

Ashford character area (WeTo-C1)

The City of West Torrens is proposing changes to the Planning and Design Code to improve the spatial application of the character area overlay and update the policy of the character area statements. In addition new buildings have been recommended to be added to the character 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 character area statements to refine wording, include any necessary additional streetscape or character context (see page 2).
- Extend the boundaries of the character area overlay in certain locations (see list below and the map on page 3).
- Remove the character area overlay from certain properties (see the list below and the map on page 3).

The zone is not proposed to change for any property.

What properties are affected

This is the list of properties proposed to be added to the character area overlay:

- 69 Farnham Road
- 12A Herbert Road
- 12B Herbert Road
- 12 Herbert Road
- 14 Herbert Road.



This is the list of properties that are considered to not reflect the attributes of the character area overlay (era, style, built form) and are therefore proposed to be removed from the character area overlay:

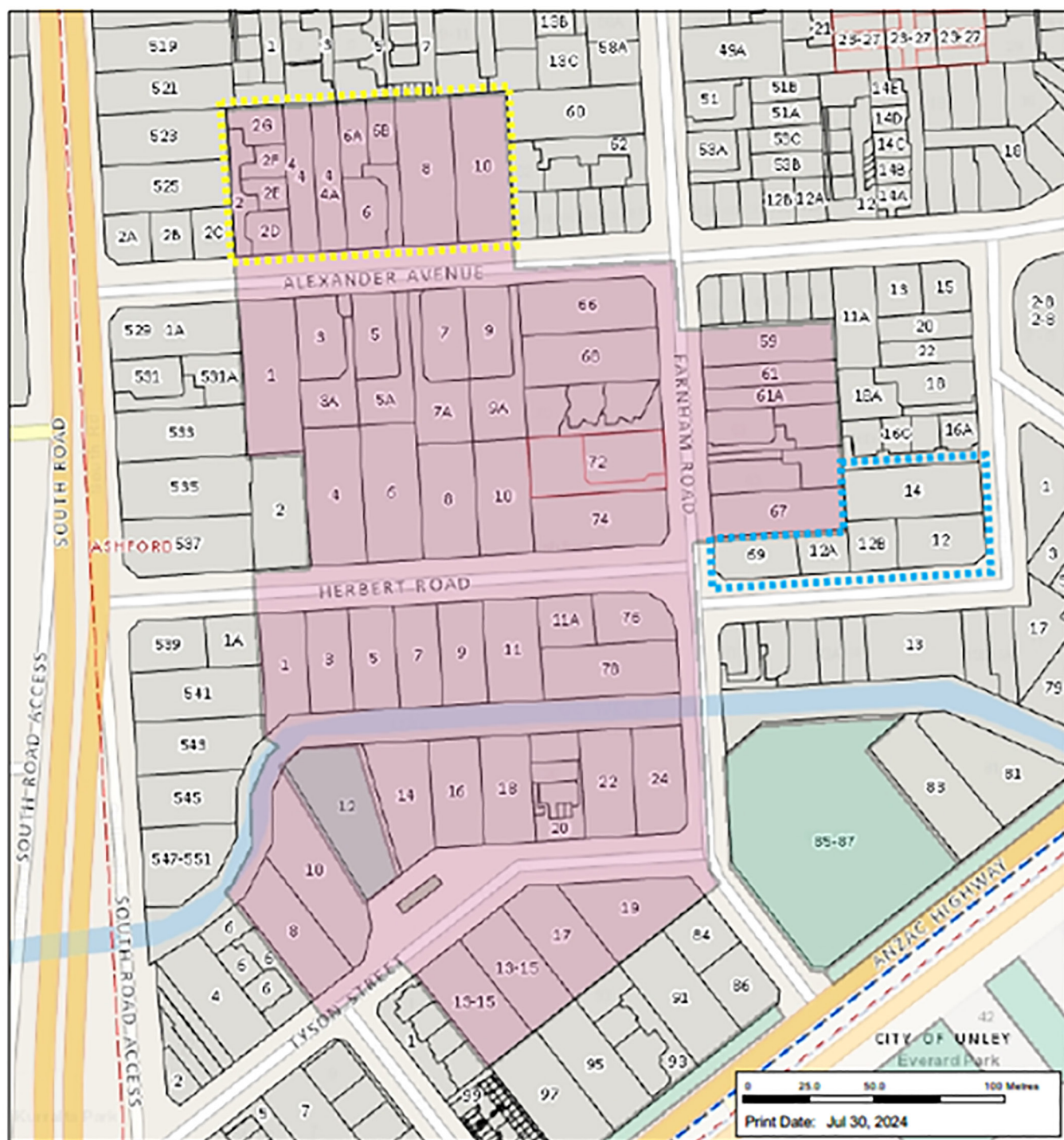
- 2 Alexandar Avenue
- 2D Alexander Avenue
- 2E Alexander Avenue
- 2F Alexander Avenue
- 2G Alexander Avenue
- 4 Alexander Avenue
- 4A Alexander Avenue
- 4B Alexander Avenue
- 6 Alexander Avenue
- 6A Alexander Avenue
- 6B Alexander Avenue
- 8 Alexander Avenue
- 10 Alexander Avenue.

Continued over

Changes to the statement

The character area statement only applies to properties or development located within the character area overlay. The purpose of the statement is to identify the attributes specific to the character 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	1920s - 1940s
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low (residential) density site areas. Wide street frontages. Medium sized detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Tudor and bungalow dwellings. Key architectural features include: articulated hip and gable roofs. Verandahs/porticos. Verandahs as continuation of main roof structure. Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes. Additions, including carports and garages, are generally located to the side and/or rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows.
Fencing	Low front fencing facilitating views of the dwelling comprising post and rail with woven wire, low level stone or masonry, or timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Carports and garages are behind the main face of dwellings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.
Representative buildings	(Not identified)



Legend

Character Area Overlay

Suburbs

Current Properties

Remove Overlay

Extend Overlay

Local Heritage Place

Water Ways

Sub Properties

Council Boundary

Reserves

LGA Boundaries

Proposed Properties

Print Date: Jul 30, 2024

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.

What changes to the code amendment can my feedback influence?

Your submission can influence the following:

- Content of the character area statements.
- The extent and boundaries of the character 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 at 11.59pm Tuesday 30 June 2026.