

APPENDIX 14. INVESTIGATIONS – HERITAGE AND CHARACTER

“Scotty’s Corner” Code Amendment

Historic Character Impact Report

DA214082 Issue –

12.11.21

1.0 Introduction

DASH Architects has been engaged by Future Urban to assess the Historic Character Impacts arising from the proposed “Scotty’s Corner” Code Amendment.

This report has been prepared by Jason Schulz, Director of DASH Architects. I have nearly 30 years experience as a heritage architect, with particular expertise in heritage and character assessments, heritage policy and impact assessments. I also have a detailed knowledge of the State’s planning system, including relevant legislation (Planning Development and Infrastructure Act & Regs, SA Heritage Places Act & Regs and the Planning and Design Code).. This collective expertise has afforded me the following past and present postings:

Present

- State Government Heritage Reform Advisory Panel (joint AGD and DEW)
- Australian Institute of Architects (SA Chapter) Heritage Committee.

Past

- South Australian Heritage Council (2011 to 2021)
- Local Heritage Advisory Committee (2011 through to its disbandment in 2016)
- Deputy Presiding Member, City of Unley Development Assessment Panel
- Presiding Member, City of Adelaide Urban Design Advisory Committee
- City Centre Design Review Panel (ODASA)
- City of Adelaide Heritage Advisor, and
- Salvation Army Advisory Board.

DASH Architects was also called upon by the Department for Infrastructure and Transport to assist in drafting the Practice Advisory Guidelines for the Planning and Design Code to assist with the designing and assessment of new development within Historic Area Overlays. I played a lead role in this process.

*dash*architects

L2, 141-149 Ifould Street
Adelaide SA 5000

t 8223 1655

adelaide@dasharchitects.com.au

www.dasharchitects.com.au

ABN 82 059 685 059

2.0 Code Amendment

The land affected by the proposed Code Amendment is identified in the below image, and includes 1-5 Nottage Terrace and 43 Main North Road, Medindie (Affected Land). This land is currently Zoned both Suburban Business and Established Neighbourhood, the latter including a Historic Area Overlay. The Code Amendment seeks to re-zone this land Urban Corridor (Business) Zone, similar to that further north, and also across Main North Road.



Figure 1: Proposed Code Amendment Affected Land. Source: Future Urban

The Affected Land will interface to the south and east with the Medindie Historic Area Overlay (Walk2), while the eastern portion will be located across Nottage Terrace from the Medindie Gardens Historic Area Overlay (Pr11).

Policy changes associated with the proposed Urban Corridor (Business) Zone are outlined in detail within Future Urban's Code Amendment report, and include:

- Removal of the Historic Area Overlay protections to No's 3 and 5 Nottage Terrace,
- Amending permissible building heights from 3 Levels (Suburban Business Zone) to 6 Levels,
- Amend permissible building heights from 2 Levels (Established Neighbourhood Zone), to 6 Levels.

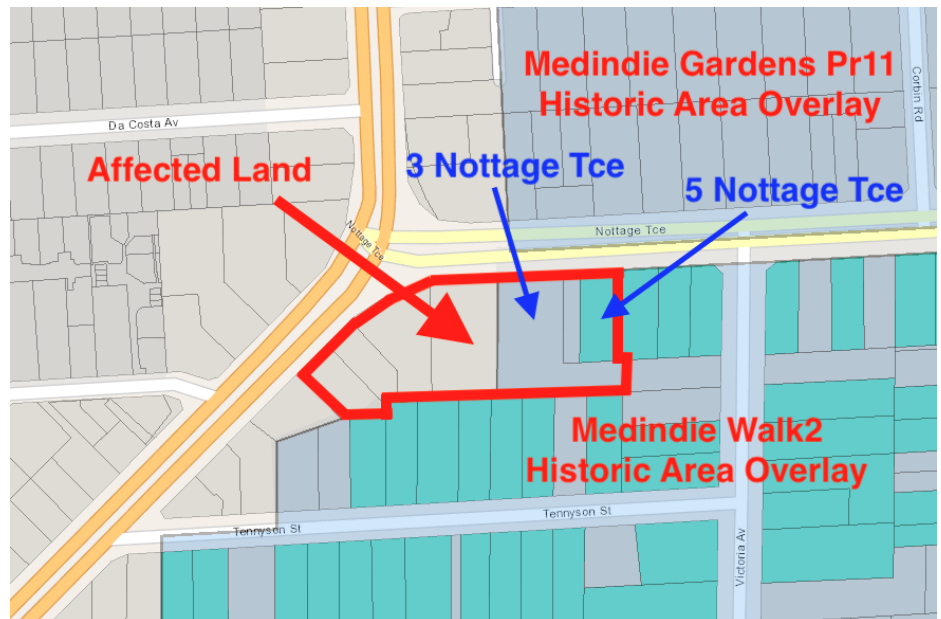


Figure 2: Surrounding Historic Area Overlays. Affected land boundary in red

3.0 Scope of Impact Assessment

The scope of this Historic Character Impact Assessment is to consider the following:

- Will the loss of two residential properties within the Established Neighbourhood Zone (one of which contains a representative dwelling) have broader negative/detrimental impacts upon the Established Neighbourhood Zone and/or Historic Area Overlay as it relates to the suburb of Medindie and the Walkerville Council Area.
- Will the anticipated height and scale proposed in the Code Amendment have a negative/detrimental impact upon the Established Neighbourhood Zone and/or the Historic Area Overlay (including adjoining representative dwellings in Tennyson Street and Victoria Avenue)?
- General observations regarding historic character and/or heritage (if relevant)

Importantly, my assessment does not extend to amenity impacts of potential development on the Affected Land on the adjoining Neighbourhood Zone. Such matters are neither heritage nor historic character considerations. Further, there are a significant number of provisions within the Planning and Design Code that speak to managing such impacts that cannot reasonably be considered in the absence of a specific development proposal for the site. While the Code Amendment document prepared by Future Urban includes massing studies for the site, these are not in themselves development proposals. Rather, they are building envelop studies for the purposes of assisting the nature of policy reform sought.

4.0 Historic Character Impact Assessment

4.1 Loss of Demolition Controls

4.1.1 Policy Framework

No's 3 and 5 Nottage Terrace (within the Affected Land) are currently zoned Established Neighbourhood, with a Historic Area Overlay (HAO). The Desired Outcome (DO1) of the HAO seeks:

DO1: Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

Performance Outcome PO7.1 of the HAO notes:

PO7.1: Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style, or*
- (b) the structural integrity or safe condition of the original building is beyond reasonable repair.*

These policies speak to providing demolition controls over places that display the attributes expressed within the Overlay's Historic Area Statement (HAS).

The Medindie Historic Area Statement (Walk2) identifies the following attributes of recognised importance to the local area:

Eras, themes and context	Very-low and low density residential. 19th Century and early 20th Century.
Allotments, subdivision and built form patterns	Predominantly detached dwellings on large, wide allotments. Allotment sizes and building setbacks vary throughout the policy area, although there are patterns established in individual streets.
Architectural styles, detailing and built form features	Range of architectural styles and dwelling types from the late 19th Century and early 20th Century periods including early Victorian, high Victorian, Edwardian, Classic Revival and large bungalows, all set within large landscaped garden settings that enhance the presentation of the dwellings.

Building height	Predominantly single storey. Two storey additions to the rear of buildings or within the roof space with single storey appearance at the street. Two storey dwellings found on Robe Terrace and on larger sites with setbacks
Materials	Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework. Consistent early stone and brick dwellings on large sites with wide frontages to public roads.
Fencing	There is a distinctive lack of high, solid fencing and/or the use of open design of large gates to access long driveways has enabled the principal elevation of the historic homes and landscaped grounds to be visible from the public roads.
Setting, landscaping, streetscape and public realm features	Reasonably well established pattern of development, with regular spacing between buildings, front setbacks and roof pitches. Low-density residential development, with predominantly detached dwellings on allotments that are generous in width. Regular spacing between residential buildings that is primarily achieved through consistent setbacks from each side boundary. Formal avenues and regular spacing of street trees along road verges also make a positive contribution to the amenity of the area.
Representative Buildings	Identified - refer to SA planning database.

Of the two sites currently within the HAO, No 5 has been identified as a representative building, while No 3 has not.

The proposed Code Amendment would remove the demolition controls afforded to No 3 and 5 Nottage Terrace by the current Historic Area Overlay. There are a number of relevant factors to consider when assessing the impacts to the remaining Established Neighbourhood Zone and/or Historic Area Overlay. I will consider these systematically.

4.1.2 Consistency with Historic Area Statement

3 Nottage Terrace, Medindie

No 3 has not been identified as a Representative Building. The extent to which the existing dwelling displays the attributes identified by the HAS, and in turn is afforded some demolition protections is highly problematic as it is largely concealed behind a large masonry wall to the street boundary. The only portion of the dwelling visible from the surrounding public realm is the roof.

Figure 3 below is taken from the northern side of Nottage Terrace as very little of the building is visible from the southern footpath side. Figure 4 has been sourced from Google Street View. These images are taken from a camera mounted high on the roof of a vehicle, enabling additional views over the front

wall. This image shows additional detail not otherwise visible from the public realm.

On this basis I make the following observations:

- A small section of wall is visible from the other side of Nottage Terrace over the tall front wall (upper right, Figure 3). This section of wall appears to be sandstone, and incorporates an upper render string course and corbels. This detailing is typical of Victorian Villas (c1900), and are visible on the adjacent villa at No 5.
- The roof appears to have been modified to incorporate a large gable, a feature more consistent with a bungalow (c1920s). Its roof pitch, however, is not consistent with that of a bungalow (which would be less steep). Rather, it retains a steeper pitch more consistent with a villa.
- There is a later masonry infill under this gable, of a somewhat awkward proportion. This infill is very inconsistent with the noted eras and themes of importance.
- The profile and proportion of the roof behind the gable is again consistent with that of a villa, however it too appears to have been modified. A traditional villa roof would have been corrugated iron, and incorporated a ridge line parallel to the street (concealing a box gutter behind as part of an 'M' roof configuration). The verandah would have been a discrete element that sat under the eave of the main roof (as opposed to being integrated).
- The villa's original open verandah appears to have been infilled (refer Figure 3).

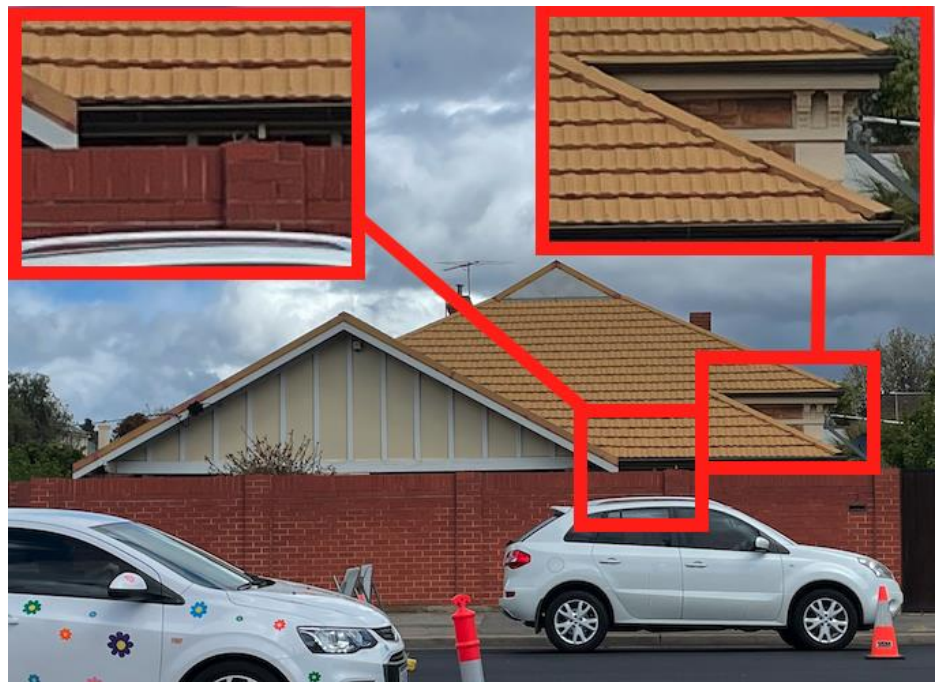


Figure 3: 3 Nottage Terrace, Medindie

Note 1: A building being obscured by a boundary wall is not necessarily reason in itself to conclude a diminished character contribution, however in this instance it is considered relevant as:

- The wall is notably tall and obscures most of the building
- The wall has been installed for acoustic reasons due to the proximity to the intersection. Recent road widening associated with intersection means it is unlikely to be removed in the foreseeable future
- Analysis of visible features appears to indicate a diminished integrity anyway.



Figure 4: 3 Nottage Terrace, Medindie. Source: Google Street View, Aug 2016

I suspect the dwelling at No 3 Nottage Terrace was originally a villa, constructed c1900, that was extensively modified to present as a bungalow. The era of these changes is difficult to estimate. The large gable may date c1930, and the infill under perhaps c1990. The compromises to the integrity of both styles means that it is unlikely to be a good representation of either. It is for these reasons I suspect Council had not previously identified the dwelling as being a Contributory Item (now Representative Building).

This, however, is somewhat of a moot point, as the dwelling is mostly concealed behind a large masonry wall (Note 1), and as a result contributes very little to any prevailing historic character as evident by the below assessment table.

Eras, themes and context	The building appears to be a c1900 villa that has been modified with bungalow influences	Poor
Allotments, subdivision and built form patterns	Detached dwelling.	Consistent
Architectural styles, detailing and built form features	The building appears to be a c1900 villa that has been modified with bungalow influences. Building largely concealed behind tall street boundary wall	Poor
Building height	Wall height is consistent but roof form modified to distort overall height and general proportion	Below Average
Materials	Most visible materials are later modifications (contemporary roof tiling)	Below Average

Fencing	Tall wall is at odds with noted "distinctive lack of high, solid fencing"	Poor
Setting, landscaping, streetscape and public realm features	Very little landscaping is visible	Poor
Representative Buildings	Not a Representative Building	Poor

The extent of probable modification noted above, general poor current character contribution, and lack of consistency with the attributes identified in the HAS, means that PO7.1 will likely afford little demolition protection to No 3 Nottage terrace.

5 Nottage Terrace, Medindie

No 5 Nottage Terrace has been identified as a Representative Building. Like No 3, it is largely concealed behind a tall street boundary wall. No 5 appears to retain higher integrity to No 3, showing a more traditional roof form, upper stonework to walls, and traditional eave. The dwelling appears to retain a verandah that is consistent with the original style, but it too appears to have been modified at its eastern end, where an addition has been constructed forward of the dwelling.



Figure 5: 5 Nottage Terrace, Medindie



Figure 6: 5 Nottage Terrace, Medindie. Source: Google Street View, Aug 2016

Eras, themes and context	The building appears to be a c1900 villa that with minor alterations and additions to front left.	Good
Allotments, subdivision and built form patterns	Detached dwelling.	Good
Architectural styles, detailing and built form features	The building appears to be a c1900 villa that with minor alterations and additions to front left. Building largely concealed behind tall street boundary wall	Consistent
Building height	Wall height is consistent	Consistent
Materials	Materials generally consistent but mostly concealed behind tall street boundary wall	Consistent
Fencing	Tall wall is at odds with noted "distinctive lack of high, solid fencing"	Poor
Setting, landscaping, streetscape and public realm features	Very little landscaping is visible	Poor
Representative Buildings	Has been identified as a Representative Building	Consistent

While No 5 Nottage Terrace is largely concealed from view, it retains sufficient integrity as to be generally consistent with the historic attributes identified by the HAS.

Overall Summary

While both No 3 and 5 Nottage Terrace have origins that date to the eras and themes spoken of in the HAS, No 3 has been substantially modified, and is unlikely to be afforded demolition protection under HAO PO7.1(a). This is also consistent with No 3 not having previously been identified as a Contributory Item (now Representative Building).

4.1.3 Character of Locality

The extent to which demolition will impact the historic character of a locality is also influenced by the integrity of that existing character, and the location of the proposed demolition within an Overlay. That is to say:

- demolition in an area of compromised integrity will likely have a lesser impact than an area that is highly intact
- demolition on the outer edge of the Overlay is likely to have lesser impact than within.

No 3 and 5 Nottage Terrace are located in the top north-west corner of the Medindie (Walk2) Historic Area Overlay (Figure 7). The only context of these sites to the remainder of the Overlay is those properties to the east along Nottage Terrace.

These sites are located within very close proximity to the major intersection of Nottage Terrace and Main North Road, with the former presently undergoing road widening to accommodate very large traffic flows.

The character of Nottage Terrace varies along its length, and is directly influenced by the proximity to the Main North Road intersection. Further east, the character is that of a very busy road flanked by early housing on either side. This changes as you approach the Main North Road intersection to the west. Front boundary walls of the interfacing dwellings become taller to mitigate traffic noise, and ultimately obscure most views of the buildings behind. The road and intersection widen, and traffic congestion increases, to ultimately dominate the character of the locality at the western end of Nottage Terrace.

The affect of this is that there is notably less overarching historic character to the western end of Nottage Terrace than the eastern end, and significantly less than the residential streets within the Overlay itself. I do not consider it unreasonable to state that there is nearly no historic character to the Affected Land, notwithstanding a portion currently accommodates a Historic Area Overlay.

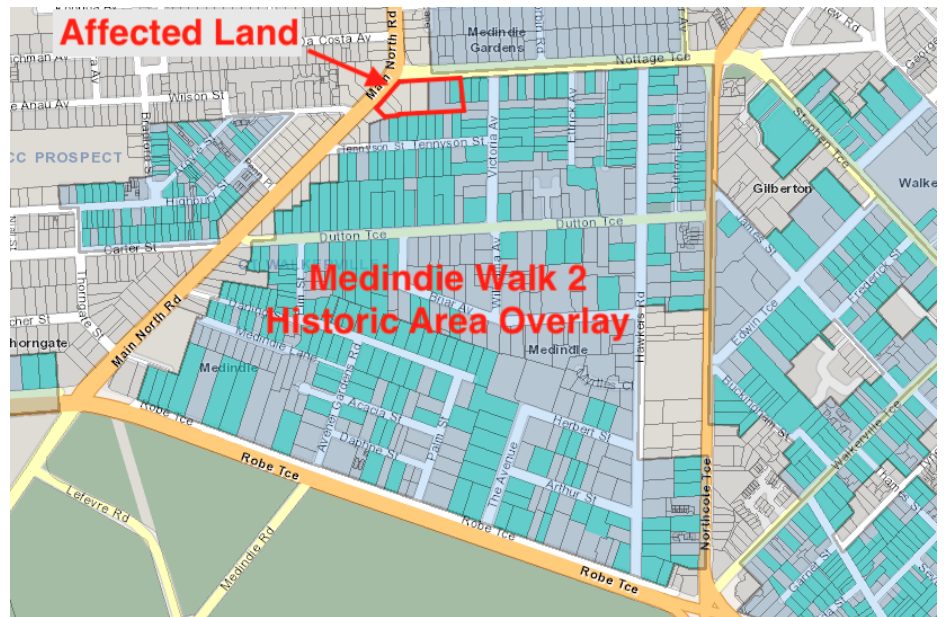


Figure 7: Affected Land within Historic Area Overlay



Figure 8: Nottage Terrace approaching Affected Land (left)



Figure 9: Nottage Terrace approaching Affected Land (left)

4.1.4 Summary

The removal of the Historic Area Overlay will remove the demolition protections otherwise afforded to No 3 and 5 Nottage Terrace, however as noted, such protection are unlikely to presently exist for No 3, as it stands in a compromised state of integrity. Accordingly, any impacts arising from the rezoning of these two sites on the Medindie (Walk2) HAO are realistically limited to those associated with the demolition of No 5 only.

The demolition of a dwelling that generally displays the attributes identified in the Historic Area Statement will adversely impact on the overall historic character of that Overlay. This is not disputed. The extent of such impacts, however, are heavily dependent on the context of the proposed demolition. No 5 is located on the outer corner of the Overlay, with limited context to the remaining historic character of the Overlay. The dwelling is largely concealed behind a tall masonry wall, that is unlikely to be removed due to its role in buffering the acoustic and amenity impacts associated with the major nearby intersection of Nottage Terrace and Main North Road. There is very little prevailing historic character within the immediate vicinity of No 5, with the nearby intersection dominating most physical, visual and acoustic attributes.

On balance, I consider the impacts to the historic character of the Medindie (Walk2) HAO arising from the proposed removal of the protections to No 3 and 5 to be generally minimal.

4.2 Change in Height

The Affected Land is currently zoned Suburban Business Zone (western portion) and Established Neighbourhood Zone (eastern portion). These zones currently have a prescribed maximum height limit of 3 levels and 2 levels respectively. The Code Amendment seeks to rezone this land urban Corridor (Business) Zone, with a prescribed maximum height limit of 6 levels.

In considering the impacts of this change in height limited I observe the following:

4.2.1 Broader Zoning Context

Main North Road is one of the City's major arterial thoroughfares, accommodating large volumes of traffic and forming an important transport corridor to the north. The vast majority of land fronting Main North Road between the Parklands (to the south) and Regency Road (to the north) is zoned urban Corridor (Business) Zone, with a height limit of between 4 and 5 storeys. The exceptions to this are the Suburban Activity Zone to the northern end, and the Suburban Business Zone (that includes a portion of the Affected Land) that separates the Medindie (Walk2) HAO from Main North Road.

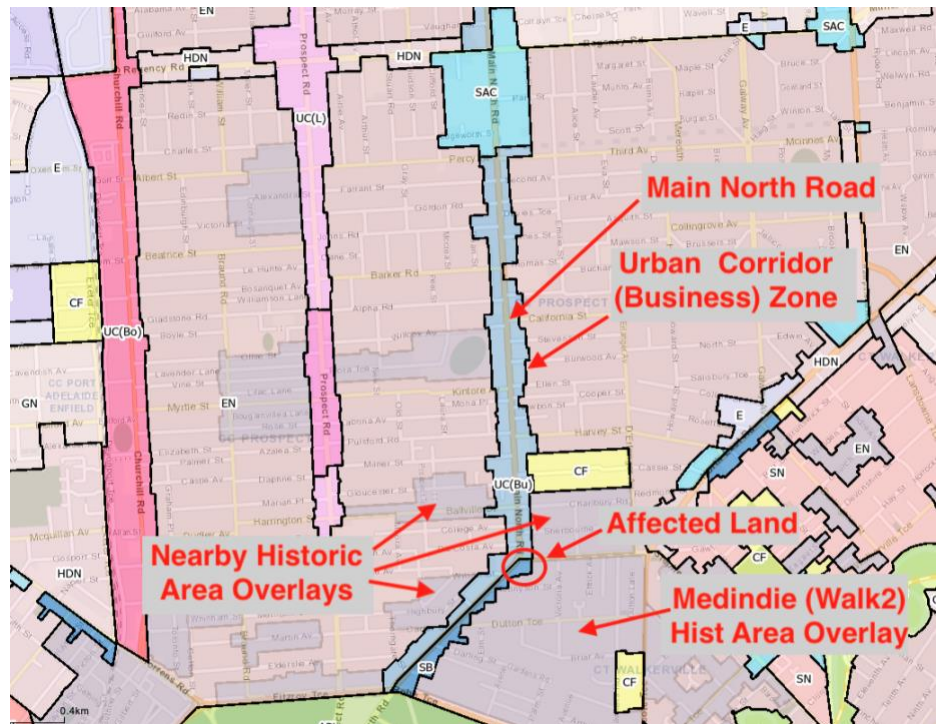


Figure 10: Broader Zoning Context

As is common for major roads through inner suburbs, interfacing zones are regularly residential (Established Neighbourhood), with many of those closest to the City having a historic character, and being subject to a Historic Area Overlay (HAO). Within the slightly broader context of the Affected Land there are four Historic Area Overlays that interface with Main North Road's zoning, including Medindie (Walk2). With the exception of Medindie (Walk2), these interfacing zones are all Urban Corridor (Business), with height limits of 4 storeys. Land to the western side of the Nottage Terrace intersection with Main North Road (that does not interface with a Historic Area Overlay) has a 5 storey height limit.

Within this context, the zoning and height limits of the land between the Medindie (Walk2) HAO and Main North Road seems slightly anomalous.

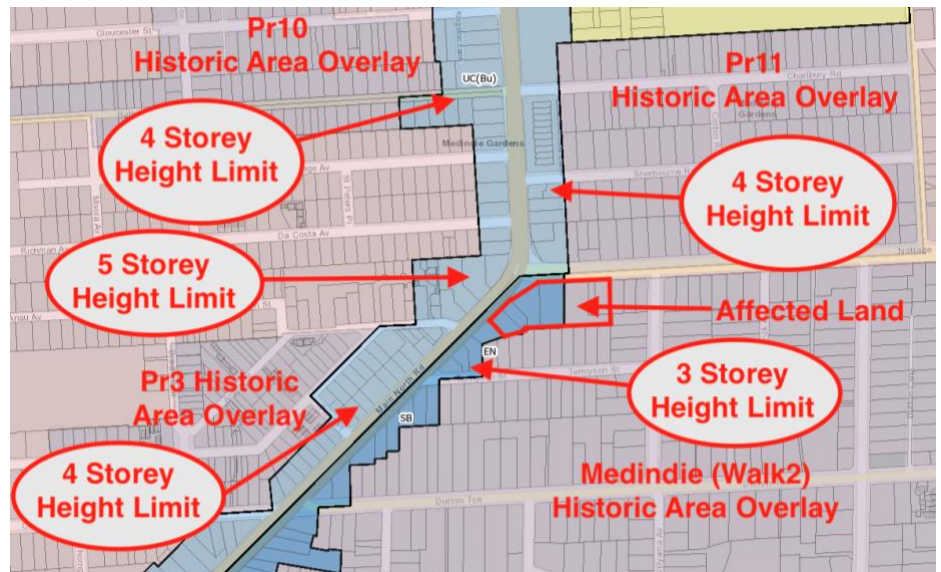


Figure 11: Interfacing Height Limits

4.2.2 Comparable Context

A comparison to other arterial roads height limits to interfacing Historic Area Overlays the following is observed:

- Payneham Road: interfacing height limits of 2 storeys
- Magill Road: Interfacing height limits between 2 and 6 storeys
- Prospect Road: 3 to 4 storeys
- Henley Beach Road: 6 storeys
- Unley Road: 5 storeys

Other comparable interfaces include the roads surrounding the Adelaide Park Lands, that regularly interface with Historic Area Overlays, and include:

- Fullarton Road: 6 to 7 storeys
- Greenhill Road: 3 to 7 storeys

Note 2: The apartment development is 7 storeys to the Unley Road frontage and will step down in scale as it interfaces with the adjacent Historic Area Overlay. These lower scale components of the development are yet to be constructed.

In summary, it is not uncommon for height limits of zones on major roads interfacing with Historic Area Overlays to permit a scale of development up to 4 to 7 storeys.

When considering the potential impact of the proposed increased scale on the character of the Historic Area Overlay I have also had regard to the recent apartment development at 244-248 Unley Road, Hyde Park. These apartments, that are nearing the end of construction and are 7 storeys in height, interface with the adjacent Un7 Historic Area Overlay (Note 2).



Figure 12: 244-248 Unley Road, Hyde Park, viewed from Unley Road



Figure 13: 244-248 Unley Road, Hyde Park, viewed from Unley Road



Figure 14: 244-248 Unley Road, Hyde Park, viewed from Hart Street within the Historic Area Overlay



Figure 15: 244-248 Unley Road, Hyde Park, viewed from Hart Street within the Historic Area Overlay

Note 3: It is noted that the development of 244-248 Unley Road was approved under the Development Act (and associated Council Development Plans), not the Planning Development and Infrastructure Act (and associated Planning and Design Code). The principles remain consistent however for the purposes of considering historic character impacts.

There is no question that the apartment complex (at 7 storeys) is notably taller than the historic dwellings within the Un7 Historic Area Overlay, however the context of these apartments is to Unley Road, not the Historic Area Overlay. The apartment complex is visible from within the Overlay, but as a backdrop to the historic built form.

The extent to which 'backdrop' built form can impact on the historic character of the overlay is clearly subjective. As noted above, there are many instances where large scale development is envisaged to interface with Historic Area Overlays. The Planning and Design Code provides policy guidance to manage and mitigate amenity impacts associated with these interfaces (as discussed in more detail below). None of these policies, however, speak to the development not being visible as a backdrop to the historic area, that I would contend is an envisaged consequence to the narrow zoning along major roads, and increased scale of permissible development. For these reasons I would consider the visual impacts of the development at 244-248 Unley Road on the Historic Area Overlay to be anticipated by the Planning and Design Code (Note 3).

I understand that the Code Amendment document prepared by Future Urban refers to the application of such policies including those associated with zone interfaces and visual amenity impacts.

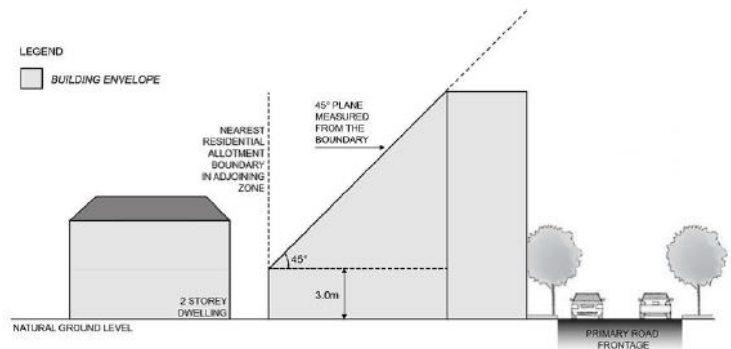
4.2.3 Relevant Policy Considerations

As identified above, it is not uncommon for major arterial roads to accommodate a narrow zoning along their length that permits a higher scale development to interfacing residential (Established Neighbourhood) Zones behind. The Planning and Design Code includes a range of provisions that seek to manage adverse impacts arising from these interfaces, including (but not limited to):

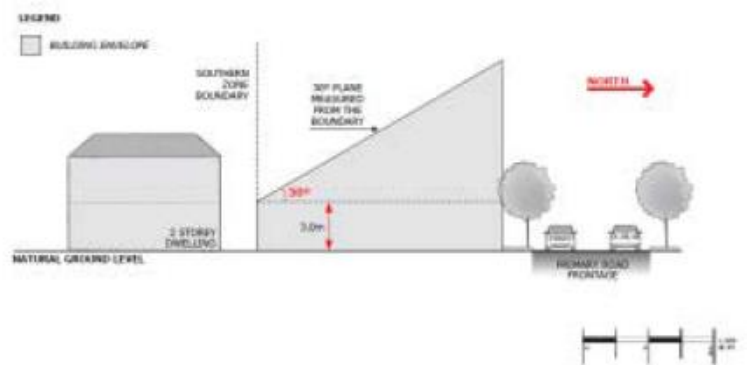
Urban Corridor (Business Zone)

- **PO2.4:** *Buildings set back from secondary street boundaries to contribute to a consistent established streetscape*

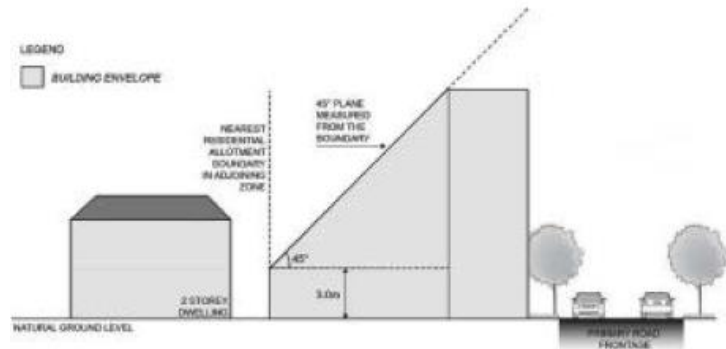
- **PO2.5:** Buildings set back from rear boundaries (other than street boundaries) to minimise impacts on neighbouring properties, including access to natural sunlight and ventilation.
- **PO3.1:** Building height consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer and positively responds to the local context including the site's frontage, depth, and adjacent primary corridor or street width.
- **PO4.1:** Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.
- **DTS/DPF4.1:** Interface Height – Buildings constructed within a building envelope provided by:
 - (a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary),



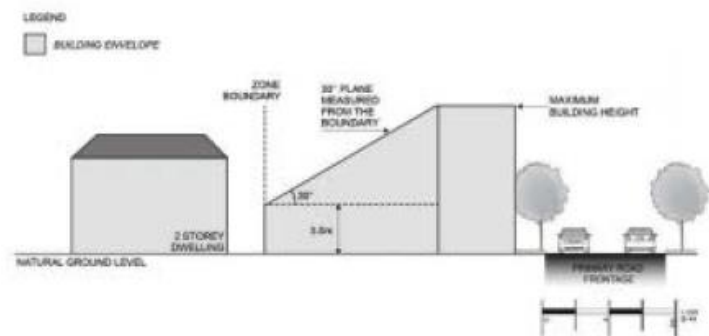
- (b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:



Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:



Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:



- **PO5.2:** Development on a significant development site (a site with a frontage to a primary road corridor and over 2500m² which may include one or more allotments) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.
- **DTS/DPF 5.2:** Development that:
 - (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 4.1
 - (b) locates non-residential activities and higher density elements towards the primary road corridor
 - (c) locates taller building elements towards the primary road corridor.

Design

- **DO1:** *Development is:*
 - (a) *contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area*
 - (b) ...
- **PO15.1:** *The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.*
- **PO16.1:** *Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.*
- **PO22.2:** *The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.*

In addition it is important to note that the Design Overlay provides a referral trigger to the Government Architects for *the erection of construction of a building that exceeds 4 building levels.*

While there are many other Code provisions that speak to managing impacts between zones of differing height limits, the above provides a good indication of the general intent. These provisions include:

- Contextual design responses to existing streetscapes
- Positive responses to local context
- Reducing the visual mass of large buildings
- Responding positively to built environment and character of the immediate area.

Importantly, the provisions do not suggest development in adjoining zones should not be visible. Urban Corridor (Business) Zone PO4.1 speaks to managing amenity and “massing” impacts of adjacent taller development through setback angles. Further, this provision primarily addresses amenity, rather than character.

4.2.4 Possible Views

Having inspected the locality, I consider it reasonable to assume that a development on the Affected Land to a scale of 6 storeys will likely be visible from sections of Victoria Avenue and Tennyson Street, Medindie (ie within the Historic Area Overlay). These views are most likely either ‘glimpses’ between dwellings, or as a ‘backdrop’.

While such ‘visual impacts’ are probably less likely with the current zoning (that envisages development to a 3 storey height limit), they are neither uncommon or unanticipated in many other Historic Area Overlays across the inner suburbs.

Further, I do not consider such ‘glimpses’ or ‘backdrops’ to necessarily be detrimental to the historic character of an HAO. To suggest such, or to contend that development height need be limited in such instances, is to bring into

question the permissible heights of almost all of the comparable circumstances identified in Section 4.2.2 above.

4.2.5 Summary

Main North Road is a major arterial road that is largely zoned Urban Corridor (Business) within the 3km stretch from the Adelaide Parklands to Regency Road, with height limits typically 4 storeys. Within the immediate proximity of the Affected Area this increases to 5 storeys. The proposed Code Amendment seeks to rezone the Affected Land to accommodate height limits of 6 storeys.

It is not uncommon within the inner suburban ring to have long, narrow zones along major arterial roads supporting increased development height while still interfacing with Neighbourhood Zones (with Historic Area Overlays). The context of such taller scale development in such instances is typically the arterial road along which they are located, rather than the HAO behind. While these developments are likely to be visible from within the HAO, they form a visual 'backdrop' to the zone, rather than an integral feature.

The Planning and Design Code seeks to manage potential impacts between zones of differing height limits with a series of Desired and Performance Outcomes that primarily speak to amenity, rather than impacts to historic character. For these reasons I contend that the Code anticipates taller development along arterial roads to be visible as a 'backdrop' to historic areas, provided amenity and contextual design matters are appropriately managed and mitigated. A referral to the Government Architects is also triggered for development over four storeys to provide greater rigour to the assessment of these important design matters.

While the increase in permissible height on the Affected Land proposed by the Code Amendment will likely result in a greater visible 'backdrop' to the Medindie (Walk2) HAO, such outcomes are:

- Consistent with many other HAOs within close proximity of major roads
- Consistent with the prevailing zoning and permissible building heights along Main North Road within the broader vicinity of the Affected Land, and
- Generally anticipated by the Planning and Design Code.

4.3 General Observations

In preparing this Historic Character Impact Assessment I was instructed to review and have regard to the report prepared by Council's Heritage Advisor, FPH Heritage + Architecture (by Douglas Alexander).

The approach to my assessment, and its conclusions differ from the FPH report in several notable ways. While it is not my intention to identify each of these

occurrences, I do provide the following high-level commentary to clarify some of our differing approaches and conclusions.

Gateway

The FPH report stated the western end of Nottage Terrace was a “gateway” to Walkerville. I disagree. Nottage Terrace is the outer edge of a portion of the Town of Walkerville. The eastern end of Nottage Terrace, at its intersection with Northcote Terrace, is more appropriately considered the suburb’s gateway from this side. The Council has erected a sign to state as such.



Figure 16: ‘Gateway’ to Walkerville (corner of Nottage and Northcote Terraces). Source: Google Maps

Character of Nottage Terrace

The FHP report considers Nottage Terrace to have a high degree of historic character, and does not differentiate any change along its length in response to the intersection with Main North Road, and the tall boundary walls to the street frontage. I acknowledge that Nottage Terrace has some historic character to its eastern end, however this diminishes towards its western end in the proximity of the intersection and the Affected Land.

3 Nottage Terrace

The FPH report classified the dwelling at 3 Nottage Terrace as a bungalow, and consistent with the Historic Area Statements for the Overlay. I disagree. The original building on the site was most likely a villa, that was partially modified to incorporate a large ‘bungalow-like’ gable, before being further modified. It stands in a highly compromised state of integrity.

Proximity within Overlay

The FPH report does not appear to delineate any variance in the historic character across the Overlay due to localised circumstances. For example, it considers the historic character along the length of Nottage Terrace to be generally uniform and to a high standard consistent with the Historic Area Statements. I disagree. The historic character of Nottage Terrace is clearly less than, say, Victoria Avenue or Tennyson Street. Further, I consider the historic character of the western end of Nottage Terrace to be less than that at the eastern end, for reasons noted.

Building Envelope Studies

The FPH report appears to assess the potential impact of increased height within the Affected Area on the character of the interfacing Overlay by undertaking a development assessment of the building envelope studies provided in the Future Urban Report. These studies are not development proposals, but rather visual representations of general permissible heights envisaged for the Affected Area. I remain unclear of the merit of undertaking a development assessment of these building envelopes in understanding the potential impacts to the historic character of the interfacing overlay.

Further Incursions

The FPH report states that any authorisation of the proposed Code Amendment *“will undoubtedly be a catalyst for future incursions, with further loss of character, especially for the retained Representative Buildings at 7, 9 and 11 Nottage Terrace”*. This concern is pure supposition and not relevant to the assessment of historic character impacts arising from this Code Amendment.

5.0 Summary

If approved, the proposed Urban Corridor (Business) Zone would amend building scale fronting the intersection of Main North Road and Nottage Terrace from three storeys to six. This scale of development along a major arterial road is neither inconsistent with Main North Road, or other inner suburban arterial roads in the City, many of which similarly interface with Historic Area Overlays behind.

It is not uncommon within the inner suburban ring to have long, narrow zones along major arterial roads supporting increased development height while interfacing with Historic Area Overlays behind. Such corridor zones regularly support up to 7 storeys. The Planning and Design Code dedicates considerable policy to managing the impacts of such scale differential on the amenity of surrounding residential areas.

The Code also places considerable emphasis on an appropriate contextual design response for such sites, including a Government Architect referral for any proposals over four storeys.

If built to the permissible height limits, it appears likely that development on the Affected Land will be visible from some locations within the Medindie (Walk2) Historic Area Overlay, along Victoria Avenue and Tennyson Street. Such views will either be ‘glimpses’ between existing buildings, or across rooftops of existing buildings. Such views are, however, neither uncommon, nor unanticipated in many other Historic Area Overlays across the inner suburbs. In this instance, the context of these larger scale developments is to the major arterial roads to which they front, not the Historic Area Overlays from which they form a backdrop to. To suggest, or contend that development height in such corridor zones need be limited in such circumstances is to bring into question the permissible height limits of many Urban Corridor Zones within inner suburban areas.

The Code Amendment will see the removal of the Historic Area Overlay from two properties: No 3 and 5 Nottage Terrace. The Historic Area Overlay affords demolition protection for places that display important historic attributes as identified within the relevant Historic Area Statement. Having assessed both properties it appears that such protections are likely only afforded to No 5 Nottage Terrace, as No 3 stands in a highly compromised state of integrity.

The potential demolition of No 5 Nottage Terrace will have an adverse impact on the historic character of the locality, however such impacts need to be considered in the context of the locality within which they occur. The character of the western end of Nottage Terrace is dominated by its intersection with Main North Road. Residential development at this end is concealed behind tall boundary walls to the street, to mitigate noise and amenity issues associated with the intersection.

Further, the Affected Area is located at the outer corner of the Medindie (Walk2) Historic Area Overlay, where any impacts to the prevailing historic character will be generally less than, for example, the removal of a dwelling along Tennyson Street or Victoria Avenue.

For these reasons, while the removal of No 5 Nottage Terrace will have an adverse impact on the historic character of the locality, such impacts are considered to be generally minimal.