

FACT SHEET

RESIDENTIAL HISTORIC (CONSERVATION) ZONE Policy Area 7: Grand Unley Park Heywood 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 7, referred to as Grand Unley Park Heywood 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

Grand Unley Park Heywood Estate

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

- Addiscombe Place
- Cross Road
- Elm Street
- Glen Avenue
- Grove Avenue
- Heywood Avenue
- High Street
- Miegunyah Avenue
- Northgate Street
- Thornber Street
- Rutland Avenue
- Victoria Avenue
- Whistler Avenue
- Wood 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 7 – GRAND UNLEY PARK HEYWOOD 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 7 – Grand Unley Park Heywood Estate**:

Heritage Value

An important appreciation of the heritage value is formed by the generous subdivision of farmland by Whistler around “Heywood Estate” in 1855 (completed c1862), the extension west, along Northgate Street (1880 to 1900) by affluent owners, the Council’s purchase of Heywood Park in 1921 and other early 20th Century development. This reflects the social history of Unley in this notable, residential area for wealthy settlers and later residents around the natural remnant landscape of Brown Hill Creek and Heywood Park.

Desired Character

The grand streetscape character is founded on wide streets with avenues of substantial trees and expansive allotments, street frontages and gardens. Intrinsic to the area is an extensive collection of contributory items of a grand scale, being unique Victorian and Turn-of-the-Century villas and mansions, 1930’s and 1940’s International styles, together with Gentleman’s Tudors and Bungalows. These contributory items are individualised by original architectural inspirations.

Development will:

- (a) *conserve contributory items, in particular villas, mansions, bungalows, tudors and later international styles; and*
- (b) *be of a street-fronting dwelling format, primarily detached dwellings; and*
- (c) *maintain or enhance the predominant streetscapes and regular road allotment patterns with:*
 - (i) *dwelling sites typically of no less than 30 metres street frontages and with site areas of 1500 square metres (and as much as 3000 square metres); and*
 - (ii) *generous front setbacks of some 11 metres; and*
 - (iii) *side setbacks of between 4 metres and 8 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 12 metres; and*
- (d) *maintain and respect the grand built scale and form of contributory items and the characteristic substantial, well landscaped gardens, behind complementary, preferably open fences.*

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

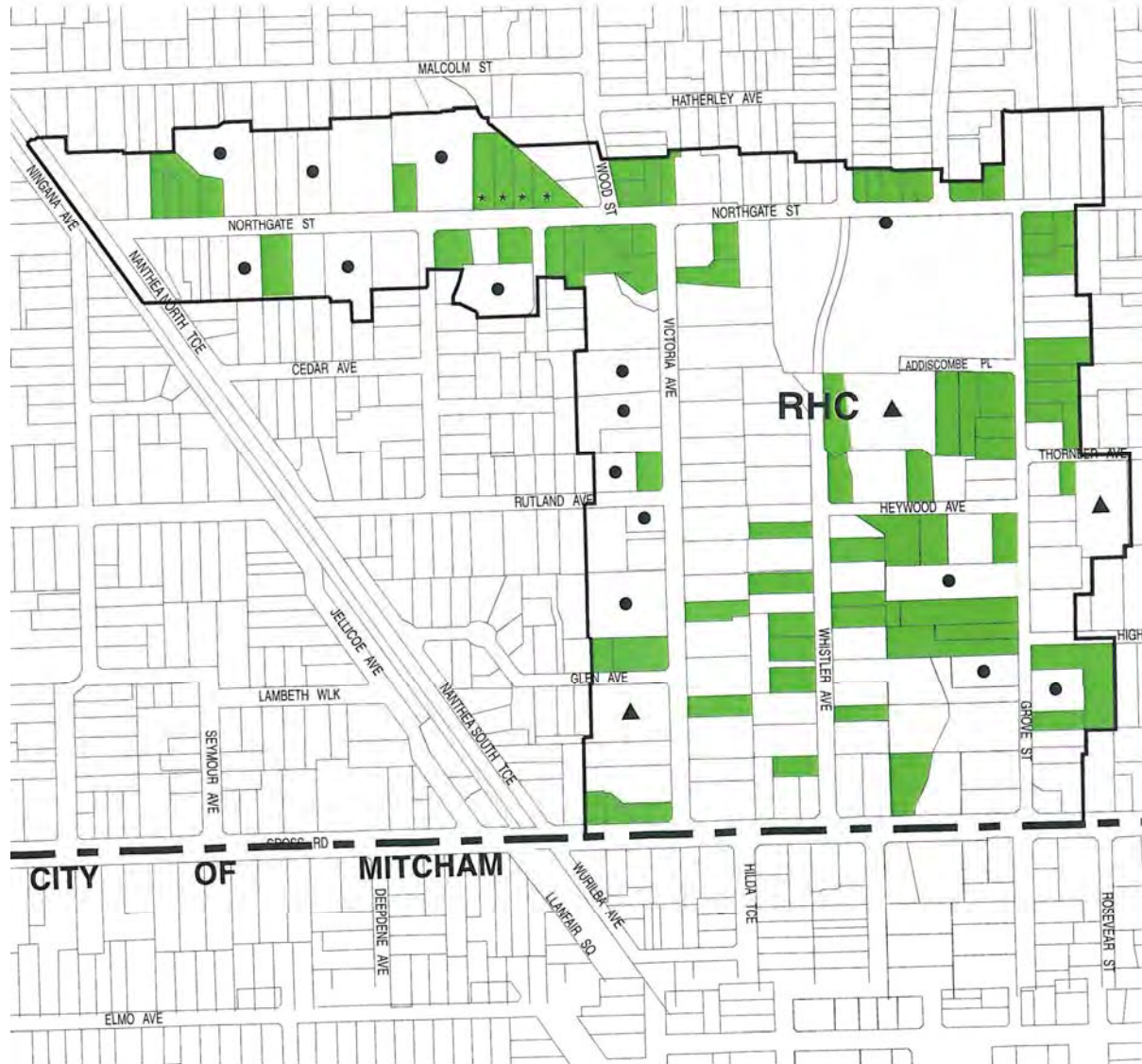
- 16** *Land should only be divided:*
- (a) *on a detached dwelling site - where the resultant allotment(s) conform with the minimum street frontage and site area set-out in the desired character; or*
 - (b) *on a site of other dwelling types - to give separate title to approved dwelling(s) site(s) (including 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:

Grand Unley Park Heywood Estate – Contributory/Non-contributory Items



See Table Un(RHC)/7 Overlay for site addresses

- | | |
|------------|--|
| RHC | Residential Historic Conservation |
| | Contributory Items* |
| | Non Contributory Items |
| | Non Contributory Item - except for front fence |
| | Zone Boundary |
| | Development Plan Boundary |
| | Local Heritage Place |
| | State 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
GRAND UNLEY PARK
HEYWOOD ESTATE
Fig Un(RHC)/7**

Consolidated - 3 December 2009

TABLE Un(RHC)/7

Non Contributory Items from Grand Unley Park Heywood Estate [Fig Un\(RHC\)/7](#)

Property Address	Certificate of Title Reference
1-2/2 Addiscombe Place, Unley Park 5061	5909/509-510+5115/598
4 Addiscombe Place, Unley Park 5061	5909/511
224B Cross Road, Unley Park 5061	5182/920
230A Cross Road, Unley Park 5061	5821/741
230C Cross Road, Unley Park 5061	5896/39
1 Grove Street, Unley Park 5061	5106/508
1A Grove Street, Unley Park 5061	5805/481
9 Grove Street, Unley Park 5061	5143/343
11 Grove Street, Unley Park 5061	5240/439
13 Grove Street, Unley Park 5061	5213/961
15 Grove Street, Unley Park 5061	5084/373
18 Grove Street, Unley Park 5061	5115/601
22 Grove Street, Unley Park 5061	5077/418
24 Grove Street, Unley Park 5061	5077/417
30A Grove Street, Unley Park 5061	5825/197
32 Grove Street, Unley Park 5061	5876/30
32A Grove Street, Unley Park 5061	5876/29
37 Grove Street, Unley Park 5061	5210/696
3 Heywood Avenue, Unley Park 5061	5472/666
4 Heywood Avenue, Unley Park 5061	5808/859
5 Heywood Avenue, Unley Park 5061	5900/933
8 Heywood Avenue, Unley Park 5061	5501/32
31 High Street, Unley Park 5061	5719/842
37 Northgate Street, Unley Park 5061	5137/39
39 Northgate Street, Unley Park 5061	5236/306
46A Northgate Street, Unley Park 5061	5594/378
46 Northgate Street, Unley Park 5061	5808/756
48 Northgate Street, Unley Park 5061	5367/592
48A Northgate Street, Unley Park 5061	5420/713
1-2/50 Northgate Street, Unley Park 5061	5018/139-140
52 Northgate Street, Unley Park 5061	5416/56
52A Northgate Street, Unley Park 5061	5063/638

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Property Address	Certificate of Title Reference
65 Northgate Street, Unley Park 5061	5211/131
67 Northgate Street, Unley Park 5061	5427/187
68 Northgate Street, Unley Park 5061	5693/695
68A Northgate Street, Unley Park 5061	5693/694
68B Northgate Street, Unley Park 5061	5693/693
69A Northgate Street, Unley Park 5061	5511/794
69 Northgate Street, Unley Park 5061	5511/795
70 Northgate Street, Unley Park 5061 (except front fence)	5060/781
71 Northgate Street, Unley Park 5061	5120/40
72 Northgate Street, Unley Park 5061 (except front fence)	5207/891
73 Northgate Street, Unley Park 5061	5144/352
74 Northgate Street, Unley Park 5061 (except front fence)	5153/77
74A Northgate Street, Unley Park 5061 (except front fence)	5273/397
77 Northgate Street, Unley Park 5061	5922/661
78 Northgate Street, Unley Park 5061	5831/4
84A Northgate Street, Unley Park 5061	5811/957
1-2/85 Northgate Street, Unley Park 5061	5090/814-815
1/86 Northgate Street, Unley Park 5061	5809/817
1-6/86A Northgate Street, Unley Park 5061	5030/280-286
86B Northgate Street, Unley Park 5061	5809/816
34 Thornber Street, Unley Park 5061	5913/877
37A Thornber Street, Unley Park 5061	5652/796
1A Victoria Avenue, Unley Park 5061	5811/980
2 Victoria Avenue, Unley Park 5061	5086/927
2A Victoria Avenue, Unley Park 5061	5370/603
12 Victoria Avenue, Unley Park 5061	5499/106
17A Victoria Avenue, Unley Park 5061	5230/120
18 Victoria Avenue, Unley Park 5061	5469/334
21A Victoria Avenue, Unley Park 5061	5116/287
1/28 Victoria Avenue, Unley Park 5061	5041/514+517
2/28A Victoria Avenue, Unley Park 5061	5041/515+517
3/28B Victoria Avenue, Unley Park 5061	5041/516+517
1 Whistler Avenue, Unley Park 5061	5159/915
7 Whistler Avenue, Unley Park 5061	5147/645
11 Whistler Avenue, Unley Park 5061	5258/990

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Property Address	Certificate of Title Reference
13 Whistler Avenue, Unley Park 5061	5701/831
14A Whistler Avenue, Unley Park 5061	5444/577
18 Whistler Avenue, Unley Park 5061	5809/600
19A Whistler Avenue, Unley Park 5061	5840/377
22 Whistler Avenue, Unley Park 5061	5280/886
24 Whistler Avenue, Unley Park 5061	5692/563
26 Whistler Avenue, Unley Park 5061	5809/599
32 Whistler Avenue, Unley Park 5061	5809/598
45 Wood Street, Unley Park 5061	5693/692

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