

DRAFT PLANNING AND DESIGN CODE



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

Wakefield Regional Council



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.

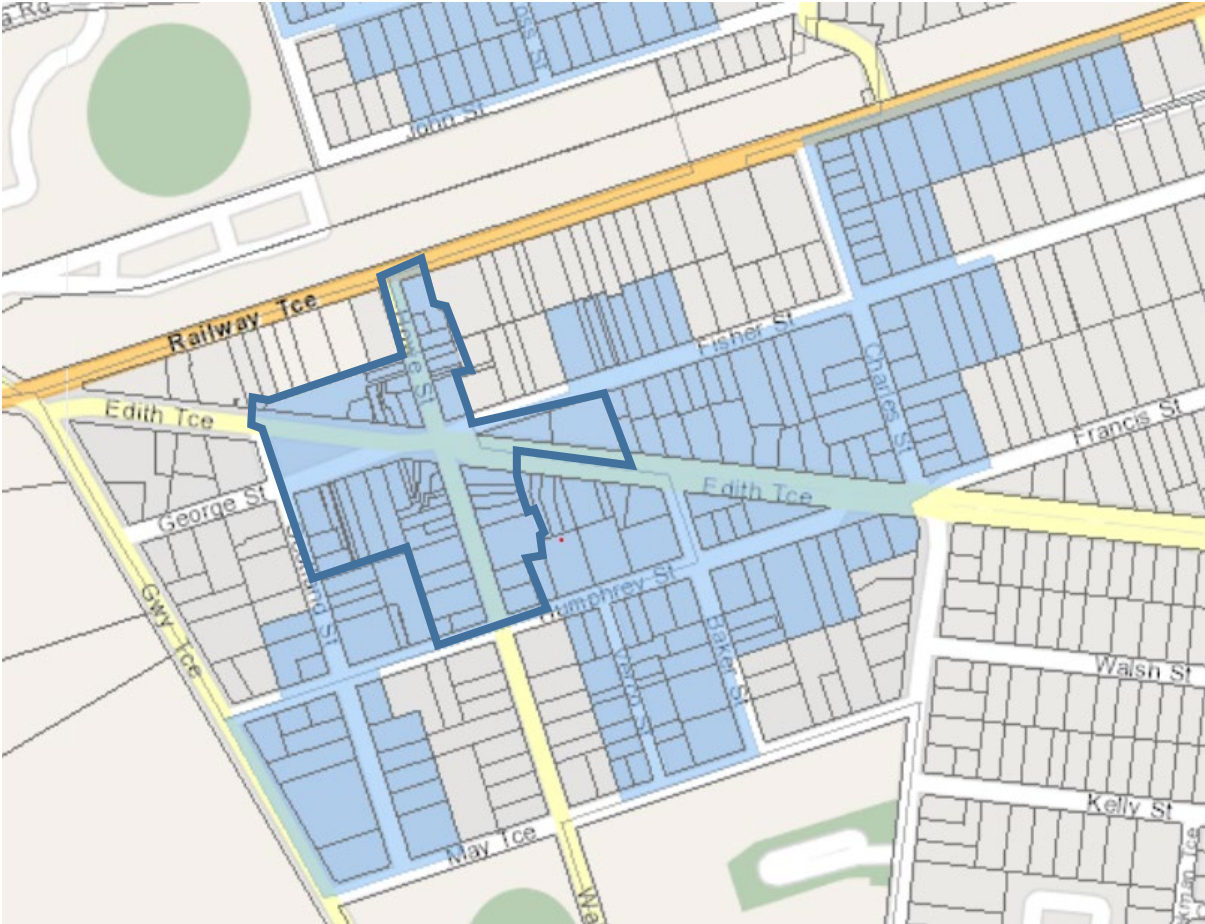
Historic Areas affecting Wakefield Council

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

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.



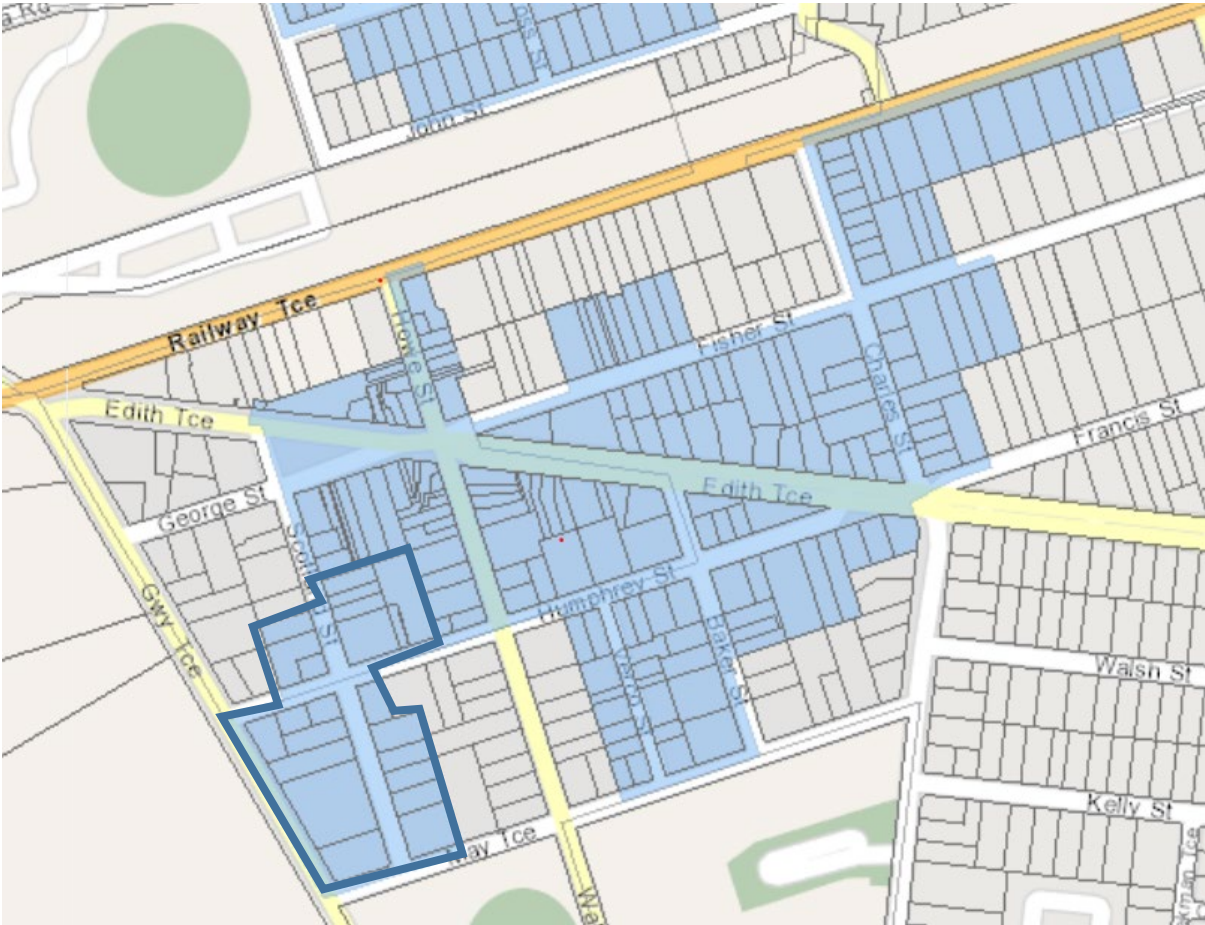
Eras and themes	1875-1930.
Architectural features	Face stone walls dressed with quoins; stuccoed raised parapets and stucco 'neoclassical' styled decoration/ elements to commercial premises. Framed shopfront windows and doors. Steeply pitched roof forms. Verandas provided over footpaths.
Building height	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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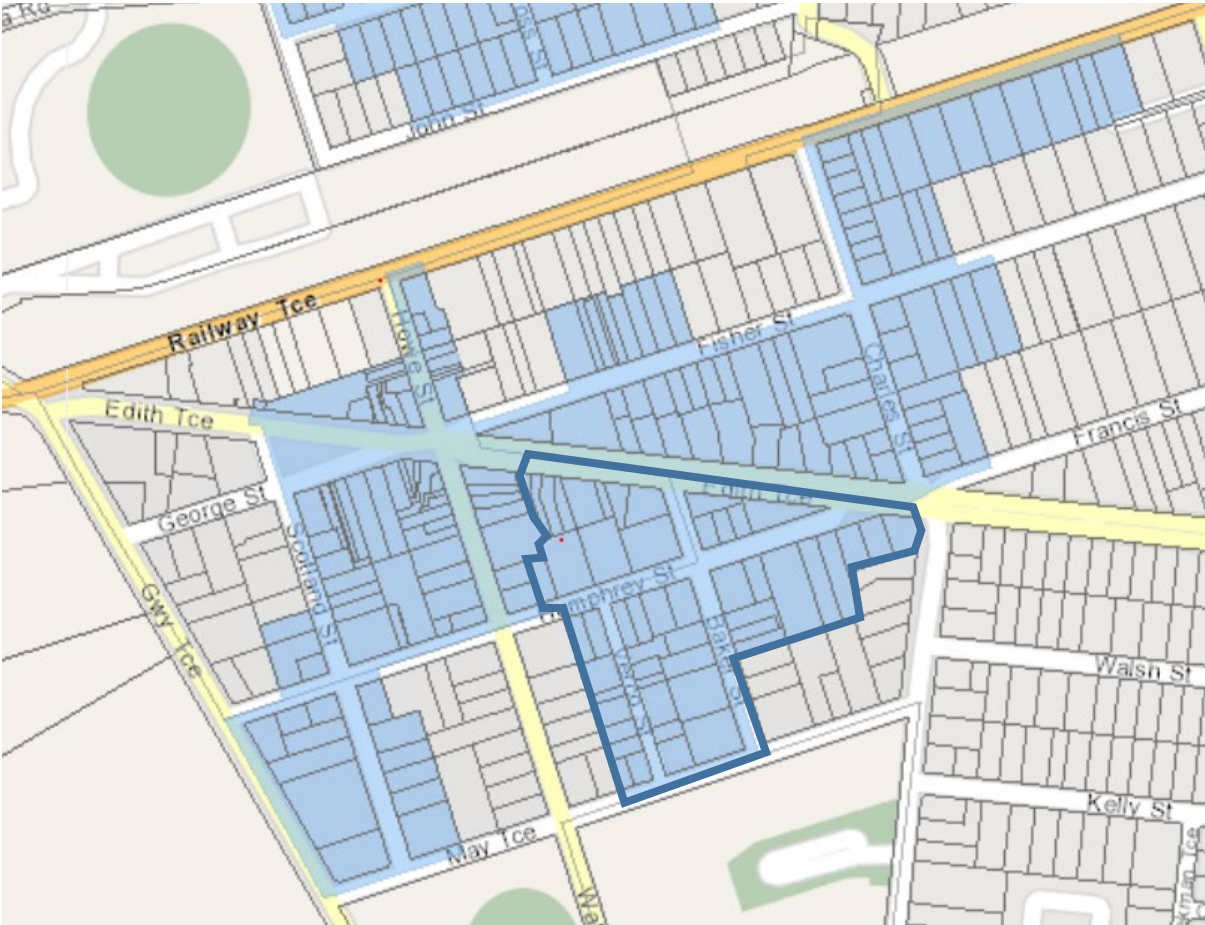
Eras and themes	1875-1915.
Architectural features	Villas, symmetrical and projecting gable front facades, face stone walls with quoins, vertically proportioned double hung windows and doors and projecting gables with half-timbered facing, steeply pitched roofs with chimneys and bullnose verandas.
Building 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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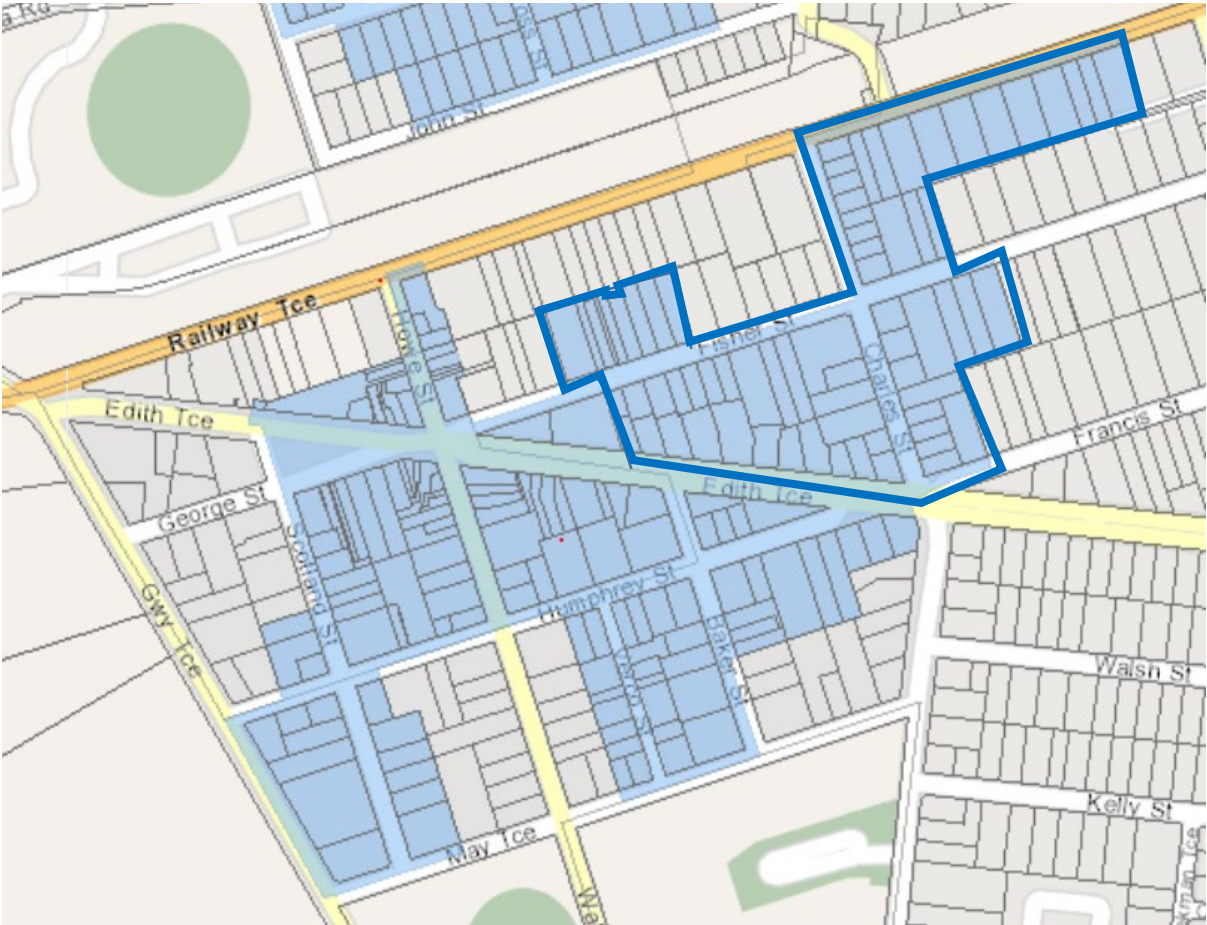
Eras and themes	1875-1915.
Architectural features	Cottages with symmetrical facades, face stone walls with quoins, vertically proportioned double hung windows and entry doors, steeply pitched gable or hipped roofs, masonry parapets to side-gable roofs, chimneys and bullnose verandas and brick chimneys.
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)

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	1875-1925.
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)

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	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.

Burney Street, Blyth (WakR6)

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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.

Harley Street, Blyth Historic Area Statement (WakR7)

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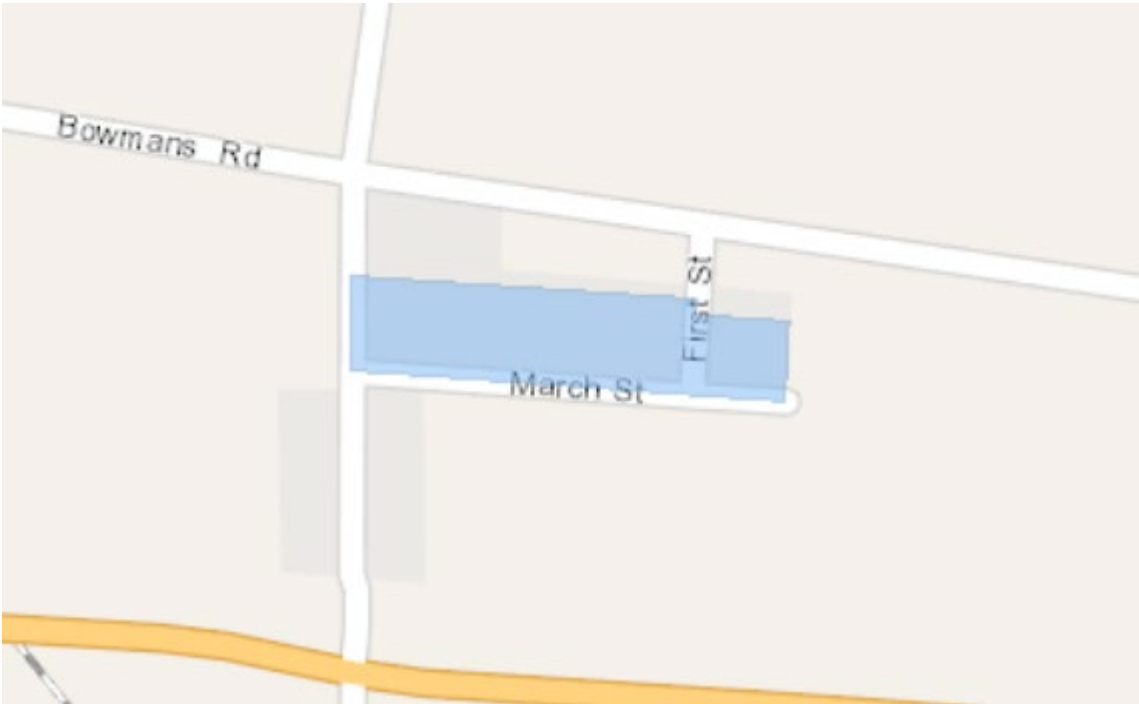
Eras and themes	1875-1930.
Architectural features	Shops with attached dwellings. Face stone walls dressed with quoins, stuccoed raised parapets to commercial premises, projecting gable fronts and bullnose verandas to attached dwellings. Framed shopfront windows and doors, corrugated galvanised iron sheet 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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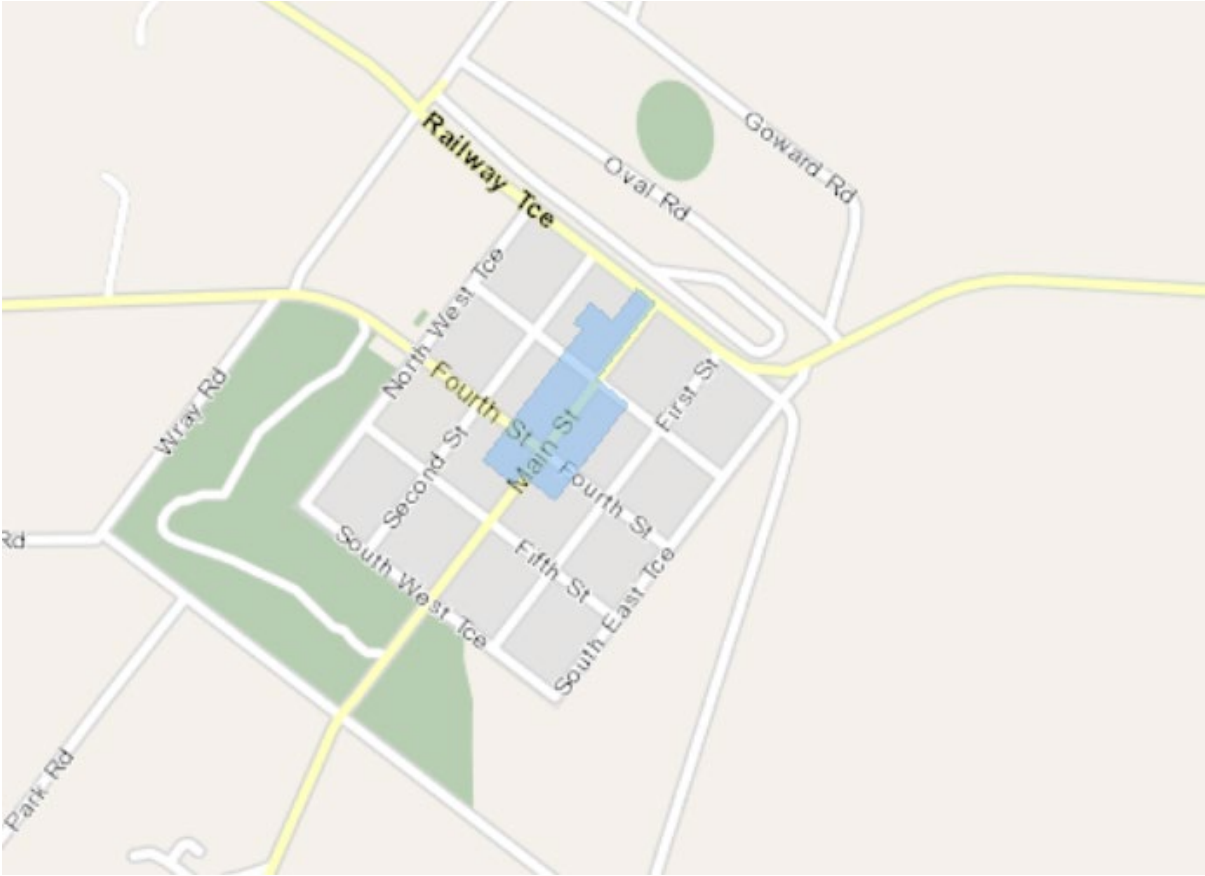
Eras and themes	1884-1930
Architectural features	Villas with projecting gable front facades, face stone walls with quoins to openings and corners, vertically proportioned, double hung windows and entry doors, projecting gables with half-timbered facing, steeply pitched roofs, chimneys and bullnose and 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)

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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)

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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)

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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.



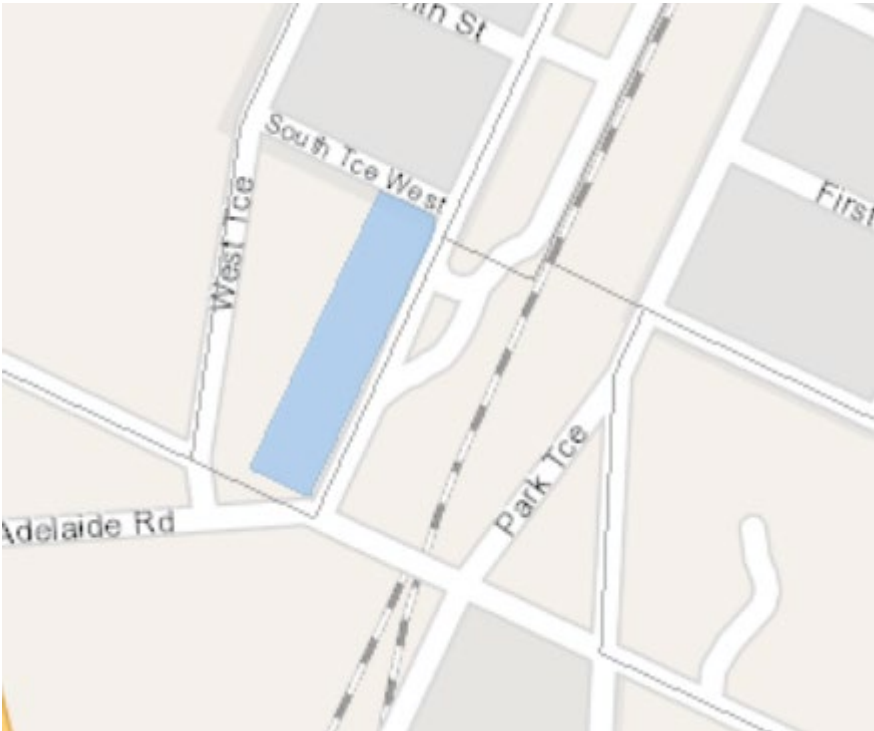
Eras and themes	1878-1945. Civic, commercial and retail.
Architectural features	Gable roofed shops with parapets, framed windows and re-entrant doorways and verandas overhanging footpaths to the street. Public buildings scaled to suit their importance within the town having facades dressed with stucco 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.