Rose Street historic area overlay (WeTo4)

The City of West Torrens is proposing changes to the Planning and Design Code to improve the spatial application and update the policy of the historic area statements. In addition new buildings have been recommended to be added to the historic area where consistent with the character of the area. The community is invited to have their say on these changes.

What is proposed?
The overall objective of this code amendment is to:

- Update the historic area statements to refine wording, include any necessary additional historical context (see page 2).
- Extend the boundaries of the historic area overlay (see adjacent).
- Add a new representative building within the expanded historic area overlay (see below).

The zone is not proposed to change for any property.

What properties are affected
Below is the property that is proposed to be listed as representative buildings:

- 14 Parker Street.

Below is the property to be added to the historic area overlay:

- 14 Parker Street.

- Proposed historic area boundary
- Remove as representative building
- Add to areas as representative building and added to the historic area overlay
- Add as representative building
- Local heritage place
- Historic area overlay
- Representative buildings
- S State heritage place

Continued over

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City of West Torrens

Changes to the statement

The historic area statement only applies to properties or development located within the historic area overlay. The purpose of the statement is to identify the attributes specific to the historic area and to ensure that development proposals are consistent with the characteristics expressed therein.

The code amendment proposes to change the wording of the area statement to better reflect the eras, patterns and characteristics of development. These updates are shown below in yellow.

Eras, themes and context	1900s to 1920s
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Rectangular shaped allotments with direct street frontage. Narrow and deep allotments. Predominantly semi-detached dwellings to allotments.
rchitectural styles, detailing and built form features	Strong uniformity in architectural style. Predominantly semi-detached gothic workers cottages. Key architectural features include: pitched roofs. Verandahs/porticos. Parapeted gable. Features associated with traditional era and style of buildings. Other notable built form features include scale and massing and a regular pattern of fenestration (proportions of openings) and historic colour palettes. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Strong uniformity in material palette. Stone. Brick. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Red brick chimneys.
Fencing	No front fencing or low front fencing facilitating views of the dwelling comprising timber picket to boundary.
Setting, landscaping, streetscape and public realm features	Consistent front setbacks. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Street trees. Vehicle access has been designed and located to preserve existing street trees. Vehicle access from laneways, particularly Rose Street where there are no crossovers.
Representative buildings	Identified - refer to SA planning database.

How can I find out more?
For more information or enquiries about this code amendment you can:

- Visit the PlanSA general consultations page at https://plan.sa.gov.au/have_your_say/code_amendments.
- Contact Glenn Searle on (08) 8416 6333 or via email at planningpolicy@wtcc.sa.gov.au
- Attend a drop-in session - for details visit yoursay.westtorrens.sa.gov.au/

How can I have my say?
You can view the code amendment and provide feedback via one of the following:

- Complete the online feedback form available at yoursay.westtorrens.sa.gov.au/
- Prepare a written submission and send an email to planningpolicy@wtcc.sa.gov.au or mail to:
  Historic area and character area code amendment
  City of West Torrens
  165 Sir Donald Bradman Drive
  Hilton SA 5033
- Complete the feedback form at plan.sa.gov.au/en/codeamendments

A hardcopy version of the code amendment can be viewed at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton SA 5031.
All feedback must be received by 11.59pm on Sunday 17 May.

What changes to the code amendment can my feedback influence?
Your submission can influence the following:

- Content of the historic area statements.
- The extent and boundaries of the historic area overlay which are the subject of the code amendment.
- The selection of properties defined as representative buildings.

What will happen with my feedback?
All submissions will be considered by the City of West Torrens when considering the suitability of the code amendment and if any changes should be made.

Please note that submissions will be published on the PlanSA portal, however, personal addresses, email and phone numbers will not be published, only company details (if applicable).

After the "time for submissions" has closed, an engagement report will be published on the PlanSA portal that will summarise the consultation outcomes and how the code amendment changed due to the feedback received.

When will I know the outcome?
The timeframes for publishing the outcome of code amendments can vary.
To find what stage the code amendment is up to, including decision of its outcome, please go to the following website: https://plan.sa.gov.au/have_your_say/code_amendments

Consultation opens on Tuesday 31 March and closes 11.59pm Sunday 17 May 2026.

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