

# Disclaimer

- **Opinions** expressed are solely **my own** and do not express the views or **opinions of the City of Prospect**

# #Hashtag•Character

Instagram

Search



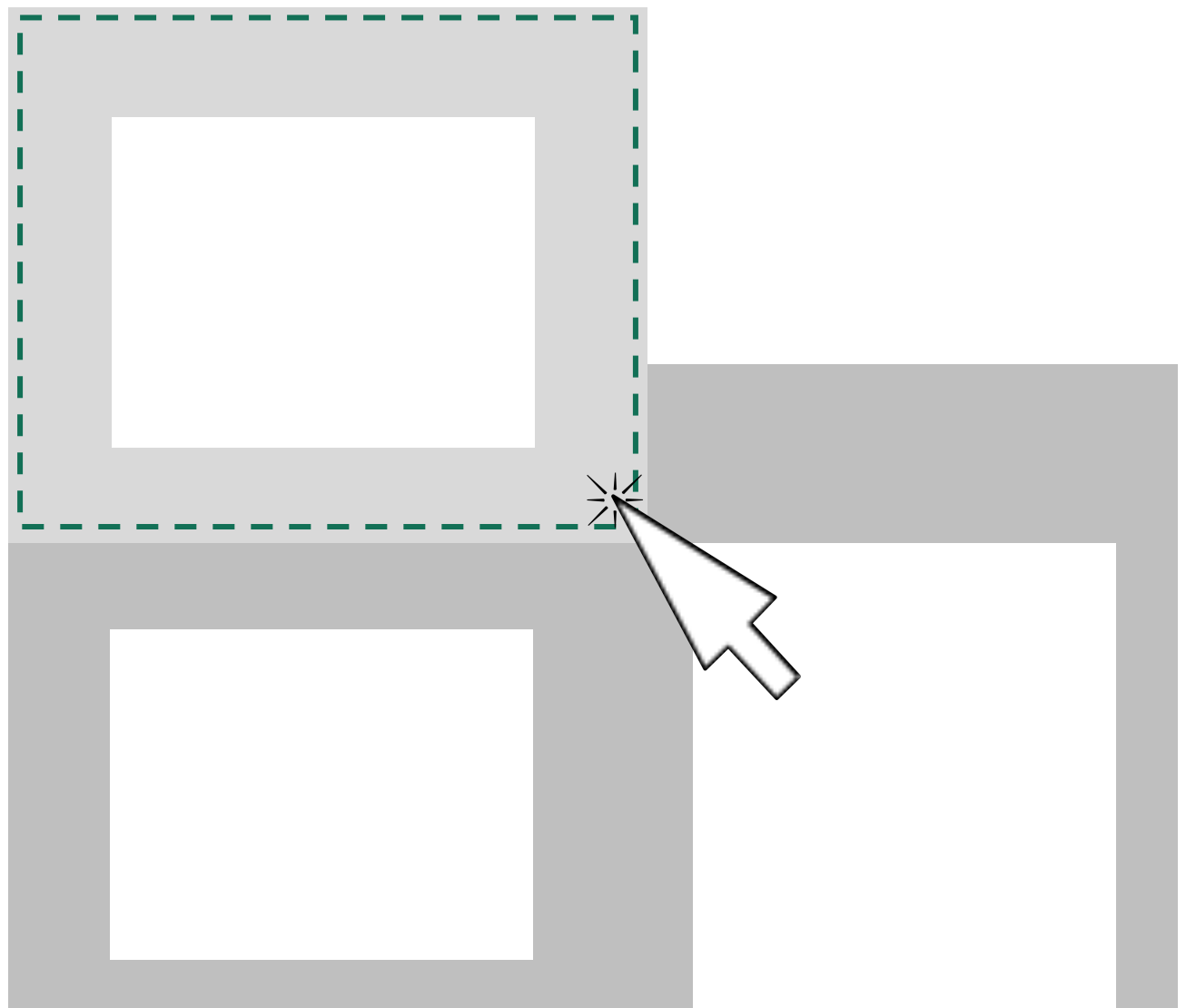
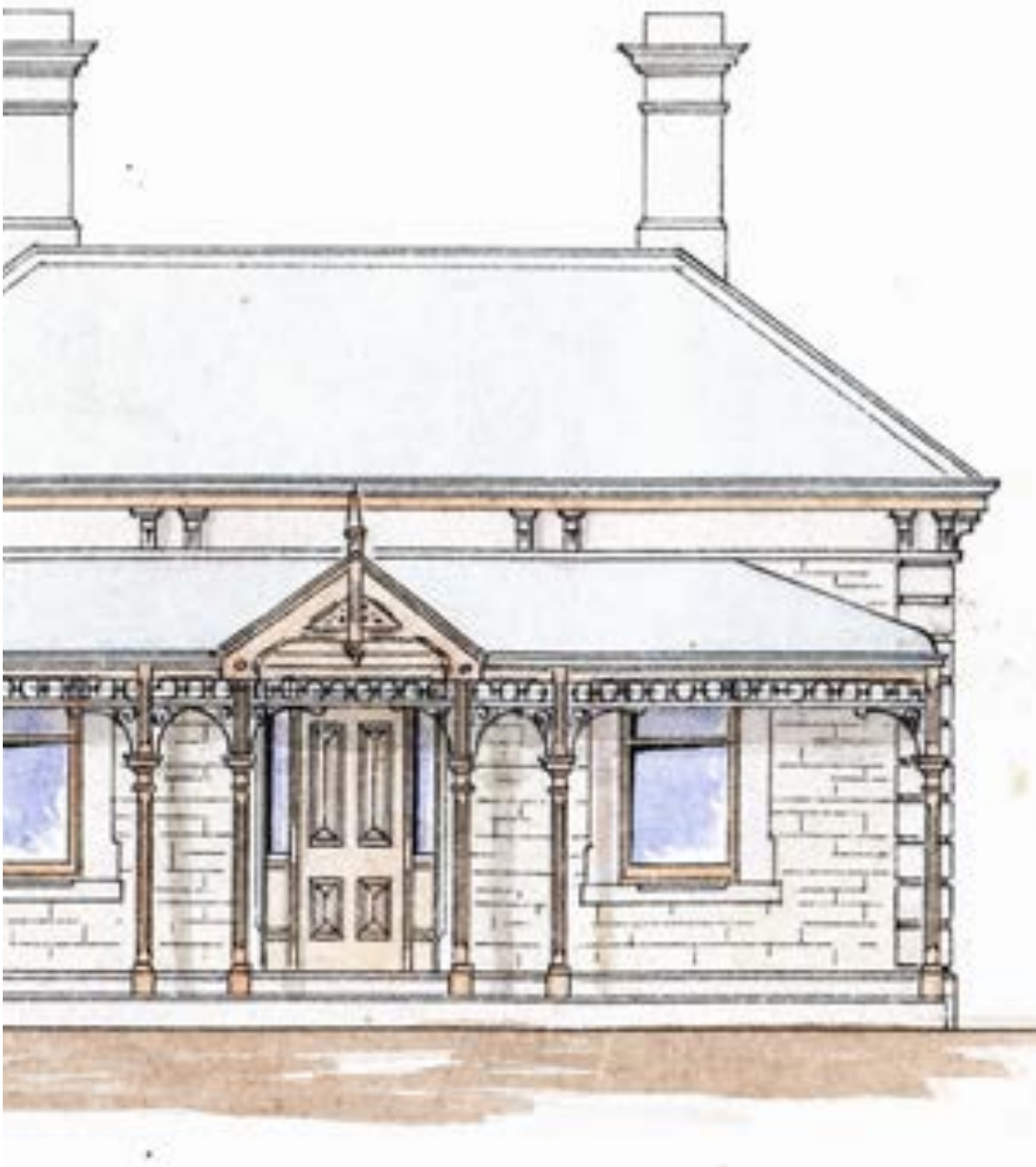
Could publicly valued character be more easily defined on Instagram than in a Development Plan?

**Inquiry into the operation of the Heritage system in South Australia**

# Terms of reference

That the Committee investigate and report on the existing arrangements and desirable reforms for local, state and national heritage listings, with particular reference to:

1. Highlighting the **differences** in, and **consistency** of, **processes** and criteria between listing and assessing local, state and national heritage;
2. How heritage should be managed in the future; including, but not limited to investigating:
  - a. **How** should the process for listings (from initiation to final placement on the appropriate register) be managed, and by whom;
  - b. **Who** should have the **right to be heard** in relation to listings;
  - c. **Who** should be the **decision maker** for listings and review; and
  - d. **What processes** should be in place for the **review of listings**;
3. **What is the relationship and distinction between 'character' and 'heritage';**
4. **Have there been unexpected or perverse outcomes; and**
5. Any other relevant matter.



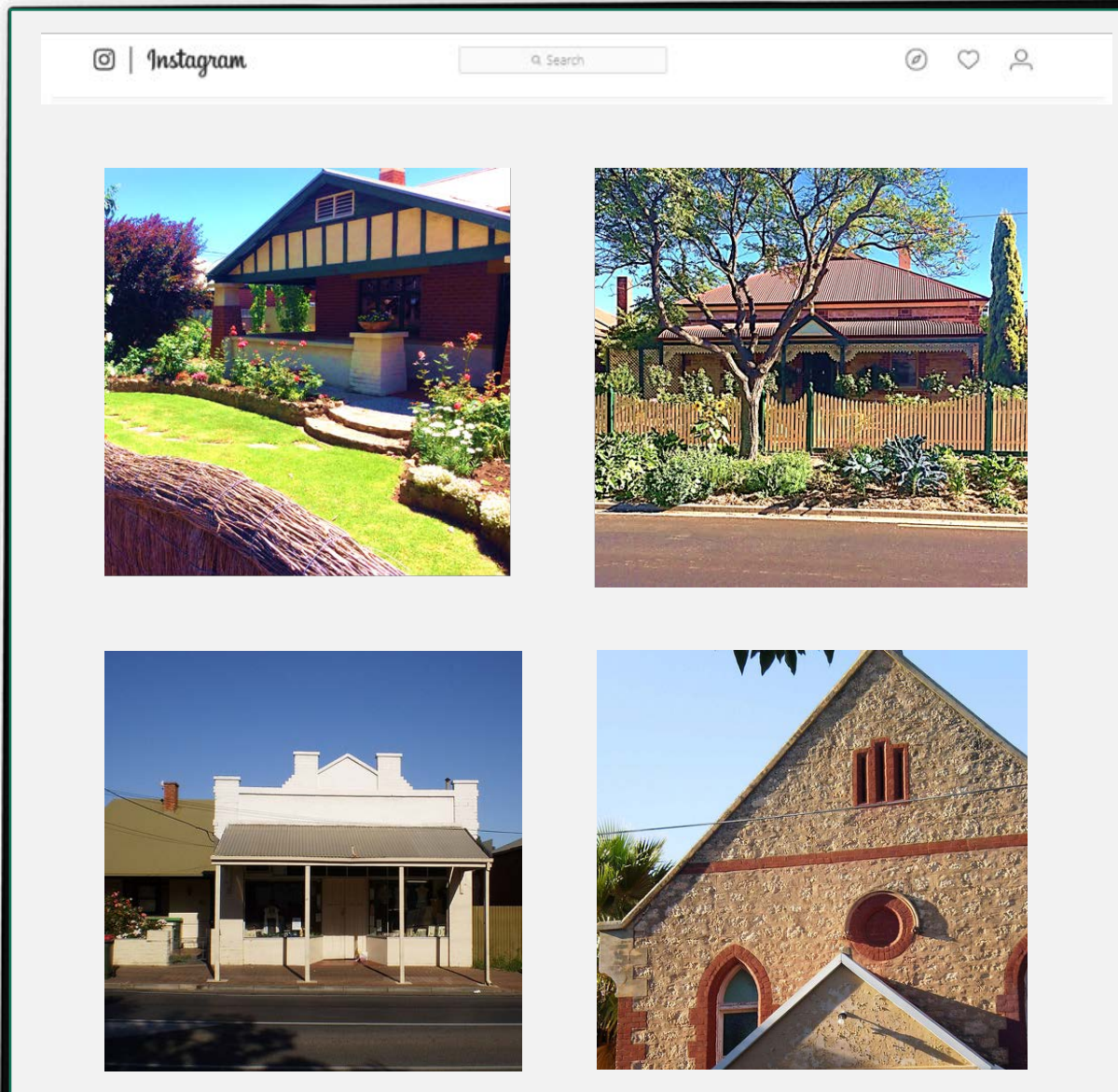




103 Wright Street, Adelaide

[http://collections.slsa.sa.gov.au/resource/D+4782\(Misc\)/1](http://collections.slsa.sa.gov.au/resource/D+4782(Misc)/1)

# #Hashtag•Character

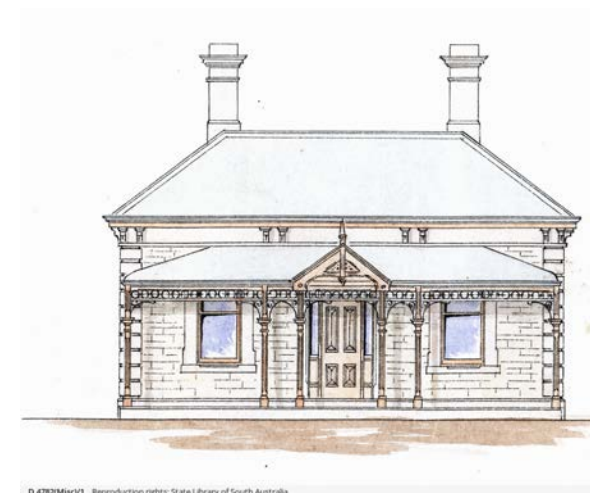
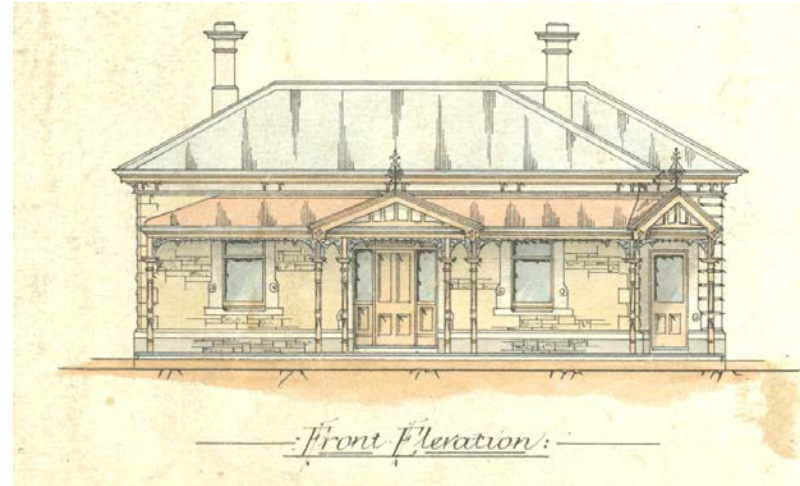
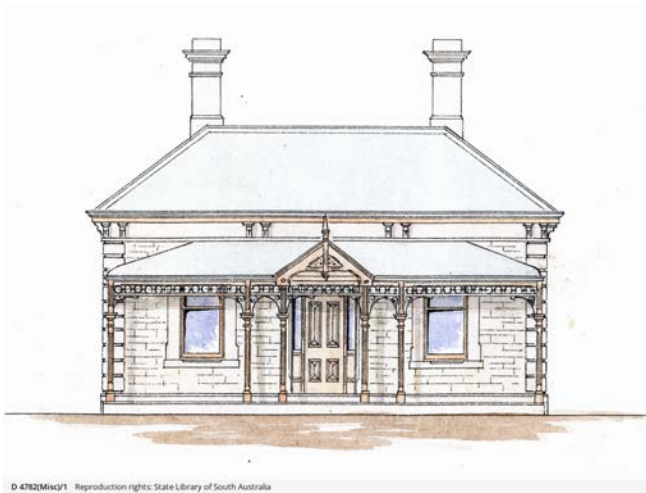
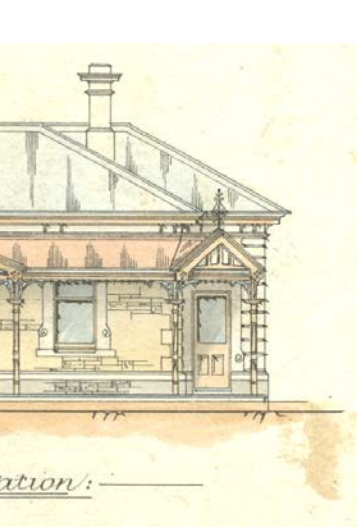


VS

Desired Character Statement The Desired Character of Residential Policy Area A450 is of an attractive residential environment consisting of mainly single-storey detached dwellings on large sized allotments, set within heavily landscaped settings with mature street trees. This form of development will continue in the Policy Area through the replacement of detached dwellings with the same, however in strategic locations (eg on larger allotments, amalgamated sites and corner allotments in close proximity to centres and public transport routes) medium density development may be appropriate subject to the application of good urban design principles. In Policy Area A450 the design and style of new dwellings and alterations and additions to existing dwellings is less constrained and more diverse than in Policy Area A560, while the maintenance and enhancement of the generous and vegetated garden character is still important. To ensure that existing vegetation is protected and enhanced wherever possible, buildings should be setback from all property boundaries. Front and side garden landscaping is particularly important and should complement and reinforce existing and proposed street tree planting to help enhance the leafy, garden suburb character and the visual separation between houses. Buildings of up to two-storeys in height are appropriate, provided that landscaping is proposed on the site of the development to soften the visual impact of the second storey. New development will reinforce the attractive established character of the predominantly single-storey detached houses and will largely comprise the replacement of less attractive or unsound dwellings with new detached dwellings. There will be scope for new semi-detached and row dwellings in appropriate areas. Alterations and additions to existing dwellings will occur without significantly altering the dwelling's appearance from the street unless it involves the removal of unsympathetic additions/alterations to the front façade or will improve the appearance of a building as viewed from the street frontage. Future development in the Policy Area should be complementary to the predominant established character of the Policy Area and should comprise or address the following key elements/attributes: (a) the use of a single storey building scale and vertical proportions ie total height above natural ground level and height of eaves, consistent with residential design forms typical of the area; (b) the establishment of side, front and rear building setbacks consistent with those dwellings on adjacent sites, that promote retention of mature trees and the creation of generous landscaped gardens that contribute to the established streetscape character; (c) the use and combination of materials and finishes that respond to the predominant character of the area created by the use of brick, stone and rendered finishes and architectural detailed design addressing fenestration, doorways, window and eaves; (d) use of roof forms and features, including materials, design and pitch which are consistent with those predominating in the locality; and (e) the use of open style front fences and plantings to define the public realm and private property boundary.



**Definitions** - We cannot defend that which we cannot define.



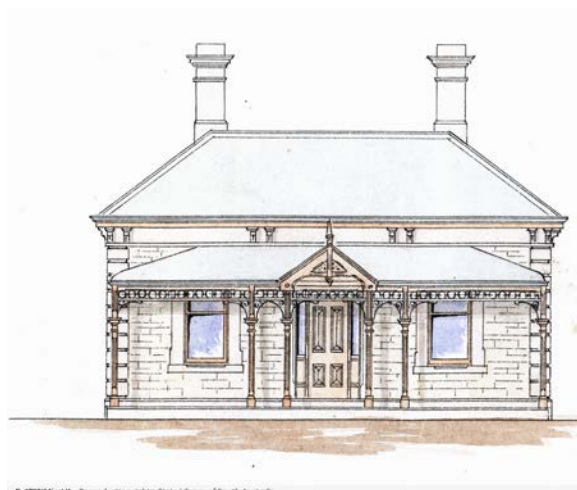
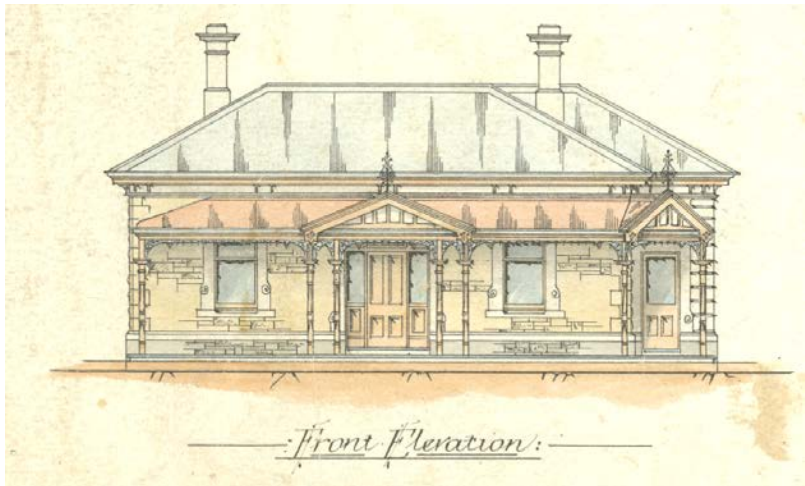
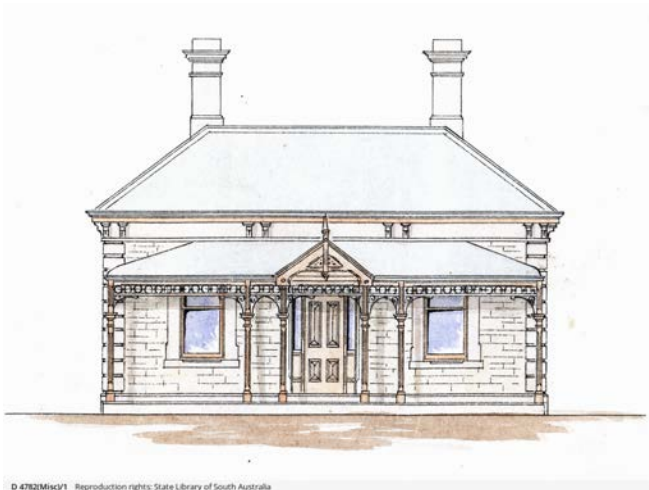
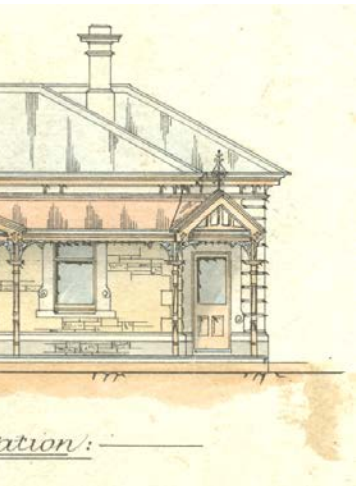
Retaining and working with the current system until robust, defensible and **easily understood character statements** and heritage legislation are developed.

Character statements are generally not understood by the building industry as they are not prescriptive.

Remove “should” from development plans and replace with “must” regarding character statements

Design to be assessed by appropriately trained design professionals.

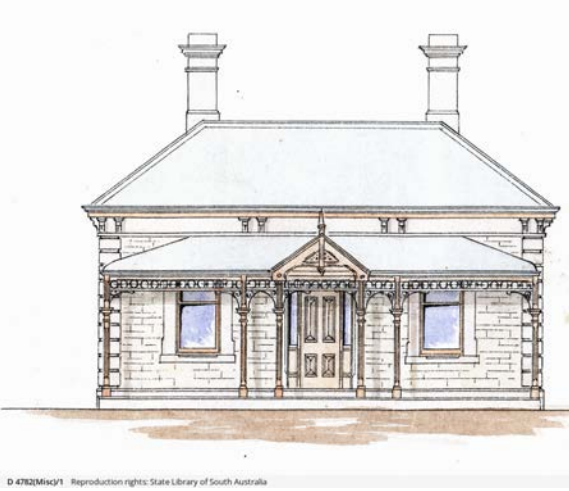
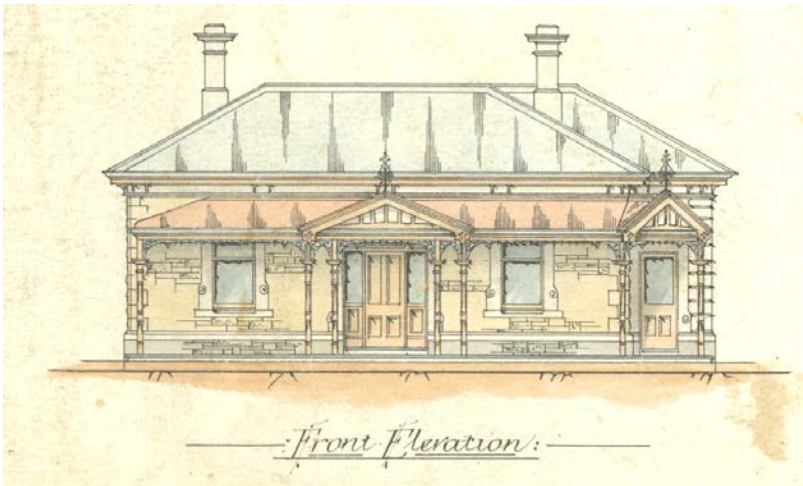
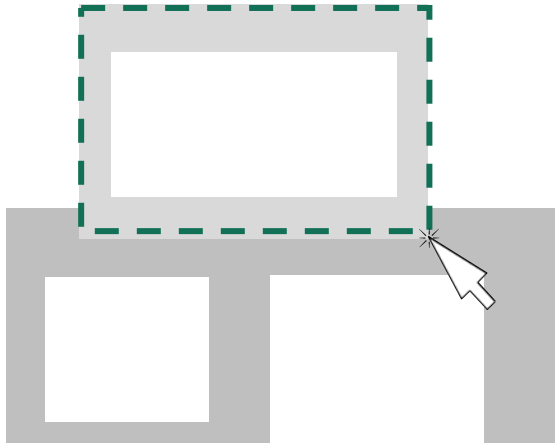
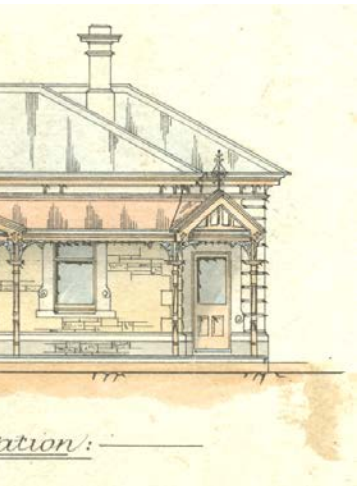
# The Collective



The collective is an important part of character

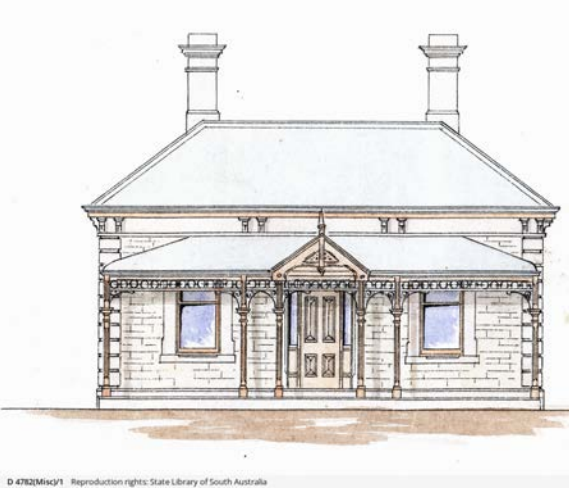
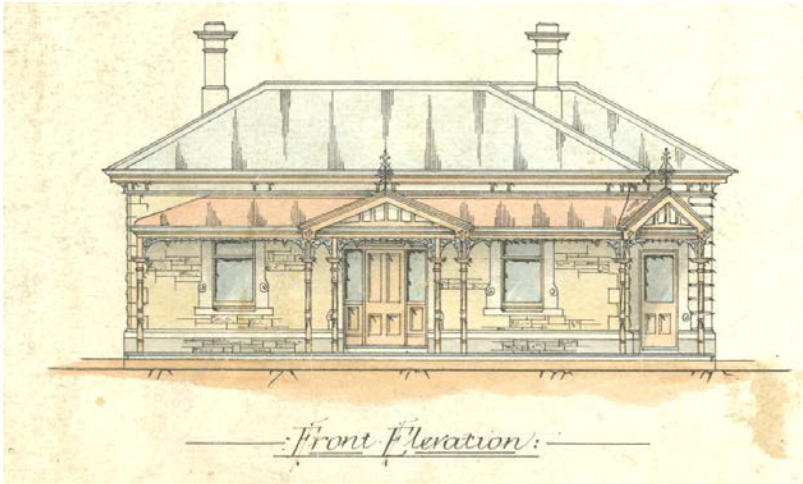
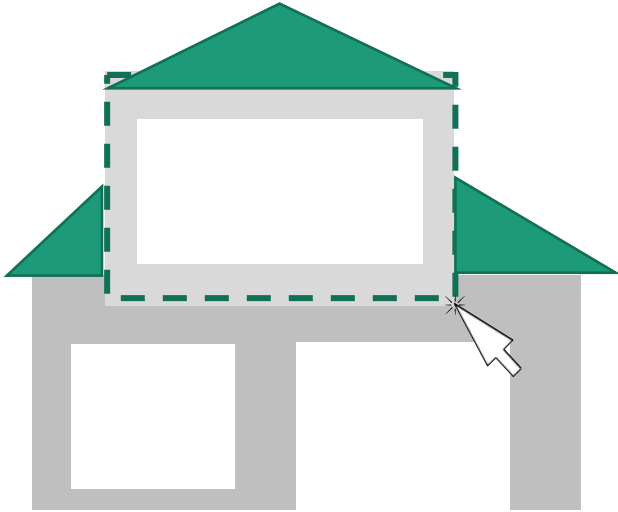
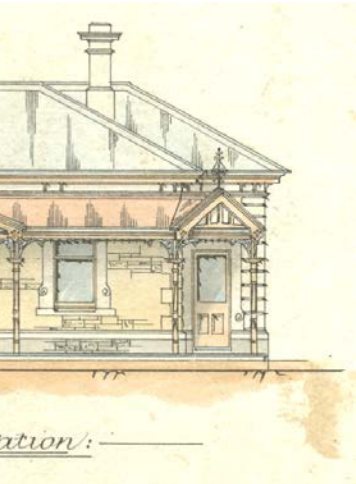


# The Collective



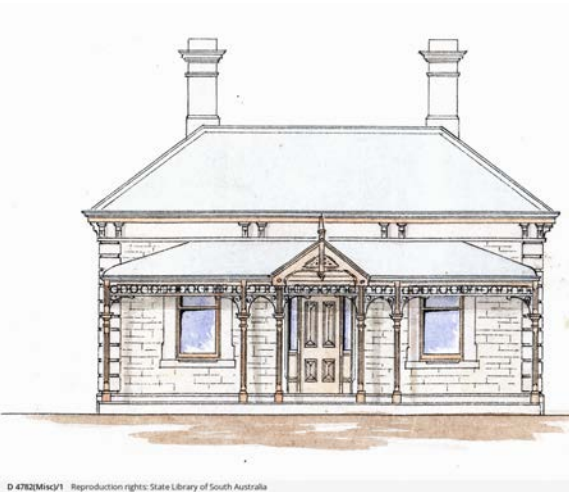
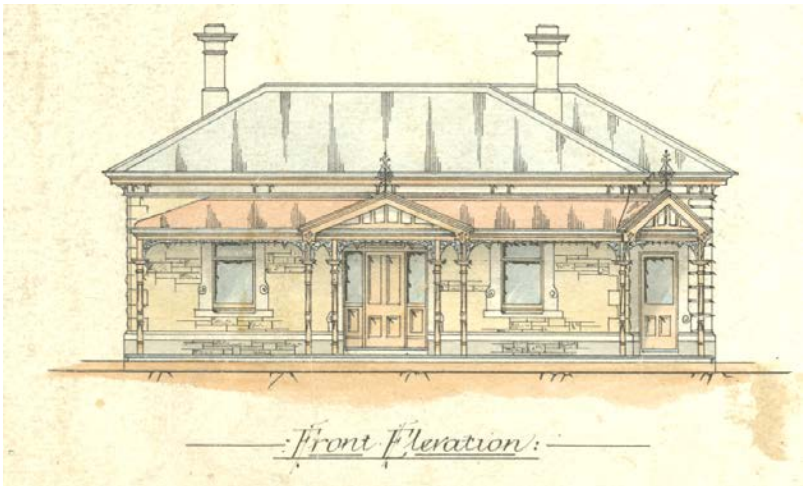
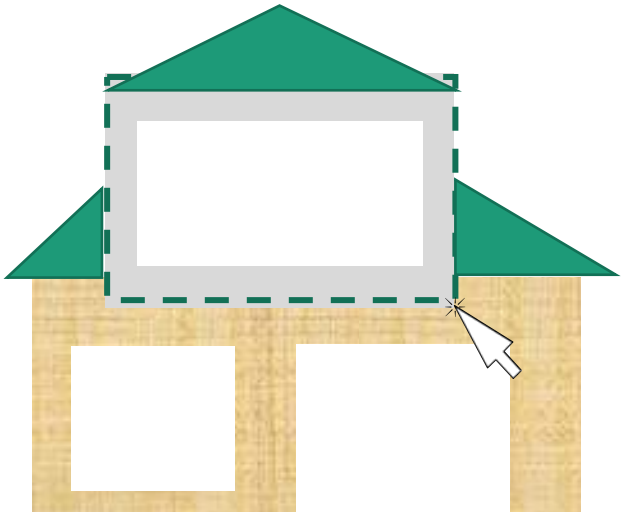
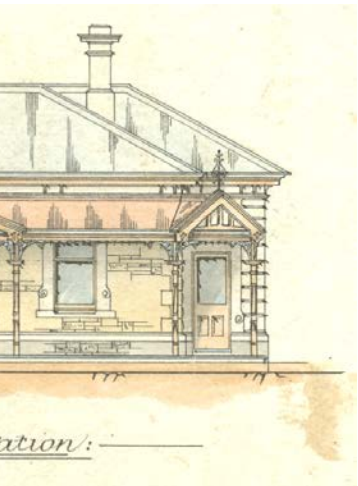
The collective is an important part of character

# The Collective



The collective is an important part of character

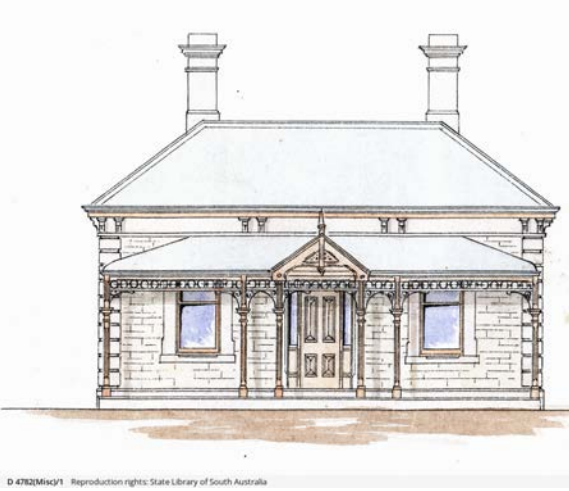
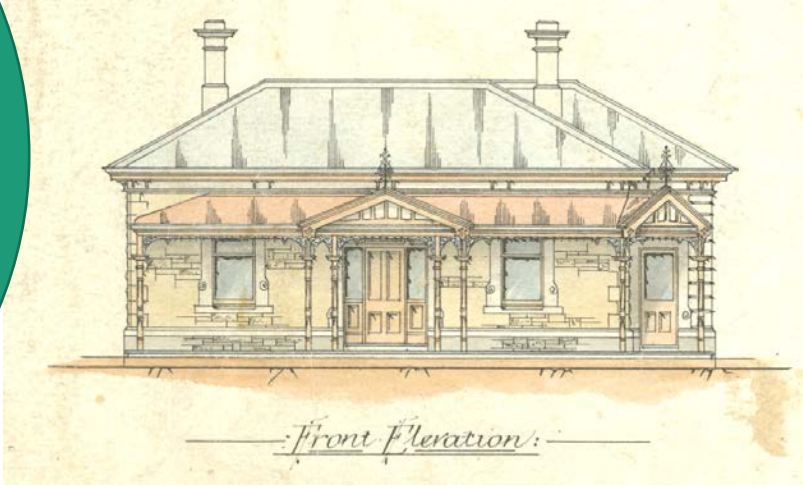
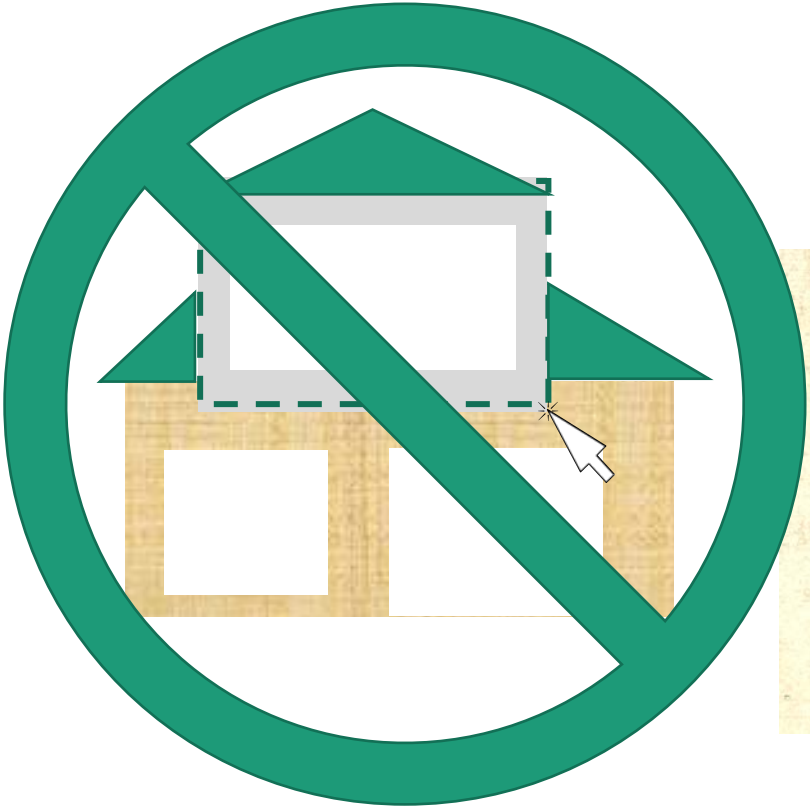
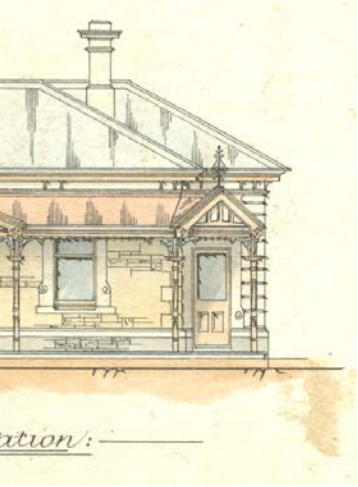
# The Collective



The collective is an important part of character

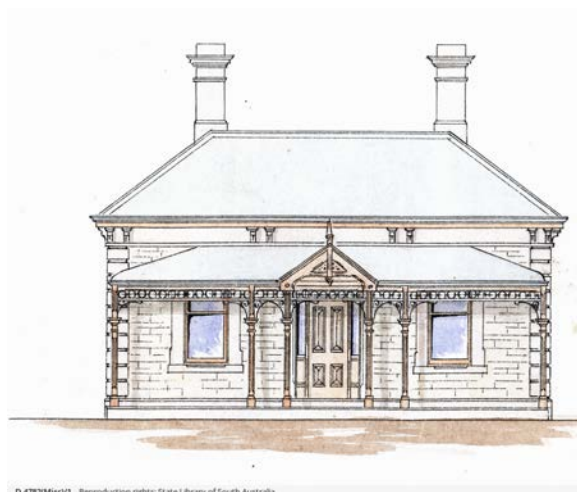
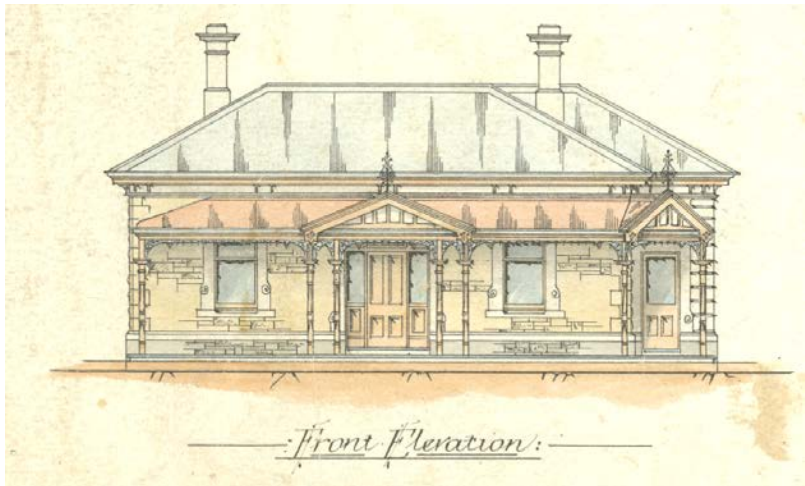
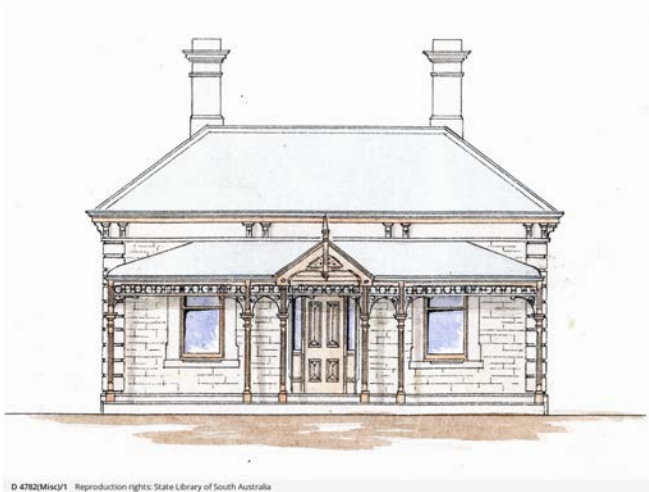
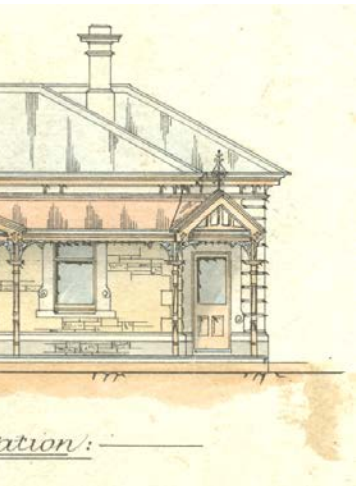


# The Collective

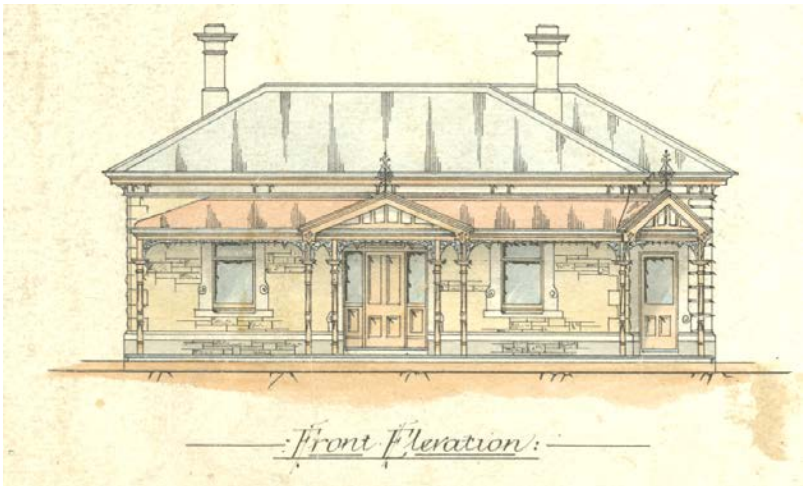
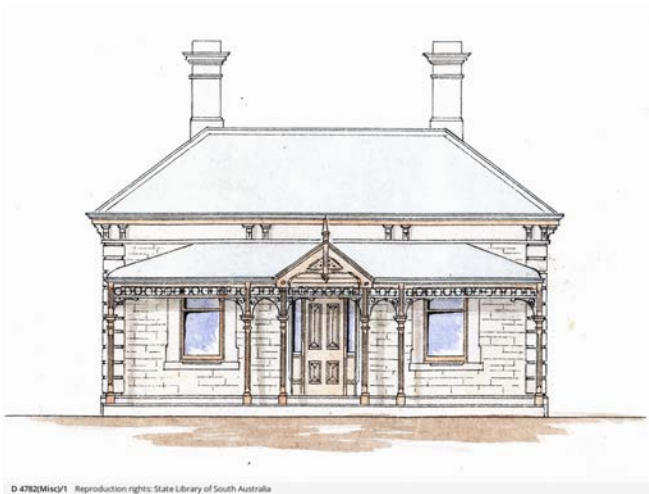
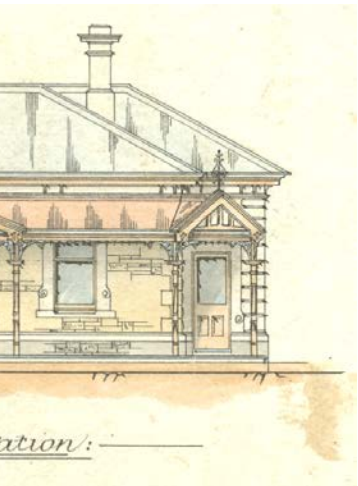


The collective is an important part of character

# Visual Communication

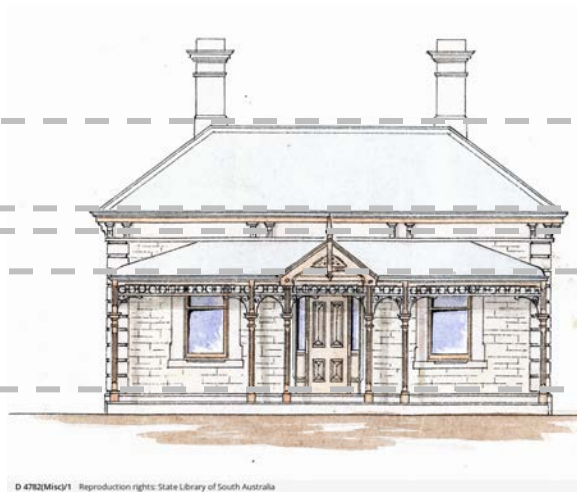
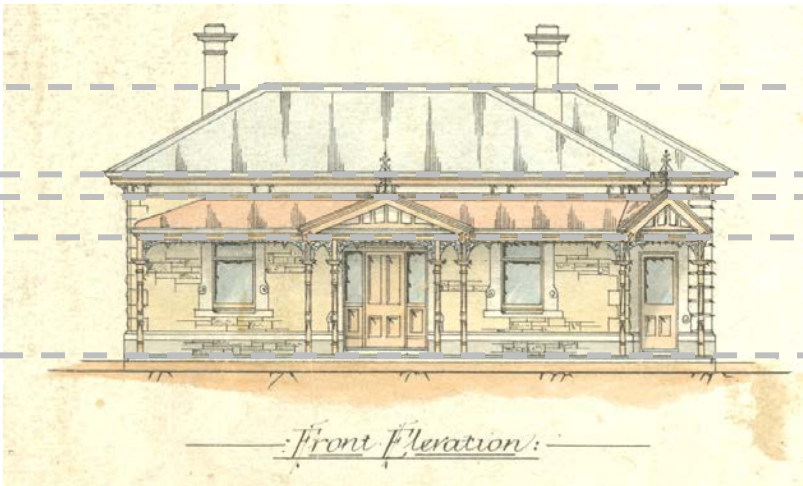
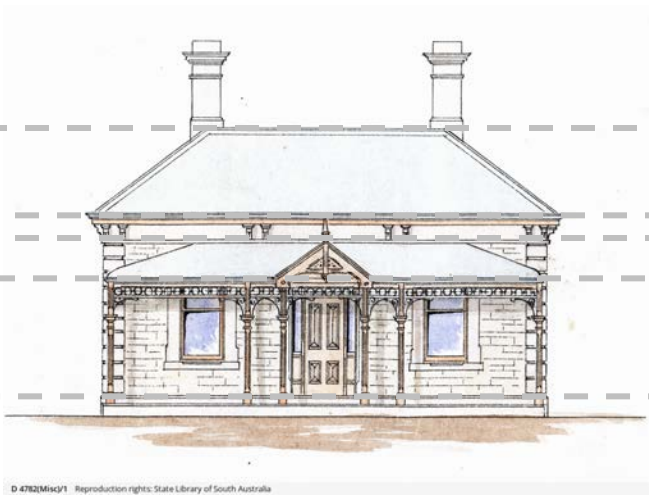
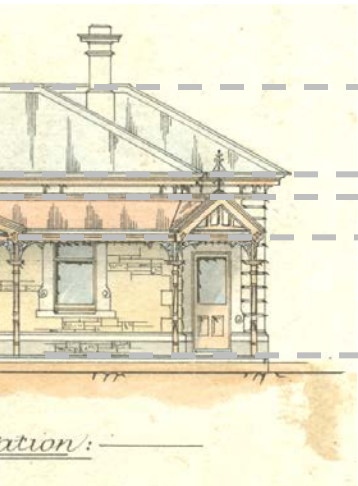


# Visual Communication

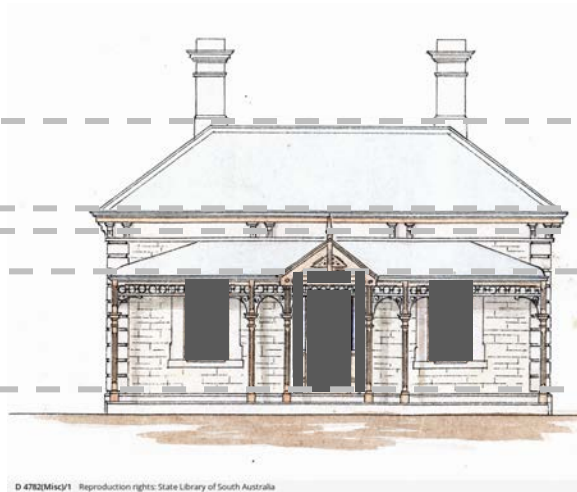
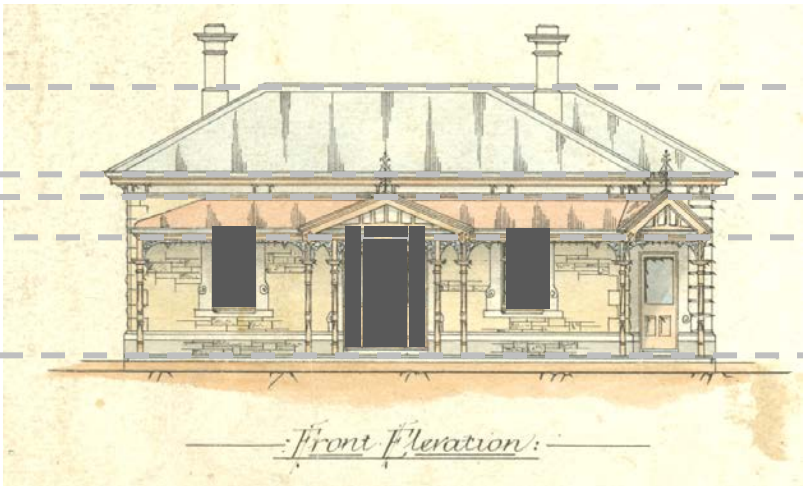
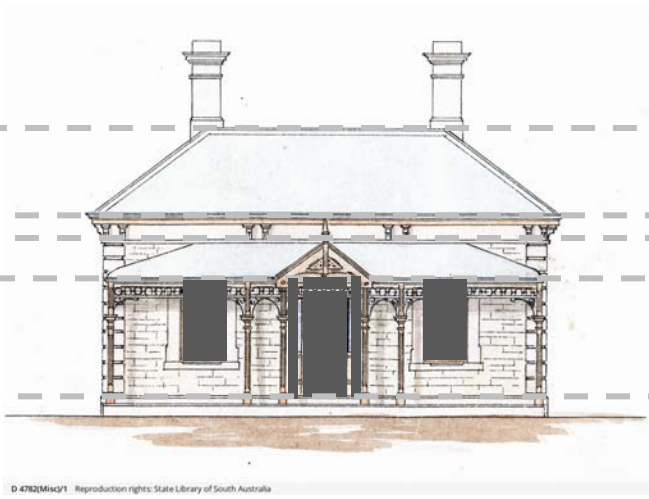
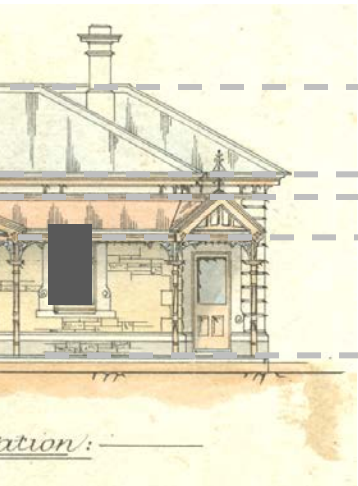




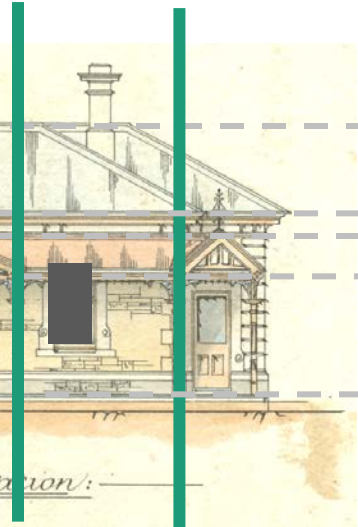
# Visual Communication



# Visual Communication

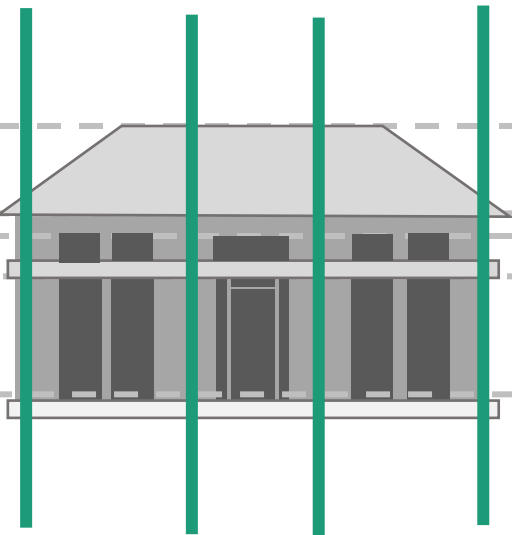
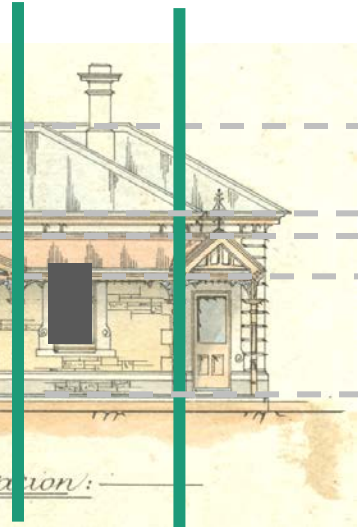


# Visual Communication

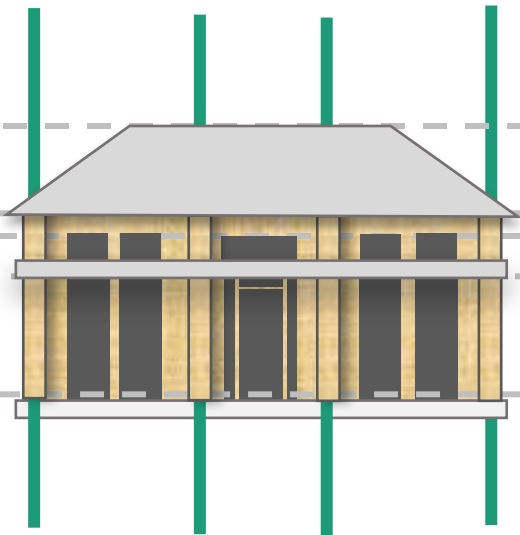
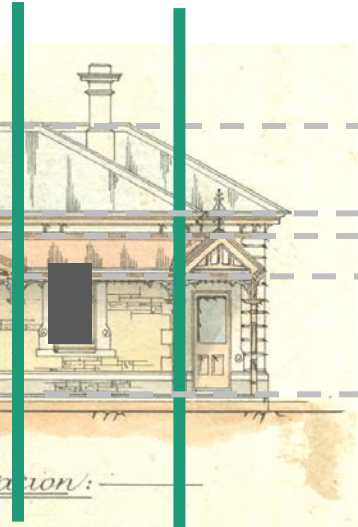




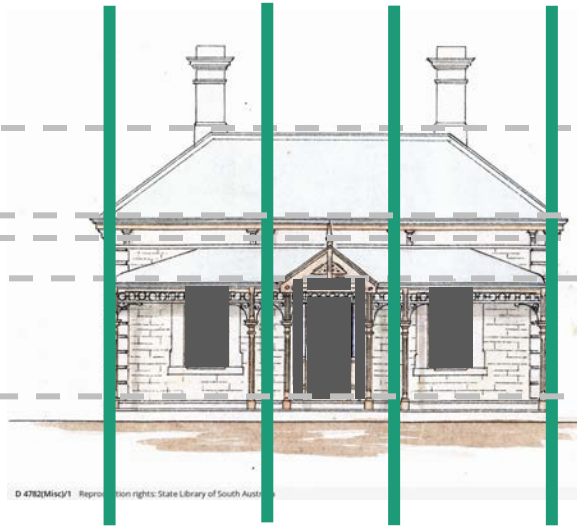
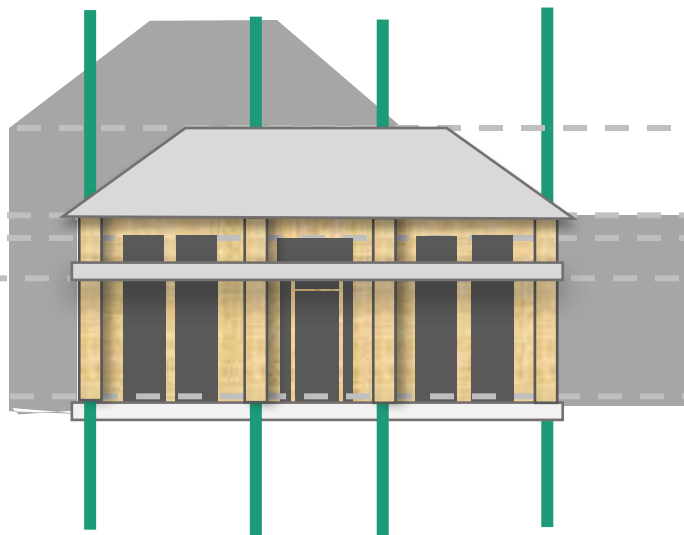
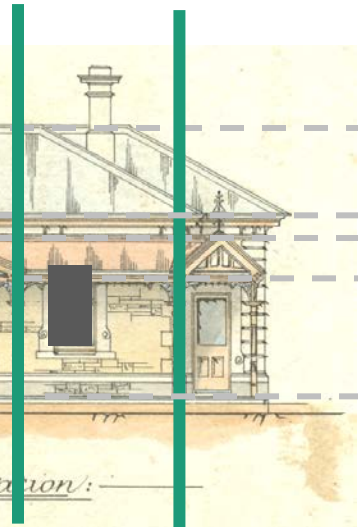
# Visual Communication



# Visual Communication

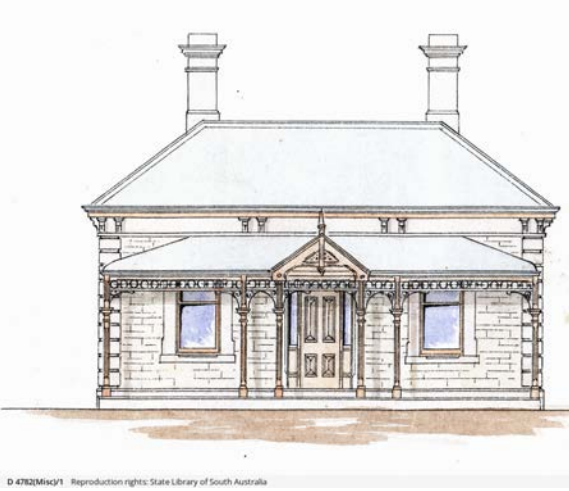
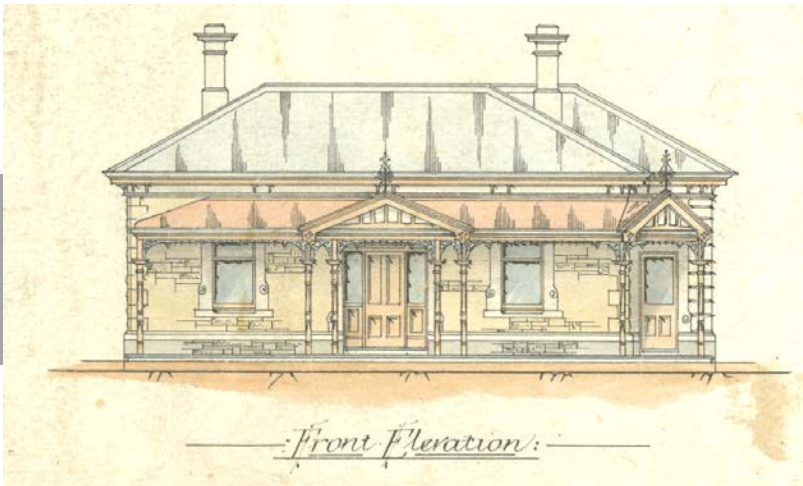
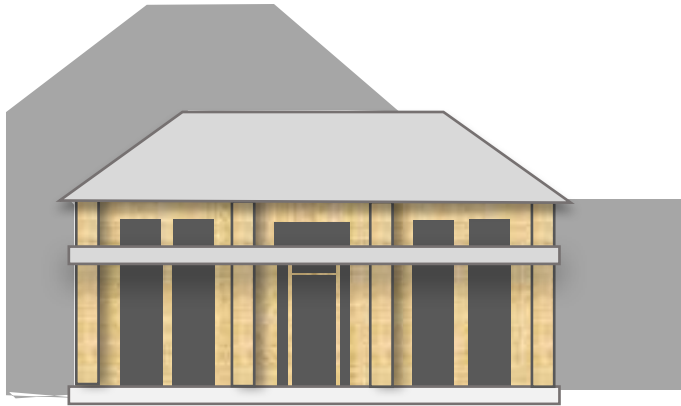
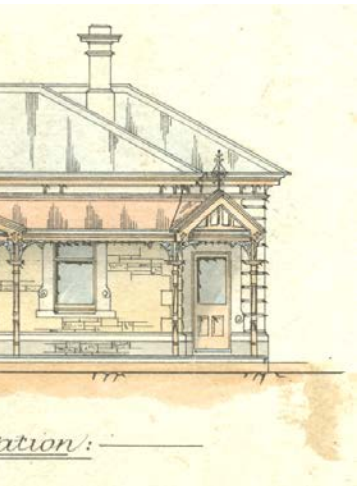


# Visual Communication

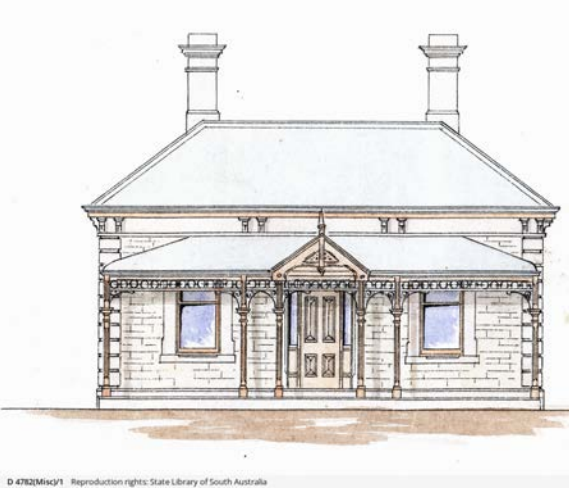
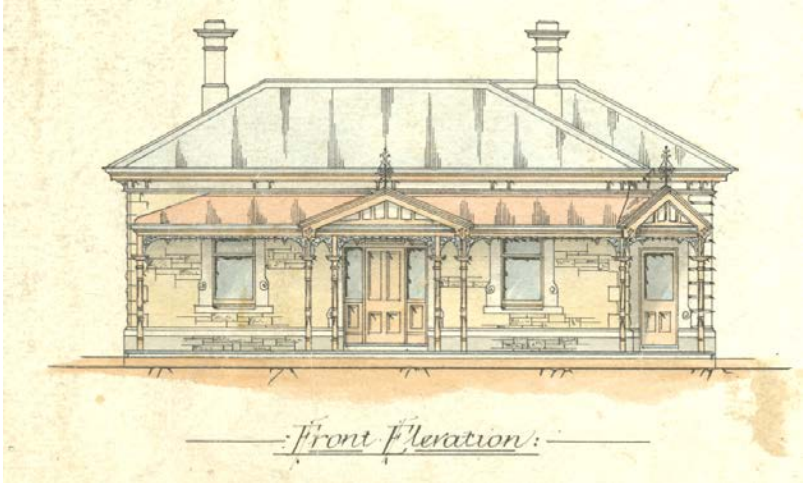
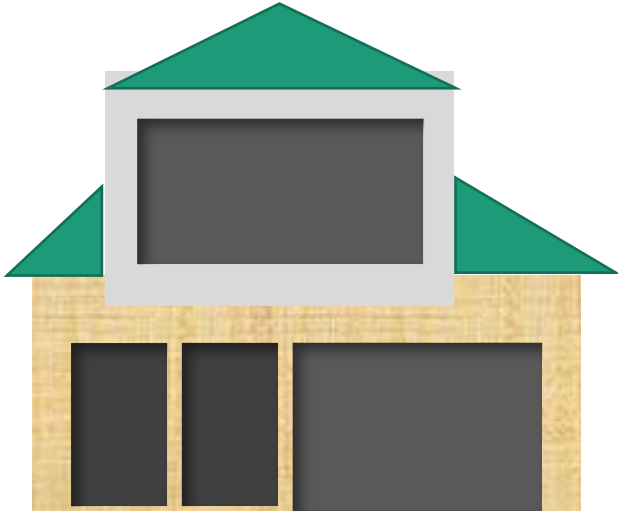
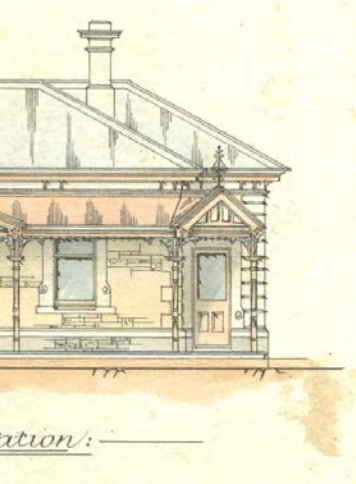




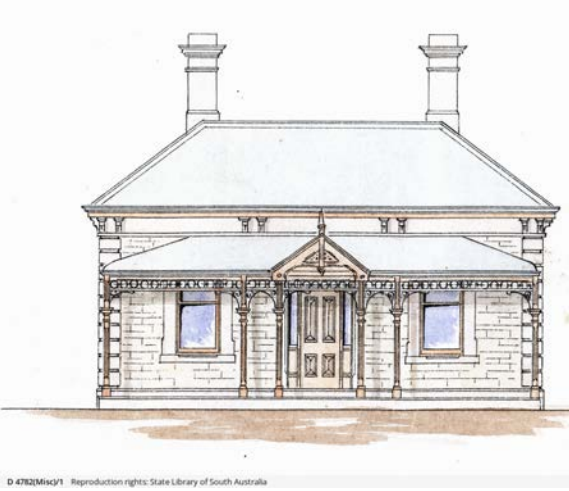
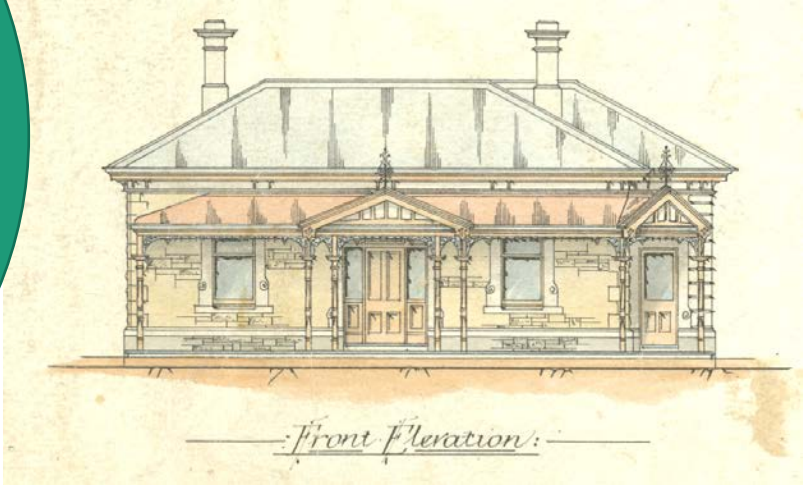
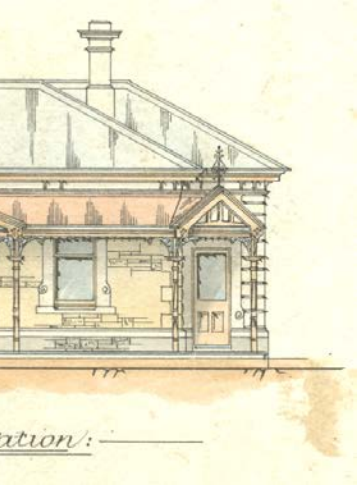
# Visual Communication



# Visual Communication

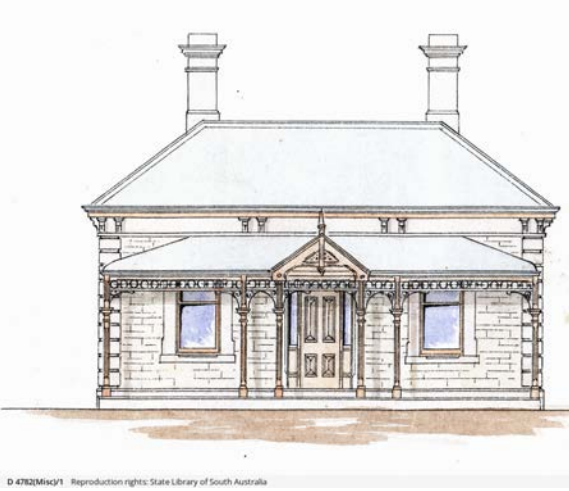
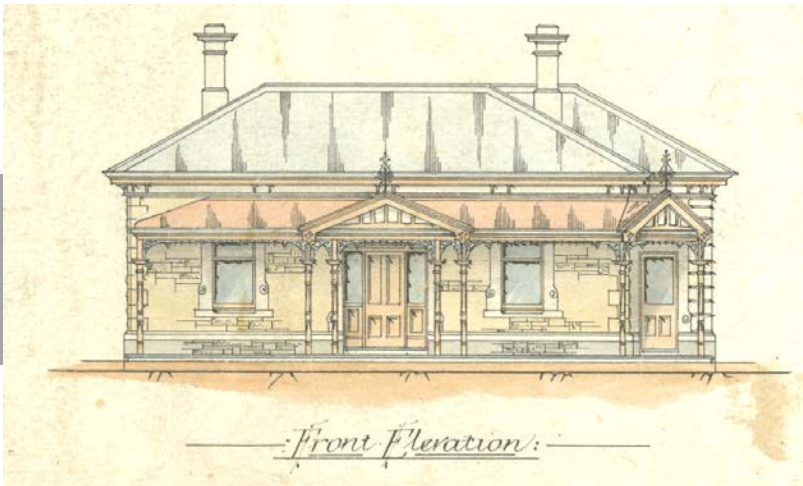
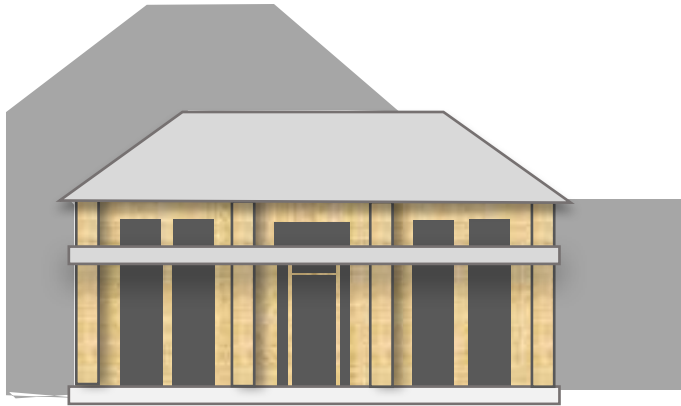
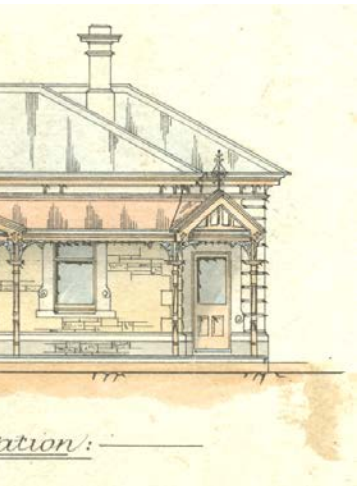


# Visual Communication





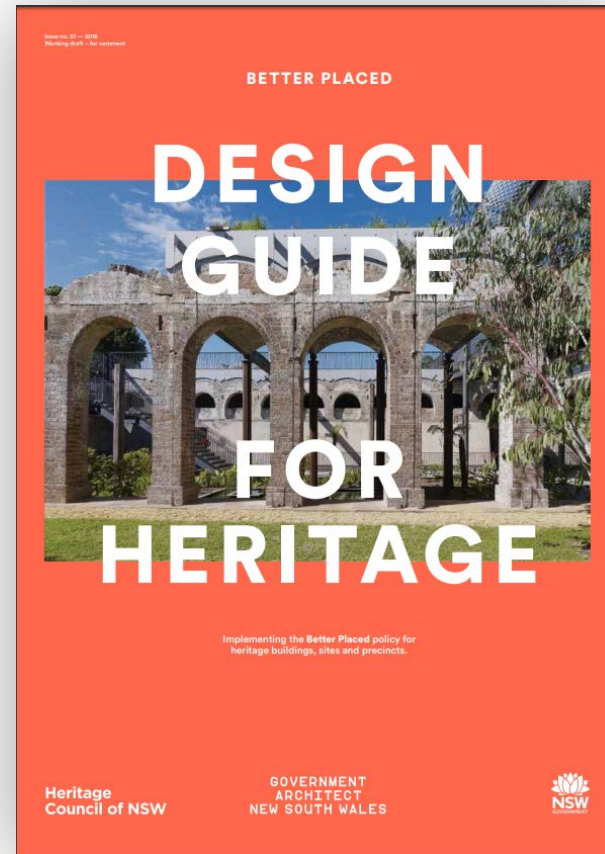
# Visual Communication



## Resources and Assessment Matrix – Examples NSW Heritage Office



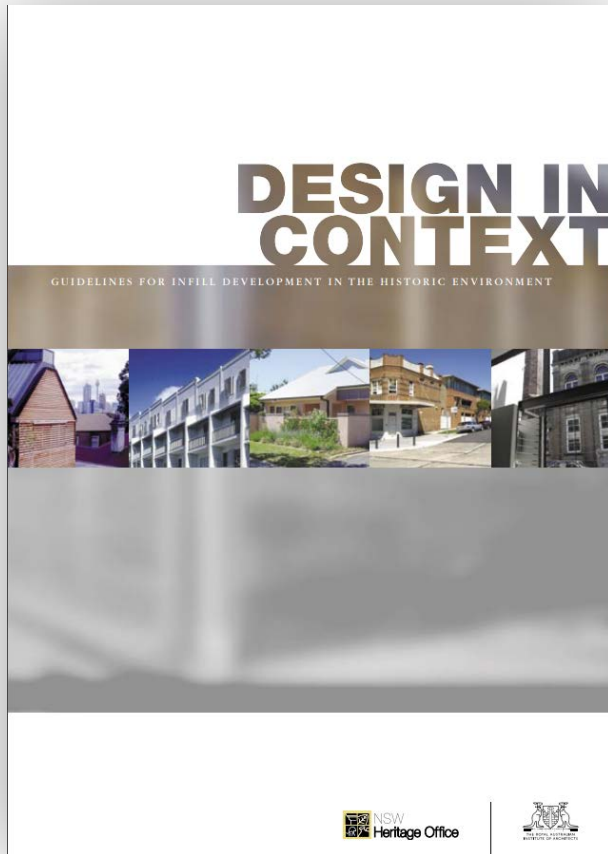
2005 Design in Context - GUIDELINES FOR INFILL DEVELOPMENT IN THE HISTORIC ENVIRONMENT



Draft 2018 Better Placed – Design Guide for Heritage

Character is defined by the combination of the particular characteristics or qualities of a place.

## Resources and Assessment Matrix – Examples NSW Heritage Office



2005 Design in Context - GUIDELINES FOR INFILL DEVELOPMENT IN THE HISTORIC ENVIRONMENT

### "Character -

- Use annotated diagrams, photographs and/or sketches to describe the factors which contribute to the character of the historic context, including:
  - topography of site and its surroundings;
  - distinctive landscape elements and quality;
  - street and subdivision patterns;
  - date and style of built form;
  - figure/ground and figure/landscape qualities;
  - views, vistas and skylines;
  - local culture and traditions;
  - uses;
  - consistency or repetition of above factors.
- **Scale -**
- **Form -**
- **Siting -**
- **Material and Colours -**
- **Detailing - "**



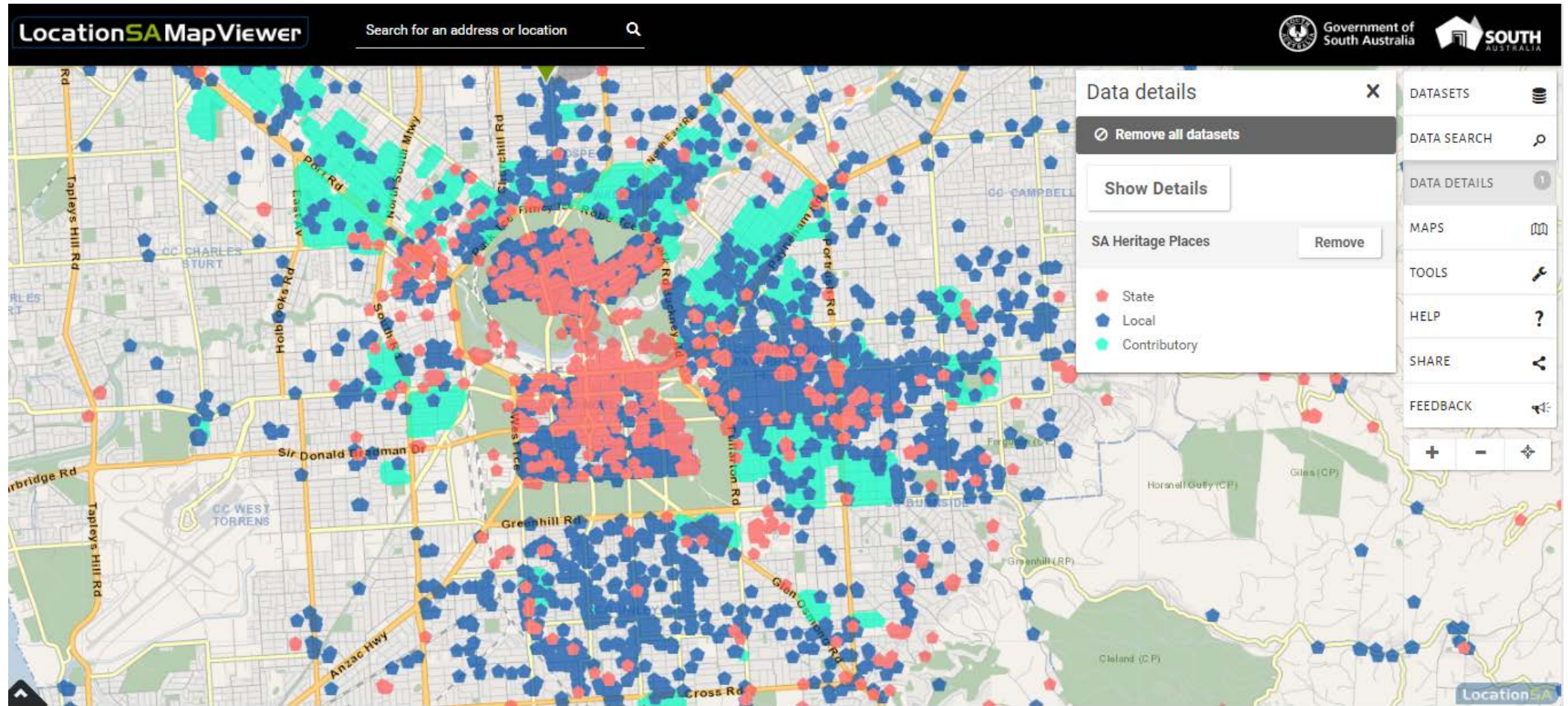
## Resources and Assessment Matrix – Examples NSW Heritage Office



2005 Design in Context - GUIDELINES FOR INFILL DEVELOPMENT IN THE HISTORIC ENVIRONMENT

DESIGN CRITERIA	EXISTING CONTEXT	INFILL BUILDING
CHARACTER	<ul style="list-style-type: none"> <li>Mixed nineteenth and twentieth-century cottages, houses and town houses</li> <li>Urban residential</li> <li>Existing shed on site</li> </ul>	<ul style="list-style-type: none"> <li>Contemporary timber urban cottage</li> <li>Responds to various elements of the conservation area</li> <li>Reinterprets previous building on site</li> </ul>
SCALE	<ul style="list-style-type: none"> <li>Predominantly single-storey to the sides of the site and two-storey to the rear and opposite</li> <li>Street slopes — changes in level</li> </ul>	<ul style="list-style-type: none"> <li>Single-storey adjacent to single-storey neighbours</li> <li>Second-storey spaces incorporated into roof volume</li> <li>Garage as transitional element between single and two-storey adjacent buildings</li> </ul>
FORM	<ul style="list-style-type: none"> <li>Verandahs on some house fronts</li> <li>Variegated roof forms such as hips and gables</li> </ul>	<ul style="list-style-type: none"> <li>Gabled and hipped roof with raised ridge distinguishes new dwelling</li> <li>Garage as transitional element between single and two-storey adjacent buildings</li> </ul>
SITING	<ul style="list-style-type: none"> <li>Houses set to street frontages</li> <li>Limited side setbacks</li> <li>Small urban blocks and limited gardens</li> </ul>	<ul style="list-style-type: none"> <li>Observes local street and side setbacks</li> <li>Changes in level accommodates additional heights in new dwelling</li> </ul>
MATERIALS AND COLOURS	<ul style="list-style-type: none"> <li>Mixed — timber, brick and stucco walls</li> <li>Iron and tiled roofs</li> <li>Restricted colour palette</li> </ul>	<ul style="list-style-type: none"> <li>Unpainted timber reinterprets adjacent weatherboard cottages</li> <li>Iron roofing recognises local vernacular</li> </ul>
DETAILING	<ul style="list-style-type: none"> <li>Timber gable and verandah detailing of adjacent cottages</li> <li>Typical details of surrounding buildings provide texture</li> </ul>	<ul style="list-style-type: none"> <li>Simple, pared down details</li> <li>Unpainted timber battens respond to texture of surrounding weatherboards and contribute to their richness</li> </ul>

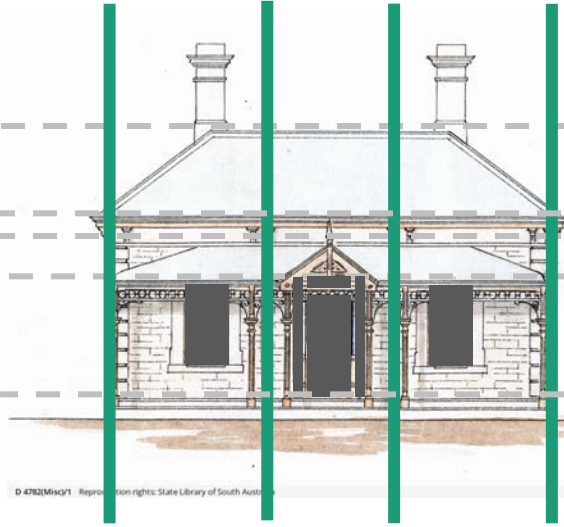
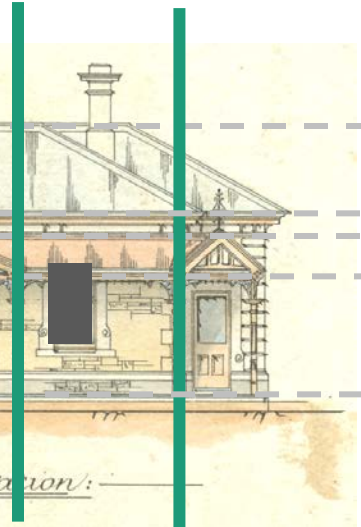
# Consistency



Link Location <http://location.sa.gov.au/viewer/?map=roads&x=138.61306&=-34.92713&z=13&uids=95&pinx=138.592849&pin=-34.882726&pinTitle=Location&pinText=Prospect,+5082>



# Questions



103 Wright Street, Adelaide [http://collections.slsa.sa.gov.au/resource/D+4782\(Misc\)/1](http://collections.slsa.sa.gov.au/resource/D+4782(Misc)/1)  
Papers associated with residence built for Mrs. Janet Faulkner of Mile End [D 8866/1(Misc)] • Mixed material [https://collections.slsa.sa.gov.au/resource/D+8866/1\(Misc\)](https://collections.slsa.sa.gov.au/resource/D+8866/1(Misc))



# Alison De Backer - summary

- ✓ Collective value of building and building elements should be protected and retain contributory items,
- ✓ Visually communicate with community and stakeholders,
- ✓ Promote consistency across Council areas,
- ✓ Development should and can co-exist with heritage,
- ✓ Embed heritage into best practice design,
- ✓ Keep at local level,
- ✓ Promote adaptive reuse, employ heritage expertise, increase funding and training
- ✓ PR Campaign – win hearts and minds about the importance heritage.



3  
1

#heritagematters

Posted by ABC Mid North Coast  
4,752 Views

Alison De Backer 2016



# EMBED HERITAGE AND CHARACTER INTO BEST PRACTICE DESIGN



Australian Government



Search Your Home



[Introduction](#) [Before you begin](#) [Passive design](#) [Materials](#) [Energy](#) [Water](#) [Housing](#) [Case studies](#) [House designs](#)



## Passive design

Designing to take advantage of natural heating and cooling can increase comfort and use less energy.



## Materials

Choosing materials carefully can reduce harmful health effects and minimise waste and environmental impact.



## Energy

Learn how to reduce power consumption and about renewable energy systems.



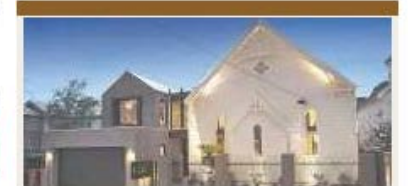
## Water

Learn how to reduce water use inside and outside through improved water use efficiency.



## Housing

Think about whether your house will be adaptable and resilient to demographic and environmental changes.



## Heritage

This is a text placeholder for the Heritage Home learning resource. Concept only Computergirl Creative

## Getting started

*Your Home* is your guide to building, buying or renovating a home. It shows how to create a comfortable home with low impact on the environment – economical to run, healthier to live in and adaptable to your changing needs.

[Introduction](#)

[Welcome to Your Home](#)

[How to use Your Home](#)

[Australian climate zones](#)

## Your Home

Australia's guide to environmentally sustainable homes

**\$38.50** (inc GST) plus delivery

**Buy the book from CanPrint** ➔





# Concept

 Search

Intro Heritage Map Viewer -



## Styles

This is a text placeholder for the Heritage Home learning resource. Concept only  
Computergirl Creative



## Materials

This is a text placeholder for the Heritage Home learning resource. Concept only  
Computergirl Creative



## Trades

This is a text placeholder for the Heritage Home learning resource. Concept only  
Computergirl Creative



## Restoration

This is a text placeholder for the Heritage Home learning resource. Concept only  
Computergirl Creative



## Adaption

This is a text placeholder for the Heritage Home learning resource. Concept only  
Computergirl Creative

### Getting started

*Heritage Home* is your guide to buying, renovating or adapting a heritage property.

#### [Introduction](#)

[Welcome to Heritage Home](#)

[How to use Heritage Home](#)

[Australian heritage places and zones](#)

# Practical courses



AMERICAN COLLEGE OF THE  
BUILDING ARTS



# Focus Areas

- Australian Building Styles
- Traditional Building Materials
- Heritage Legislation
- Development Plans
- Design Principles and Details
- Proportion and Context
- Case studies
- Other



## Introduction to Built Heritage (Residential Design)

Gain the necessary skills and knowledge to analyse heritage information and regulations and learn how to apply them in a design and planning context.

This course includes case studies of new home designs and renovations that address design details, proportion, material selection and streetscape in a heritage setting.

### Seven online modules

- > Australian building styles
- > Traditional building materials
- > Heritage legislation
- > Development plans
- > Design principles and details
- > Understanding proportion and context
- > Exploring case studies

### Walking Tour

North Adelaide

### Course length

8 weeks