

DRAFT PLANNING AND DESIGN CODE



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



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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.

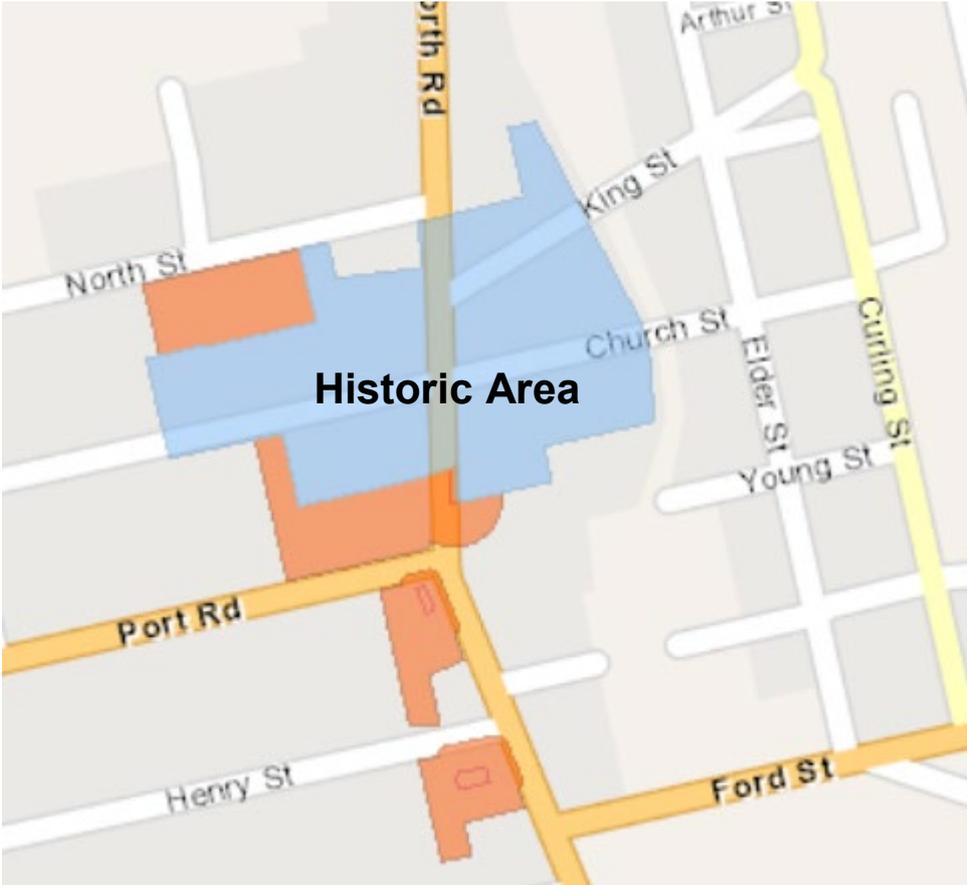
Historic Areas affecting District Council of Clare and Gilbert Valley

Auburn Historic Area Statement (CGV1)

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.

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Historic themes	Town centre as the original village of Auburn Buildings constructed 19 th century
Allotments and subdivision patterns	Original land division pattern, street layout and setback patterns
Architectural features	Verandas
Building height	1-2 storeys – with 2 storey buildings generally for retail and civic uses
Fencing	Front fences and gates of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry not exceeding 1.2m
Setting and public realm features	Wide streets and established trees contribute to a village setting

Historic Areas Affecting Coorong District Council

Raukkan Historic Area Statement (CooD1)

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Eras and themes	A significant meeting place for the Ngarrindjeri people. Community buildings (including the Raukkan Church, community hall and school) are of particular value.
Allotments and subdivision patterns	Allotments of 700 to 800m ² .
Building height	Single storey.
Materials	Stone and corrugated iron roofing.
Setting and public realm features	Settlement arranged around the green open space defined by Lealinyeri, Seymour and Taplin Streets. Wide streets, large grassed verges and buildings constructed to street frontages.

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

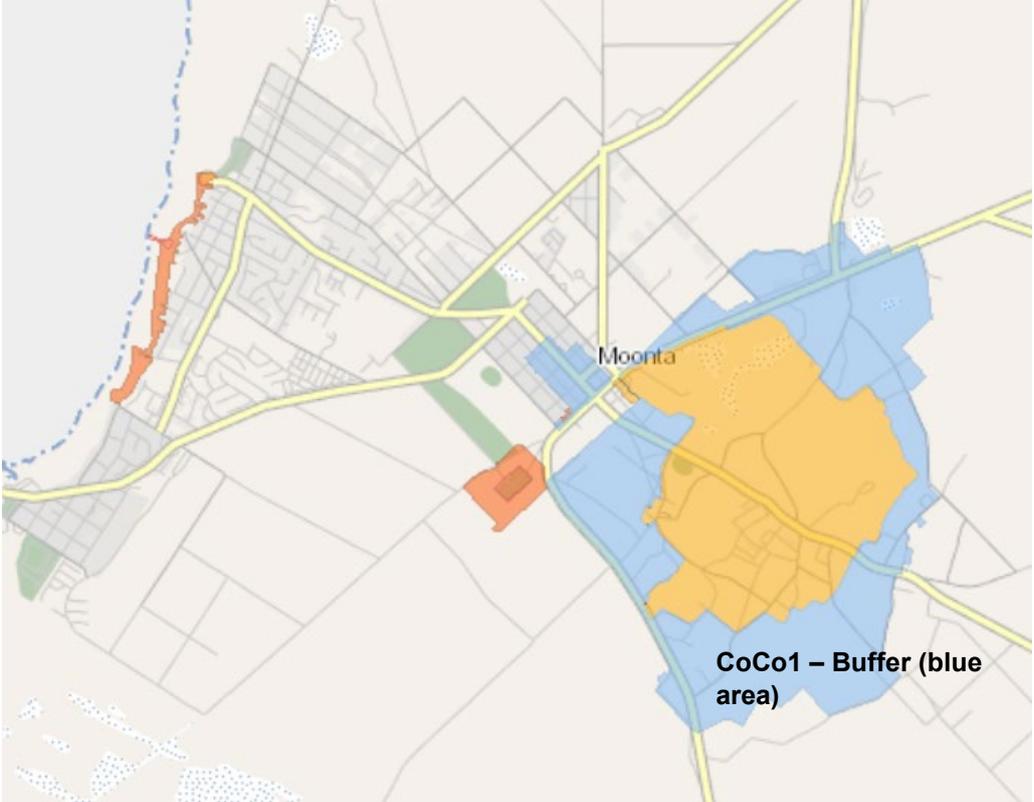
Development Plan Zone	Development Plan Policy Area	Planning and Design Code
Town Centre	Policy area 10 - Moonta	Moonta Town Centre Historic Area Statement (CoCo9)
Historic Mining Zone	Policy Area 3 – Wallaroo Town	Wallaroo Town Smelter (CoCo10)
Town Centre Zone, Wallaroo	Policy Area 11	Wallaroo Town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

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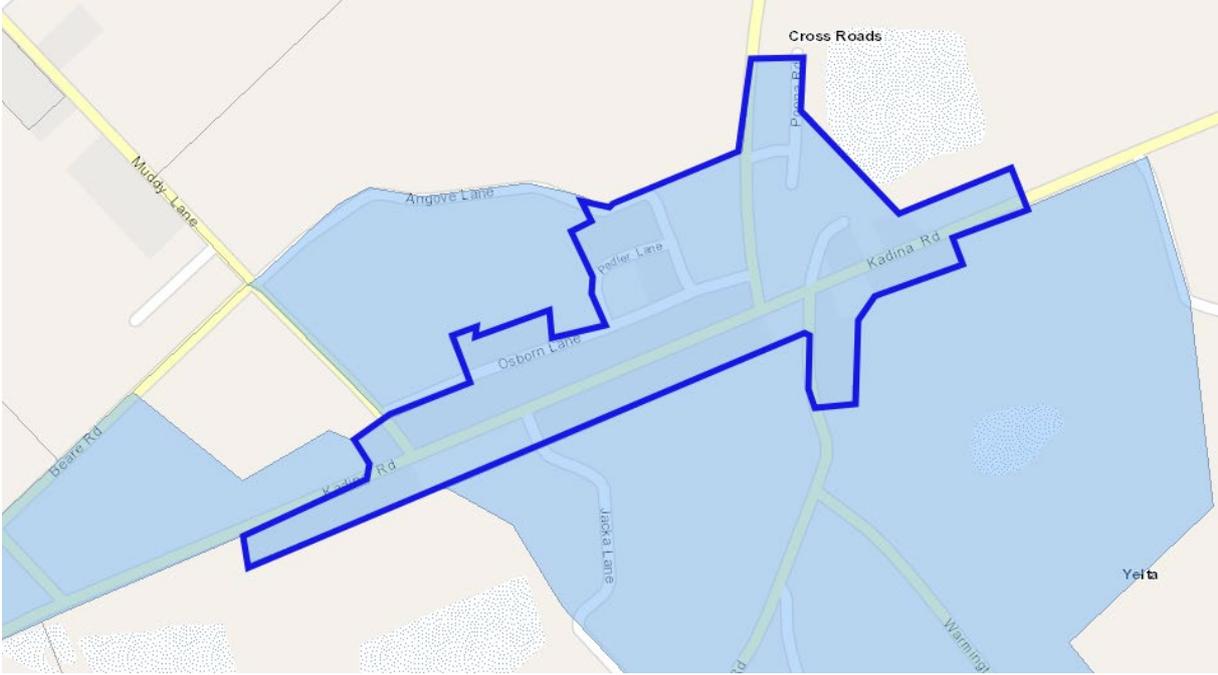
Eras and themes	Rural.
Setting and public realm features	Open rural character that provides a setting for the historic mining features to be read and interpreted.

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 19 th century and early 20 th 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)

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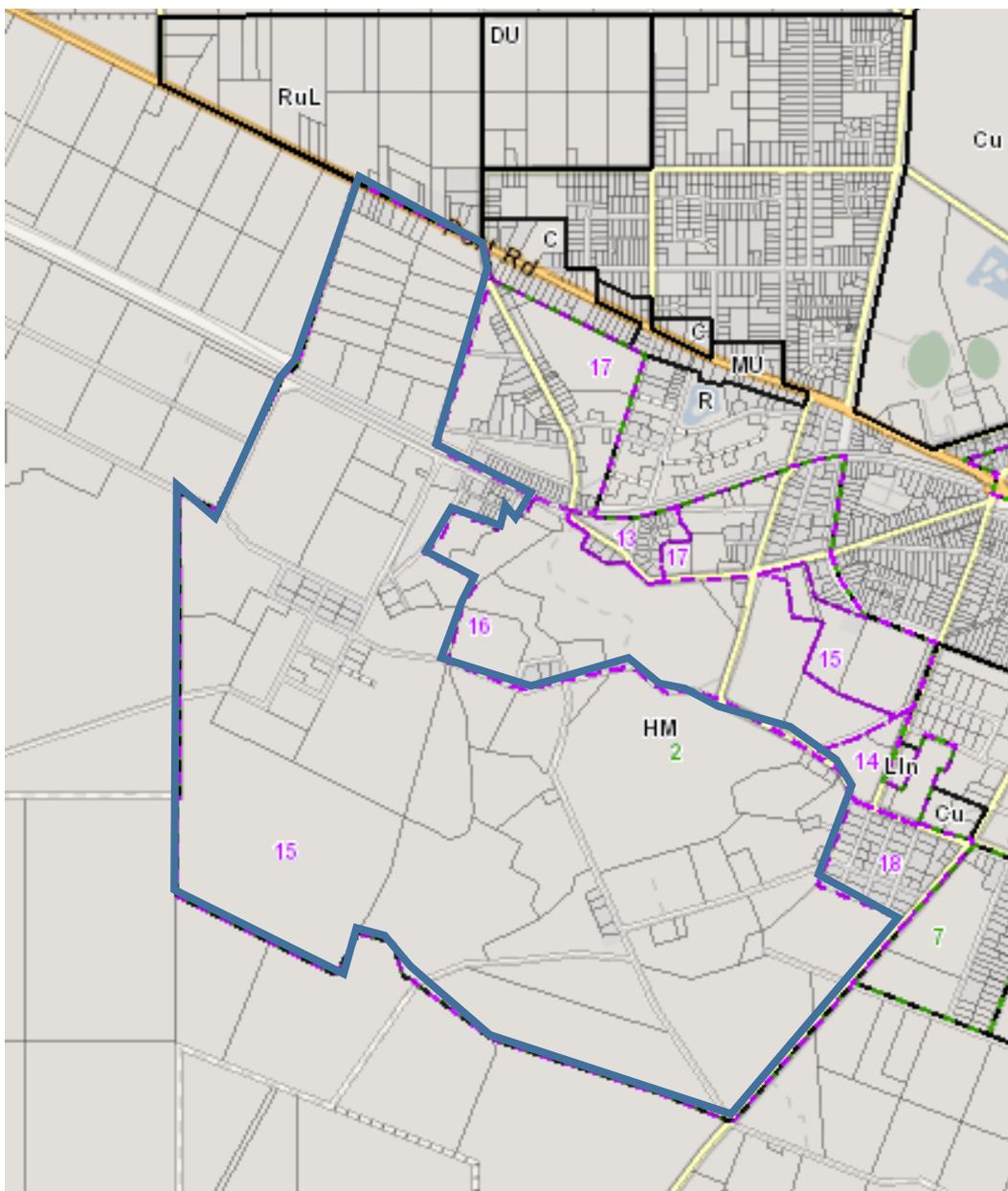
Eras and themes	Mining.
Architectural features	The Matta Mine is of particular value. Rural outbuildings.
Setting and public realm features	Open rural character.

Mines Buffer Historic Area Statement (CoCo5)

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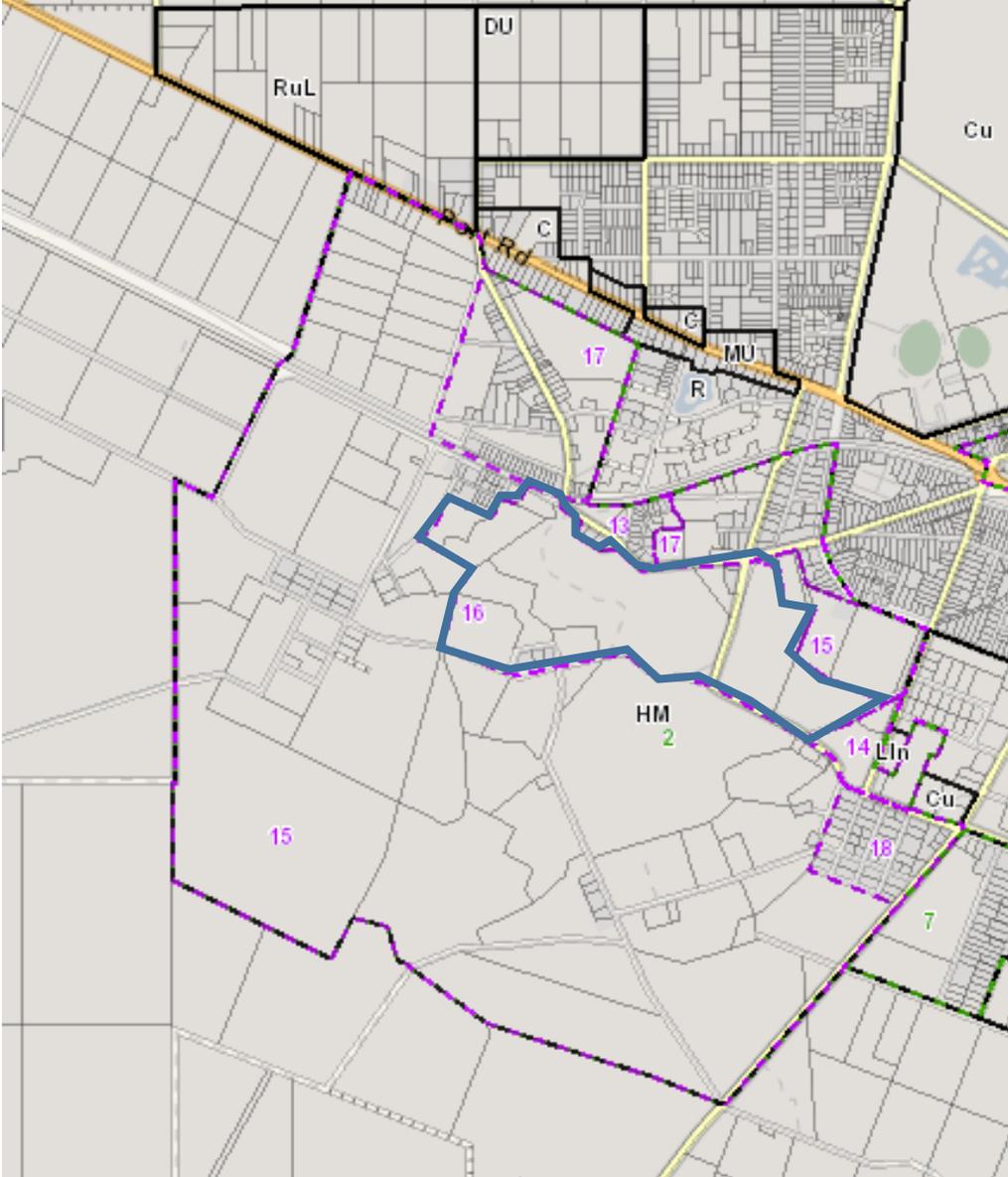
Eras and themes	Rural.
Setting and public realm features	Open rural character that provides a setting for the historic mining features to be read and interpreted.

Mines Industry Historic Area Statement (CoCo6)

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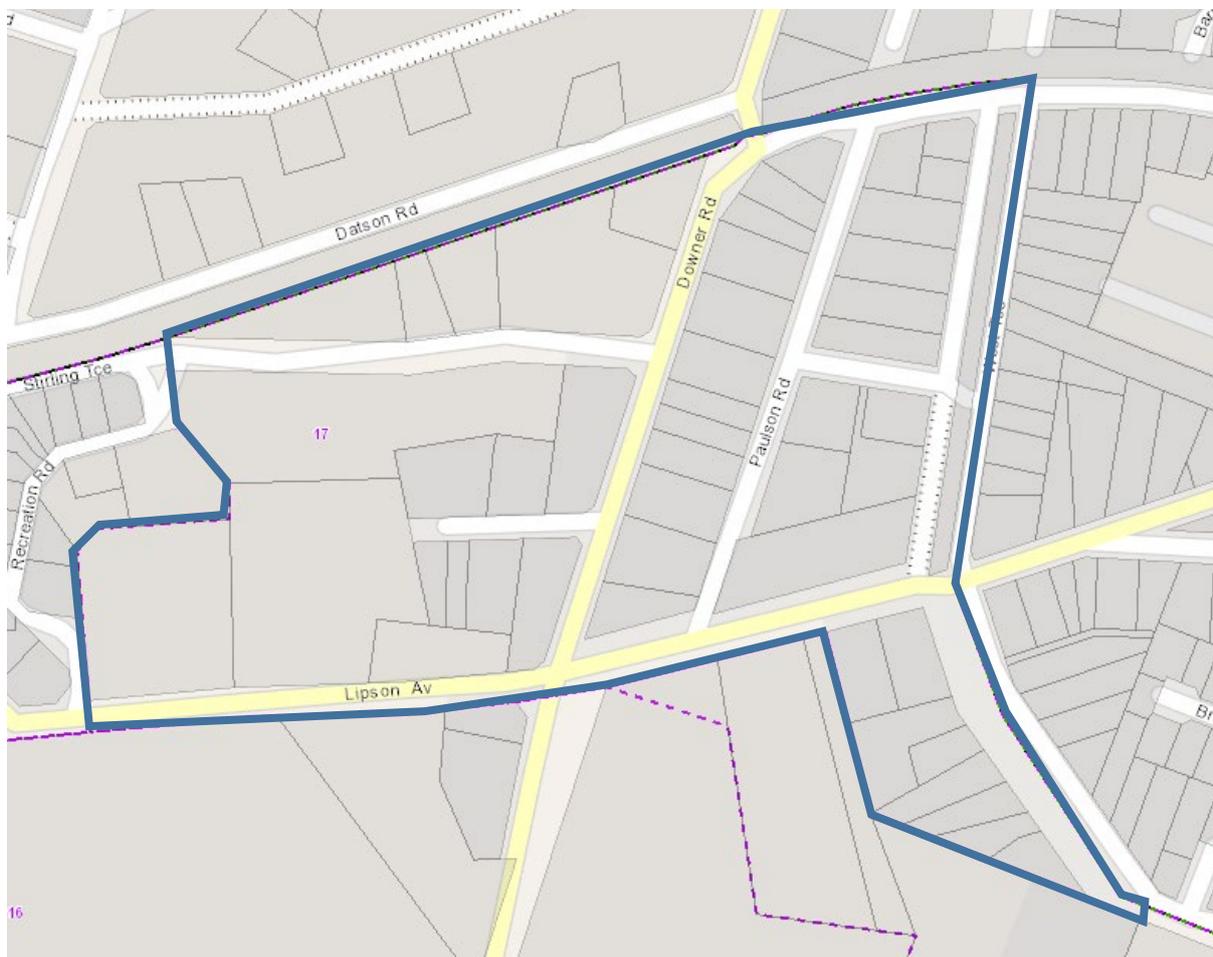
Eras and themes	Mining and industry.
Architectural features	Industrial artefacts of the Wallaroo Mines, including engine houses, power plants, mines, settling pools and powder magazines, are of particular value.

Residential Kadina Historic Area Statement (CoCo7)

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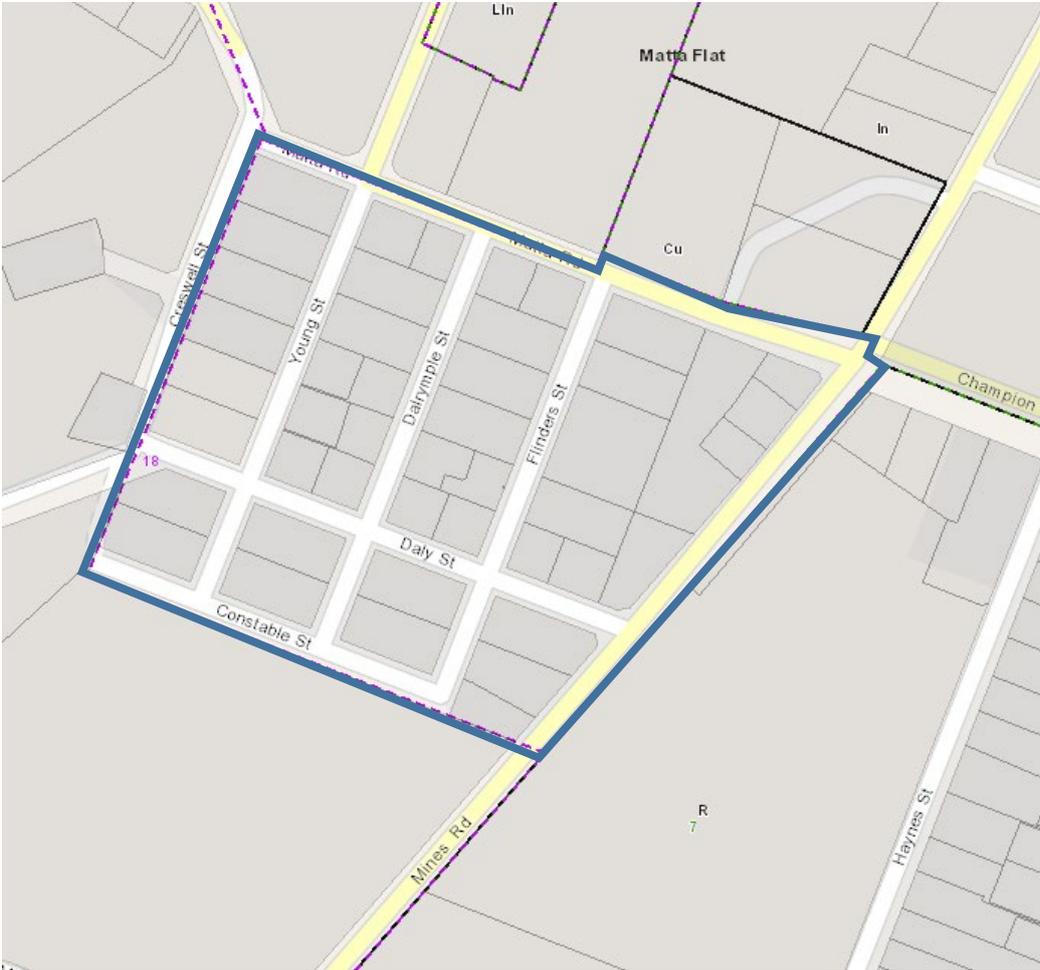
Eras and themes	Late 19 th and early 20 th century. Colonial character.
Architectural features	Simple miner's cottages through to substantial villa-style dwellings.

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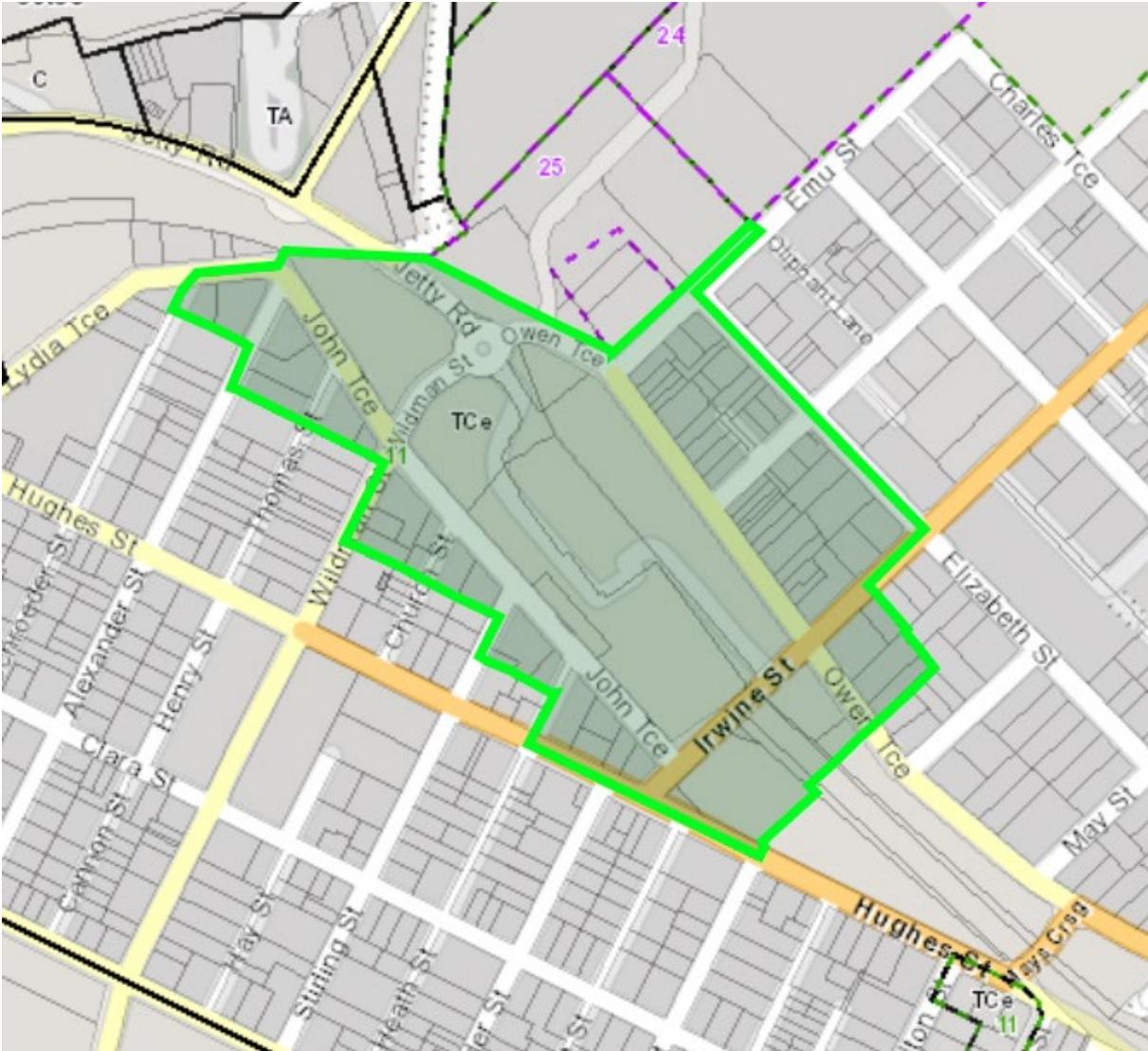
Eras and themes	1861-1926. Industry.
Architectural features	The Wallaroo Smelter Site, which includes the Hughes Chimney Stack, Wallaroo Seafarers' Centre (former Smelters' offices), ruins of various structures and slag heaps, are of particular value.
Materials	Brick, stone and concrete.
Setting and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

Walloo Town Centre Historic Area Statement (CoCo10)

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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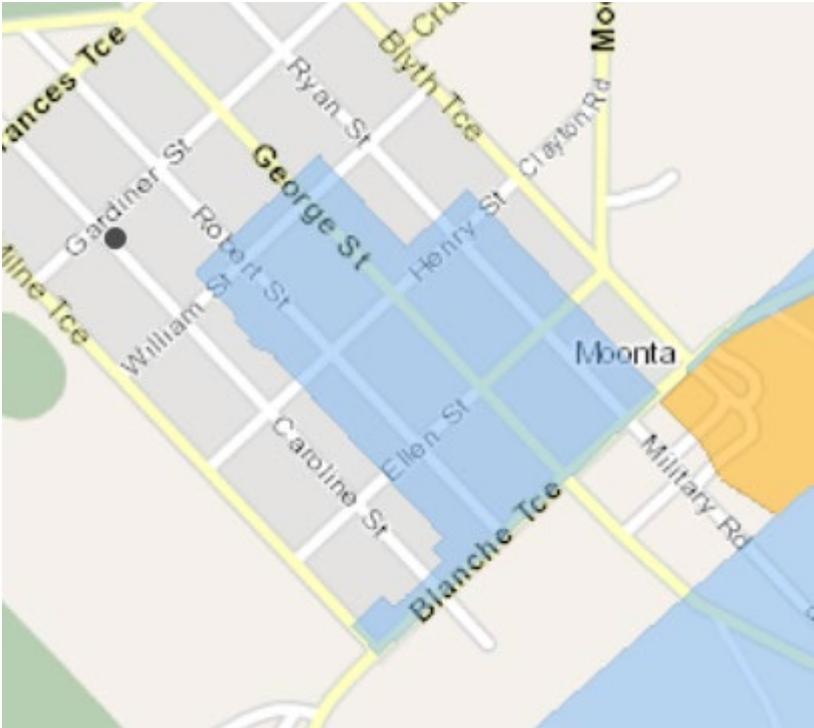
Eras and themes	A civic, commercial and retail mix with a strong relationship to mining, industry and railway.
Allotments and sub-division patterns	Traditional grid with wide streets.
Architectural features	Miners' cottages. Simple casement windows. Low scale simple gable and hipped roofs. Roof pitches 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)

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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.

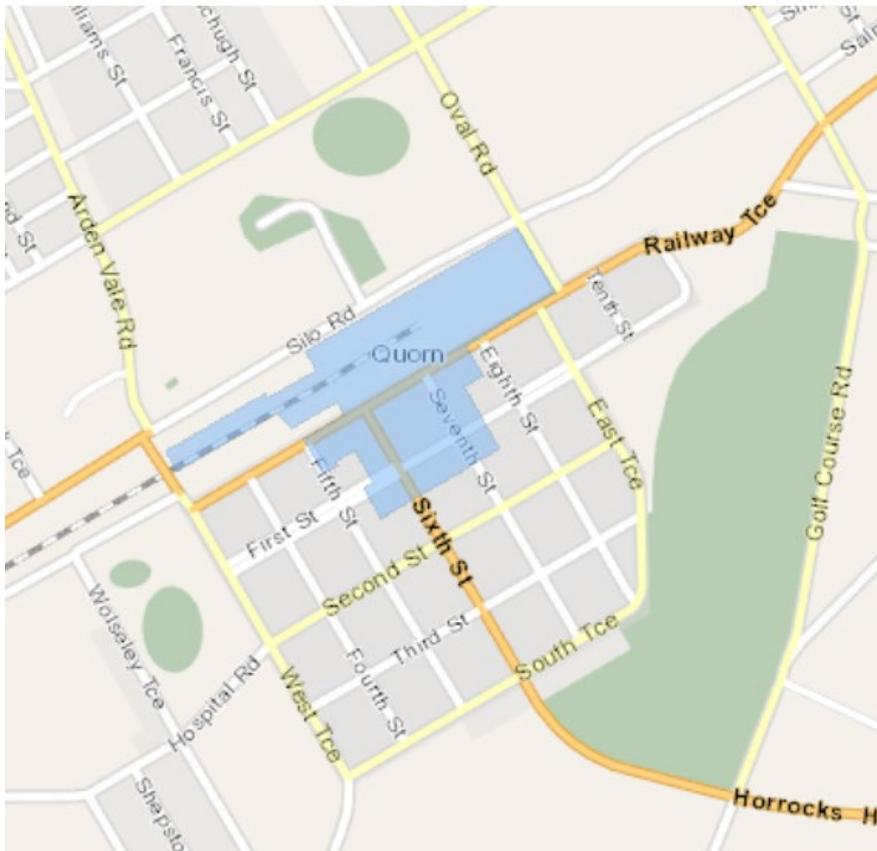
Historic Areas affecting Flinders Ranges Council

Quorn Historic Area Statement (FIRa1)

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Eras and themes	Turn of the 19th century. Civic, commercial and retail. Railways.
Allotments and subdivision patterns	Traditional grid.
Architectural features	Villas and double fronted cottages. Railway buildings and railway architecture. Verandas provided over footpaths. Heritage style signage.
Building height	Single storey. Two storeys associated with grand, civic or commercial activities.
Materials	Local stone, masonry and corrugated iron.
Fencing	Low, open fencing no more than 1.2m in height.
Setting and public realm features	Buildings square to and on the street alignment. Buildings not on street alignment surrounded by gardens/landscaping. Minimal breaks between buildings other than where there has been an existing access to the rear of the site. Wide streets and verges, grassed median strips and tree lined streets.

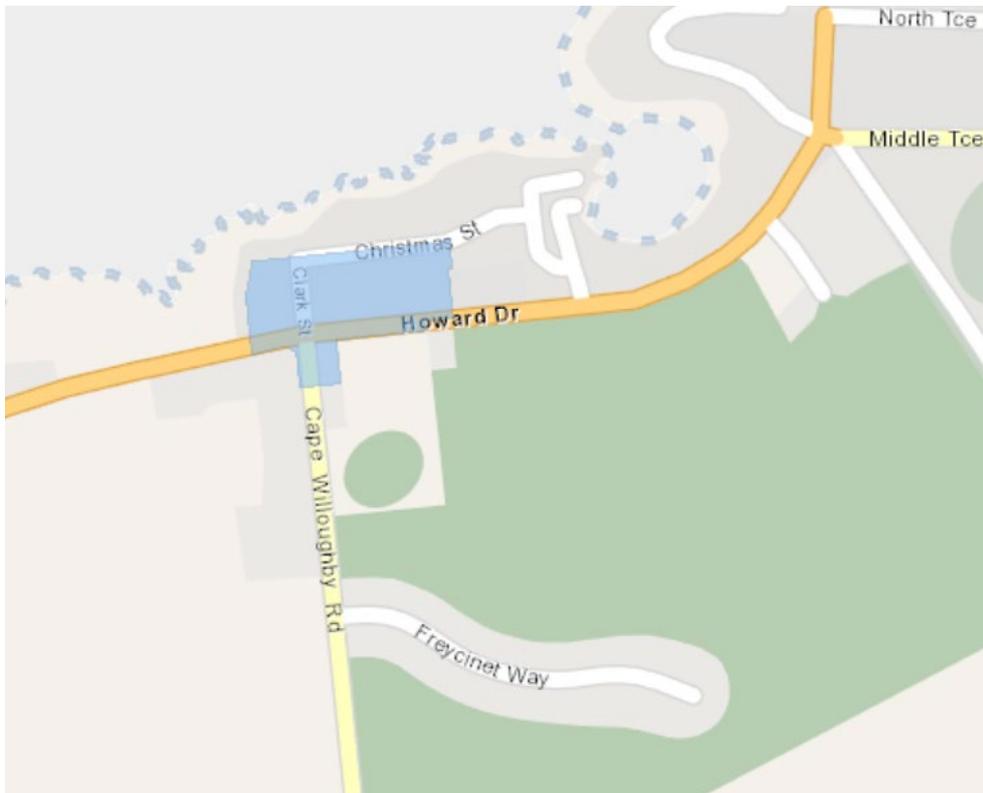
Historic Areas affecting Kangaroo Island Council

Penneshaw Historic Area Statement (KI1)

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Eras and themes	Coastal village.
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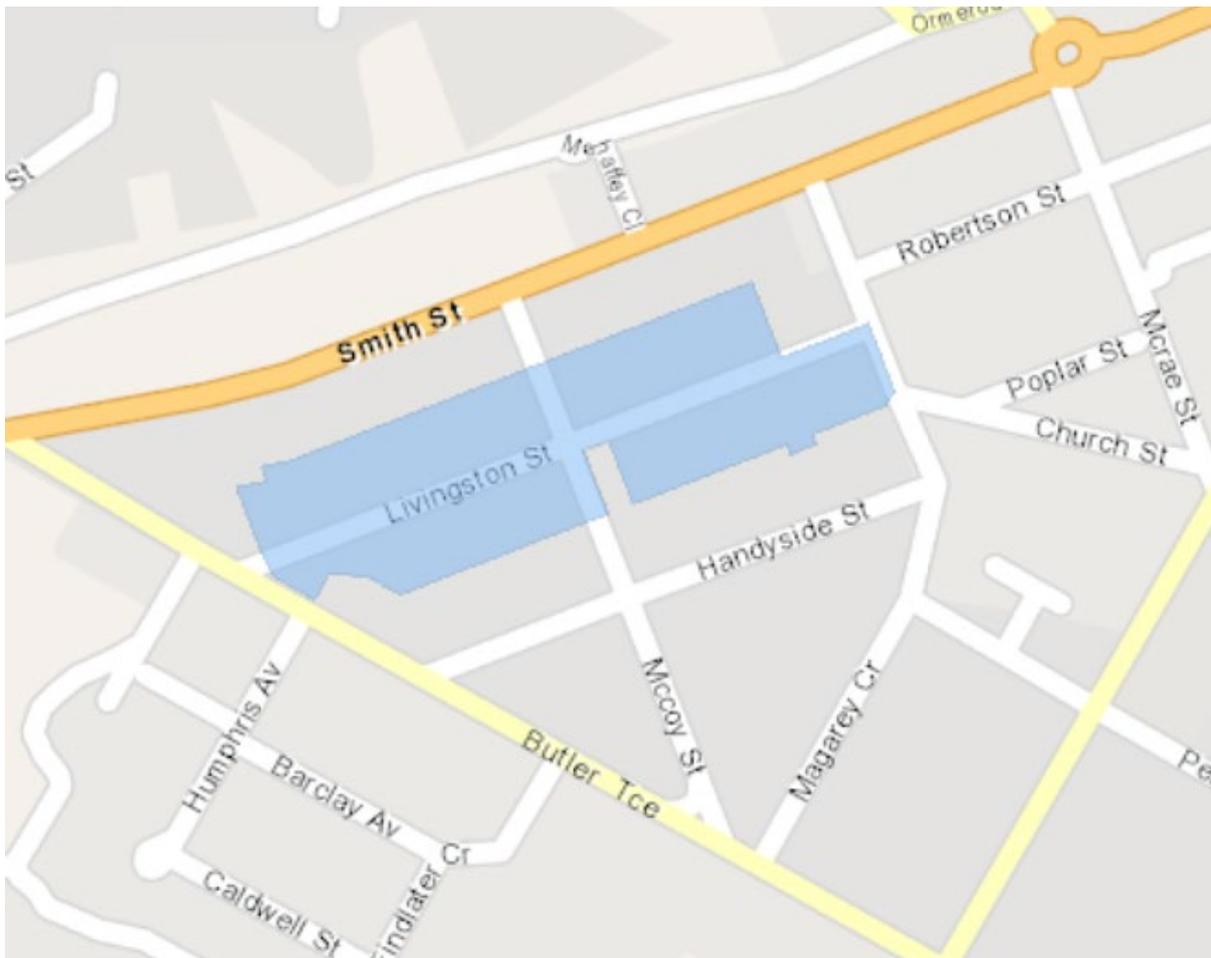
Naracoorte Lucindale

Livingston Street, Naracoorte Historic Area Statement (NaLu1)

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

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Eras and themes	1870's to 1890's and turn of the 20th century.
Allotments and subdivision patterns	Small allotments.
Architectural features	Single and double fronted detached cottages (typically involving two rooms).
Building height	Single storey.
Materials	Local stone, fibro-sheet and weatherboard, corrugated galvanised iron and patterned sheet metal.
Fencing	Low, open fencing predominantly wire and picket style no more than 1.2 metres in height.
Setting and public realm features	Buildings positioned close to street frontages, landscaped front gardens and wide grassed verges.

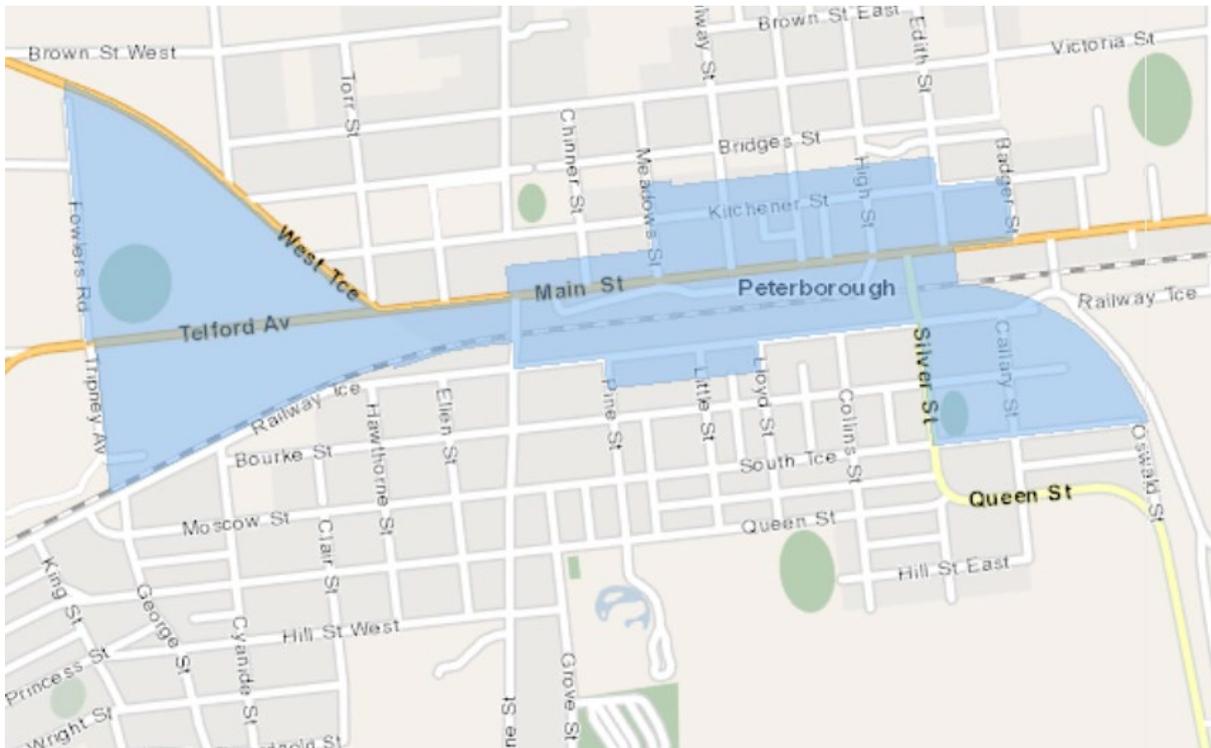
Historic Areas affecting Peterborough Council

Peterborough Historic Area Statement (Pet1)

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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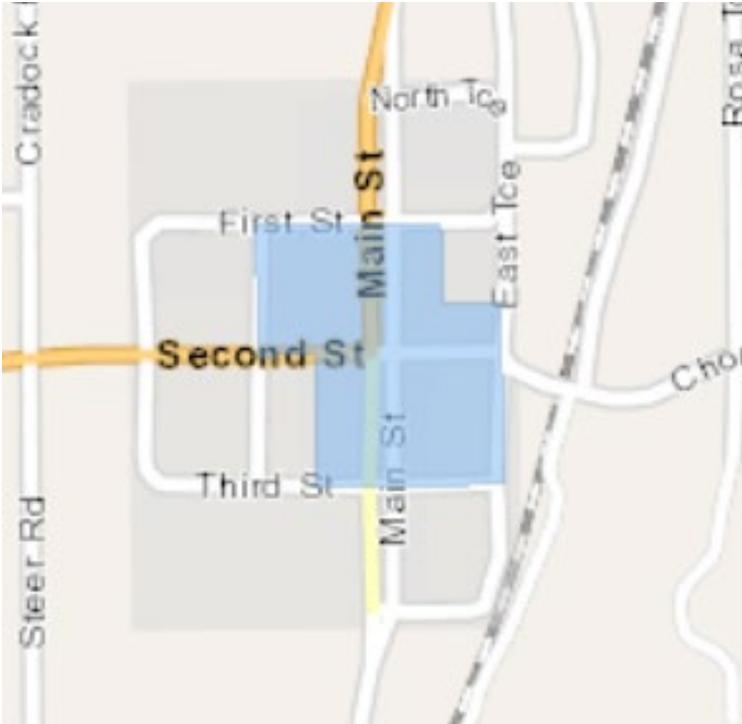
Eras and themes	Turn of 20th century. Civic, commercial and retail. Railways.
Allotments and subdivision patterns	Traditional grid arranged around Main Street and the railway line.
Architectural features	Along Main Street and within the town centre, commercial buildings with traditional shopfronts, parapets and verandas. Small, humble worker's accommodation, including single and double fronted cottages and row cottages. Villas. Traditional railway architecture including workshops and industrial buildings. Roof pitches between 30-45 degrees.
Building height	Single storey with the exception of civic and hotel buildings and the Capitol Theatre.
Materials	Local stone, masonry and corrugated iron.
Fencing	Low, open fencing of a rural style not exceeding 1.2m in height.
Setting and public realm features	Along Main Street and within the town centre, consistent setbacks and a strong building line with little interruption. Buildings square to the street. Visibility of the railway line. Dominance of the railways housing and administrative buildings within the railway reserve east of Hurlstone Street. Dominance of railway workshops and industrial buildings at the western end of the railway reserve. Dominance of religious buildings associated with three separate churches along Kitchener Street. Symmetry given to Main Street by trees where there is no built form. Definition and articulation of four corners created by hotel buildings. Wide streets with stone kerbing. Remaining slate footpaths.

Yongala Township Historic Area Statement (Pet2)

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 19 th and early 20 th century.
Allotments and subdivision patterns	Traditional grid land division pattern arranged around Main Street.
Architectural features	Along Main Street, traditional shopfronts with verandas.
Building height	Single storey with the exception of the Globe Hotel.
Materials	Local stone, masonry and corrugated iron.
Fencing	Low, open fencing of a rural style no more than 1.2m in height.
Setting and public realm features	Silos and the Globe Hotel are landmark features. Consistent building setbacks from street frontages and the central unifying element of the grassed area on Main Street give the area cohesion.

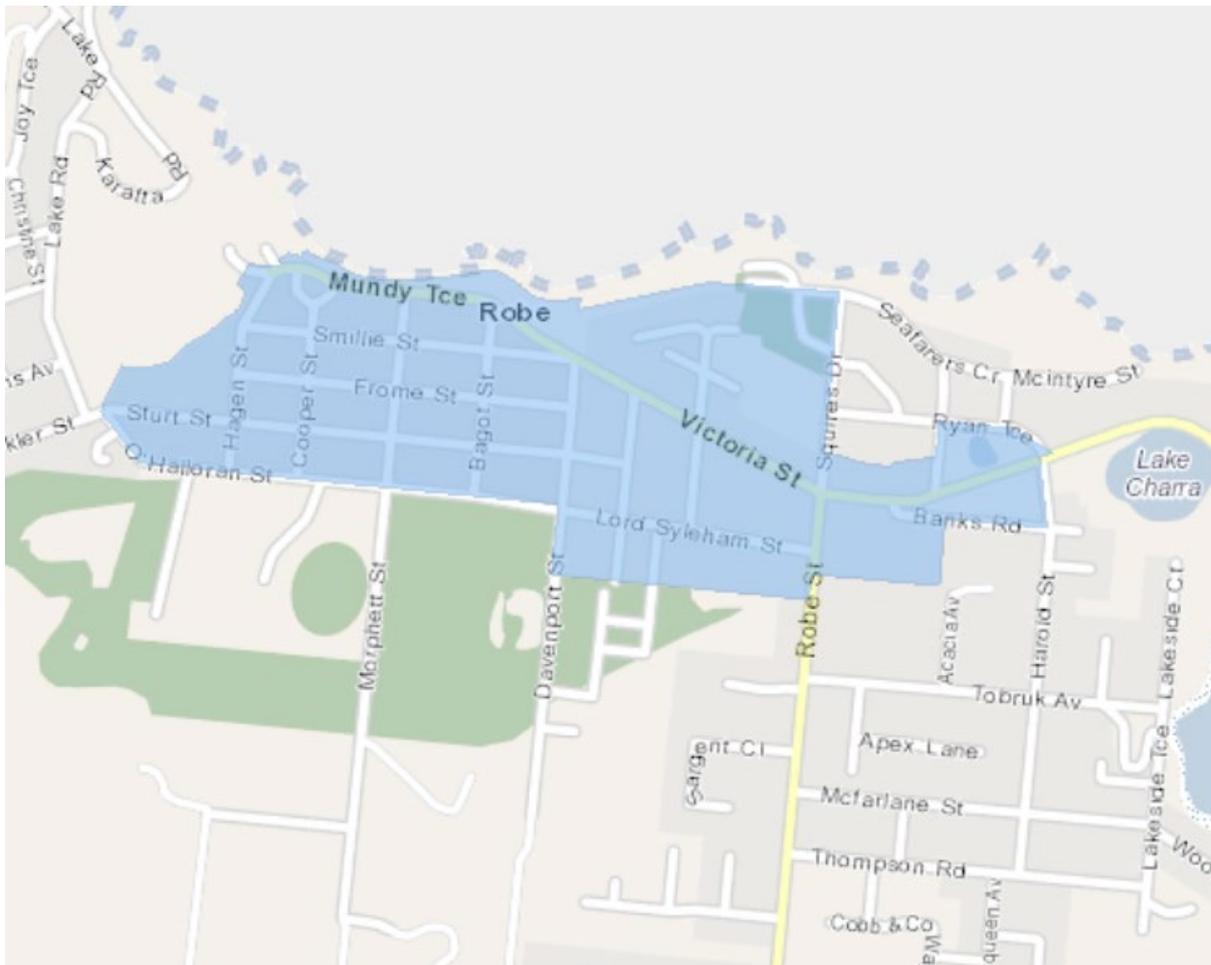
Historic Areas affecting Robe Council Area

Robe Historic Area Statement (Ro1)

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.
Allotments and subdivision patterns	Traditional grid bisected by Victoria Street.
Architectural features	Along the main street and within the town centre, commercial buildings with traditional shopfronts, parapets and verandas. Cottages. Roof pitches between 25-35 degrees. Roofs with a high degree of articulation, steep pitches and small spans, providing a unique roof-scape across Robe to the sea.
Building height	Single storey.
Materials	Local stone, limestone, rendered and bagged masonry, painted weatherboard, painted timber joinery and trims and galvanised and painted corrugated iron roofing.
Fencing	Low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry not exceeding 1.2m in height.
Setting and public realm features	Views and vistas of the entrance to the town centre along Main Road past Lake Fellmongery and Lake Charra, views of the foreshore area adjacent Town Beach and streetscapes of historic buildings of Smillie Street and Mundy Terrace. Views across the area illustrate the importance of native vegetation and the distinct character of the roof designs of historic buildings. Buildings square to and on street alignments – particularly on particularly on Smillie Street. Minimal breaks between buildings – except where access to the rear of a site is provided. Lakestone kerbing, limestone cuttings, landmark trees (Norfolk Island Pines in particular) and native vegetation.

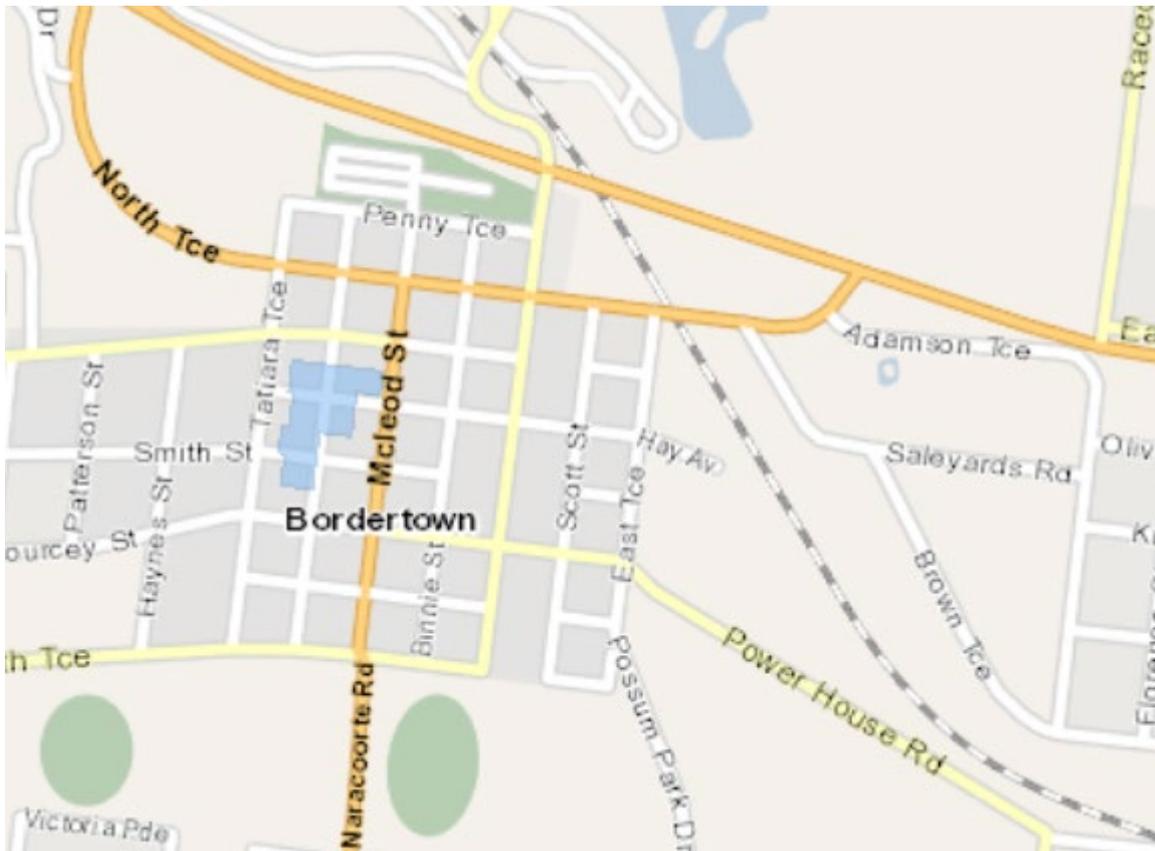
Historic Areas affecting Tatiara Council Area

Bordertown Historic Area Statement (Tat1)

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Eras and themes	1910 -1930.
Allotments and subdivision patterns	Traditional grid. Large allotments.
Architectural features	Federation style houses with asymmetrical plans and multiple decorative gables. California bungalows with veranda pylons and gables extending to the veranda perimeter. Low pitched roofs.
Building height	Single storey.
Materials	Rock-faced sandstone walls and terracotta tiled roofs.
Fencing	No fencing or low, open front fencing no more than 1.2m in height.
Setting and public realm features	Rural setting. Landscaping surrounding dwellings.

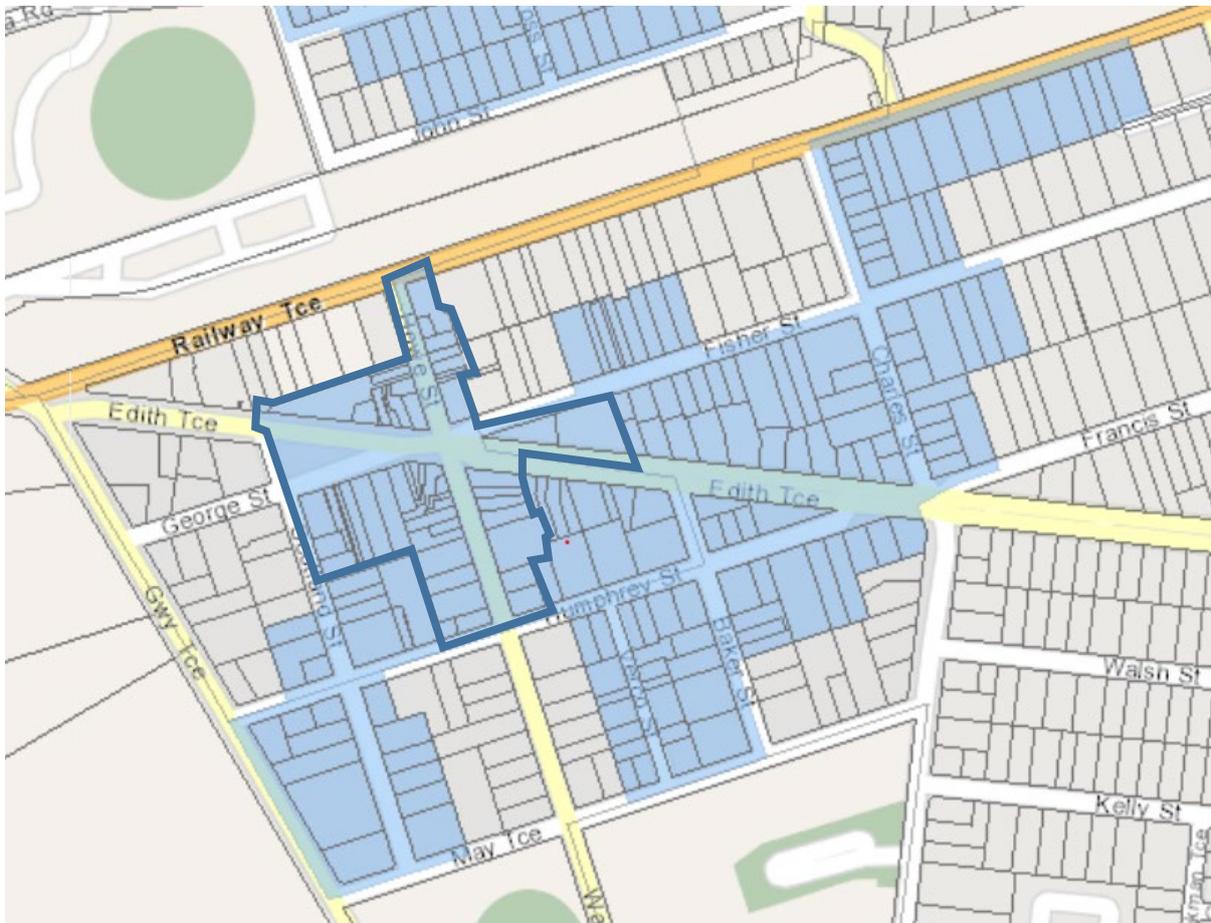
Historic Areas affecting Wakefield Council

Edith Terrace / Wallace Street, Balaklava Historic Area Statement (WakR1)

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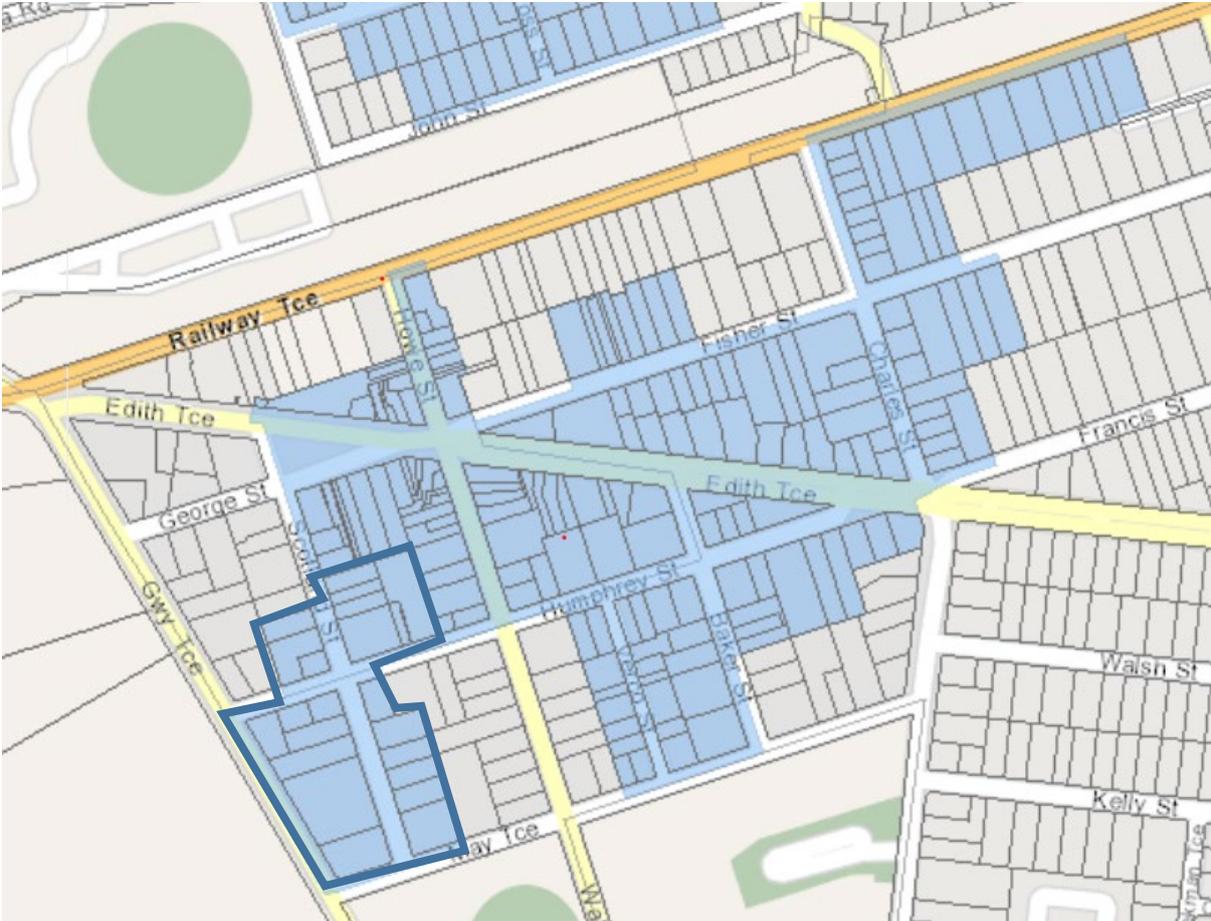
Eras and themes	1875-1930.
Architectural features	Face stone walls dressed with quoins; stuccoed raised parapets and stucco 'neoclassical' styled decoration/ elements to commercial premises. Framed shopfront windows and doors. Steeply pitched roof forms. Verandas provided over footpaths.
Building height	Single storey.
Materials	Local stone, masonry, stucco, red brick quoins, corrugated iron, timber framed windows and doors and brick chimneys.
Setting and public realm features	Remnant 'Silent Cop' in intersection of two streets, locating the commercial centre of the town. Buildings square to and consistently setback from the street creating a strong building line with little interruption. Minimal breaks between buildings – except where access to the rear of a site is provided.

Scotland Street, Balaklava Historic Area Statement (WakR2)

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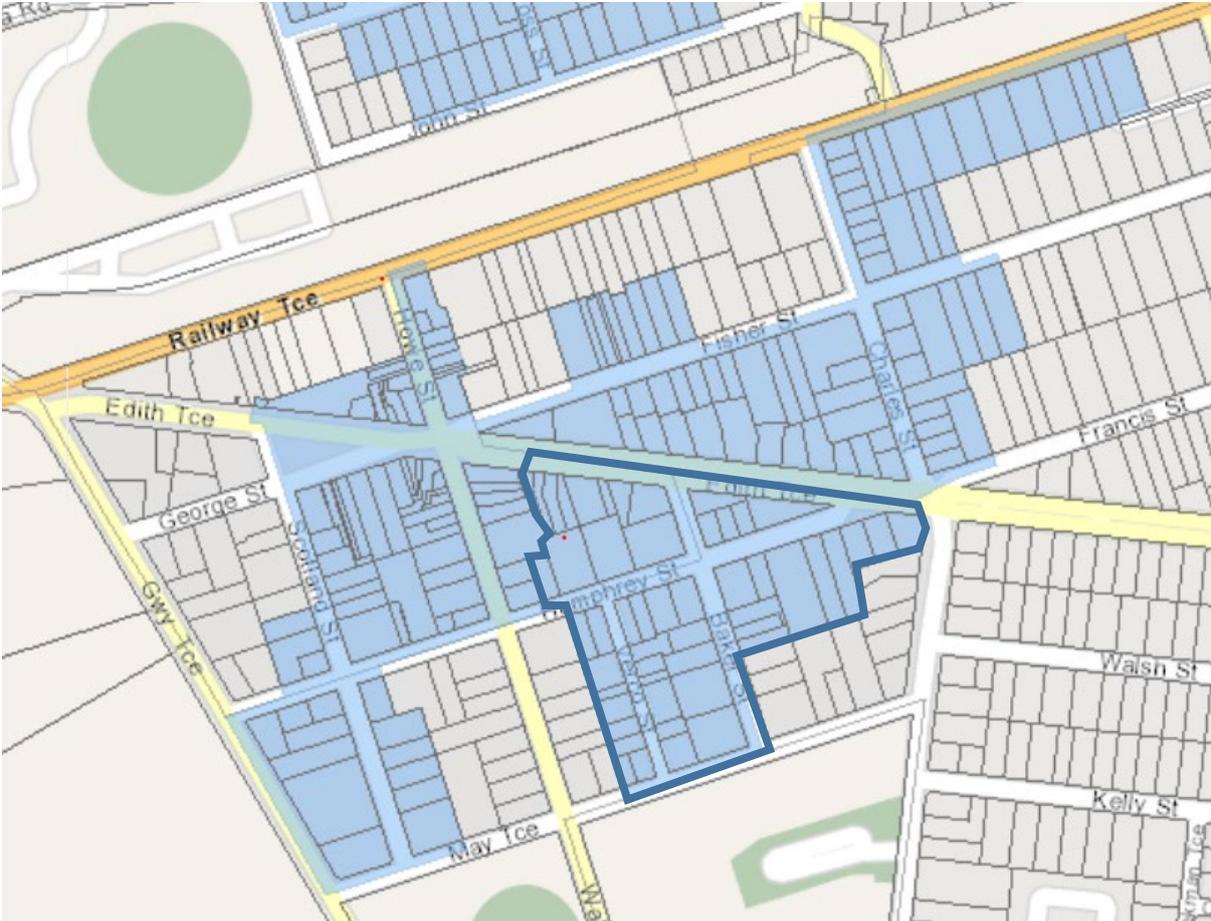
Eras and themes	1875-1915.
Architectural features	Villas, symmetrical and projecting gable front facades, face stone walls with quoins, vertically proportioned double hung windows and doors and projecting gables with half-timbered facing, steeply pitched roofs with chimneys and bullnose verandas.
Building height	Single storey buildings.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low timber and wire fencing not exceeding 1.2m in height to Scotland Street and corrugated iron fencing to other boundaries.
Setting and public realm features	Dwellings sited centrally on allotments, with consistent front and side setbacks.

Humphrey / Baker Streets, Balaklava Historic Area Statement (WakR3)

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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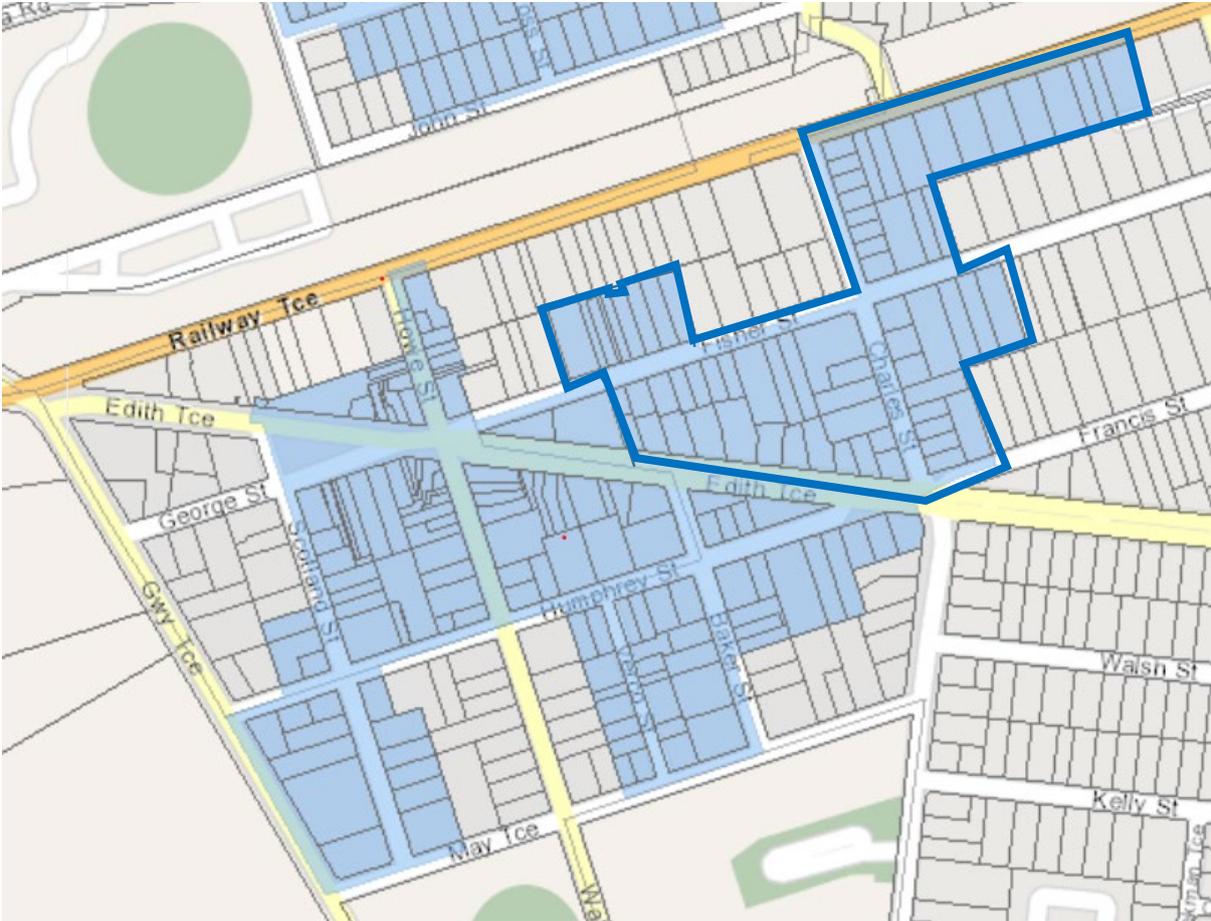
Eras and themes	1875-1915.
Architectural features	Cottages with symmetrical facades, face stone walls with quoins, vertically proportioned double hung windows and entry doors, steeply pitched gable or hipped roofs, masonry parapets to side-gable roofs, chimneys and bullnose verandas and brick chimneys.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to Scotland Street and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings sited centrally on allotments with consistent front and side setbacks.

Fisher / Charles Streets, Balaklava Historic Area Statement (WakR4)

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Eras and themes	1875-1925.
Architectural features	Cottages and villas with projecting gable front or symmetrical facades, face stone walls with quoins, vertically proportioned double hung windows and entry doors, projecting gables with half-timbered facing, steeply pitched gable or hipped roofs, chimneys and bullnose and sloping verandas.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to street frontages and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings sited centrally on allotments with consistent front and side setbacks.

Ralli / John Streets, Balaklava Historic Area Statement (WakR5)

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Eras and themes	1905-1925.
Architectural features	Cottages and villas. Projecting gable front and symmetrical facades, face stone walls with quoins, vertically proportioned double hung windows and entry doors and projecting gables with half-timbered facing, steeply pitched gable and hipped roofs, chimneys and bullnose and sloping verandas.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to street frontages and corrugated iron fencing to other boundaries.

Burney Street, Blyth Historic Area Statement (WakR 6)

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	1875-1930
Architectural features	Villas with projecting gable front and symmetrical facades, face stone walls with quoins to openings and corners, vertically proportioned, double hung windows and entry doors, projecting gables with half-timbered facing, steeply pitched roofs.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to street frontages and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings sited centrally on allotments with consistent front and side setbacks.

Eras and themes	1875-1930
Architectural features	Villas with projecting gable front and symmetrical facades, face stone walls with quoins to openings and corners, vertically proportioned, double hung windows and entry doors, projecting gables with half-timbered facing, steeply pitched roofs.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to street frontages and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings sited centrally on allotments with consistent front and side setbacks.

Harley Street, Blyth Historic Area Statement (WakR7)

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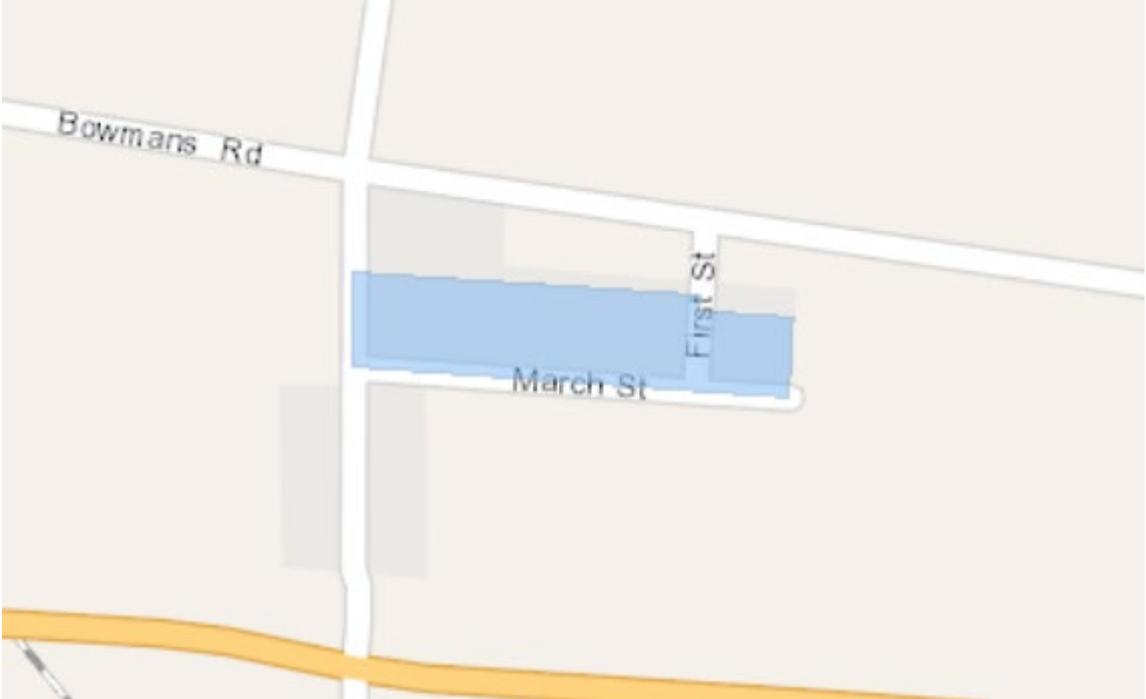
Eras and themes	1875-1930.
Architectural features	Shops with attached dwellings. Face stone walls dressed with quoins, stuccoed raised parapets to commercial premises, projecting gable fronts and bullnose verandas to attached dwellings. Framed shopfront windows and doors, corrugated galvanised iron sheet cladding to walls and roofs. Chimneys. Steeply pitched roof forms. Deep pitched roof verandas.
Building height	Single storey.
Materials	Local stone, masonry, stucco, red brick quoins, corrugated iron, brick chimneys.
Fences	Timber picket fences forward of dwellings attached to shops no more than 1m in height.
Setting and public realm features	Consistent setbacks and strong building line with little interruption. Buildings square to the street. Minimal breaks between buildings – except where access to the rear of a site is provided. Dwellings are consistently setback further from the street.

March Street, Bowmans Historic Area Statement (WakR8)

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Eras and themes	1923. Railways.
Architectural features	Detached and semi-detached dwellings having face stone walls with quoins, vertically proportioned double hung windows and entry doors, steeply pitched corrugated iron sheet half-gabled hipped roofs, chimneys and simple integrated pitched front verandas.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to street frontages and corrugated iron fencing to other boundaries.
Setting and public realm features	Dwellings sited centrally on allotments, with consistent front and side setbacks.

Main Street Brinkworth Historic Area Statement (WakR9)

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	1892-1920. Civic, commercial and retail.
Allotments and subdivision patterns	Wide allotments.
Architectural features	Symmetrical fronted and projecting gable fronted dwellings with face stone walls with quoins, vertically proportioned double hung windows and entry doors, steeply pitched gabled or half-gabled hipped roofs with timber half facing, chimneys and bullnose front verandas. Corrugated iron gable roofed shops with parapets or gables facing the street and period framed windows and re-entrant doorways.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, weatherboard and corrugated iron. Brick chimneys. Timber veranda posts.
Fences	Low height timber and wire fences not exceeding 1.2m in height to Main Street and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings square to the street with consistent front and side setbacks.

Light Street, Hamley Bridge Historic Area Statement (WakR10)

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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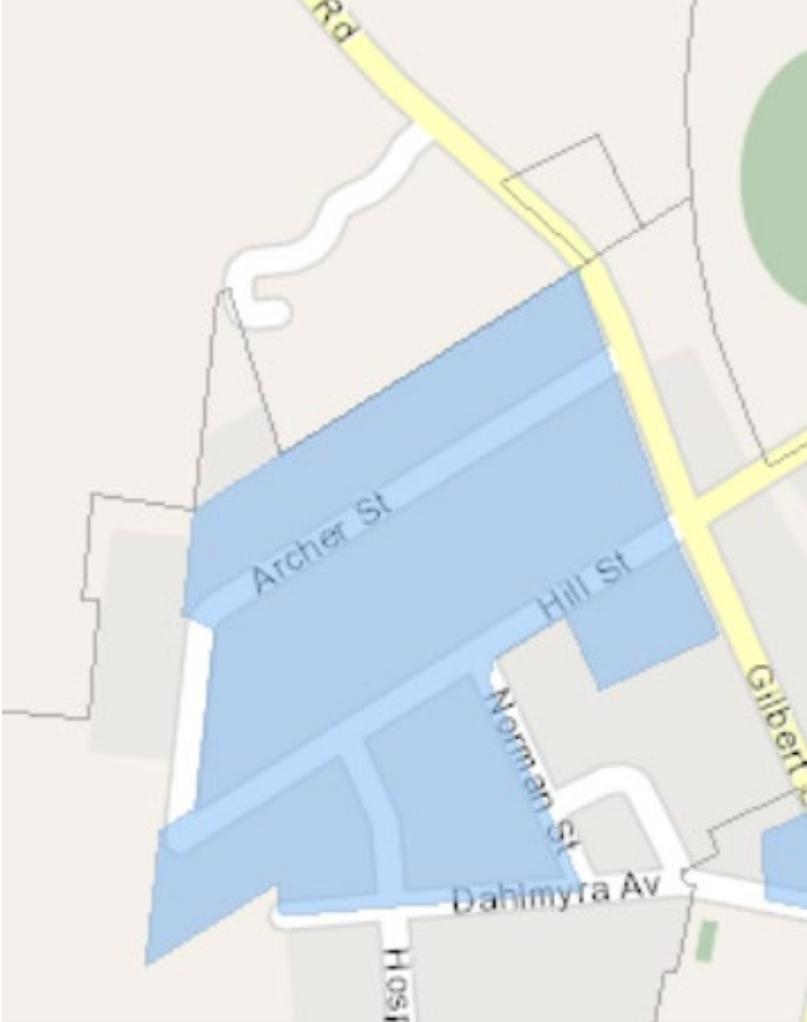
Eras and themes	1868-1930. Civic, commercial and retail.
Architectural features	<p>Gable roofed shops with decorative parapets or gables facing the street and period framed windows and re-entrant doorways. Styles vary in detail from Victorian-era pediments to shops through to the early twentieth century mannerist styled detailing of banks and an art-deco styled, glass panel fronted corner shop.</p> <p>Dwellings south of Light Street recessed behind shops, with one room of the front façade projecting onto small gardens to the side of shops. Dwellings continue the built characteristics of attached shops - face stone walls with quoins, vertically proportioned double hung windows and entry doors, steeply pitched gabled and half-gabled hipped roofs, projecting gables with half-timbered facing, chimneys and bullnose front verandas.</p>
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors, brick chimneys, timber veranda posts.
Fences	Low height picket and woven wire fences not exceeding 1.2m in height to Light Street.
Setting and public realm features	Buildings sited close and square to the street.

Hill / Archer Streets, Hamley Bridge Historic Areas Statement (WakR11)

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Eras and themes	1870-1930.
Architectural features	Villas with projecting gable front facades, face stone walls with quoins, vertically proportioned double hung windows and entry doors and projecting gables and verandas with half-timbered facing, steeply pitched corrugated roofs, chimneys, bullnose and sloping verandas.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors and brick chimneys.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to street frontages and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings sited centrally on allotments with consistent front and side setbacks.

Stockport Road, Hamley Bridge Historic Areas Statement (WakR12)

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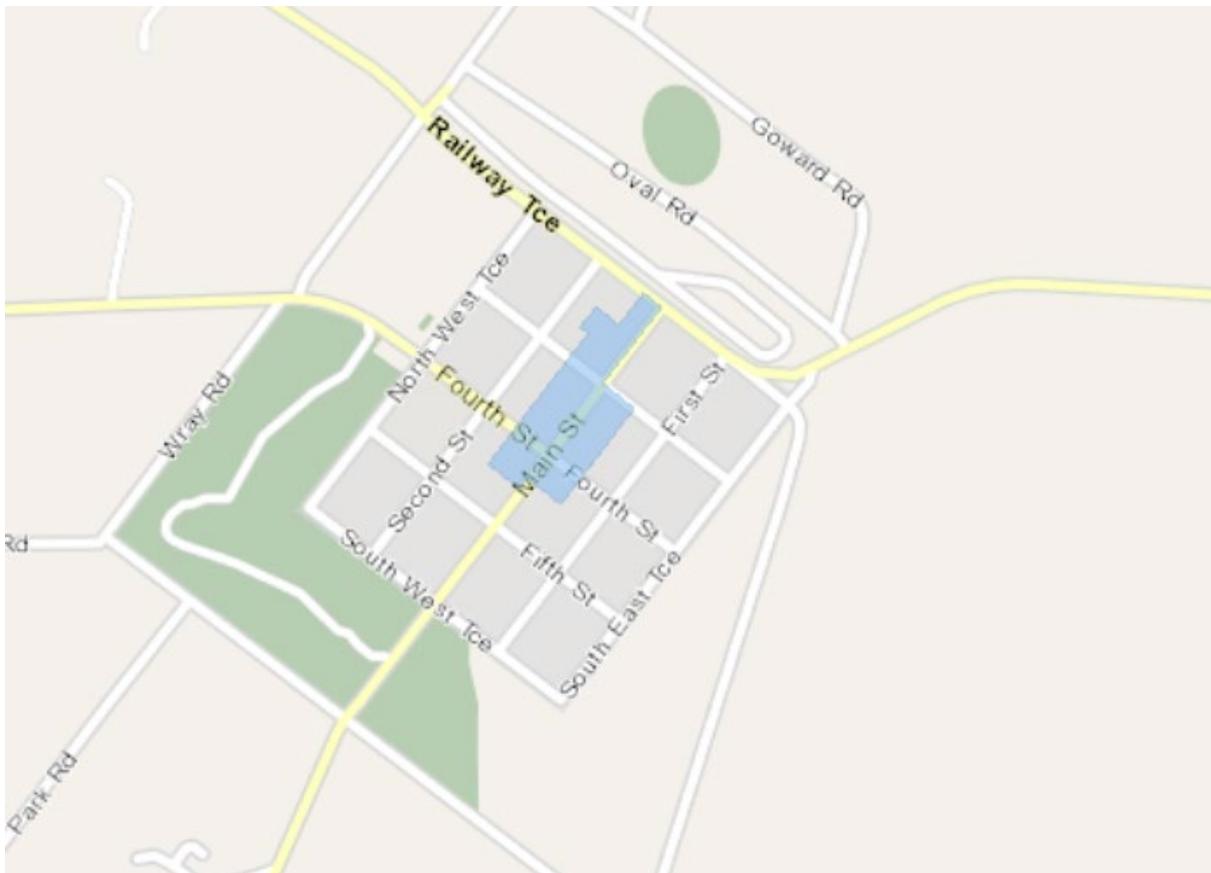
Eras and themes	1884-1930
Architectural features	Villas with projecting gable front facades, face stone walls with quoins to openings and corners, vertically proportioned, double hung windows and entry doors, projecting gables with half-timbered facing, steeply pitched roofs, chimneys and bullnose and gable form verandas.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to street frontages and corrugated iron fencing to other boundaries.
Setting and public realm features	Dwellings sited centrally on allotments with consistent front and side setbacks.

Main Street, Owen Historic Area Statement (WakR13)

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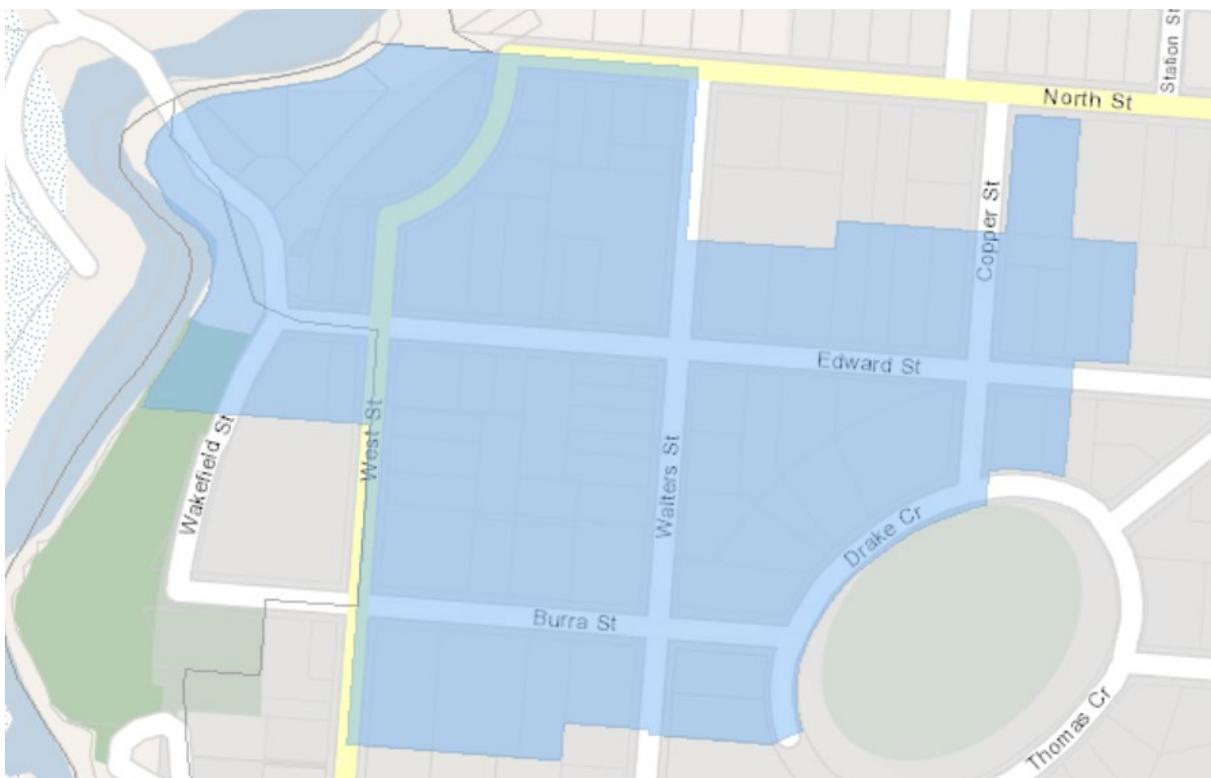
Eras and themes	1880-1920. Civic, commercial and retail.
Allotments and subdivision patterns	Wide allotments.
Architectural features	Gable roofed shops with parapets, framed windows and re-entrant doorways to streets and verandas overhanging footpaths. Symmetrical fronted and projecting gable fronted dwellings with face stone walls, vertically proportioned double hung doors and windows, quoins, steeply pitched gabled, or half-gabled hipped roofs, chimneys and bullnose and simple timber framed front verandas.
Building height	Single storey.
Materials	Local stone, masonry, corrugated iron, timber windows and doors, brick quoins and chimneys, timber veranda posts.
Fences	Low height timber and wire fences to Main Street not exceeding 1.2m in height and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings sited centrally on sites. Buildings sited close and square to streets. Consistent front and side setbacks. Landscaping comprising trees.

Edward Street, Port Wakefield Historic Area Statement (WakR14)

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.



Eras and themes	1850-1920. Civic, commercial and retail main street. Railways.
Allotments and subdivision patterns	Wide allotments.
Architectural features	Cottages, 'railway' cottages, row dwellings, symmetrical fronted and projecting gable fronted dwellings and shops. Gable roofed structures, with parapets to the street and framed windows and re-entrant doorways. Steeply pitched gabled and hipped roofs with bullnose front verandas and chimneys.
Building height	Single storey.
Materials	Local stone, masonry, red quoins, corrugated iron, timber framed windows and doors (particularly on shopfronts) and brick chimneys,
Fences	Low timber and wire fences to Main Street and corrugated iron fencing to other boundaries. Front fences no more than 1.2 metres in height.
Setting and public realm features	Buildings sited close and square to the street.

Cooper / Mine Streets, Port Wakefield Historic Areas Statement (WakR15)

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.



Eras and themes	1850-1920.
Architectural features	Detached and attached cottages with symmetrical front facades, face stone walls with quoins, vertically proportioned double hung windows and entry doors, exposed parapets, steeply pitched hipped roofs (some with half-gable ends), chimneys, bullnose and sloping low verandas. Dwelling form typically incorporates two rooms with additional rooms to the rear under a lean-to roof – but often stone in construction.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoins, corrugated iron, timber framed windows and doors.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to street frontages and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings sited centrally on allotments with consistent front and side setbacks.

Fourth Street, Snowtown Historic Area Statement (WakR16)

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.



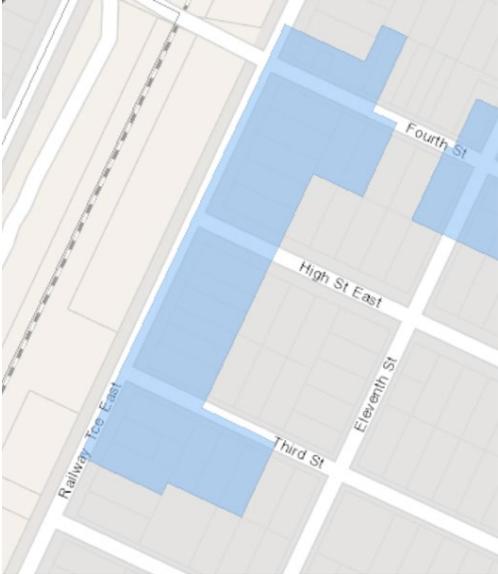
Eras and themes	1880-1925. Rural.
Architectural features	Villas and cottages. Projecting gable front and symmetrical facades. Vertically proportioned, double hung windows and entry doors and projecting gables with half-timbered facing. Steeply pitched corrugated iron sheet gable or hipped roofs. Chimneys. Bullnose and sloping verandas.
Building height	Single storey.
Materials	Local stone, masonry, red brick quoining, timber framed windows and doors and corrugated iron roofing.
Fencing	Low timber and wire fences not exceeding 1.2m in height to front boundaries. Corrugated iron fencing to other boundaries.
Setting and public realm features	Dwellings sited centrally on allotments with consistent front and side setbacks.

Railway Terrace (East) / Fourth Street, Snowtown Historic Area Statement (WakR17)

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.



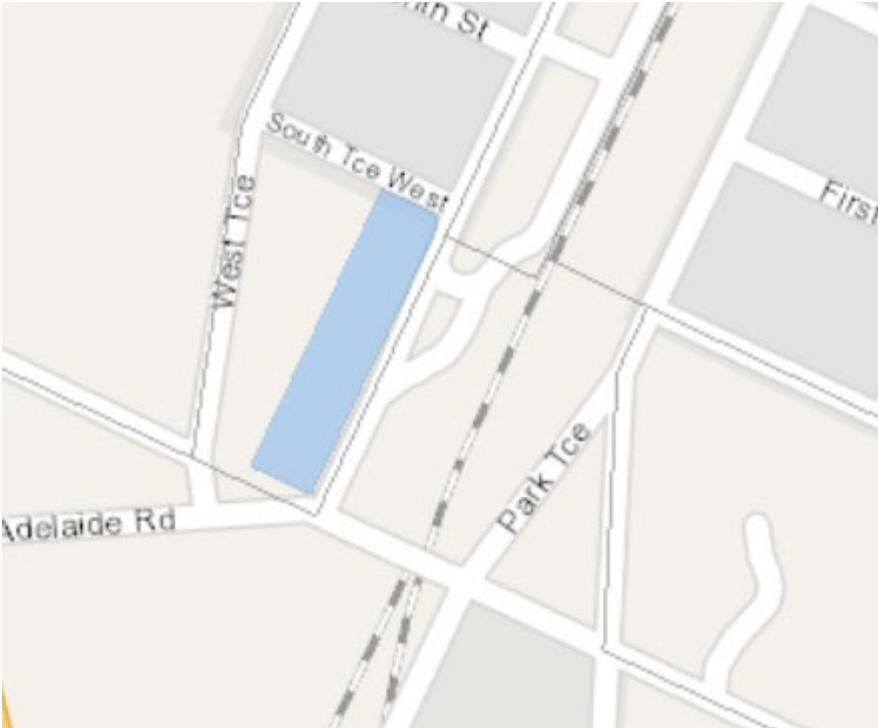
Eras and themes	1878-1945. Civic, commercial and retail.
Architectural features	Gable roofed shops with parapets, framed windows and re-entrant doorways and verandas overhanging footpaths to the street. Public buildings scaled to suit their importance within the town having facades dressed with stucco decoration and parapets. Decoration is 'classically inspired' in detail. Senior Citizens Hall is of unique value, clad with imported proprietary galvanised sheet profiled cladding.
Building height	Single storey.
Materials	Local stone, masonry, galvanised iron, timber framed windows, doors and veranda posts and stucco decoration and parapets.
Setting and public realm features	Buildings sited close and square to the street. Development sited full width across allotments, with consistent front and side setbacks.

Railway Terrace (West), Snowtown Historic Area Statement (WakR18)

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.



Eras and themes	1910-1920.
Architectural features	Dwellings with face stone walls with quoins or horizontal timber planking, vertically proportioned double hung timber windows and timber entry doors, steeply pitched gable or half-gabled hipped roofs with chimneys and both integrated and separated front verandas and porches.
Building height	Single storey.
Materials	Local stone, masonry, horizontal timber planking, red brick quoins, corrugated iron, timber framed windows and doors and brick chimneys.
Fencing	Low height timber and wire fences not exceeding 1.2m in height to Main Street and corrugated iron fencing to other boundaries.
Setting and public realm features	Buildings sited centrally on allotments with consistent front and side setbacks.

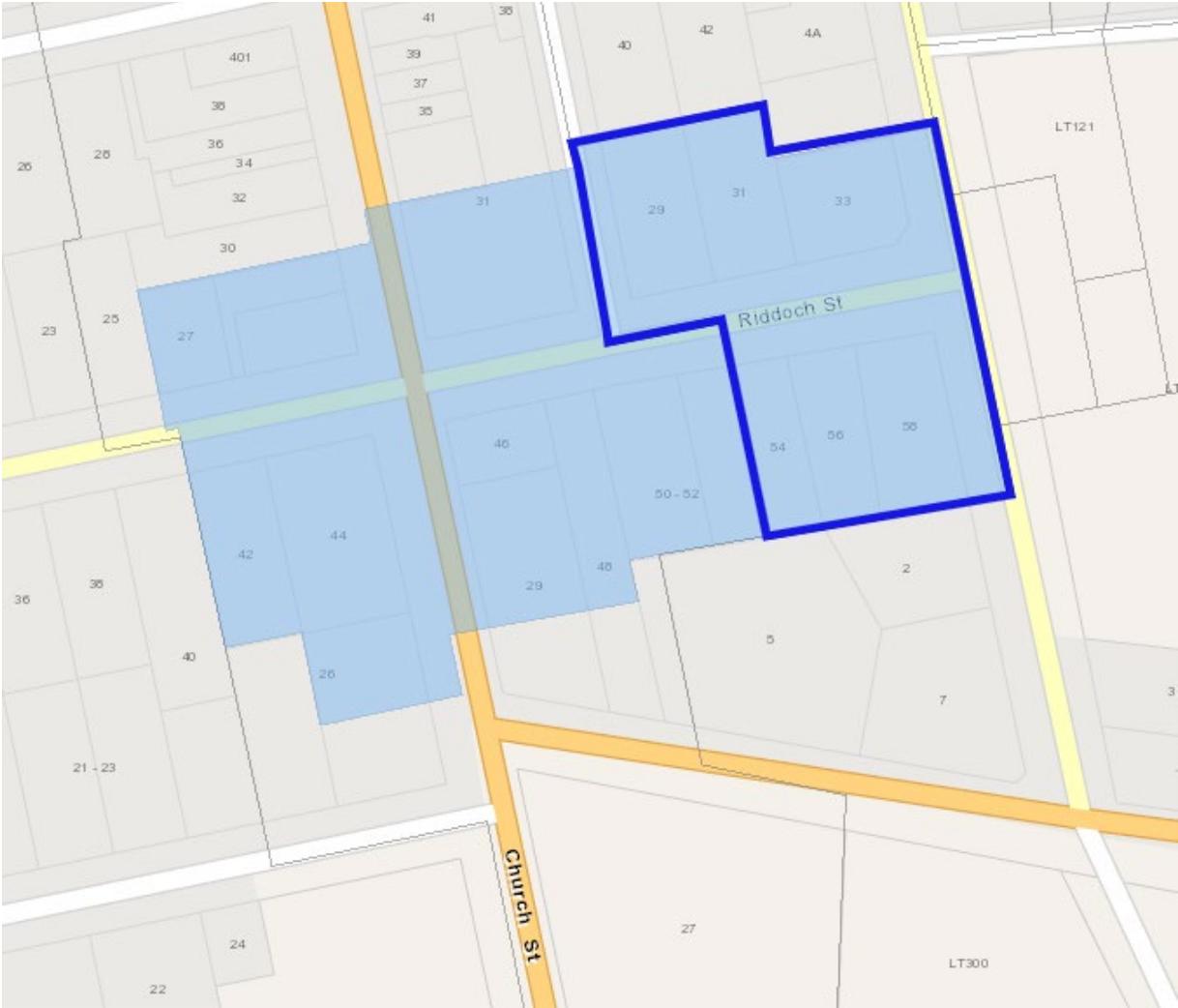
Eras and themes	Civic, commercial and retail
Allotments and subdivision patterns	Traditional grid.
Building height	Single and two storey.
Materials	Local stone and masonry.
Fencing	Low, open front fencing not exceeding 1.2m in height.
Setting and public realm features	The connection and approach to the State heritage area of Petticoat Lane and the vista towards the Catholic Church at the eastern end of Riddoch Street. Stone paving. Wide streets in original layout. Consistent setbacks and strong building line with little interruption. Buildings square to the street.

Riddoch Street, Penola (Residential) Historic Area Statement (WatR 2)

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.



Allotments and subdivision patterns	Traditional grid.
Building height	Single storey.
Materials	Local stone, masonry, weatherboard and corrugated iron roofing.
Fencing	Low, open front fencing not exceeding 1.2m in height.
Setting and public realm features	The connection and approach to the State heritage area of Petticoat Lane and the vista towards the Catholic Church at the eastern end of Riddoch Street. Consistent setbacks and strong building line with little interruption. Buildings square to the street.