

DRAFT PLANNING AND DESIGN CODE

→ STATE
PLANNING
REFORM

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

District Council of Yankalilla



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.

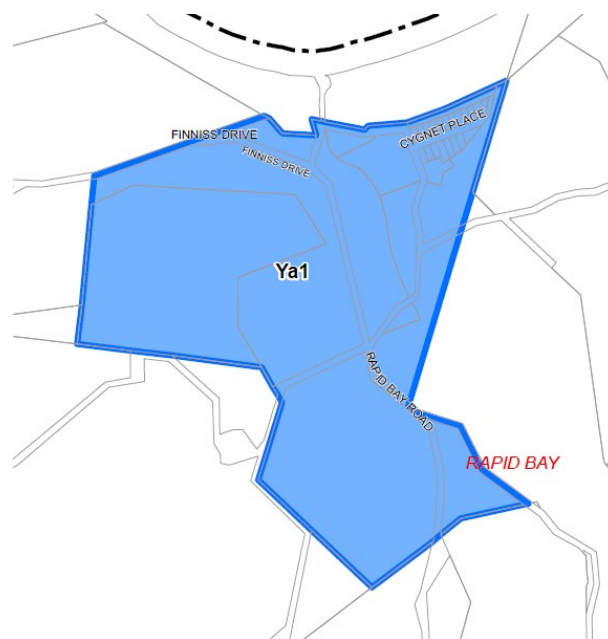
Historic Areas affecting District Council of Yankalilla

Rapid Bay Historic Area Statement (Ya1)

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	1948-1949 (School added in 1950). Encompasses housing established by BHP as part of mining/quarrying operations to the west as well as historic buildings and items at the southern end of the town
Subdivision Pattern	Rapid Bay has two residential enclaves which are divided by Yattogolanga River and the town oval. The western section of the town is laid out around the main entrance road and comprises eighteen houses, a former general store and meeting hall. These are without individual subdivision allotments. The eastern section includes fifteen houses either side of Cygnet Place and the primary school. They are constructed on allotments of approximately the same size and are set back the same distance from the road. Allotment sizes provide narrower frontages at the end of the cul-de-sac.
Architectural Buildings	Bungalow in design with painted hipped corrugated roofs, simple and return verandahs, windows surrounds comprising painted concrete lintels and window sills. The 15 houses in Cygnet Place designed with either five or six room dwellings and some have sleep-outs attached.

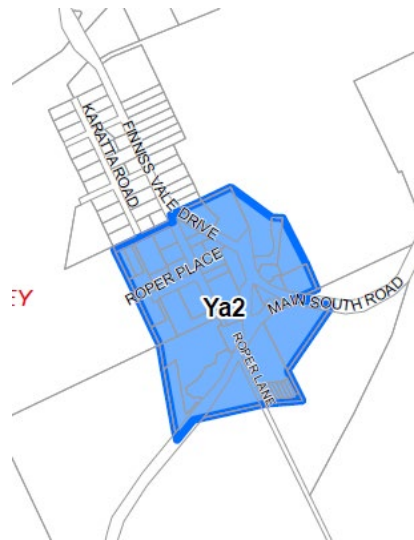
	On the western side, company dwellings range from simple detached, hipped or gable roof designs to a row of larger stone and brick houses with expansive verandahs
Building height	All buildings in the township are of single storey, low scale character on generous allotments.
Materials	Materials used in housing construction include varying combinations of red brick, concrete brick and stone or limestone.
Fencing	Low rendered walls, but majority wire mesh front fences and corrugated iron side and rear fences.
Setting and Public Realm	<p>The streets are well treed, Norfolk Island pines are the most dominant. The extension of the main entrance road which leads through the western residential area and then branches off towards the quarry is divided by a wide median strip in which Norfolk Island pines and pyramid trees have been planted alternately. About a third of the way along this street a road branches off towards the beach to provide access to the jetty, the foreshore caravan park and camping area and the eastern residential area. Trees have been planted along all these routes and the embankments along the roads have been planted with shrubs, flowers and ground cover.</p> <p>The mouth of the Yattagolina River, which is located near the junction of these three routes, is shallow and filled with reeds. The jetty and the quarry works dominate the western end of the beach.</p>

Randalsea Historic Area Statement (Ya2)

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	Established during the first phase of settlement (1836-1861). A sharp distinction is evident between the unformed groupings of buildings set within the township proper, and the bare hillsides surrounding the town.
Allotments and subdivision patterns	Historic division pattern is maintained around the intersection of Main South Road and Finniss Vale Drive. A range of allotments of various configurations and sizes east and west of Main South Road.
Architectural features	A compact group of small scale, single storey cottages and buildings with randomly aligned frontages to the original road (Gamlen Place), with Randall's cottage and Palm House a former boarding house located west at a distance from the group. The Institute building, school house, school, and Florence's Guest House are higher set on the southern side of Finniss Vale Road. Leonard's Mill, with ancillary buildings is a visually dominant building on the eastern side of Main South Road. The former Mill is State Heritage listed.
Building height	Predominantly single storey heights, in small scale buildings.
Materials	Dominant materials include stone walling, timber fenestration and entrances, slate flooring and corrugated iron roofing. More recent materials include colorbond roofing, mini-orb iron sheeting, brick and rendered surfaces. Evidence of early gum slab construction noted in outbuilding.

Fencing	Minimal fencing retaining an open feel to the shared spatial arrangements of buildings and gardens. A section of existing stone walling on the southern side of the road intersection and some post and wire fencing maintains the informal and open spatial character of the village.
Setting and public realm features	Randalsea is nestled at the bottom of the Parananacooka River at its junction with a smaller tributary. A scattered collection of buildings are located along the valley floor, with trees and grazing land rising steeply behind to the ridge lines which form a contrasting rural backdrop. The public realm includes a creek side reserve and higher level park with walkway in the vicinity of a fenced War Memorial set higher than the Finness Vale Road.