Richmond historic area overlay (WeTo3)

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).
- Remove the historic area overlay from certain properties (see table below and map on page 2).
- Add new representative buildings within the expanded historic area overlay (see table below and map on page 2).
- Remove a representative building (see map on page 2).

The zone is not proposed to change for any property.

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

- 32 Albert Street
- 34 Albert Street.

The list below show the properties that are considered to not reflect the attributes of the historic area overlay (era, style, built form) and are therefore proposed to be removed from the historic area overlay:

- 16A Frederick Street
- 16B Frederick Street
- 16 Frederick Street
- 14A Frederick Street
- 14 Frederick Street
- 12A Frederick Street
- 1 Lehman Place
- 3 Lehman Place
- 5 Lehman Place
- 7 Lehman Place
- 9 Lehman Place
- 11 Lehman Place
- 13 Lehman Place
- 15 Lehman Place
- 17 Lehman Place
- 15A Albert Street
- 15 Albert Street
- 13A Albert Street
- 13 Albert Street
- 11A Albert Street
- 11 Albert Street
- 9A Albert Street
- 9 Albert Street
- 7A Albert Street
- 7 Albert Street
- 8 Albert Street*
- 10 Albert Street
- 12 Albert Street
- 14 Albert Street
- 14A Albert Street
- 16 Albert Street
- 16A Albert Street
- 18 Albert Street
- 18A Albert Street
- 20 Albert Street
- 20A Albert Street
- 22 Albert Street

* 8 Albert Street is a representative building that is proposed to be removed from the list of representative buildings.

Continued over

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City of West Torrens

The map shows the proposed boundary changes for the historic area overlay along with the removal of one representative building and the addition of two new representative buildings.

- Proposed historic area boundary
- Remove as representative building
- Add to areas as representative building
- Add as representative building
- Local heritage place
- Historic area overlay
- Representative buildings

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. Medium to low density. Rectangular shaped allotments with direct street frontage. Predominantly row and semi-detached dwellings with some detached dwellings.
Architectural styles, detailing and built form features	Predominantly inter-war dwellings with examples of State Bank bungalows and art deco dwellings. Key architectural features include: half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos. Other notable built form features include scale and massing, a regular pattern of fenestration (proportions of openings) and historic colour palettes. Additions are generally located to the rear of the dwelling. Complementary in-fill, modern semi-detatched housing.
Building height	Up to 2 storeys.
Materials	Consistent material palette. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.
Fencing	No front fencing or low front fencing facilitating views of the dwelling.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Street trees. Vehicle access has been designed and located to preserve existing street trees.
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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