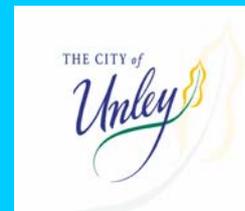


FACT SHEET

RESIDENTIAL HISTORIC (CONSERVATION) ZONE Policy Area 1: Compact Goodwood Estate



The City of Unley Development Plan was amended by the Village Living and Desirable Neighbourhoods Development Plan Amendment (DPA) Stage 1 (Residential Historic Conservation & Streetscape Character Areas Pilot) in November 2009 (interim effect from November 2008) to expand and revise the existing Residential Historic (Conservation) Zone to encompass 7 policy areas.

This Fact Sheet includes extracts (identified in italics) from the Residential Historic (Conservation) Zone of the City of Unley Development Plan for Policy Area 1, referred to as Compact Goodwood Estate.

In addition to the more specific policy of the zone the broader Council-wide residential policy and other relevant parts of the whole Development Plan are also applicable to the assessment of any development.

The full Plan can be viewed on Council's website www.unley.sa.gov.au

Compact Goodwood Estate

A map of this area is attached in Appendix 1. The policy area includes part or all of:

- Ada Street
- Albert Street
- Florence Street
- Gilbert Street
- Lily Street
- Musgrave Street
- Railway North Terrace
- Railway South Terrace
- Rosa Street



Objectives of the Residential (Historic) Conservation Zone

The Development Plan identifies four objectives and context for the Residential Historic Conservation Zone as follows:

- Objective 1:** *Conservation and enhancement of the heritage values and desired character described in the respective policy areas, exhibited in the pattern of settlement and streetscapes of largely intact original built fabric.*
- Objective 2:** *A residential zone for dwellings primarily in street-fronting format, together with the use of existing buildings and sites used for non-residential purposes for small-scale local businesses and community facilities supporting an appealing, pleasant and convenient living environment.*
- Objective 3:** *Retention, conservation and enhancement of contributory items, and the complementary replacement or redevelopment of non-contributory buildings.*
- Objective 4:** *Sensitive adaptation of contributory items for alternate, small household, living where offering tangible benefit in the retention and refurbishment of such items.*

Heritage Value

The Residential Historic (Conservation) Zone and its 7 policy areas have particular significance to the history of Unley's settlement. These areas tell a story about life in the late 19th and early 20th Century, and of the features and circumstances of the original European communities in Unley. It is for this reason, as well as the appealing and coherent streetscapes of largely intact original building stock, that these areas merit particular attention and protection.

The important defining heritage values and statements of desired character are expressed for each of the zones seven distinctive policy areas. These values stem from the original road layout and settlement patterns. There is a strong consistency and an identifiable pattern in the way buildings, of varying proportions, are sited and massed relative to the site sizes and widths of street frontages. There is also an identifiable rhythm of spaces between buildings and their street setbacks. Dwellings are of a traditional street-fronting format and adopt a strong street "address" with open front gardens and fencing, and with outbuildings and garaging being a recessive or minor streetscape element. There is also a consistency in the built fabric itself with characteristic use of building forms, detailing, materials and colours.

Contributory Items

A building making a positive contribution to the heritage value and desired character of the respective policy areas is termed a "contributory item". All contributory items are highly valued and ought not be demolished as this would significantly erode the integrity of the zone. Sensitive designed alterations and additions to a contributory item are appropriate, as are changes removing or making more positive contribution of discordant building features detracting from its contributory value. The adaptation of a contributory item for alternative residential accommodation where this provides for the retention, and ongoing refurbishment, of such items is also appropriate.

Non-contributory Buildings

A building which detracts from the heritage value and desired character of the zone is termed a "non-contributory building". The demolition and replacement of a non-contributory building with carefully designed infill is supported subject to meeting stringent design parameters to ensure compatible building forms and complementary, rather than inferior reproduction, buildings or building elements.

POLICY AREA 1 - COMPACT GOODWOOD ESTATE

The overall aim of the policy is to guide development (through control of demolition and new development) to achieve the desired character for specific policy areas.

The Development Plan identifies the following Heritage Value and Desired Character for **Policy Area 1 – Compact Goodwood Estate**:

Heritage Value

An important appreciation of the heritage value is formed by the layout of the original Goodwood Estate and the substantially intact remains of the initial development of 30 acres (12.1 hectares) by the National Building Society in 1875, shortly after the tramline was constructed. This is one of the early housing estates developed outside the CBD for affordable housing, and was notable for its locally provided facilities and services as well as its proximity and accessibility to the CBD by the tramway and Goodwood Road.

Desired Character

The compact streetscape character is founded on the simple grid subdivision with short narrow streets and verges, and modest street trees. Intrinsic to the area's desired character is the extensive collection of contributory items of original standard estate Victorian double fronted cottages, individualised through roof louvres, verandahs, feature ornamentation and front fences. Corner shops, originally for every 30 houses within the Estate, remain a feature and are desirably retained.

Development will:

- (a) conserve contributory items, in particular symmetrical and asymmetrical cottages and complementary buildings, such as former corner shop buildings; and*
- (b) be of a compact street-fronting dwelling format, primarily of detached dwelling, semi-detached dwelling and row dwelling types, except for the adaptation of a contributory item for a multiple dwelling or residential flat building; and*
- (c) maintain or enhance the predominant streetscapes and regular road allotment patterns associated with:
 - (i) dwelling sites typically of 15 metres street frontages and with site areas of 550m²; and*
 - (ii) street setbacks of some 4 metres; and*
 - (iii) side setbacks of between 1 metres and 3 metres so as to maintain a total spacing between neighbouring dwelling walls of some 4 metres; and**
- (d) maintain and respect important features associated with architectural styles of contributory items having typically:
 - (i) building wall heights in the order of 3.5 metres; and*
 - (ii) total roof heights in the order of 5.7 metres; and*
 - (iii) roof pitches in the order of 27 degrees and 35 degrees.**

DEVELOPMENT CONTROL

The amended Development Plan identifies a number of principles of Development Control in relation to demolition and new development, encompassing dwellings, additions, carports and garages, fencing and land division. It also sets out 'complying' side and rear fencing development and 'non-complying' new non-residential forms of development. All other forms of development are assessed on merit.

In general, development in Residential Historic Conservation Zone, as described in Principles 1 to 2, should conserve and enhance the desired character and comprise:

- (a) *alterations and/or additions to an existing dwelling; and*
- (b) *ancillary domestic-scaled structures and outbuildings; and*
- (c) *the adaptation of, and extension to, a contributory item to accommodate and care for aged and disabled persons, or for a multiple dwelling or residential flat building; and*
- (d) *selected infill of vacant and/or under-utilised land for street-fronting dwelling type(s) appropriate to the policy area; and*
- (e) *replacement of a non-contributory building or site detracting from the desired character with respectful and carefully designed building(s).*

The Policy Area contains many **Contributory Items** that should be conserved, reused and enhanced, as described in Principles 3 to 5, as follows:

3 *Development should retain and enhance a contributory item by:*

- (a) *refurbishing, restoring and improving the original fabric and maintaining its streetscape contribution; and*
- (b) *avoiding works detrimentally impacting on the built form and its characteristic elements, detailing and materials of the front and visible sides as viewed from the street or any public place (ie the exposed external walls; roofing and chimneys; verandahs, balconies and associated elements; door and window detailing; and original finishes and materials) together with any associated original fencing forward of the main building façade; and*
- (c) *removing discordant building elements, detailing, materials and finishes, outbuildings and site works; and*
- (d) *altering or adding to the item and carrying out works to its site only in a manner which maintains or enhances its contribution to the desired character, and responds positively to the characteristic elements and streetscape context of its locality, in terms of the:*
 - (i) *rhythm of buildings and open spaces (front and side setbacks) of building sites and gaps between neighbouring building sites; and*
 - (ii) *building scale and forms (wall heights and proportions, and roof height, volumes and forms); and*
 - (iii) *open fencing and garden character; and*
 - (iv) *recessive or low key nature of vehicle garaging and the associated driveway.*

4 *Alterations and additions to a contributory item should be located primarily to the rear of the building and not be visible from the street or any public road unless involving the dismantling and replacement of discordant building elements so as to reinstate or better complement the building's original fabric, form and key features.*

- 5** *A contributory item adapted, expanded or redeveloped for alternative residential accommodation and/or care, or alternatively for a community or non-residential use should be:*
- (a) confined to an existing non-residential building or its site;*
 - (b) of a form and nature readily able to accommodate such a use; and*
 - (c) of a small scale and low impact, or serves a local community function, and in any event, have a minimal impact on abutting or nearby residential occupiers.*

In particular, **demolition**, as described in Principle 6, should only be undertaken in the following circumstances:

- 6** *Demolition should only be undertaken in the following circumstances:*
- (a) demolition of the whole of a contributory item - where the building:*
 - (i) is structurally unsafe or so unsound as to be unreasonably economically rehabilitated; or*
 - (ii) is so compromised or altered that there is no reasonable prospect of its original fabric, and characteristic form and key features being revealed; or*
 - (b) demolition of portion only of a contributory item – where the portion of the item to be demolished does not involve the essential built form, characteristic elements, detailing and materials of the front or visible sides of the item as viewed from the street or any public place; or*
 - (c) demolition of any other building – where it has no heritage value and does not contribute positively to the desired character.*

The type, scale, form and design of **Development** should complement the desired character in accordance with the following principles:

New Development

- 7** *A non-contributory building and its site should be brought into conformity with the desired character, or otherwise consistent with a prevailing, character of the locality at every opportunity through:*
- (a) demolition and redevelopment of the whole of such buildings on their sites; or*
 - (b) removing elements, features or materials of the building, and/or its outbuilding(s) as well as fencing, that detract from the desired character; or*
 - (c) redeveloping such building(s) with alterations and additions that complement the desired character.*
- 8** *Development should comprise street fronting dwellings whose setting and form is consistent with the desired character. In this respect:*
- (a) sites should not be amalgamated for the purposes of developing residential flat buildings, group dwellings or non street-fronting dwellings unless involving existing large sites occupied by non-contributory buildings where the consolidated site and its replacement dwellings produce a streetscape setting and built forms complementing the desired character; and*
 - (b) “hammerhead” allotment(s) should not be created, nor should a dwelling be located in a rear yard of an existing street-fronting dwelling site where this would detrimentally impact on the established settlement pattern or impose on the characteristic spacious setting of neighbouring dwelling sites, exceed single storey, or impose excessive building bulk.*

- 9** *Development should present a single storey built scale to its streetscape. Any second storey building elements should be integrated sympathetically into the dwelling design, and be either:*
- (a) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions nor increasing the evident wall heights as viewed from the street; and*
 - (c) set well behind the primary street façade of the dwelling so as to be inconspicuous in the streetscape, without being of a bulk or mass that intrudes on neighbouring properties.*
- 10** *Buildings should be of a high quality contemporary design and not replicate historic styles. Buildings should nonetheless suitably reference the contextual conditions of the locality and contribute positively to the desired character, particularly in terms of:*
- (a) scale and form of buildings relative to their setbacks as well as the overall size of the site; and*
 - (b) streetscape setting or the pattern of buildings and spaces (front and side setbacks), and gaps between buildings; and*
 - (c) primarily open front fencing and garden character and the strong presence of dwellings fronting the street.*
- 11** *In localities of a distinctive and generally coherent character consistent with the pertinent desired character building facades should be composed in a more traditional manner adopting key building elements, materials and detailing complementing the characteristic architectural styles.*

Boundary Walls

- 12** *Building walls on side boundaries should be avoided other than:*
- (a) a party wall of semi-detached dwellings or row dwellings; or*
 - (b) a single storey building, or outbuilding, which is not under the main dwelling roof and is setback from, and designed such that it is a minor, low and subservient element and not part of, the primary street façade, where:*
 - (i) there is only one side boundary wall; and*
 - (ii) the minimum side setback prescribed under the desired character is met on the other side boundary; and*
 - (iii) the desired gap between buildings, as set-out in the desired character, is maintained in the streetscape presentation.*

Carports and Garages

- 13** *A carport or garage should form a relatively minor streetscape element and should:*
- (a) be located to the rear of the dwelling as a freestanding outbuilding; or*
 - (b) where attached to the dwelling be sited alongside the dwelling and behind the primary street façade, and adopt a recessive building presence. In this respect, the carport or garage should:*
 - (i) incorporate lightweight design and materials, or otherwise use of materials complementing the associated dwelling; and*

- (ii) *be in the form of a discrete and articulated building element not integrated under the main roof of the dwelling, nor incorporated as part of the front verandah on any other dwelling form where attached alongside the dwelling; and*
- (iii) *have a width which is a proportionally minor element relative to the dwelling façade and its primary street frontage; and*
- (iv) *not be sited on a side boundary, except for minor scale carports and only where the desired building setback from the other side boundary is achieved.*

14 *Vehicle access should be taken from:*

- (a) *a rear laneway or secondary street or a common driveway shared between dwellings, wherever possible; or*
- (b) *a driveway from the primary street frontage but only of a single car width for as long as is practicable to minimise the impact on the garden character, and on street trees and the road verge.*

Fencing

15 *Fencing of the primary street frontage and the secondary street on corner sites, forward of the front façade of the dwelling, should complement the desired character, and be compatible with the style of the associated dwelling and its open streetscape presence, and comprise:*

- (a) *on narrow-fronted dwelling sites of up to 16 metres in street frontage - low and essentially open-style fencing up to 1.2 metres in height, including picket, dowel, crimped wire, with or without hedging; or*
- (b) *on dwelling sites in excess of 16 metres street frontage - low and essentially open-style fencing as in (a), but may also include a masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height,*

provided that, for contributory items, the fencing should be of a style and height appropriate to that historically associated with the architectural style of that dwelling.

Land Division

16 *Land should only be divided:*

- (a) *on a detached dwelling site - where the resultant allotment(s) conform with the minimum street frontage and site area set-out in the desired character; or*
- (b) *on a site of other dwelling types - to give separate title to approved dwelling(s) site(s) (including any common land of a community land division) upon which the dwelling construction or conversion has been substantially commenced; or*
- (c) *in those parts of the zone where the prevailing settlement pattern is clearly at variance with the desired character of the respective policy area – where the resultant allotment(s) are consistent with those in the locality, providing the allotment(s) provide for dwellings of street-fronting format and the building settings and proportions which reinforce the desired character.*

In addition to the more specific policy of the zone the broader Council-wide residential policy and other relevant parts of the whole Development Plan are also applicable to the assessment of any development.

The full Development Plan is available on Councils web-site www.unley.sa.gov.au under Development heading or Planning SA web-site www.planning.sa.gov.au/go/development-plans .

Appendix 1:

Compact Goodwood Estate – Contributory/Non-contributory Items



See Table Un(RHC)/1 Overleaf for site addresses

- | | |
|------------|-----------------------------------|
| RHC | Residential Historic Conservation |
| | Contributory Items* |
| | Non Contributory Items |
| | Zone Boundary |
| | Local Heritage Place |

*All properties within the RHC Zone Boundary that are NOT shaded are Contributory Items
(Public roads and transport corridors are not shaded for clarity)



**UNLEY (CITY)
NON CONTRIBUTORY ITEMS
COMPACT GOODWOOD
ESTATE
Fig Un(RHC)/1**

Consolidated - 3 December 2009

TABLE Un(RHC)/1

Non Contributory Items from Compact Goodwood Estate [Fig Un\(RHC\)/1](#)

Property Address	Certificate of Title Reference
2A Ada Street, Goodwood 5034	5443/734
2B Ada Street, Goodwood 5034	5443/582
1-4/9 Ada Street, Goodwood 5034	5921/990-994
11 Ada Street, Goodwood 5034	5393/679
11A Ada Street, Goodwood 5034	5398/778
13 Ada Street, Goodwood 5034	5561/766
16-16A Ada Street, Goodwood 5034	5986/666-667
20 Ada Street, Goodwood 5034	6002/573
1-6/66 Albert Street, Goodwood 5034	5011/595-601
68 Albert Street, Goodwood 5034	5176/64
1-2/73 Albert Street, Goodwood 5034	5727/127
81 Albert Street, Goodwood 5034	5433/408
83 Albert Street, Goodwood 5034	5487/166
16 Florence Street, Goodwood 5034	5663/130
1-9/17 Florence Street, Goodwood 5034	5283/412-421
1-9/19 Florence Street, Goodwood 5034	5003/352-361
1-2/20 Florence Street, Goodwood 5034	5021/637-639
1-8/23-27 Florence Street, Goodwood 5034	5892/247-254
1-4/34 Florence Street, Goodwood 5034	5042/832-836
20A Lily Street, Goodwood 5034	5003/384-385
23 Lily Street, Goodwood 5034	5591/88
25 Lily Street, Goodwood 5034	6002/574
30-30A Lily Street, Goodwood 5034	5937/608-609
33 Lily Street, Goodwood 5034	5842/201
34 Lily Street, Goodwood 5034	5839/930
35-35A Lily Street, Goodwood 5034	5579/114-115
36 Lily Street, Goodwood 5034	5839/929
3 Railway Terrace(Sth), Goodwood 5034	5108/920
7-7A Railway Terrace(Sth), Goodwood 5034	5070/121
1-2/8 Railway Terrace(Nth), Goodwood 5034	5198/546
9 Railway Terrace(Sth), Goodwood 5034	5526/864
11 Railway Terrace(Sth), Goodwood 5034	5682/592
1-2/13 Railway Terrace(Sth), Goodwood 5034	5019/244-245
21 Railway Terrace(Sth), Goodwood 5034	5842/955
1-4/19 Rosa Street, Goodwood 5034	5534/291

Consolidated - 3 December 2009

Property Address	Certificate of Title Reference
21 Rosa Street, Goodwood 5034	5761/593
25 Rosa Street, Goodwood 5034	5839/973
32-34 Rosa Street, Goodwood 5034	5852/332
1-3/33 Rosa Street, Goodwood 5034	5871/810-814
35 Rosa Street, Goodwood 5034	5612/794

Consolidated - 3 December 2009