

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 Onkaparinga



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.

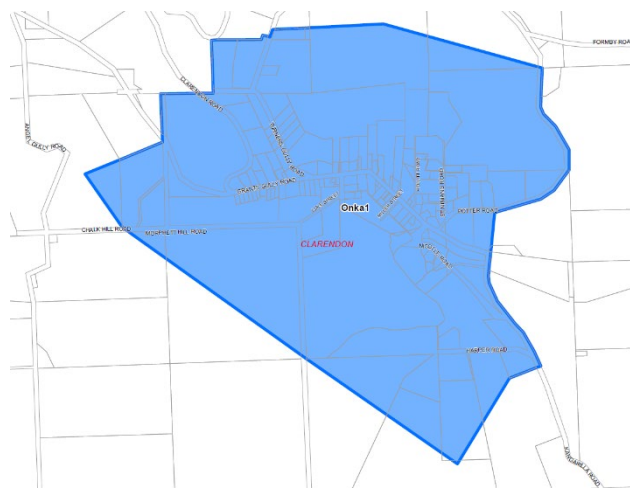
Historic Areas affecting City of Onkaparinga

Clarendon Historic Area Statement (Onka1)

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.



<p>Eras and themes</p>	<p>1840s - 1890s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Viticulture, Tertiary Industries, Communications, Road Transport, Water Catchment and Supply, Social Services, Religion, Education, Law and Order, Local Government.</p>
<p>Allotments and subdivision patterns</p>	<p>Township allotments set out from the main road (Grants Gully Road) which winds its way along the floor of a valley and Turners Gully Road.</p> <p>Relatively large allotments, typical of a country township. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and rural/country township character.</p> <p>Building frontages are parallel to streets becoming more random out from the centre of the township.</p> <p>Dwellings with frontage to Turners Gully Road and/or Clarendon Road sited on the lower slopes of hillsides or within the valley floor.</p>

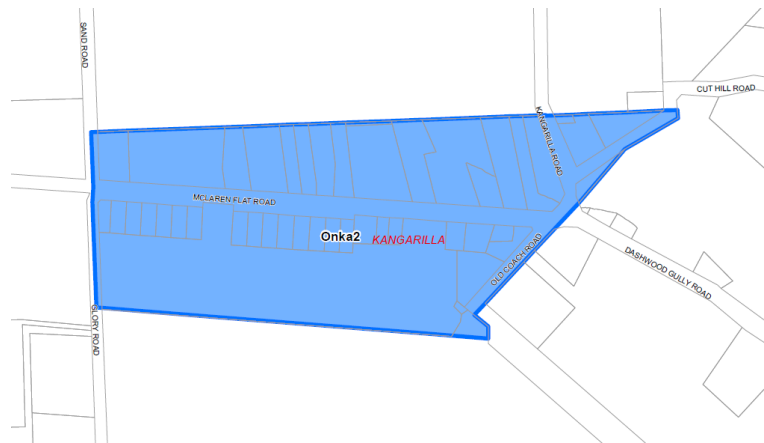
Architectural features	<p>Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences.</p> <p>Agriculture and viticulture related structures such as winery buildings, farmhouses and barns.</p> <p>Public buildings such as police station, courthouse, school, former institute building (hall) with Victorian Gothic and similar styles of the Victorian era. Churches and cemeteries. Hotel, general store and shops. Transport related structures such as bridges.</p> <p>War memorial.</p> <p>Roof types: M – shaped, gable, hipped, concave or straight-pitched veranda, steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods</p> <p>short roof spans</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills</p>
Building height	<p>Predominantly single-storey. Single-storey residential buildings with some two-storey or part two-storey dwellings.</p> <p>Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres.</p> <p>Tall single-storey churches and institutional and public buildings that are generally exceptions and landmarks that punctuate the streetscape and stand out because of their difference in scale.</p>
Materials	<p>Masonry – random rubble, roughly-coursed stone, unpainted local bluestone, sandstone, some with brick or rendered quoin work</p> <p>Roof – slate or corrugated iron</p> <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts</p> <p>Consistent with the materials used in the 1840s-1890s buildings within the township.</p> <p>Unobtrusive, natural colours.</p>
Fencing	<p>Picket fence. Woven wire. Timber post-and-rail or post-and-wire</p> <p>Low (approximately 1.2 metres in height) sandstone rubble. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Setting and public realm features	<p>Lineal township laid out along a narrow valley floor.</p> <p>Township located within a steeply-sided valley and a hillside, rural setting.</p> <p>Narrow streets.</p> <p>The reservoir and the Onkaparinga River.</p> <p>Mature landscape environment where well-established trees and vegetation reinforce the country township character and emphasise the space between buildings.</p> <p>Village or rural township character.</p> <p>Vistas and views into and out of the township are important.</p>

Kangarilla Historic Area Statement (Onka2)

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	<p>1840s – early 1900s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Tertiary Industries, Communications, Road Transport, Social Services, Religion, Education.</p>
Allotments and subdivision patterns	<p>Concentrated on McLaren Flat Road.</p> <p>Relatively large allotments, typical of country township. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. Sense of space and country township character.</p> <p>Building frontages parallel to streets.</p>
Architectural features	<p>Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences.</p> <p>Agriculture and viticulture related structures such as farmhouses, barns, stables, sheds, outbuildings, winery. Public buildings such as school, post office, hall. Churches and cemeteries. Hotel, general store and shops.</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio.</p> <p>Typically two or more pavilions rather than a single mass.</p> <p>Concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest.</p> <p>Lean-to forms are common and break down bulk and scale.</p>

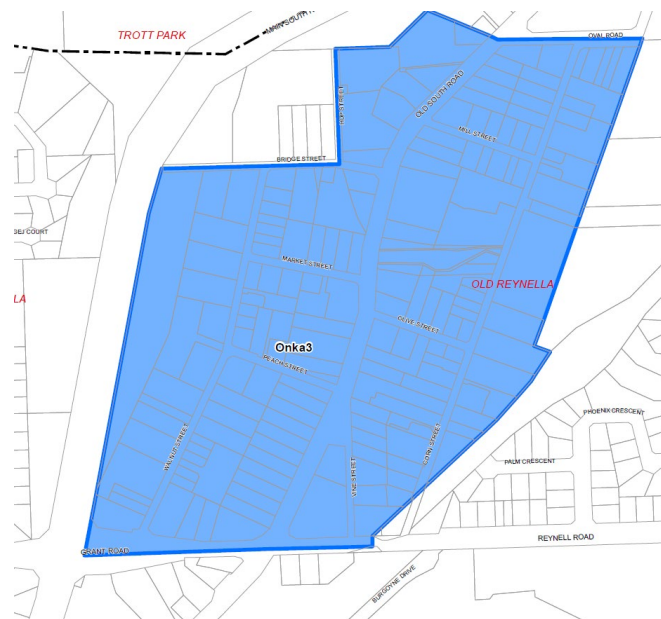
	<p>Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: M – shaped, gable, hipped. Concave, bullnose or straight-pitched veranda. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. short roof spans</p>
Building height	<p>Predominantly single-storey. Single-storey residential buildings with some two-storey or part two-storey dwellings or shop/dwellings. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Tall single-storey churches and institutional and public buildings that are exceptions</p>
Materials	<p>Masonry – random rubble, roughly coursed stone, unpainted local bluestone, sandstone, some with brick or rendered quoin work.</p> <p>Roof - corrugated iron, slate, stringy bark shingles.</p> <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.</p> <p>Consistent with the materials used in the 1840s-1890s buildings within the township.</p>
Fencing	<p>Post-and-rail. Crude picket. Timber post-and-rail or post-and-wire.</p> <p>Low (approximately 1.2 metres in height) sandstone rubble. Original front fences associated with era and style of building, which maintain views of the building from the public realm.</p> <p>Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Setting and public realm features	<p>Positioned at the junction of four main roads. Township confined to small cluster of buildings sited adjacent the major road junction. Presence of reliable creek. Rural township character. Mature landscape environment well-established trees and vegetation emphasise space between buildings. Farmhouses around the township area. Relatively broad road reserves. Informal footpaths and road edges.</p>

Old Reynella Historic Area Statement (Onka3)

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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<p>Eras and themes</p>	<p>1840s – 1920s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Viticulture, Tertiary Industries, Communications, Road Transport/Coaching routes, Railway Services, Social Services, Religion, Education.</p>
<p>Allotments and subdivision patterns</p>	<p>Varied allotment sizes and pattern within the township.</p>
<p>Architectural features</p>	<p>Symmetrical and asymmetrical cottages with Victorian stylistic influences. Schools, hotel. Transport-related buildings such as horse changing station.</p> <p>Smaller cottages with rectilinear plan form. Low-scale. High solid-to-void ratio. Typically, two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: gable, hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods Short roof spans</p>

Building height	Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks. Historic character punctuated by more recent infill and shopping facilities.
Materials	Masonry – limestone, sandstone (coursed), random rubble, some stucco and rendered finishes. Quoins – rendered, brick. Roof – corrugated iron. Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.
Fencing	Picket fencing. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.
Setting and Public Realm	Narrow residential streets presenting variety in the age and style of buildings. Attractive public open spaces formed around the Field River. Creek line running through the centre of the town.

Old Noarlunga Historic Area Statement (Onka4)

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<p>Eras and themes</p>	<p>1840s - 1930s</p> <p>Bungalows and c1920s stage of development</p> <p>Early European survey and settlement in the regional areas around Adelaide; Agriculture, Flour Milling, Tertiary Industries, Communications, Road Transport, Water Transport, Social Services, Religion, Education, Local Government.</p>
<p>Allotments and subdivision patterns</p>	<p>Allotments perpendicular to gently curving roads that follow the line of the adjacent Onkaparinga River. Large allotments with large frontages.</p>
<p>Architectural features</p>	<p>Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian, Federation and Inter-War Bungalow stylistic influences.</p> <p>Public buildings such as school, former post office, former institute building (hall). Churches and cemeteries. Hotel and shops. Former flour mill. Transport-related structures such as bridges.</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p>

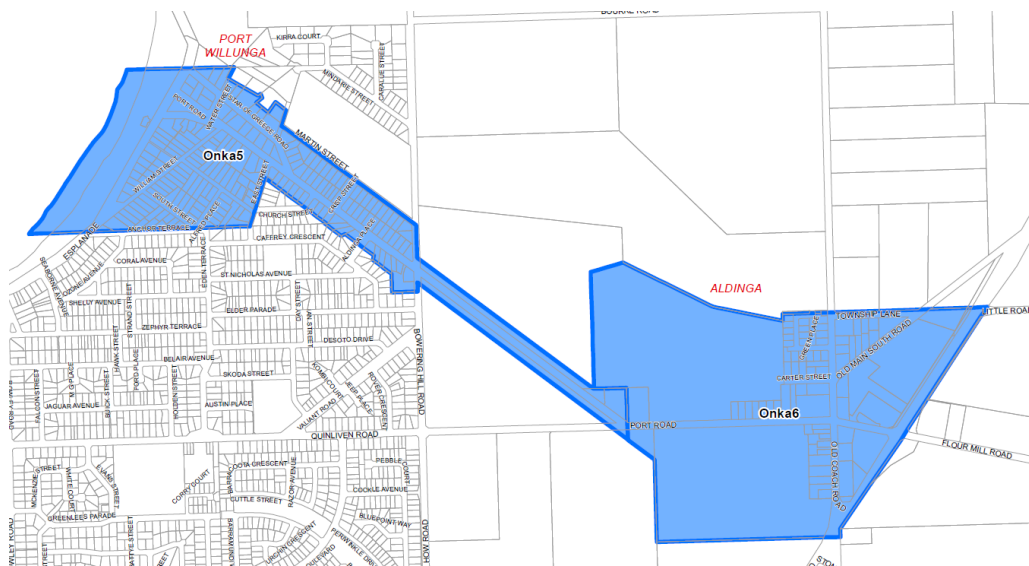
	Roof types: gable. Steeply-pitched, typically 30 to 40 degrees, (slightly lower for bungalows), reflecting traditional architectural styles and building methods. Short roof spans
Building height	Predominantly single-storey, with some 2 storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks.
Materials	Masonry – limestone, sandstone, bluestone – random rubble, some rendered elements Quoins – rendered, brick Roof – corrugated iron, gables with timber strapping Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. Cream, dark green and muted-earth colours.
Fencing	Randomly-laid stone. Post-and-rail. Timber picket. Woven wire Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.
Setting and Public Realm	Sited in a bend of the Onkaparinga River. Enclosed by prominent steep river embankments. Township edges defined by open space and national park. Self-contained village with a strong 'main street' character. Town square (former Market Square). Horseshoe Park.

Port Willunga Historic Area Statement (Onka5)

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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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.



<p>Eras and themes</p>	<p>1850s - 1930s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Agriculture, Tertiary Industries, Road Transport, Water Transport/Shipping, Social Services, Leisure Pursuits/Holidaymaking.</p>
<p>Allotments and subdivision patterns</p>	<p>Radiating layout from north-easterly point where Mindarie Street meets the original termination of William Street.</p> <p>Traditional grid pattern elsewhere.</p> <p>Based on gridiron pattern.</p> <p>Views of the hills to east down public streets.</p>
<p>Architectural features</p>	<p>Mid-to-late 1800s stone buildings. Informal inter-war holiday and fishing shacks. Post-war holiday houses. Recent dwellings that draw on the traditional form and scale.</p> <p>Informality in the appearance of many buildings arising from additions over time and variety in use of materials. Rectilinear plan form. Low-scale. Typically two or more pavilions rather than a single mass. High solid-to-void ratio. Concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: gable. Hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans.</p>

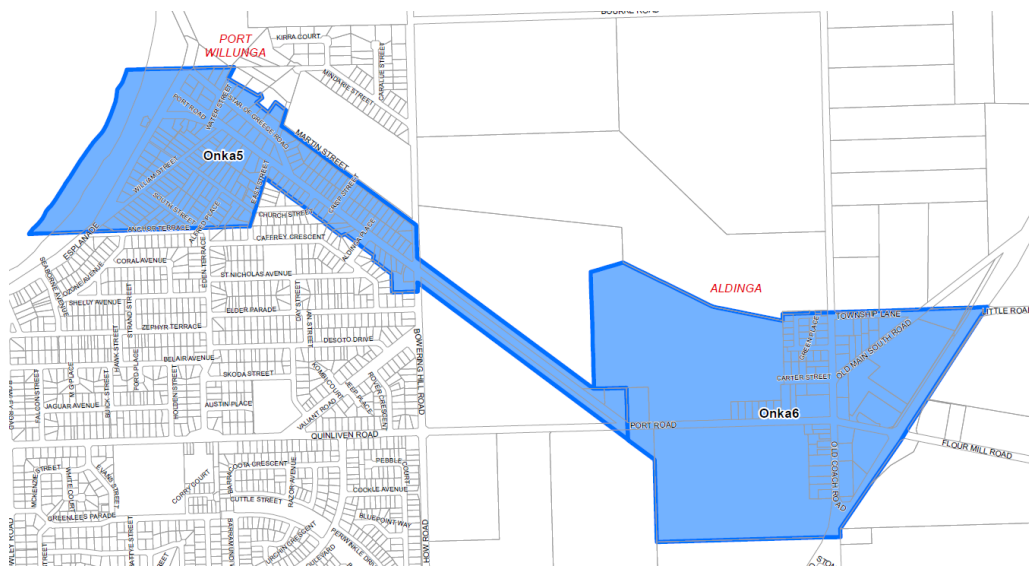
Building height	Predominantly single-storey, some two-storey (but well modulated). Single-storey has typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger former hotel is a landmark.
Materials	Masonry – limestone, sandstone, weatherboard, some rendered masonry – random rubble Quoins – rendered, brick Roof – corrugated iron, slate, dark grey Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.
Fencing	Picket. Post-and-rail. Post-and-wire. Hedges. Randomly-laid limestone up to 1.2 metres high. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.
Setting and public realm features	Established trees – mature Aleppo Pines, Norfolk Island Pines, Casuarinas. Informal streetscapes often lined with established trees and shrubs.

Aldinga Historic Area Statement (Onka6)

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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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.



<p>Eras and themes</p>	<p>1850s - 1920s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Agriculture, Tertiary Industries, Communications, Road Transport, Social Services, Religion, Leisure Pursuits, Holidaymaking.</p>
<p>Allotments and subdivision patterns</p>	<p>Village centred on the intersection of Old Coach Road and Port Road.</p> <p>Large allotments perpendicular to the roads.</p> <p>Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and rural/country township character.</p> <p>Building frontages are parallel to streets becoming more random out from the centre of the township.</p> <p>Based on gridiron pattern.</p> <p>Views of the hills to the east down public streets.</p>

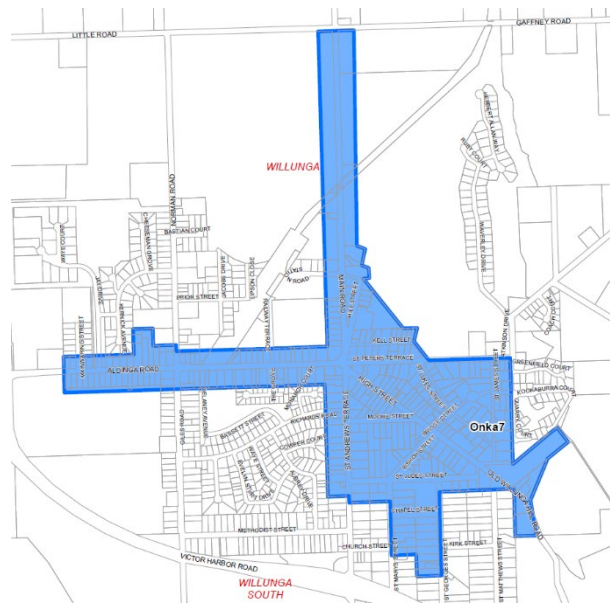
Architectural features	<p>Mid-to-late 1800s stone buildings with Victorian stylistic influences. Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences. Hotel, former Temperance Inn, former Institute building (hall) and church are landmarks.</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: gable, hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans</p>
Building height	<p>Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks.</p>
Materials	<p>Masonry – limestone, sandstone – random rubble</p> <p>Quoins – rendered, brick</p> <p>Roof – corrugated iron, Willunga slate</p> <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts</p>
Fencing	<p>Picket. Post-and-rail. Post-and-wire. Hedges. Randomly-laid limestone up to 1.2 metres high.</p>
Setting and public realm features	<p>Established trees – mature Aleppo Pines, Norfolk Island Pines, Casuarinas.</p>

Willunga Historic Area Statement (Onka7)

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	Predominantly 1840s – 1900. Early settlement; Agriculture, Slate Quarrying.
Allotments and subdivision patterns	<p>Original subdivision in the late 1830s. Second subdivision of southern part of the township in 1857.</p> <p>Laid out around High Street, the main thoroughfare through the town, which cuts diagonally through the original subdivision.</p> <p>Allotments perpendicular to High Street in centre of township.</p> <p>Grid pattern with allotments perpendicular to streets in southern section of township.</p> <p>Original allotments of around half an acre.</p> <p>Subsequent land division has occurred, but allotments remain relatively large.</p> <p>Early buildings line High street and the road out of Willunga to Aldinga and McLaren Vale.</p> <p>Rectilinear.</p> <p>Buildings aligned parallel to boundaries.</p>

Architectural features	<p>Simple, vernacular cottages. Mid-to-late 1800s stone buildings with Victorian stylistic influences. Double-fronted cottages, villas and asymmetrical cottages with Victorian stylistic influences. Shops and shop/dwellings with Victorian stylistic influences. Churches and cemeteries. Public buildings such as police station, courthouse, school, former post and telegraph office, post office, former Institute building (hall). Three hotels. Transport-related structures such as bridges.</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: hipped. Gable. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans.</p>
Building height	<p>Variation in the size and sophistication of buildings, from humble cottages to two-storey dwellings and institutional or public buildings. Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres.</p> <p>Smaller vernacular cottages. Hotels, former post and telegraph office, former police station and courthouse and former Institute (hall) are landmarks.</p>
Materials	<p>Masonry – local sandstone, pug-with-lime render, some local brick – random rubble, squared</p> <p>Quoins – stone, rendered, brick</p> <p>Roof – corrugated iron, Willunga slate</p> <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts</p> <p>Consistent with the materials used in the 1840s-1900s buildings within the township.</p>
Fencing	<p>Picket. Post-and-rail. Post-and-wire. Slate post-and-wire. Hedges. Randomly-laid stone up to 1.2 metres high. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Setting and public realm features	<p>Commercial and residential buildings indicative of the town's early settlement phase in the mid-1800s. Landmark two-storey buildings in High Street. Range of buildings and uses reflecting the composition of the town's community and enterprise. Town's foothill topography features creek lines. Substantial remnant gum trees. High degree of mature landscaping.</p>