

DRAFT PLANNING AND DESIGN CODE



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

Adelaide Hills Council



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 Adelaide Hills Council

Mylor Historic Area Statement (AdHi1)

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 to late 1890s. Commercial centre. Workingmen’s Block movement
Allotments and subdivision patterns	Uniform rectangular allotments fronting the main street. Large site areas. Large street frontages. Varying front setbacks (residential development has generous setbacks with commercial/retail development located closer to the front boundary to address the main street). Varying side setbacks, with limited boundary development
Architectural features	1890s commercial buildings.
Building height	Generally small scale, single storey construction with the exception of the larger public buildings such as the Uniting Church and the former Institute building
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape. Random coursed and rubble stone. Rendered stone. Brick and rendered quoins. Hipped and gabled roofs. Raked verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. External finishes non-reflective and utilise natural colours.

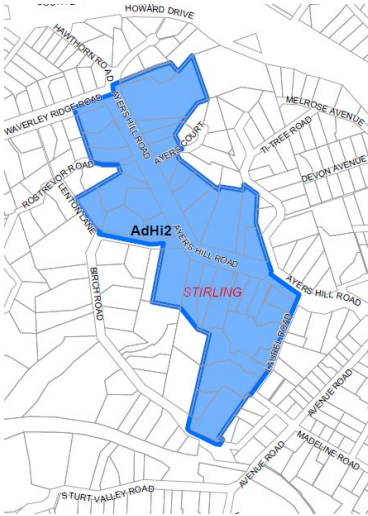
Fencing	Front fences of pickets, post and wire and masonry (exposed or rendered brickwork or stonework) often obscured by hedges or other plantings, to a height of 1200 millimetres.
Setting and public realm features	<p>Rustic character. The township is enclosed on three sides by highly valued remnant vegetation within the Mylor Parklands. Leslie Creek and Aldgate Creek, meander through the township before joining up with the Onkaparinga River to the south. The main entrance to Mylor from the north is marked by bridge crossings over Leslie and Aldgate Creeks, the war memorial and views to an avenue of deciduous trees which define the centre of the township. Views of the historic building within the primary school.</p> <p>Other important views along Strathalbyn Road include the heritage buildings containing the general store and rural supplies establishment which defines the southern entry to the township.</p> <p>Vehicular access at the rear of allotments fronting Strathalbyn Road</p>

Stirling – Ayres Hill Road Historic Area Statement (AdHi2)

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	Mid to late 1880's residential
Allotments and subdivision patterns	Large blocks of land. Larger houses on large, well vegetated grounds. Dwelling set well back from the street boundary. Smaller subordinate buildings located closer to the street boundary
Architectural features	The architectural style of the buildings varies with their date of construction.
Building height	Building height to 9 metres. Original scale of buildings
Materials	Consistent with the materials associated with the architectural style of the subject building. Random, coursed and dressed stone. Rendered stone. Brick, stone and rendered quoins. String courses. Hipped and gabled roofs. Dormer windows. Raked verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. Decorative cast iron features. Brick and stone chimneys. Stone Porticos. Decorative and ornate timber bargeboards. External finishes non-reflective and utilise natural colours.
Fencing	Front fencing of pickets, post and wire and masonry (exposed or rendered brickwork or stonework) often obscured by hedges or other plantings, with varying heights to between 1200-1800 millimetres.

<p>Setting and public realm features</p>	<p>'Secluded' nature of houses, in most cases set well back on their blocks, hidden behind the gardens and hedges.</p> <p>Streetscape is dominated by tree plantings and fencing behind which can be seen the larger trees and shrubs of the gardens.</p> <p>The lower section of the road (from Laurel Road to the roundabout near St Catherine's) is winding and bordered by hedges and trees. The upper portion of the road is straight and reveals a wider footpath margin than the lower section, adding to the feeling of privacy of the houses.</p> <p>Wide footpath verges which are of a rustic nature.</p> <p>Row and avenue plantings of exotic trees in the road verges.</p>
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Woodside Historic Area Statement (AdH13)

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	Late 1880's
Allotments and subdivision patterns	Original grid subdivision pattern. Uniform rectangular allotments
Architectural features	The predominant character is single storey detached dwellings set in large landscaped surrounds, interspersed with buildings including workers cottages and churches, at times built to the front boundary. The architectural style of the buildings varies with their date of construction.
Building height	Primarily single storey detached buildings.
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape. Random coursed and rubble stone. Rendered stone. Brick and rendered quoins. Hipped and gabled roofs. Raked verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. External finishes non-reflective and utilise natural colours.
Fencing	Front fencing of pickets, post and wire, and masonry (exposed or rendered brickwork or stonework), to a maximum heights range 1000 of 1200 millimetres.
Setting and public realm features	Relatively narrow streets, typically featuring box-style kerb and gutters, do not often have footpaths.