
Heritage Characteristics	Prevailing Characteristics
Era of Development	1840s – 1920s
Theme	Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Viticulture, Tertiary Industries, Communications, Road Transport/Coaching routes, Railway Services, Social Services, Religion, Education.
Subdivision Pattern	Varied allotment sizes and pattern within the township.
Architectural Buildings	<ul style="list-style-type: none"> • symmetrical and asymmetrical cottages with Victorian stylistic influences • schools, hotel • transport-related buildings such as horse changing station
Form and Scale	<ul style="list-style-type: none"> • smaller cottages with rectilinear plan form • low-scale • high solid-to-void ratio • typically, two or more pavilions rather than a single mass • concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest • lean-to forms are common and break down bulk and scale • vertical proportions in windows and doors • fine-grain detail in elements such as plinths, string courses, projecting sills • garages, carports and outbuildings are low in scale and simple in form; they are located unobtrusively, to the rear of dwellings or the principal building on the site or alternatively, to the side and well-setback from the front façade
Materials	<ul style="list-style-type: none"> • Masonry – limestone, sandstone (coursed), random rubble, some stucco and rendered finishes • Quoins – rendered, brick • Roof – corrugated iron • Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts <p>Variation in materials assists in breaking down bulk and scale and adds visual interest.</p>
Setting and Public Realm	<p>Narrow residential streets presenting variety in the age and style of buildings.</p> <p>Attractive public open spaces formed around the Field River. Creek line running through the centre of the town.</p>
Fencing	<ul style="list-style-type: none"> • picket <p>Original front fences should be maintained and restored. Any proposed fencing should be compatible with the era and style of building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the open landscape character.</p> <p>Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>

C. Old Reynella	
Heritage Characteristics	Prevailing Characteristics
Height	<p>Predominantly single-storey.</p> <p>Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres.</p> <p>Larger hotel and former school building are landmarks.</p> <p>Historic character punctuated by more recent infill and shopping facilities.</p>
Roof types	<ul style="list-style-type: none"> • gable • hipped • steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods • short roof spans

D. Old Noarlunga	
Heritage Characteristics	Prevailing Characteristics
Era of Development	1840s - 1930s Note: presence of bungalows and c1920s stage of development
Theme	Early European survey and settlement in the regional areas around Adelaide; Agriculture, Flour Milling, Tertiary Industries, Communications, Road Transport, Water Transport, Social Services, Religion, Education, Local Government.
Subdivision Pattern	Allotments perpendicular to gently curving roads that follow the line of the adjacent Onkaparinga River.
Architectural Buildings	<ul style="list-style-type: none"> • double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian, Federation and Inter-War Bungalow stylistic influences • public buildings such as school, former post office, former institute building (hall) • churches and cemeteries • hotel and shops • former flour mill • transport-related structures such as bridges
Form and scale	<ul style="list-style-type: none"> • rectilinear plan form • low-scale • high solid-to-void ratio • typically two or more pavilions rather than a single mass • concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest • lean-to forms are common and break down bulk and scale • vertical proportions in windows and doors • fine-grain detail in elements such as plinths, string courses, projecting sills • garages, carports and outbuildings are low in scale and simple in form; they are located unobtrusively, to the rear of dwellings or the principal building on the site or alternatively, to the side and well-setback from the front façade
Materials	<ul style="list-style-type: none"> • Masonry – limestone, sandstone, bluestone – random rubble, some rendered elements • Quoins – rendered, brick • Roof – corrugated iron, gables with timber strapping • Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts <p>Variation in materials assists in breaking down bulk and scale and adds visual interest.</p>
Setting and Public Realm	Sited in a bend of the Onkaparinga River. Enclosed by prominent steep river embankments. Township edges defined by open space and national park. Self-contained village with a strong 'main street' character. Town square (former Market Square).

D. Old Noarlunga	
Heritage Characteristics	Prevailing Characteristics
	Horseshoe Park.
Fencing	<ul style="list-style-type: none"> randomly-laid stone post-and-rail timber picket woven wire <p>Original front fences should be maintained and restored. Fencing should be compatible with the era and style of building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the open landscape character. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Height	<p>Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks.</p>
Roof types	<ul style="list-style-type: none"> gable steeply-pitched, typically 30 to 40 degrees, (slightly lower for bungalows), reflecting traditional architectural styles and building methods short roof spans

D. Old Noarlunga	
Prescriptive/ Numerical characteristics from Onkaparinga Development Plan for proposed development	
Building Height	A building should not exceed two storeys (7.5 metres) in height measured above natural ground level
Building Material	<p>Masonry - stone, rendered brick, block, timber cladding Joinery - timber Cream, dark green and muted-earth colours.</p>
Roof Pitch	Gable, hip or pitched.
Roof Type	Corrugated galvanised iron (not zincalume); timber, concrete or cement shingles or slate. Silver colour for roofing.
Fencing	Stone, rendered brick or block, brush, timber picket, paling or railing.
Land Division	<p>Allotments should have:</p> <p>(a) an area of not less than 1200 square metres (b) a road frontage of at least 20 metres.</p>

E. Port Willunga	
Heritage Characteristics	Prevailing Characteristics
Era of Development	1850s - 1930s
Theme	Early European survey and settlement in the regional areas around Adelaide; Agriculture, Tertiary Industries, Road Transport, Water Transport/Shipping, Social Services, Leisure Pursuits/Holidaymaking.
Subdivision Pattern	Radiating layout from north-easterly point where Mindarie Street meets the original termination of William Street. Traditional grid pattern elsewhere.
Architectural Buildings	<ul style="list-style-type: none"> • mid-to-late 1800s stone buildings • informal inter-war holiday and fishing shacks • post-war holiday houses • recent dwellings that draw on the traditional form and scale
Form and Scale	<ul style="list-style-type: none"> • informality in the appearance of many buildings arising from additions over time and variety in use of materials • rectilinear plan form • low-scale • typically two or more pavilions rather than a single mass • high solid-to-void ratio • concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest • lean-to forms are common and break down bulk and scale • vertical proportions in windows and doors • fine-grain detail in elements such as plinths, string courses, projecting sills • garages, carports and outbuildings are low in scale and simple in form; they are located unobtrusively, to the rear of dwellings or the principal building on the site or alternatively, to the side and well-setback from the front façade
Materials	<ul style="list-style-type: none"> • Masonry – limestone, sandstone, weatherboard, some rendered masonry – random rubble • Quoins – rendered, brick • Roof – corrugated iron <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. Variation in materials assists in breaking down bulk and scale and adds visual interest.</p>
Setting and Public Realm	Established trees – mature Aleppo Pines, Norfolk Island Pines, Casuarinas. Informal streetscapes often lined with established trees and shrubs.
Fencing	<ul style="list-style-type: none"> • picket • post-and-rail • post-and-wire • hedges

E. Port Willunga	
Heritage Characteristics	Prevailing Characteristics
	<ul style="list-style-type: none"> randomly-laid limestone up to 1.2 metres high Original front fences should be maintained and restored. Any proposed fencing should be compatible with the era and style of building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the open landscape character. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.
Height	Predominantly single-storey, some two-storey (but well-modulated). Single-storey has typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger former hotel is a landmark.
Roof types	<ul style="list-style-type: none"> gable hipped Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans.

E. Port Willunga	
Prescriptive/ Numerical characteristics from Onkaparinga Development Plan for proposed development	
Design	Avoid extensive use of highly reflective materials, glass curtain walls or very bright external colours.
Building Material	Masonry – rendered masonry, sandstone Timber joinery.
Roof Type	Slate, corrugated iron, dark grey coloured roofing.
Fencing	Low, open-style (picket, tubular), hedges, bamboo, post-and-wire.
Land Division	Based on gridiron pattern. Reinforces views of the hills to east down public streets.

F. Aldinga	
Heritage Characteristics	Prevailing Characteristics
Era of Development	1850s - 1920s
Theme	Early European survey and settlement in the regional areas around Adelaide; Agriculture, Tertiary Industries, Communications, Road Transport, Social Services, Religion, Leisure Pursuits, Holidaymaking.
Subdivision Pattern	<p>Village centred on the intersection of Old Coach Road and Port Road.</p> <p>Large allotments perpendicular to the roads.</p> <p>Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and rural/country township character.</p> <p>Building frontages are parallel to streets becoming more random out from the centre of the township.</p>
Architectural Buildings	<ul style="list-style-type: none"> • Mid-to-late 1800s stone buildings with Victorian stylistic influences • double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences • hotel, former Temperance Inn, former Institute building (hall) and church are landmarks
Form and Scale	<ul style="list-style-type: none"> • rectilinear plan form • low-scale • high solid-to-void ratio • typically two or more pavilions rather than a single mass • concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest • lean-to forms are common and break down bulk and scale • vertical proportions in windows and doors • fine-grain detail in elements such as plinths, string courses, projecting sills • garages, carports and outbuildings are low in scale and simple in form; they are located unobtrusively, to the rear of dwellings or the principal building on the site or alternatively, to the side and well-setback from the front façade
Materials	<ul style="list-style-type: none"> • Masonry – limestone, sandstone – random rubble • Quoins – rendered, brick • Roof – corrugated iron, Willunga slate • Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts <p>Variation in materials assists in breaking down bulk and scale and adds visual interest.</p>

F. Aldinga	
Heritage Characteristics	Prevailing Characteristics
Setting and Public Realm	Established trees – mature Aleppo Pines, Norfolk Island Pines, Casuarinas.
Fencing	<ul style="list-style-type: none"> • picket • post-and-rail • post-and-wire • hedges • randomly-laid limestone up to 1.2 metres high Original front fences should be maintained and restored.
Height	Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks.
Roof types	<ul style="list-style-type: none"> • gable • hipped • steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods • short roof spans

F. Aldinga	
Prescriptive/ Numerical characteristics from Onkaparinga Development Plan for proposed development	
Design	Avoid extensive use of highly reflective materials, glass curtain walls or very bright external colours.
Building Material	Masonry – rendered masonry, sandstone Timber joinery.
Roof Type	Slate, corrugated iron, dark grey coloured roofing.
Fencing	Low, open-style (picket, tubular), hedges, bamboo, post-and-wire.
Land Division	Based on gridiron pattern. Reinforces views of the hills to the east down public streets.

G. Willunga	
Heritage Characteristics	Prevailing Characteristics
Era of Development	Predominantly 1840s - 1900
Theme	Early settlement; Agriculture, Slate Quarrying.
Subdivision Pattern	<ul style="list-style-type: none"> • Original subdivision by the South Australian Company in the late 1830s. Second subdivision of southern part of the township in 1857. • Laid out around High Street, the main thoroughfare through the town, which cuts diagonally through the original subdivision. • Allotments perpendicular to High Street in centre of township. • Grid pattern with allotments perpendicular to streets in southern section of township. • Original allotments of around half an acre. • Subsequent land division has occurred, but allotments remain relatively large. • Early buildings line High street and the road out of Willunga to Aldinga and McLaren Vale.
Architectural Buildings	<ul style="list-style-type: none"> • simple, vernacular cottages • mid-to-late 1800s stone buildings with Victorian stylistic influences • double-fronted cottages, villas and asymmetrical cottages with Victorian stylistic influences • shops and shop/dwellings with Victorian stylistic influences • churches and cemeteries • public buildings such as police station, courthouse, school, former post and telegraph office, post office, former Institute building (hall) • three hotels • transport-related structures such as bridges
Form and scale	<ul style="list-style-type: none"> • rectilinear plan form • low-scale • high solid-to-void ratio • typically two or more pavilions rather than a single mass • concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest • lean-to forms are common and break down bulk and scale • vertical proportions in windows and doors • fine-grain detail in elements such as plinths, string courses, projecting sills • garages, carports and outbuildings are low in scale and simple in form; they are located unobtrusively, to the rear of dwellings or the principal building on the site or alternatively, to the side and well-setback from the front façade

G. Willunga	
Heritage Characteristics	Prevailing Characteristics
Materials	<ul style="list-style-type: none"> • Masonry – local sandstone, pug-with-lime render, some local brick – random rubble, squared • Quoins – stone, rendered, brick • Roof – corrugated iron, Willunga slate • Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts <p>Consistent with the materials used in the 1840s-1900s buildings within the township. Variation in materials assists in breaking down bulk and scale and adds visual interest.</p>
Setting and Public Realm	<ul style="list-style-type: none"> • Commercial and residential buildings indicative of the town's early settlement phase in the mid-1800s. • Landmark two-storey buildings in High Street, signalling township development during a phase of growing prosperity through the mid-to-late 1800s. • Range of buildings and uses reflecting the composition of the town's community and enterprise. • Town's foothill topography features creek lines. • Substantial remnant gum trees. • High degree of mature landscaping.
Fencing	<ul style="list-style-type: none"> • picket • post-and-rail • post-and-wire • slate post-and-wire • hedges • randomly-laid stone up to 1.2 metres high <p>Original front fences should be maintained and restored. Fencing should be compatible with the era and style of building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the open landscape character. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Height	<p>Variation in the size and sophistication of buildings, from humble cottages to two-storey dwellings and institutional or public buildings. Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Smaller vernacular cottages. Hotels, former post and telegraph office, former police station and courthouse and former Institute (hall) are landmarks.</p>

G. Willunga	
Heritage Characteristics	Prevailing Characteristics
Roof types	<ul style="list-style-type: none"> • hipped • gable • steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods • short roof spans

G. Willunga	
Prescriptive/ Numerical characteristics from Onkaparinga Development Plan for proposed development	
Design	Rectilinear. Aligned parallel to boundaries. Buildings should not present a frontage to the street exceeding 15 metres in width.
Building Height	Single-storey to the street.
Building Material	Masonry - slate, bluestone, sandstone, brick Windows and doors – timber framed Roof – corrugated galvanised steel or slate roofs
Roof Pitch	30 to 45 degrees
Roof Type	<ul style="list-style-type: none"> • M-shaped • pitched • lean-to veranda
Fencing	<ul style="list-style-type: none"> • picket • post-and-rail • post-and-wire • slate • no more than 1.2 metres in height for front fences and gates, or 1.8 metres for side and rear fences
Land Division	<p>Allotments should have:</p> <p>(a) an area of not less than 1000 square metres</p> <p>(b) a frontage of not less than 20 metres.</p> <p>Allotments in the form of a ‘hammer-head’ or ‘battleaxe’ configuration should not occur within the area.</p> <p>Amalgamation of allotments undesirable.</p>
Street Pattern	Two-storey historic buildings in High Street should remain dominant landmark feature of streetscape. New roads will be rectilinear in their alignment to reflect the character of the grid street pattern.
Signage and street furniture	Design to complement the township. Possible materials - galvanised metal, baked enamel, large section hardwood timber, cut slate and limestone.