Urban corridor (high street) historic area overlay (WeTo6)

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 3).
- Extend the boundaries of the historic area overlay (see * below).
- Add a new representative building within the expanded historic area overlay (see below).
- Remove representative buildings (see below)

The zone is not proposed to change for any property.

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

- 70 Henley Beach Road
- 60 Henley Beach Road
- 170 - 172A Henley Beach Road.

The following are the properties proposed to be no longer listed as representative buildings:

- Shops 2, 3, 4, 5 and 6
  172 - 178 Henley Beach Road
- 68 Henley Beach Road
- 62 - 62A Henley Beach Road.

*164 South Road is proposed to be shifted from the Torrensville east historic area overlay as it is aligned with land uses (Thebarton Theatre) located in the urban corridor (High Street) historic area overlay.

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	1890s to 1920s
Allotments, subdivision and built form patterns	Linear pattern of development along Henley Beach Road. Medium density site areas. Narrow/ deep tenancies. Continuous shopfronts. Fine grained.
Architectural styles, detailing and built form features	Predominantly ornate parapeted, vertically proportioned glazed shopfronts. Pedimented parapets. Hidden roof forms. Elaborate parapet treatments. Traditional verandahs. Ornamental timber verandah posts. Additions are generally located to the rear of the building.
Building height	Predominantly single storey. 2 storey on corner allotments.
Materials	Rendered masonry. Stone. Masonry. Brick. Timber shopfronts. Corrugated pre-coloured or galvanised iron sheeting. Pressed metal. Timber verandahs. Materials, finishes and colours associated with of original ears and styles.
Fencing	[Not stated]
Setting, landscaping, streetscape and public realm features	Commercial strip. Continuous shopfronts. No setback to front boundary. Verandahs over footpath. Tree lined streets. Intimate and engaging public interface.
Representative buildings	Identified - refer to SA planning database.

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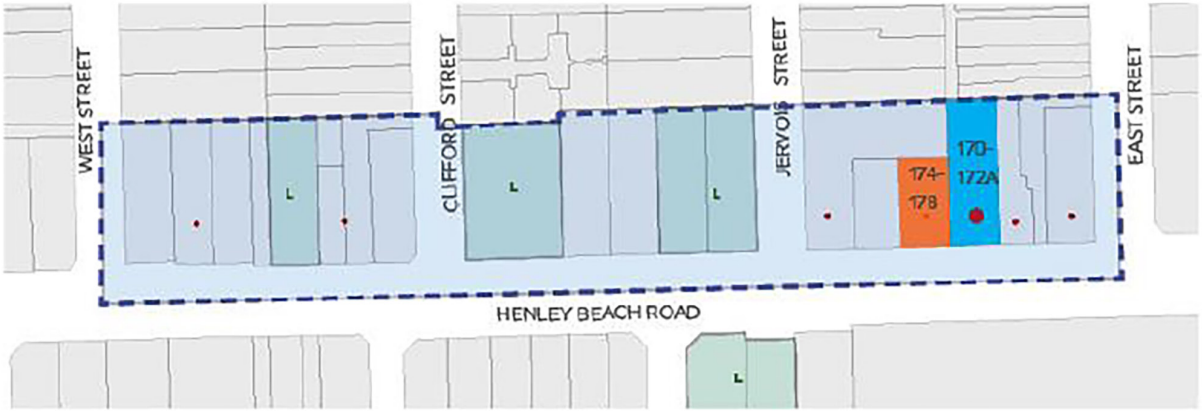

- PROPOSED HISTORIC AREA BOUNDARY
- ADD TO AREA AS REPRESENTATIVE BUILDING
- REMOVE AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS
- S STATE HERITAGE PLACE

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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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