

# DRAFT PLANNING AND DESIGN CODE



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

City of Burnside





# Purpose

The State Planning Commission has released for public consultation the Urban Areas Planning and Design Code Amendment that applies to metropolitan Adelaide, regional cities and larger towns.

This new Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020.

The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online.

With the introduction of the Code, some changes are proposed to the way we manage heritage in this State. This documents sets out what's new, and seeks your feedback on new historic area and character statements that will help guide development in areas of historic or character importance in South Australia.

## What is proposed?

The State Planning Commission is required by legislation to set up a new planning system that makes heritage policy and rules clearer, fairer and easier for all. Heritage in South Australia is protected by heritage specific legislation (the *Heritage Places Act 1993*) and through the planning legislation (the *Development Act 1993* and its successor, the *Planning, Development and Infrastructure Act 2016*). The *Heritage Places Act 1993* provides for a listing process for heritage that is judged to be of state significance. The planning legislation provides for a parallel system to list heritage that is deemed to be of local significance.

### State Heritage Places and Areas

In the new planning system, all current State Heritage Areas (17) and State Heritage Places (approx. 2,300) will transfer directly into the new Planning and Design Code under a State Heritage Areas Overlay and a State Heritage Places Overlay. They will continue to be protected under the *Heritage Places Act 1993* and continue to be listed in the South Australian Heritage Register.

State heritage protections have been further strengthened with the Minister for Heritage given greater authority to direct decisions (at present the Minister is only empowered to provide advice). Importantly, the Minister cannot direct approval of demolition.

Demolition controls will apply in both State Heritage Areas and State Heritage Places Overlays, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's existing heritage values
- the structural condition of the building and risk to safety.

The State Heritage Overlay could be complemented by State Heritage Statements that assist in describing the historical themes and elements that are important considerations in development assessment. Regardless, development within State Heritage Areas triggers a referral to the Heritage Minister and as such, will be assessed against the relevant Conservation Management Plans and guidelines.

Importantly, where a State Heritage Places Overlay applies, it takes precedence over any other planning requirements.

## Local Heritage Places

In the new planning system, all Local Heritage Places (approx. 7,250) currently identified in council Development Plans will transfer directly into the new Planning and Design Code under a Local Heritage Places Overlay. They will continue to be listed in the South Australian Heritage Register, and will also be accurately mapped in the State Planning Atlas (currently under development).

Demolition controls will apply in the Local Heritage Places Overlay, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's existing heritage values
- the structural condition of the building and risk to safety.

The important elements of a local heritage place are to be included as part of the listing and assist in assessing any alterations or additions to these places.

It is acknowledge that at the current time, different Council development plans have different rules applying to Local Heritage Places. The Commission has proposed an approach to heritage protection which is consistent across council boundaries.

## Historic Areas

### A new Historic Areas Overlay

In the new planning system, all Historic Conservation Zones (over 140 are currently in development plans) and the similarly named zones, plus the 11,810 contributory items within these zones will transition into the new Planning and Design Code under a new Historic Area Overlay. The Overlay will apply to local areas that exhibit discernible historic character worthy of retention.

Demolition controls will apply in the Historic Area Overlay, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's historic characteristics and the ability to reasonably, economically restore it
- the contribution the building makes to the historic character of the streetscape
- the structural integrity/condition and the ability to economically restore it.

Some councils (25 of 68) have used 'contributory items' to identify specific buildings that contribute to the character of an area. However, not all councils with Historic Conservation Zones have included them, and there are vast differences in their demolition and public notification policies. No new contributory items have been listed since 2012.

In developing the Code, the Commission has proposed that contributory items not be individually identified in the new planning system because they have no statutory basis; have been applied inconsistently and processes to identify them have not afforded home owners the rights associated with the listing of state and local heritage.

The intention of the Historic Area Overlay is to ensure Historic Conservation Zones and the contributory items within them are subject to a consistent assessment process and the same level of protection. In this way, the Overlay will bring equality and fairness to land owners regardless of where they live.

## **New Historic Area Statements**

At the time the draft Planning and Design Code for Urban Areas was released for public consultation, it was foreshadowed that historic statements could be drafted to support the Historic Area Overlay. The Historic Area Statements were proposed to be introduced in the Code to help clearly identify and articulate the key elements of historic importance in a particular area. These were intended to replace Desired Character Statements in existing Development Plans.

- The proposal to include Historic Statements has gained support through the consultation process, and 22 councils have participated in the drafting process. The work prepared by Councils has been edited where necessary to provide a level of consistency in drafting style. Key amendments to the statements include the removal of prescriptive numbers which are covered in other areas of the code, the removal of background information and words that talk about what development should do (this is the role of the Overlay).
- Over 200 Historic Area Statements have now been prepared, which will affect in the order of 40,000 properties across South Australia that are proposed to be transitioned into the new Historic Areas Overlay. Importantly, these statements are based on existing Development Plan content. The intent of these Statements is not to provide lengthy background statements, but to distil the critical information required to make an informed planning decision that results in development that complements the existing (historic) character of a particular location. The Statements should be used to determine the prevailing styles and patterns of development for the purposes of interpreting all policies within the Overlays. Councils will be able to evolve these statements over time.
- Importantly, the maps shown in the attached statements are illustrative only. These will be removed when the final Planning and Design Code becomes operational. At this time, you will be able to click on your property and pull up the statement that is relevant to you, as well as other planning information.

Landowners affected by this change will be directly notified by letter of the proposal in accordance with legislative requirements.

## **Character Areas**

### **Character Area Overlay**

All Character Areas, such as residential character zones in council Development Plans which capture a desired visual appearance that give a community its identity, will continue to be protected in the new planning system under a Character Area Overlay. They will be accurately mapped in the State Atlas, with special individual characteristics of these areas reflected in zones and subzone policies to allow for suburban differences and uniqueness.

As in the former planning system, demolition within Character Areas will not require planning approval, however proposals for replacement dwellings will undergo rigorous assessment to ensure that existing character is maintained or enhanced.

### **Character Area Statements**

Character Area Statements will be introduced to help clearly identify and articulate the key elements of importance in a particular area. These will replace Desired Character Statements in existing Development Plans. A set of generic examples were released with the Code and have now been updated in the same way as the historic areas statement. Like the Historic Area Statements, several Councils have participated in the drafting process.



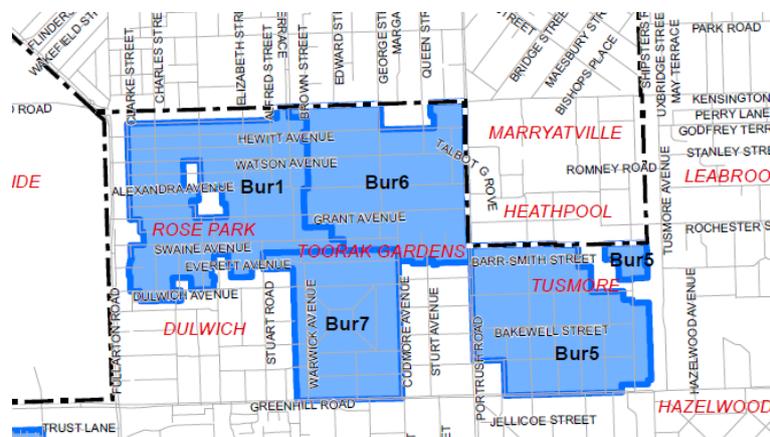
# Historic Areas affecting City of Burnside

## Rose Park Historic Area Statement (Bur1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 – 1917 Victorian and Federation 1918 – 1940 Post WW1
Allotments and subdivision patterns	Traditional rectangular grid pattern. Generally large site areas. Generally large street frontage widths large. Large front of dwelling set-back. Vehicular access from rear lanes of many dwellings
Architectural features	Late 19th Century and early 20th Century Villas and cottages in bluestone, freestone and/or brick. Many substantial dwellings as well as some more modest cottages. Brick quionwork common. Various verandah styles including return verandahs ranging from modest to generous proportions.
Building height	Predominantly single storey. Any upper storey elements integrated sympathetically into the dwelling design and generally not visible from street
Materials	Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork. Pitched roofs in galvanised iron sheet or terracotta tiles. Some original slate tiles. Retention of original materials and finishes and unpainted masonry.

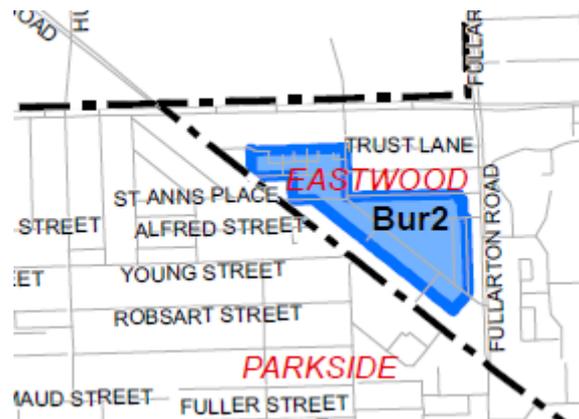
Fencing	<p>Typical of the era of development. Timber picket or dowelling. Masonry and cast iron palisade</p> <p>Some substantial hedging.</p>
Setting and public realm features	<p>Substantial avenues, trees and gardens.</p> <p>Significant front landscaped gardens</p> <p>Modest verges containing single line of streets trees</p> <p>Double row of mature trees planted along Alexandra Avenue and Prescott Terrace as a war memorial</p> <p>Area includes school, churches, mews cottages and other community facilities</p>

## Eastwood Historic Area Statement (Bur2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Majority 1870 – 1917 Victorian and Federation Few 1917 – 1940 Post WW1
Allotments and subdivision patterns	Narrow allotments of varying widths Closely spaced small early dwellings and narrow streets Minimal front set-backs. Many with front verandah built to front boundary. Minimal side set-backs
Architectural features	Late 19th Century single fronted cottages, semi-detached and row dwellings. Modest double fronted detached cottages and villas - Few Interwar dwellings
Building height	Single storey
Materials	Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork. Pitched roofs in galvanised iron sheet. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Timber Picket or wrought iron Timber picket or dowelling Simple masonry and cast iron palisade Corrugated iron or mini orb within timber framing up to 1200mm high

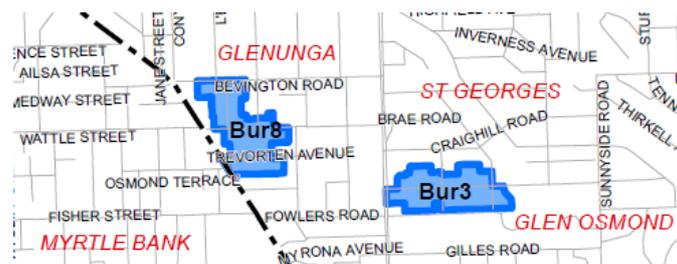
Setting and public realm features	Narrow streets Boundaries positioned close to street with narrow footpaths Street trees penetrating footpath adjacent kerb. Pocket park
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## Wootoona Terrace Historic Area Statement (Bur3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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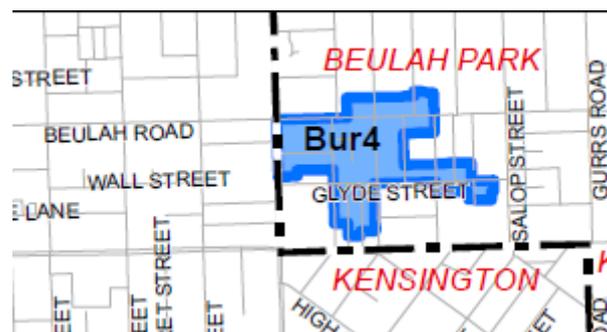
Eras and themes	Majority 1918 – 1940 Post WW1 Few 1912 – 1914 Federation
Allotments and subdivision patterns	Single street intersected by side streets at 90 degree Large site areas Large street frontage widths Generous front set-backs Consistent side set-backs
Architectural features	A range of early 20th Century international styles including Bungalows, Tudors and early English residential architecture Large dwellings of generous proportions
Building height	Mix of single storey and double story. Two storeys associated with grand residences. Upper storey elements integrated sympathetically into the dwelling design
Materials	Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork. Roofs in galvanised iron sheet or terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Often including masonry pillars as entry statements constructed in in stone or brick to match dwelling façade Heavily vegetated. Some substantial hedging.
Setting and public realm features	Wide verges Substantial trees on public and private land Expansive allotments, street frontages and gardens Significant front landscaped gardens

## Beulah Park Historic Area Statement (Bur4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Majority 1880 – 1917 Victorian and Federation Few 1918 – 1940 Interwar
Allotments and subdivision patterns	Traditional rectangular grid pattern with narrow streets Narrow allotments of varying widths with closely spaced small early dwellings Minimal front set-backs to single fronted cottages. Larger setbacks for larger allotments, in context with prevailing historic street pattern
Architectural features	Predominantly late 19th Century villas and cottages and some early 20th Century villas and bungalows Single fronted workers cottages, row housing and semidetached dwellings Modest double fronted villas, cottages and bungalows
Building height	Single storey
Materials	Wall materials consistent with era of original construction including brickwork and stone. Pitched roofs in galvanised iron sheet. Some original terracotta or slate tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Low and/or open front fences Timber picket or dowelling Simple masonry and cast iron palisade Corrugated iron or mini orb within timber framing up to 1200mm high

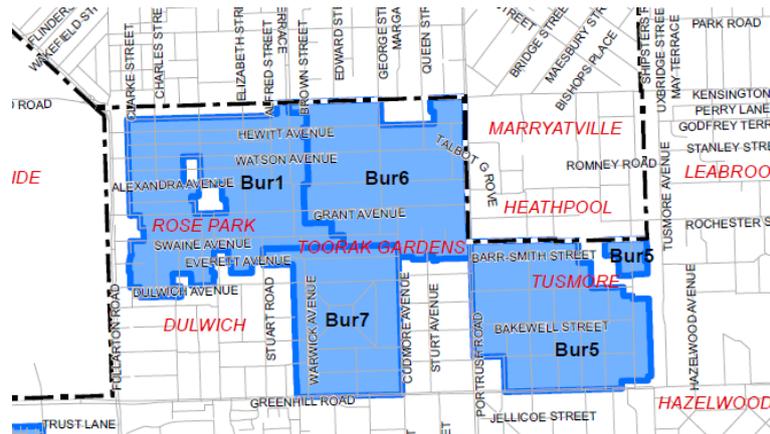
Setting and public realm features	Narrow streets Boundaries positioned close to street with narrow footpaths Street trees penetrating footpath adjacent kerb.
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## Tusmore Historic Area Statement (Bur5)

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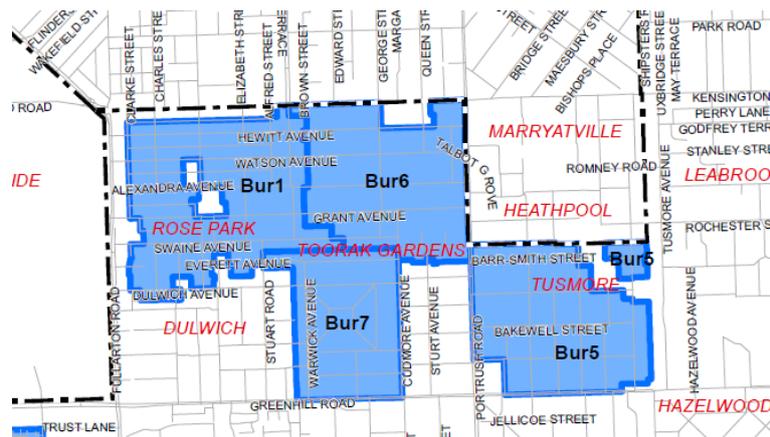
Eras and themes	Majority 1918 – 1950 Post WW1 Few 1900 – 1918 Federation
Allotments and subdivision patterns	Traditional rectangular grid pattern Large site areas Large street frontages Large front set-backs
Architectural features	Interwar styles including Bungalows and Tudors of varying designs.
Building height	single storey
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Low and/or open fencing Woven crimped wire Wire mesh with timber or galvanised tube framing Masonry with galvanised steel ribbon Low masonry wall under 900mm in brick to match dwelling Masonry base with wrought iron steel top rail Timber paling with timber top rail not exceeding 1000mm
Setting and public realm features	Tree lines streets Buildings square to and on street alignments.

## Toorak Gardens North Historic Area Statement (Bur6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880 – 1917 Victorian and Federation 1918 – 1952 Post WW1
Allotments and subdivision patterns	Traditional rectangular grid pattern Large site areas Large street frontage Large front of dwelling set-back
Architectural features	Predominantly large single storey early 20th Century dwellings. Federation and Interwar styles including Gentleman’s Bungalows and Tudors.
Building height	Predominantly single storey. A few dwellings with upper storey elements integrated sympathetically into the dwelling design
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet or original terracotta tiles. Some original slate roof tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Timber picket or dowelling Timber paling with timber top rail not exceeding 1000 mm Masonry and cast iron palisade Masonry with galvanised steel ribbon Low masonry wall under 900mm in brick to match dwelling - Masonry base with wrought iron steel top rail - Some substantial hedging.

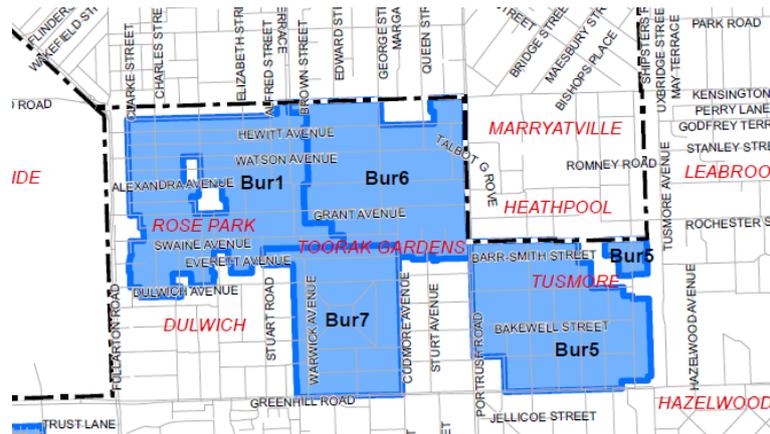
Setting and public realm features	Wide streets with wide verges Substantial trees Expansive allotments, street frontages and gardens Significant front landscaped gardens
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## Toorak Gardens Fergusson Square Historic Area Statement (Bur7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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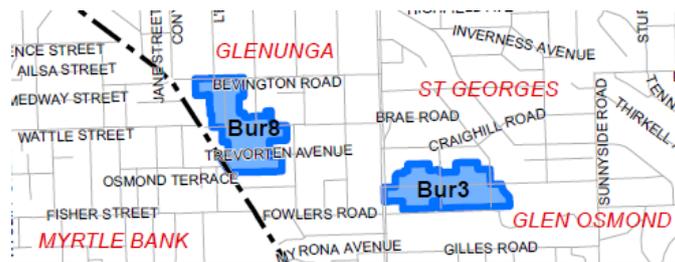
Eras and themes	Majority 1918 – 1952 Post WW1
Allotments and subdivision patterns	Traditional rectangular grid set out around a central formal garden square. Large site areas Large street frontage widths Large front of dwelling set-back
Architectural features	Interwar styles including Bungalows and Tudors or varying designs.
Building height	Single storey
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Low and/or open fencing Woven crimped wire Wire mesh with timber or galvanised tube framing Timber paling with timber top rail not exceeding 1000 mm Masonry with galvanised steel ribbon Low masonry wall under 900mm in brick to match dwelling Masonry base with wrought iron steel top rail
Setting and public realm features	Tree lines streets Buildings square to and on street alignments. Central formal public garden square

## Glenunga Park Historic Area Statement (Bur8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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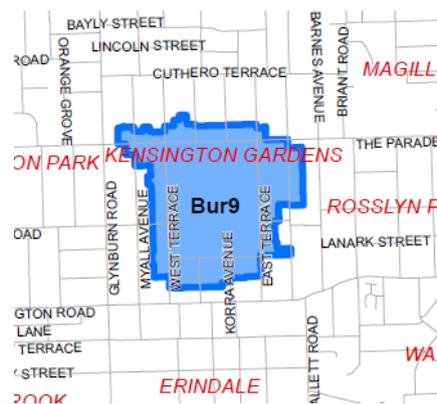
Eras and themes	1880 – 1913 Victorian and Federation 1914 – 1935 WW1 and Post war WW1
Allotments and subdivision patterns	Traditional rectangular grid pattern Large site areas Large street frontage widths Large front of dwelling set-back
Architectural features	Interwar styles including Bungalows and Tudors or varying designs.
Building height	Single storey
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Timber picket or dowelling Woven crimped wire Masonry and cast iron palisade Masonry with galvanised steel ribbon Masonry base with wrought iron steel top rail Low masonry wall under 900mm in brick to match dwelling - Some substantial hedging
Setting and public realm features	Tree lines streets Buildings square to and on street alignments.

## Kensington Gardens – The Terraces Historic Area Statement (Bur9)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 – 1917 Victorian and Federation 1918 – 1949 Post WW1
Allotments and subdivision patterns	Traditional rectangular grid pattern set out around a large recreational reserve. Large site areas Large street frontage widths Large front of dwelling set-back
Architectural features	Interwar styles including Bungalows and Tudors or varying designs.
Building height	Predominantly single storey.
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Woven crimped wire Wire mesh with timber or galvanised tube framing Masonry and cast iron palisade Masonry with galvanised steel ribbon Masonry base with wrought iron steel top rail Low masonry wall under 900mm in brick to match dwelling
Setting and public realm features	Tree lines streets Buildings square to and on street alignments. - Large central public recreational reserve