

# DRAFT PLANNING AND DESIGN CODE

→ STATE  
PLANNING  
REFORM

## HISTORIC AREA STATEMENTS AND CHARACTER AREA STATEMENTS PROPOSAL TO AMEND PHASE 3 (URBAN AREAS) PLANNING AND DESIGN CODE AMENDMENT





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# Purpose

The State Planning Commission has released for public consultation the Urban Areas Planning and Design Code Amendment that applies to metropolitan Adelaide, regional cities and larger towns.

This new Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020.

The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online.

With the introduction of the Code, some changes are proposed to the way we manage heritage in this State. This documents sets out what's new, and seeks your feedback on new historic area and character statements that will help guide development in areas of historic or character importance in South Australia.

## What is proposed?

The State Planning Commission is required by legislation to set up a new planning system that makes heritage policy and rules clearer, fairer and easier for all. Heritage in South Australia is protected by heritage specific legislation (the *Heritage Places Act 1993*) and through the planning legislation (the *Development Act 1993* and its successor, the *Planning, Development and Infrastructure Act 2016*). The *Heritage Places Act 1993* provides for a listing process for heritage that is judged to be of state significance. The planning legislation provides for a parallel system to list heritage that is deemed to be of local significance.

### State Heritage Places and Areas

In the new planning system, all current State Heritage Areas (17) and State Heritage Places (approx. 2,300) will transfer directly into the new Planning and Design Code under a State Heritage Areas Overlay and a State Heritage Places Overlay. They will continue to be protected under the *Heritage Places Act 1993* and continue to be listed in the South Australian Heritage Register.

State heritage protections have been further strengthened with the Minister for Heritage given greater authority to direct decisions (at present the Minister is only empowered to provide advice). Importantly, the Minister cannot direct approval of demolition.

Demolition controls will apply in both State Heritage Areas and State Heritage Places Overlays, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's existing heritage values
- the structural condition of the building and risk to safety.

The State Heritage Overlay could be complemented by State Heritage Statements that assist in describing the historical themes and elements that are important considerations in development assessment. Regardless, development within State Heritage Areas triggers a referral to the Heritage Minister and as such, will be assessed against the relevant Conservation Management Plans and guidelines.

Importantly, where a State Heritage Places Overlay applies, it takes precedence over any other planning requirements.

## Local Heritage Places

In the new planning system, all Local Heritage Places (approx. 7,250) currently identified in council Development Plans will transfer directly into the new Planning and Design Code under a Local Heritage Places Overlay. They will continue to be listed in the South Australian Heritage Register, and will also be accurately mapped in the State Planning Atlas (currently under development).

Demolition controls will apply in the Local Heritage Places Overlay, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's existing heritage values
- the structural condition of the building and risk to safety.

The important elements of a local heritage place are to be included as part of the listing and assist in assessing any alterations or additions to these places.

It is acknowledge that at the current time, different Council development plans have different rules applying to Local Heritage Places. The Commission has proposed an approach to heritage protection which is consistent across council boundaries.

## Historic Areas

### A new Historic Areas Overlay

In the new planning system, all Historic Conservation Zones (over 140 are currently in development plans) and the similarly named zones, plus the 11,810 contributory items within these zones will transition into the new Planning and Design Code under a new Historic Area Overlay. The Overlay will apply to local areas that exhibit discernible historic character worthy of retention.

Demolition controls will apply in the Historic Area Overlay, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's historic characteristics and the ability to reasonably, economically restore it
- the contribution the building makes to the historic character of the streetscape
- the structural integrity/condition and the ability to economically restore it.

Some councils (25 of 68) have used 'contributory items' to identify specific buildings that contribute to the character of an area. However, not all councils with Historic Conservation Zones have included them, and there are vast differences in their demolition and public notification policies. No new contributory items have been listed since 2012.

In developing the Code, the Commission has proposed that contributory items not be individually identified in the new planning system because they have no statutory basis; have been applied inconsistently and processes to identify them have not afforded home owners the rights associated with the listing of state and local heritage.

The intention of the Historic Area Overlay is to ensure Historic Conservation Zones and the contributory items within them are subject to a consistent assessment process and the same level of protection. In this way, the Overlay will bring equality and fairness to land owners regardless of where they live.



## **New Historic Area Statements**

At the time the draft Planning and Design Code for Urban Areas was released for public consultation, it was foreshadowed that historic statements could be drafted to support the Historic Area Overlay. The Historic Area Statements were proposed to be introduced in the Code to help clearly identify and articulate the key elements of historic importance in a particular area. These were intended to replace Desired Character Statements in existing Development Plans.

- The proposal to include Historic Statements has gained support through the consultation process, and 22 councils have participated in the drafting process. The work prepared by Councils has been edited where necessary to provide a level of consistency in drafting style. Key amendments to the statements include the removal of prescriptive numbers which are covered in other areas of the code, the removal of background information and words that talk about what development should do (this is the role of the Overlay).
- Over 200 Historic Area Statements have now been prepared, which will affect in the order of 40,000 properties across South Australia that are proposed to be transitioned into the new Historic Areas Overlay. Importantly, these statements are based on existing Development Plan content. The intent of these Statements is not to provide lengthy background statements, but to distil the critical information required to make an informed planning decision that results in development that complements the existing (historic) character of a particular location. The Statements should be used to determine the prevailing styles and patterns of development for the purposes of interpreting all policies within the Overlays. Councils will be able to evolve these statements over time.
- Importantly, the maps shown in the attached statements are illustrative only. These will be removed when the final Planning and Design Code becomes operational. At this time, you will be able to click on your property and pull up the statement that is relevant to you, as well as other planning information.

Landowners affected by this change will be directly notified by letter of the proposal in accordance with legislative requirements.

## **Character Areas**

### **Character Area Overlay**

All Character Areas, such as residential character zones in council Development Plans which capture a desired visual appearance that give a community its identity, will continue to be protected in the new planning system under a Character Area Overlay. They will be accurately mapped in the State Atlas, with special individual characteristics of these areas reflected in zones and subzone policies to allow for suburban differences and uniqueness.

As in the former planning system, demolition within Character Areas will not require planning approval, however proposals for replacement dwellings will undergo rigorous assessment to ensure that existing character is maintained or enhanced.

### **Character Area Statements**

Character Area Statements will be introduced to help clearly identify and articulate the key elements of importance in a particular area. These will replace Desired Character Statements in existing Development Plans. A set of generic examples were released with the Code and have now been updated in the same way as the historic areas statement. Like the Historic Area Statements, several Councils have participated in the drafting process.



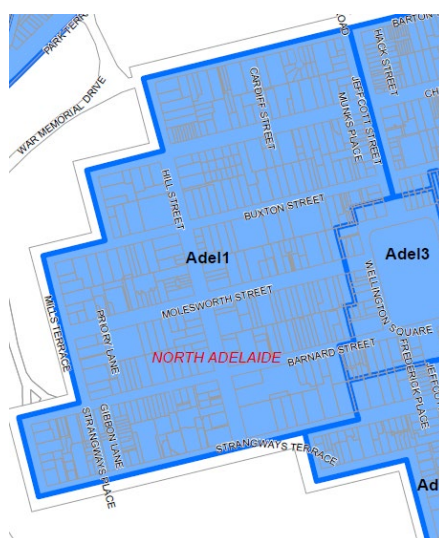
# Historic Areas affecting City of Adelaide

## North Adelaide Hill Street Historic Area Statement (Adel1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Nineteenth and early twentieth century mansions; Low and medium density cottages; Villas and terrace houses; Historically intact residential areas; Long established institutions
Allotments and subdivision patterns	Large allotments together with low and medium density residential; Building set-back and subdivision pattern established by Heritage Places <u>Hill St</u> Regular setbacks from primary street frontage and regular pattern and siting of Heritage Places.
Architectural features	Nineteenth and early twentieth century elegant and finely detailed mansions; Villas and Terrace Houses; Aged care, health care, consulting rooms and educational <u>Mills Tce and Strangways Tce (west of Hill Street)</u> Imposing townscape character of Park Lands frontages established by various styles of detached dwellings of identified heritage value <u>Gibbon Ln</u> Attached and detached two storey dwellings and single storey detached dwellings of Local Heritage value <u>Hill St</u> Single storey Local Heritage places and two storey State Heritage places

	<p>Large detached and semi-detached dwellings</p> <p>Prominent corner sites containing St Lawrence's Church and Calvary Hospital</p> <p><u>Buxton St:</u></p> <p>Highly cohesive frontages of single storey detached Local Heritage listed dwellings, and one and two storey State Heritage places</p> <p>Finely detailed Italianate villas</p> <p>Traditional corner shop to north-west corner of Buxton and Jeffcott Streets</p> <p><u>Molesworth St</u></p> <p>Similar semi-detached dwellings of similar architectural design to southern side and detached Victorian Italianate houses and other Local Heritage places to the northern side</p> <p>Character of Church of Perpetual Adoration.</p> <p><u>Barnard St</u></p> <p>Detached and semi-detached one and two storey Heritage Places of consistent setback.</p> <p><u>Jeffcott St</u></p> <p>Diversity of large Local Heritage listed dwelling types of consistent character.</p> <p><u>Childers St</u></p> <p>Large, low density detached single storey Local Heritage places</p> <p><u>Barton Tce West</u></p> <p>Heritage Places with orientation of dwellings to the Park Lands</p> <p><u>Ward St and Strangways Tce (east of Hill Street)</u></p> <p>Calvary Hospital is prominent corner site</p> <p>Single storey detached residences of consistent architectural style, form and siting to the east of Calvary Hospital</p>
Building height	Single and two storey residential
Materials	<i>[Not stated]</i>
Fencing	Cast iron fencing to Buxton Street
Setting and public realm features	Visual prominence of the Church of Perpetual Adoration

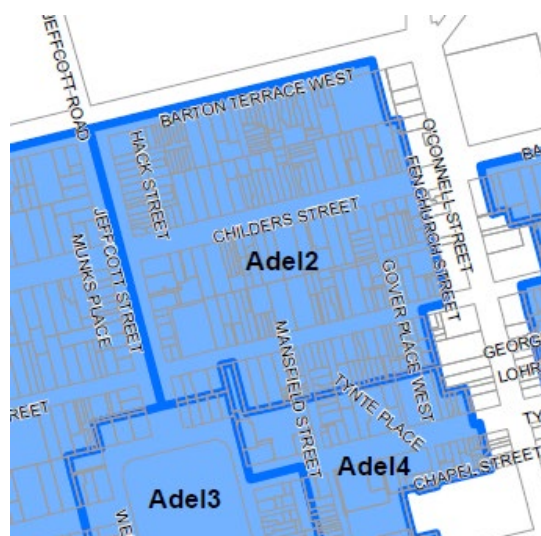


## North Adelaide Childers East Historic Area Statement (Adel2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Nineteenth and early twentieth century mansions; historic low and medium density detached and semi-detached residential development such as typical cottages and terrace houses
Allotments and subdivision patterns	Range of subdivision patterns including large allotments together with low and medium density residential development on narrow frontages
Architectural features	<p>Nineteenth and early twentieth century elegant and finely detailed mansions; Large Villas set on large allotments</p> <p><u>Childers St</u> Single storey local heritage places, including consistently sited single-storey row cottages, detached cottages and the occasional terrace houses with narrow frontages on the northern side and on the southern side detached and attached cottages with varying set-backs</p> <p><u>Gover St</u> Primarily single storey detached dwellings Generous scale and siting patterns of Heritage Places to the southern side of street west of Mansfield St</p> <p><u>Jeffcott St</u> Diversity of traditional dwelling types reflecting the different stages of early residential development Diversity of traditional dwelling types reflecting the different stages of early residential development Larger detached bay window and gable-fronted villas on individual sites Continuity of roof and verandah profiles north of Childers Street</p>

	<u>Hack St</u> Single storey cottages <u>Mansfield St</u> Single storey cottages
Building height	Low scale; Single and two storey residential
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Tall trees at the intersection of Barton Terrace West and Jeffcott Street should create an imposing 'gateway' to this major entrance to North Adelaide and complement the character of existing street tree planting <u>Hack St</u> Intimate character of narrow streets

## North Adelaide Wellington Square Historic Area Statement (Adel3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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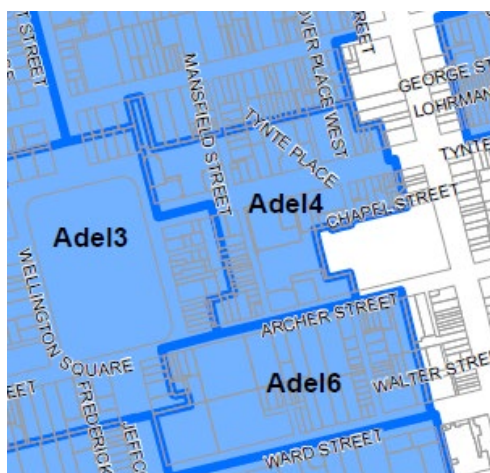
Eras and themes	Residential development
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Historic built form comprising large, single storey local heritage places and one or two storey State heritage places; Townscape is contiguous with and complementary to the townscape character of the major streets which lead into the Square
Building height	Single and two storey residential
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Informal character and unity of Wellington Square

## North Adelaide Tynte Historic Area Statement (Adel4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Low and medium density residential development characterised by a range of dwelling types as well as community facilities; Formal and dignified historic character derived from traditional community uses such as the post office, library, hotel, church and kindergarten
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Variety of detached dwelling types; Intimate scale and siting of historic built form; Specific below by street <u>Mansfield St</u> Low scale cohesive historic patterns of development <u>Wellington Sq</u> Low scale historic built from around perimeter of square. <u>Gover St</u> Historic detached dwellings of a generous scale and siting.
Building height	Intimate scale of Tynte and Archer St
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Wide tree-lined streetscape



## North Adelaide Carclew Historic Area Statement (Adel5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Era and themes	Residential development with intact and generally cohesive townscapes of nineteenth and twentieth century detached houses set in landscaped grounds and imposing two-storey terrace houses
Allotments and subdivision patterns	<u>Strangways Terrace</u> Large allotments <u>Ward Street (west of Jeffcott Street)</u> Intimate development pattern Close grouping of smaller detached cottages of local heritage value located on or near the street to the southern frontage
Architectural features	Nineteenth and twentieth century detached houses. <u>Montefiore Hill, Palmer Place and Brougham Place</u> Unique historic townscapes derived from the setting of large mansions set in landscaped grounds, with articulation and modelling <u>Strangways Terrace</u> Imposing large detached Victorian Villas to the western part of the Terrace Cohesive detached houses , the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches Detached and semi-detached dwellings <u>Jeffcott Street</u> North of Ward Street the residential character is derived from the low scale and close grouping of small cottages and row dwellings sited close to the street frontage

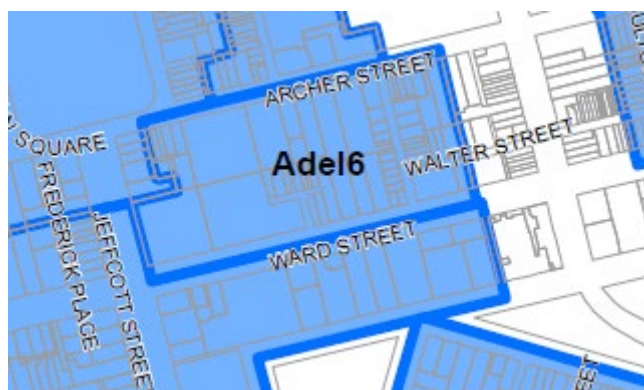
	<p>South of Ward Street, the townscape character is derived from detached residences, institutional buildings and a large contemporary apartment building</p> <p>Gable frontages, pitched roofs, verandahs and cast iron decoration</p> <p><u>Ward Street (east of Jeffcott Street)</u></p> <p>Nineteenth century building forms</p> <p><u>Ward Street (west of Jeffcott Street)</u></p> <p>Single-storey detached residences of consistent architectural style, form and siting</p> <p>Plain or articulated gabled frontages with a high proportion of solid to void in the composition of facades of these existing dwellings</p>
Building height	Low scale
Materials	<p><u>Montefiore Hill, Palmer Place and Brougham Place</u></p> <p>Stone and brick with intricate detailing and ornamentation</p> <p><u>Jeffcott Street</u></p> <p>Masonry Facades and cast iron decoration</p>
Fencing	<p><u>Montefiore Hill, Palmer Place and Brougham Place</u></p> <p>Fencing to property frontage constructed of brick, stone, or stone and cast-iron</p>
Setting and public realm features	<p>Vistas to major landmark buildings, particularly in the vicinity of Bishops' Court</p> <p><u>Montefiore Hill, Palmer Place and Brougham Place</u></p> <p>Landscape setting to Heritage Places</p>

## North Adelaide Archer West Historic Area Statement (Adel6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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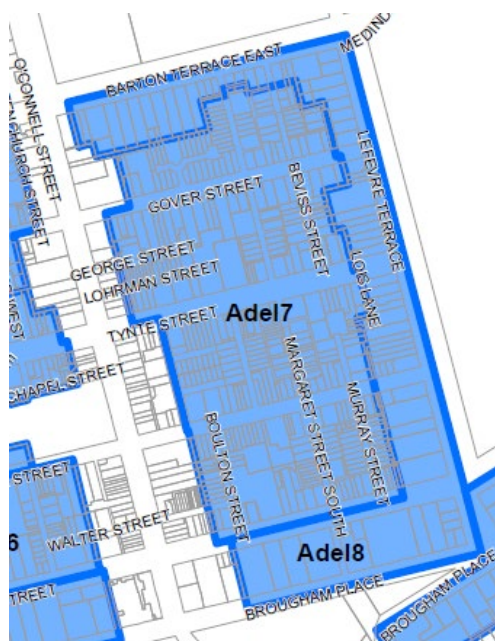
Eras and themes	Nineteenth and early twentieth century building forms
Allotments and subdivision patterns	Large land parcels Historic grid pattern and smaller building footprints
Architectural features	<p><u>Jeffcott Street</u> Lutheran Seminary buildings and a number of detached single and two storey Heritage Places of consistent architectural style, form and siting Prominent historic buildings of Hebart Hall</p> <p><u>Ward Street</u> Lutheran Seminary buildings, a number of single storey detached and semi-detached dwellings and former dwellings as well more recent two and three storey buildings Historic character derived from the prominent historic buildings of Hebart Hall</p> <p><u>Walter Street</u> Intimate scale and siting of the historic and established built form</p>
Building height	Low scale
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Landmark attributes of Hebart Hall

## North Adelaide Margaret Street Historic Area Statement (Adel7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	One of the most historically intact residential areas in South Australia
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	<p>Continuous built form edge in an historic streetscape  <u>Gover Street</u></p> <p>Consistent building set-back from the street of Heritage places  <u>Tynte Street</u></p> <p>Dwellings of more generous landscaped grounds and deeper setbacks east of Margaret St  <u>Archer Street</u></p> <p>Victorian terrace housing, Victorian institutional buildings, a former traditional corner hotel and Victorian detached houses situated close to the street frontage  <u>Ward Street</u></p> <p>Single-storey detached cottages</p> <p>Individual dwellings set close to the street and establish a cohesive built form character by sympathetic interpretation of traditional residential forms  <u>Ralston Street</u></p>

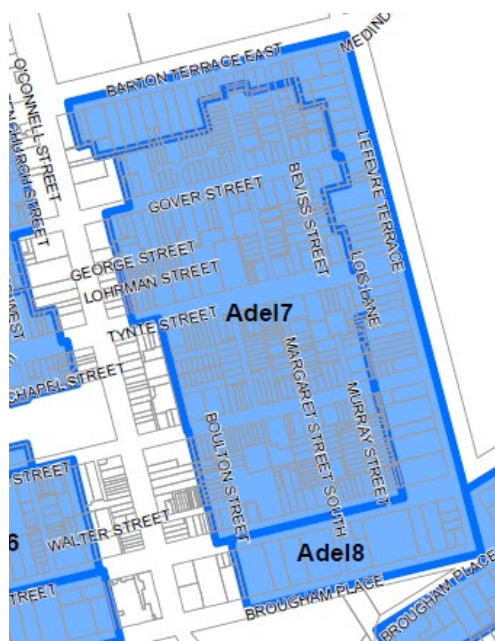
	<p>single-storey semi-detached dwellings</p> <p>Edwardian historic houses of brick construction to the eastern side of the street</p> <p>Varying scale, siting and character to the western side of the street</p> <p><u>Beviss Street</u></p> <p>Consistent sited, detached and semi-detached single-storey cottages</p> <p><u>Curtis Street</u></p> <p>Consistent townscape of detached and semi-detached nineteenth century houses built close to the street frontage.</p> <p><u>Murray Street</u></p> <p>Victorian style row housing built in the form of closely sited semi-detached pairs with consistent roof forms and verandahs</p> <p><u>Margaret Street</u></p> <p>single storey detached or semi-detached buildings</p>
Building height	<p><u>Ward, Ralston, Beviss Streets</u></p> <p>Single storey</p>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Street trees and a consistently high standard of paving and other landscaping to the public realm

## North Adelaide LeFevre Historic Area Statement (Adel8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Prime residential frontage overlooking the Park Lands
Allotments and subdivision patterns	<u>Barton Terrace East</u> Regular pattern of detached dwellings fronting existing public roads
Architectural features	<p>Large low density residential buildings designed in a grand manner and set in generous landscaped ground</p> <p><u>Lefevre Terrace</u> Grand style and setting of nineteenth century terrace houses and Italianate villas, groupings of smaller early twentieth century villas and bungalows Terraces and Italianate villas exhibiting a high degree of facade articulation and modelling, with richly detailed masonry and cast iron ornamentation Twentieth century villas and bungalows</p> <p><u>Brougham Place</u> Existing historic houses set in landscaped grounds</p> <p><u>Barton Terrace East</u> Late nineteenth and early twentieth century detached and semi-detached cottages and villas</p> <p><u>Ward Street</u></p>

	Historic single storey cottages and a mix of dwellings of varied architectural form and height
Building height	Low scale <u>Barton Terrace East</u> Generally single storey
Materials	<u>Barton Terrace East</u> Stone and brick walls
Fencing	<u>Lefevre Terrace</u> Stone and cast-iron boundary walling
Setting and public realm features	Generous landscaped ground Trees and a high standard of paving and other landscaping to the public realm.

## North Adelaide Cathedral Historic Area Statement (Adel9)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Diverse range of nineteenth century predominantly residential architecture
Allotments and subdivision patterns	<p><u>Kermode Street</u> existing pattern of development characterised by freestanding buildings within landscaped grounds.</p> <p><u>Pennington Terrace</u> considerable siting, set-back, scale and character variation of State Heritage places</p>
Architectural features	<p>Diverse range of nineteenth century architecture</p> <p><u>Brougham Place, Palmer Place</u> low scale, late nineteenth century detached housing</p> <p><u>Brougham Court</u> closely sited semi-detached and detached local heritage places, with consistent set-backs</p> <p>strong built form definition at the junction of Brougham Place and Brougham Court</p> <p><u>Kermode Street</u> late nineteenth century detached residences on individual allotments</p> <p>semi-detached buildings of local heritage value</p> <p>existing pattern of development characterised by freestanding buildings within landscaped grounds.</p> <p><u>Pennington Terrace</u> State heritage places (including those forming part of St Marks College)</p> <p><u>Lakeman Street</u></p>



	<p>small cottages and other single storey dwellings sited on the street frontage.</p> <p>Side boundary walling of larger residences with frontages to Pennington Terrace and Kermode Street</p> <p>low scale character</p> <p><u>King William Road</u></p> <p>St Peters Cathedral.</p>
Building height	low scale
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<p>Distinctive topography</p> <p>Cohesive lines of buildings set behind attractive landscaping</p> <p>Visual prominence of St Peter's Anglican Cathedral</p> <p>Important view of the north-east elevation of St Peters Cathedral</p> <p>Open landscaped setting and curtilage to Pennington Terrace</p> <p><u>Lakeman Street</u></p> <p>Intimate character and enclosure of this narrow street</p> <p><u>King William Road</u></p> <p>St Peters Cathedral and the grand, spacious character of the townscape</p> <p>important view of the north-east elevation of the Cathedral</p>

## North Adelaide Women's and Children's Historic Area Statement (Adel10)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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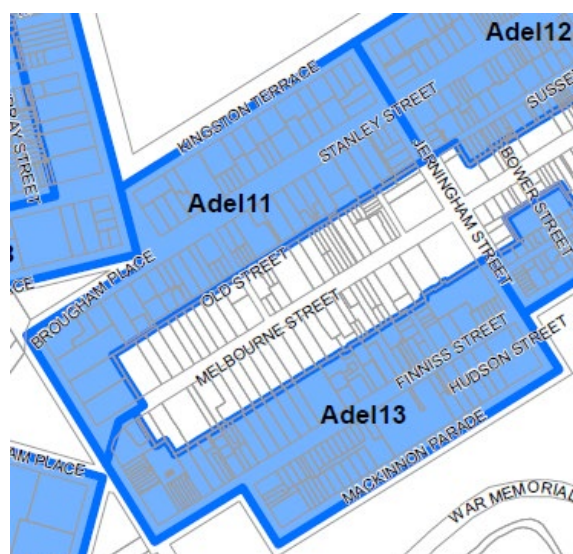
Eras and themes	Key institutional enclave
Allotments and subdivision patterns	Generally fully developed for uses associated with the Women's and Children's Hospital and the Memorial Hospital.
Architectural features	Traditional institutional architecture
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Visual prominence of St Peter's Anglican Cathedral High degree of pedestrian amenity and shelter provided by street trees and on-site landscaping

## North Adelaide Stanley Historic Area Statement (Adel11)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Era and themes	<p>Low density residential with a distinctive and cohesive character derived from large nineteenth and early twentieth century dwellings and other low density detached and semi-detached dwellings in a variety of forms and styles.</p> <p>St Ann's College</p>
Allotments and subdivision patterns	<p><u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <p>Close subdivision pattern west of New Street</p>
Architectural features	<p>Large nineteenth and early twentieth century dwellings comprising more substantial Victorian, Edwardian and Georgian Revival villas, and other low density detached and semi-detached dwellings in a variety of forms and styles</p> <p><u>Kingston Terrace</u></p> <p>Large one and two storey detached residences on individual allotments set close to the street with a Park Lands frontage;</p> <p>Towards Lefevre Terrace: Imposing rear elevations of two storey mansions with frontages to Stanley Street.</p> <p>Modelled and articulated, constructed of masonry, with a high proportion of solid to void in the composition of facades and often feature verandahs and balconies</p> <p><u>Stanley Street (northern side)</u></p>

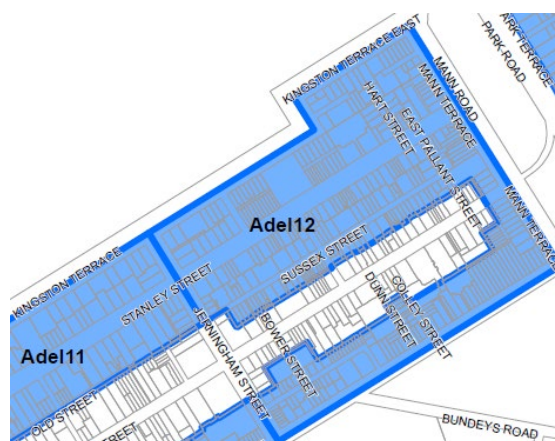
	<p>Two large mansions set well back from the northern frontage on elevated ground above Stanley Street and large detached and semi-detached residences</p> <p><u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <p>Two-storey residences on the southern frontage presenting a single-storey appearance to Stanley Street and Brougham Place due to sloping topography.</p> <p>Consistent set-back of stone Victorian villas typified by rich detailing and cast-iron ornamentation west of New Street</p> <p>Detached or semi-detached dwellings presenting as single storey to the street frontage.</p> <p><u>Brougham Place (western Policy Area boundary)</u></p> <p>imposing and finely detailed Brougham Place Uniting Church with its dominant central tower</p> <p>Low scaled St Ann's College buildings which step down the Brougham Place frontage reflecting the topography of the locality.</p>
Building height	<p>Low scale</p> <p><u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <p>Single storey to the street frontage</p>
Materials	<p><u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <p>Stone with rich detailing and cast iron west of New Street</p>
Fencing	<p><u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <p>Stone and cast iron boundary fencing along street frontage west of New Street.</p>
Setting and public realm features	<p>Views of the City from Stanley Street and Brougham Place.</p> <p>Landscape qualities of public and private open space.</p> <p>Vistas to the Park Lands, Brougham Place and the eastern end of Stanley Street.</p> <p>Street trees and other landscaping and a high standard of paving to the public realm.</p> <p><u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <p>Sloping topography</p> <p><u>Brougham Place (western Policy Area boundary)</u></p> <p>Step down topography of the locality</p> <p>Landmark significance of the Brougham Place Uniting.</p>

## North Adelaide Kentish Arms Historic Area Statement (Adel12)

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Eras and themes	Residential area reflecting the townscapes of large nineteenth and early twentieth century.
Allotments and subdivision patterns	Stanley Street (south side), East and West Pallant Streets Closely sited single-storey buildings Stanley Street (north side) Close siting of houses
Architectural features	Substantial Victorian and Edwardian villas, and other low density detached and semi-detached dwellings in a variety of forms and styles, row cottages, detached cottages and small attached cottages <u>Stanley Street (south side), East and West Pallant Streets</u> Adelaide's earliest residential buildings <u>Stanley Street (north side)</u> Cohesive, single-storey detached, semi-detached and row housing of the Victorian and Edwardian periods with verandahs along the street frontages and hipped roofs or parapets to front facades. <u>Sussex Street</u> Early German settler cottages, Victorian row dwellings, blocks of flats and recent row dwellings Sections of small scale, closely sited and cohesive development to the eastern and western end. Early settler cottages on the northern side and Victorian row houses on the southern side. <u>Kingston Terrace</u>

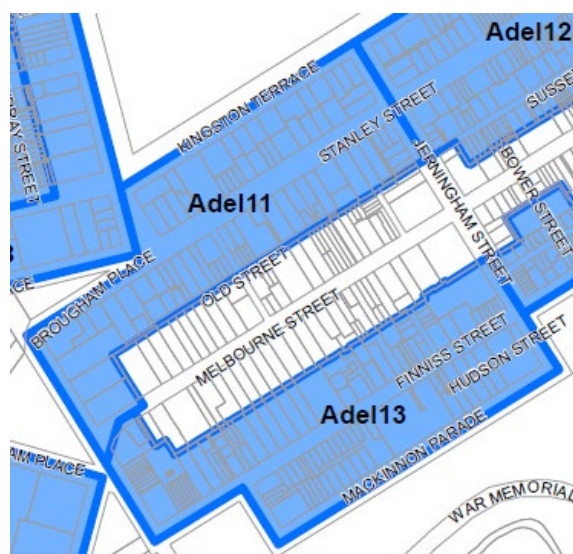
	<p>a mixture of single-storey row housing and detached and semi-detached houses of the late Victorian to Edwardian periods townscape from Jerningham Street to Francis Street (west)</p> <p>a diversity of architectural styles and housing types</p> <p><u>Jerningham Street</u></p> <p>Single storey nineteenth century detached and semi-detached dwellings</p> <p><u>Mackinnon Parade</u></p> <p>East of Dunn Street has detached and semi-detached houses of similar scale and design that are of identified heritage value</p> <p>West of Dunn Street has eroded streetscape pattern</p> <p><u>Mann Terrace</u></p> <p>South of Melbourne Street the townscape comprises a group of identical villas, all of local heritage value. The articulated and gabled facades, pitched roof profiles and verandahs create a highly cohesive character.</p> <p>North of Melbourne Street there is also a cohesive townscape established by closely developed detached and semi-detached dwellings most of which have local heritage value and a regular building set-back from the street</p> <p><u>Hart Street</u></p> <p>Cohesive and intense built form consisting of detached stone cottages of a consistent scale, built form character and siting with masonry construction, fenestration, pitched roofs and verandahs.</p> <p><u>Bower Street/Provost Street</u></p> <p>Small detached cottages and row dwellings set on or close to the street</p> <p><u>Arthur Street</u></p> <p>low scale character</p>
Building height	Small number of two storey heritage places, although most of the buildings identified as Heritage Places are single storey.
Materials	Stone and masonry
Fencing	<i>[Not stated]</i>
Setting and public realm features	<p>Landscape qualities of public and private open space.</p> <p>Pedestrian amenity and shelter provided by street trees, other landscaping and a high standard of paving within the public realm</p>

## North Adelaide Finnis Historic Area Statement (Adel13)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Low scale residential character. Student accommodation and educational activities (Kathleen Lumley College)
Allotments and subdivision patterns	Distinctive built form edge between the Park Lands and Lower North Adelaide
Architectural features	<u>Finniss Street (north side)</u> Consistent siting and scale of the Victorian and Edwardian villas and, towards the eastern part, the terraces and cottages.
Building height	Low scale.
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Landscape qualities of private open space, the adjacent Park Lands and the established avenue planting in Finnis Street and MacKinnon Parade Prominence of the British Hotel with its fine detailing and cantilevered balcony Visual prominence of the State Heritage Place of Kathleen Lumley College

## Adelaide Historic Area Statement (Adel14)

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Era and themes	<p>Cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide</p> <p>Cohesive groups of nineteenth century buildings many of which are individually of historic significance</p> <p>Broad range of residential stock, from nearby grand villas / mansions on South and East Terraces overlooking the Park Lands (1870-1880) to humble cottages lining the smaller street.</p>
Allotments and subdivision patterns	<p>Subdivision of town acres in the south-east into a network of streets and lanes.</p> <p><u>Ada Street</u> close development pattern of residences</p> <p><u>Carrington Street (west of Marion Street)</u> Close siting</p> <p><u>Castle Street</u> closely sited to the street with narrow frontages</p> <p><u>Gilles Street</u> close pattern of development</p> <p>East of St John Street is a more open subdivision pattern</p> <p><u>Royal Avenue</u> close pattern of development</p>
Architectural features	<p><u>Ada Street</u> A variety of dwellings, including row cottages, small semi-detached cottages and detached bay window cottages make up this historic townscape.</p> <p>A sense of intimacy and enclosure is derived from the narrowness of the street</p>



	<p>Consistent pitched roof profiles, verandahs, fenestration and material</p> <p><u>Carrington Street (east of Marion Street)</u></p> <p>comprises single-storey detached, semi-detached and row cottages, terrace houses and contemporary attached dwellings</p> <p>vertically proportioned openings, pitched roofs and verandahs</p> <p><u>Carrington Street (west of Marion Street)</u></p> <p>single-storey cottages, row cottages, and terrace houses with historic window proportions, pitched roof profiles, verandah</p> <p><u>Castle Street</u></p> <p>small semi-detached and detached cottages and the single terrace with verandahs and pitched roofs.</p> <p><u>Corryton Street (north of Halifax Street)</u></p> <p>single-storey semi-detached and detached cottages sited close to the street frontage establishing a rhythm of narrow dwelling facades, fenestration, pitched roof profiles and verandahs</p> <p><u>Corryton Street (south of Halifax Street)</u></p> <p>Long single-storey row of cottages, with a horizontal emphasis created by the common roof, verandah profiles</p> <p><u>Gilles Street</u></p> <p>Intimate attached and detached cottages with consistent fenestration, pitched roof profiles and verandah styles</p> <p>large detached residences set in landscaped ground east of John Street</p> <p><u>Gladstone Street</u></p> <p>single-storey row and semi-detached cottages sited close to the street frontage</p> <p><u>Halifax Street (east of Hutt Street)</u></p> <p>detached and semi-detached cottages and the occasional terrace house, sited close to the street frontage with minimal side boundary set-backs and having consistency of window proportions, the high proportion of solid to void, pitched roof profiles and verandahs</p> <p>St John's Church is a prominent landmark</p> <p><u>Halifax Street (west of Hutt Street)</u></p> <p>attached and detached cottages, a large bay window residence and a two-storey Victorian former corner shop</p> <p><u>Kate Court</u></p> <p>semi-detached cottages, detached gable-fronted cottages and terrace house sited close to the street frontage, with consistent window proportions, roof forms and verandah styles</p> <p><u>Marion Street</u></p> <p>close grouping of 19th century small semi-detached and detached cottages and row cottages with low front parapet line and consistent roof and verandah forms</p> <p><u>McLaren Street and Regent Street South</u></p> <p>closely sited cottages and row houses with vertically proportioned openings and the consistent form of pitched roofs and verandahs</p> <p><u>Royal Avenue</u></p> <p>cottages and villas</p> <p><u>St. John Street</u></p> <p>substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory</p>
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	consistently sited, gable-fronted villas to western frontage. small group of narrow fronted cottages on the eastern frontage <u>Tomsey Street</u> semi-detached and detached cottages
Building height	Single storey and low scale
Materials	<u>Carrington Street (east of Marion Street)</u> stone and brick
Fencing	<u>Corryton Street (south of Halifax Street)</u> continuous picket fencing
Setting and public realm features	A sense of intimacy and enclosure to Ada, Gladstone, McLaren, Streets, and Regent Street South Landmark qualities of St John's Church

# Historic Areas Affecting Adelaide Hills Council

## Mylor Historic Area Statement (AdHi1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880 to late 1890s. Commercial centre. Workingmen's Block movement
Allotments and subdivision patterns	Uniform rectangular allotments fronting the main street. Large site areas. Large street frontages. Varying front setbacks (residential development has generous setbacks with commercial/retail development located closer to the front boundary to address the main street). Varying side setbacks, with limited boundary development
Architectural features	1890s commercial buildings.
Building height	Generally small scale, single storey construction with the exception of the larger public buildings such as the Uniting Church and the former Institute building
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape. Random coursed and rubble stone. Rendered stone. Brick and rendered quoins. Hipped and gabled roofs. Raked verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. External finishes non-reflective and utilise natural colours.

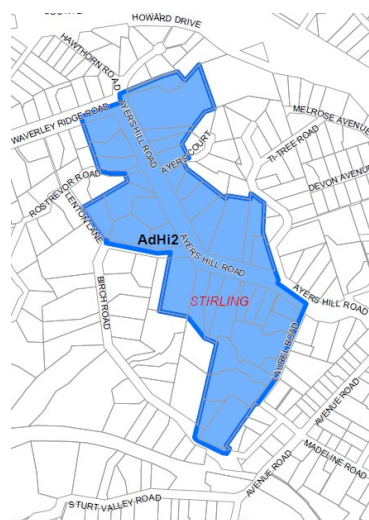
Fencing	Front fences of pickets, post and wire and masonry (exposed or rendered brickwork or stonework) often obscured by hedges or other plantings, to a height of 1200 millimetres.
Setting and public realm features	<p>Rustic character. The township is enclosed on three sides by highly valued remnant vegetation within the Mylor Parklands. Leslie Creek and Aldgate Creek, meander through the township before joining up with the Onkaparinga River to the south. The main entrance to Mylor from the north is marked by bridge crossings over Leslie and Aldgate Creeks, the war memorial and views to an avenue of deciduous trees which define the centre of the township. Views of the historic building within the primary school.</p> <p>Other important views along Strathalbyn Road include the heritage buildings containing the general store and rural supplies establishment which defines the southern entry to the township.</p> <p>Vehicular access at the rear of allotments fronting Strathalbyn Road</p>

## Stirling – Ayres Hill Road Historic Area Statement (AdHi2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Mid to late 1880's residential
Allotments and subdivision patterns	Large blocks of land. Larger houses on large, well vegetated grounds. Dwelling set well back from the street boundary. Smaller subordinate buildings located closer to the street boundary
Architectural features	The architectural style of the buildings varies with their date of construction.
Building height	Building height to 9 metres. Original scale of buildings
Materials	Consistent with the materials associated with the architectural style of the subject building. Random, coursed and dressed stone. Rendered stone. Brick, stone and rendered quoins. String courses. Hipped and gabled roofs. Dormer windows. Raked verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. Decorative cast iron features. Brick and stone chimneys. Stone Porticos. Decorative and ornate timber bargeboards. External finishes non-reflective and utilise natural colours.
Fencing	Front fencing of pickets, post and wire and masonry (exposed or rendered brickwork or stonework) often obscured by hedges or other plantings, with varying heights to between 1200-1800 millimetres.

<p>Setting and public realm features</p>	<p>'Secluded' nature of houses, in most cases set well back on their blocks, hidden behind the gardens and hedges.</p> <p>Streetscape is dominated by tree plantings and fencing behind which can be seen the larger trees and shrubs of the gardens.</p> <p>The lower section of the road (from Laurel Road to the roundabout near St Catherine's) is winding and bordered by hedges and trees. The upper portion of the road is straight and reveals a wider footpath margin than the lower section, adding to the feeling of privacy of the houses.</p> <p>Wide footpath verges which are of a rustic nature.</p> <p>Row and avenue plantings of exotic trees in the road verges.</p>
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## Woodside Historic Area Statement (AdHi3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Late 1880's
Allotments and subdivision patterns	Original grid subdivision pattern. Uniform rectangular allotments
Architectural features	The predominant character is single storey detached dwellings set in large landscaped surrounds, interspersed with buildings including workers cottages and churches, at times built to the front boundary. The architectural style of the buildings varies with their date of construction.
Building height	Primarily single storey detached buildings.
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape. Random coursed and rubble stone. Rendered stone. Brick and rendered quoins. Hipped and gabled roofs. Raked verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. External finishes non-reflective and utilise natural colours.
Fencing	Front fencing of pickets, post and wire, and masonry (exposed or rendered brickwork or stonework), to a maximum heights range 1000 of 1200 millimetres.
Setting and public realm features	Relatively narrow streets, typically featuring box-style kerb and gutters, do not often have footpaths.

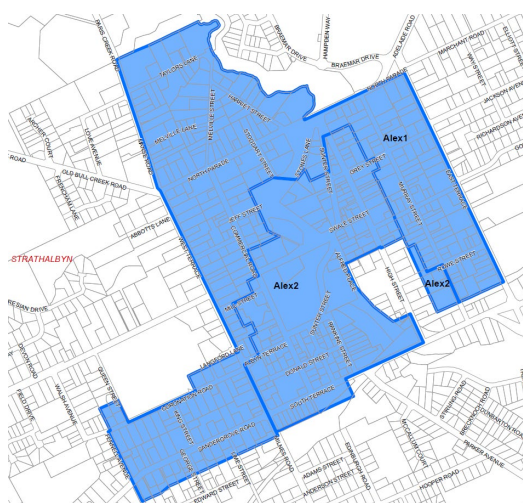
# Historic Areas affecting Alexandrina Council

## Strathalbyn Suburban Neighbourhood Historic Area Statement (Alex1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Turn of century. Pre 1950s. 1860s settlement period 1910.
Allotments and subdivision patterns	Traditional land division pattern. Northern- north of North Parade irregular pattern of diagonal streets and narrow allotments. Western- irregular pattern of single modest dwellings on large allotments particularly along Sandergrove Road and the south side of Coronation Road
Architectural features	Northern: early settler residences dating from the 1860s –simple, humble workers’ accommodation, including single fronted cottages, the focal entry point into the subdivision through Melville Street of the State Heritage listed dollar cottage and butcher’s shop on the corner of Melville Street and North Parade. Western- more prosperous stone/masonry villas surrounding by gardens/landscaping. Consistent character of circa 1910 residences which display typical characteristics of tall ceilings, roofing, siting and shade verandahs. Central – early residences many of which date from the original period of settlement during the 1860s.
Building height	Predominantly single storey residential. Roof pitches reflect traditional styles in the area.



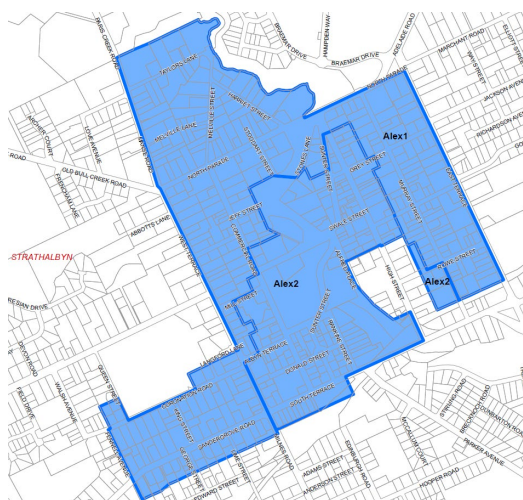
Materials	<p>Consistent with the materials associated with the architectural styles of the subject building and streetscape. CGI roofing. Original unpainted plaster, brickwork, stone work, and other masonry is unpainted.</p> <p>North - local stone/masonry, timber lintels and windows, Western- faced stone, brick quoins, timber framing, verandahs with cast iron trim and other elements.</p> <p>Central: local stone and masonry, bricks, timber, plaster, and corrugated iron.</p>
Fencing	<p>Front fencing no more than 1.2m in height. Side and rear fences no more than 1.8 m.in height. Low open fencing reflective of the architectural style of the subject building, inclusive of a Post and rail, Post and wire or vegetative nature. Low stone and Rendered walls reflective of the architectural style of the subject building.</p>
Setting and public realm	<p>Stone and Terracotta kerbing. Wide streets in original layout.</p> <p>Traditional parks/gardens - rural character and scenic views.</p> <p>Street footpath treatments, verandahs, bollards seating and kerbing</p> <p>Traditional street tree planting, mature trees in front and backyards.</p> <p>Northern-Narrow land formation without kerbing north of North Parade. Presence of a large amount of native vegetation in gardens in sections of the subdivision creating a densely planted, well-treed environment.</p> <p>Western-association of the subdivision with the open spaces of the show grounds and the entrance gates to Coronation Road.</p>

## Strathalbyn Centre – Township Main Street and Community Facilities Historic Area Statement (Alex2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1860's settlement period
Allotments and subdivision patterns	Traditional pattern and scale of allotments in the area
Architectural features	Within the main street/town centre, distinctive built form reflecting mix of civic, commercial and retail activities Verandah and parapets, or visible roof lines with pitches that match historical buildings of a similar scale and bulk
Building height	Low scale development in the centre of High Street with buildings of greater bulk and scale at the corners creating landmarks such as the hotels and London House Two story buildings
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape. CGI roofing. Local quarry face stone. Original unpainted plaster, brickwork, stonework, or other masonry is unpainted.
Fencing	Traditional profile timber fencing and bollards
Setting and public realm features	Retained Stone Terracotta kerbing. Wide streets in original layout. Traditional parks/gardens - rural character and scenic views. Street foot path treatments, verandas, bollards, seating and kerbing. Traditional street tree planting mature trees in front and backyards. Limited signage incorporating simple fonts consistent with the era. Traditional street tree planting and the use of timber bollards and fencing

## Middleton Historic Area Statement (Alex3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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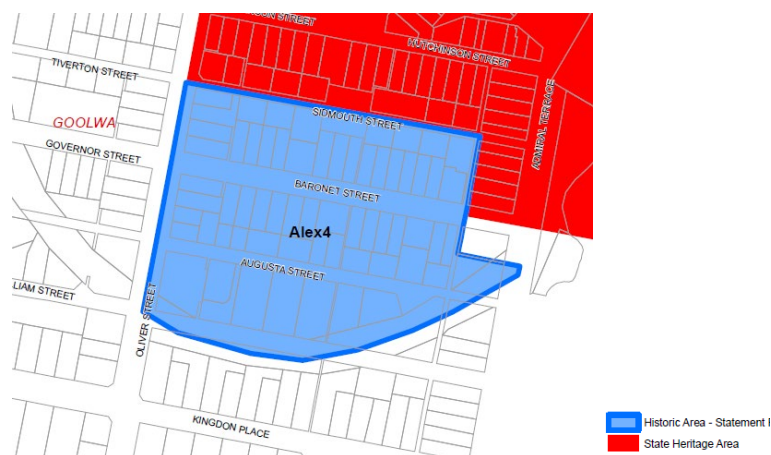
Eras and themes	1855- Flour Mill established, Middleton township 1856
Allotments and subdivision patterns	Original patterns of land division
Architectural features	Associated with original style of buildings
Building height	Single storey dwellings
Materials	Local stone, brick, corrugated iron, rendered walling or rammed earth walling red brick, walling with earthen or neutral colour finishes, CI roofing, timber
Fencing	Fencing reflective of the architectural style of the subject building
Setting and public realm features	Existing mature vegetation and boundary structures, such as walls and fences form an important landscape element. Open landscape surrounding the mill complex.

## Goolwa Historic Area Statement (Alex4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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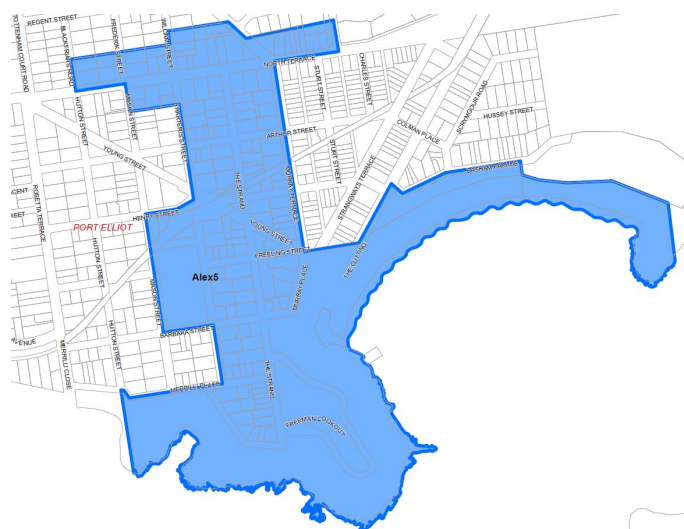
Eras and themes	Settlement period 1850s-to early 1900's
Allotments and subdivision patterns	Small narrow allotments in 'Little Scotland'. Consistent commercial, shop and office setbacks and strong building alignment to street frontages. Width is less than depth of allotments
Architectural features	Small humble workers' accommodation, including single fronted cottages. Single storey, single fronted cottages on small narrow frontages. Single storey, detached and semi-detached dwellings.
Building height	Single storey residential. Roof pitches between 30-45 degrees, reflecting traditional styles.
Materials	Consistent with materials, textures and colours associated with the architectural styles of the subject building and streetscape context. CGI roofing. Local stone/masonry, timber framed windows and doors
Fencing	Rural style fencing- post and rail, twisted wire low fencing, wire and timber railing. Low open fencing reflective of the architectural style
Setting and public realm features	Wide streets in original layout. Narrow lanes. Little Scotland has allotments with narrow frontages and deep side boundaries. Wharf area open space and public amenities areas. Historic buildings within retained spatial setting and mature trees. Advertisements consistent with the era.

## Port Elliot Township Main Street and Suburban Neighbourhood Historic Area Statement (Alex5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1850s-1920s
Allotments and subdivision patterns	Traditional pattern and scale of allotments. Within the main street/town centre, consistent setbacks and strong building line with little interruption except where civic open space is provided.
Architectural features	<p>Within the main street/town centre, single storey distinctive built form reflecting a mix of civic, commercial and retail activities.</p> <p>Historic 2 storey buildings reflect architectural style of civic, commercial and retail activities, dominant presence in the streetscape.</p> <p>Emphasis on square or rectangle ground plans, gabled, hipped or pitched roofs and verandahs.</p> <p>Established pattern of spaces around and between historic buildings.</p> <p>Murray Terrace area – single storey bungalow style of dwelling</p>
Building height	<p>Predominantly single storey where residential or commercial.</p> <p>Two storeys associated with grand, civic or commercial activities.</p> <p>Roof pitches reflect traditional styles.</p>
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape, including but not limited to limestone, bluestone or rendered masonry walling and corrugated galvanised iron roofing.

Fencing	Low, open fencing reflective of the architectural style of the subject building and era of the dwelling.
Setting and public realm features	Stone kerbing - Concrete kerbing. Wide streets in original layout with maintenance of existing mature trees. Traditional parks/gardens - rural character and scenic views.

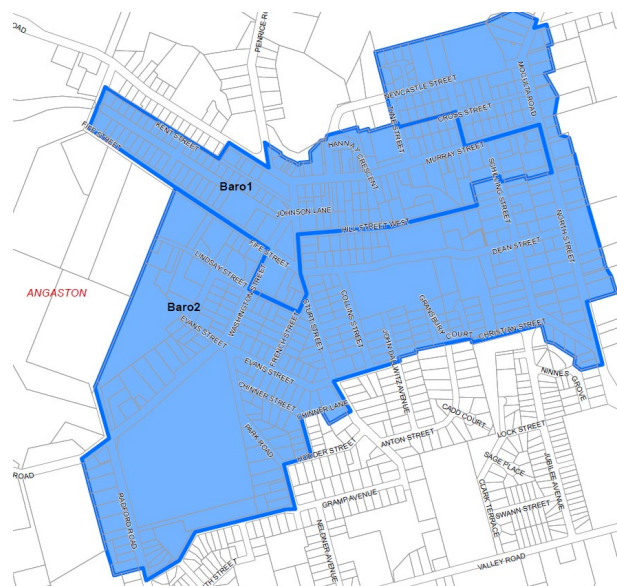
# Historic Areas affecting The Barossa Council

## Angaston Centre Historic Area Statement (Baro1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Early settlement in 1850s and 1860s. 19th and early 20th Century buildings and streetscapes.
Allotments and subdivision patterns	Original development and subdivision pattern, especially in the vicinity of Hannay Crescent including the cemetery allotment.
Architectural features	Banks, churches and hotels along Murray Street. Early post-supported verandas along sections of Murray Street
Building height	Two storeys
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Significant visual backdrop formed by the hills, cemetery and stone walling when viewed from the Hannay Crescent area and Murray Street.  The configuration of Murray Street with a bend at the Sturt Street junction provides interesting vistas east and west along the street.

	<p>A vista is evident along Washington Street towards the Town Hall. Marble walling in front of the former Station Masters Residence, and former animal pound walls on the railway land</p> <p>Along Murray Street, the paddock like nature of the land adjoining the creek bank links with the residential surrounds and, in association with the Murray Street park and rural backdrop, creates an attractive setting.</p> <p>Mature landscaping, deciduous street trees, Moreton Bay Fig trees, English Elm and the grouping of deciduous trees adjacent to the Laucke Mill on Murray Street</p>
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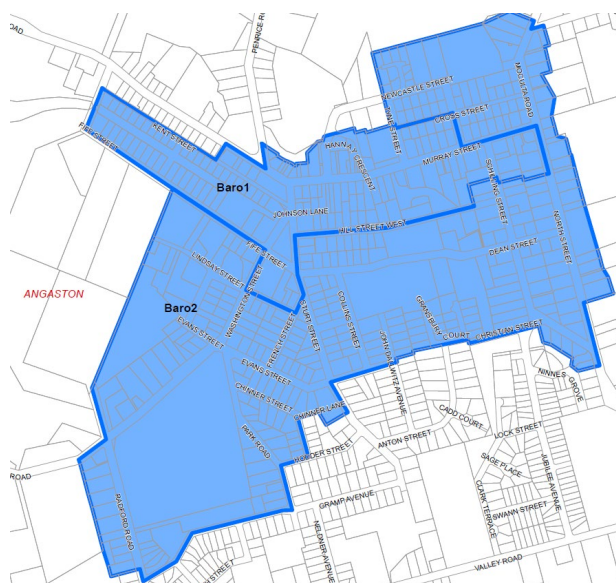


## Angaston Residential Historic Area Statement (Baro2)

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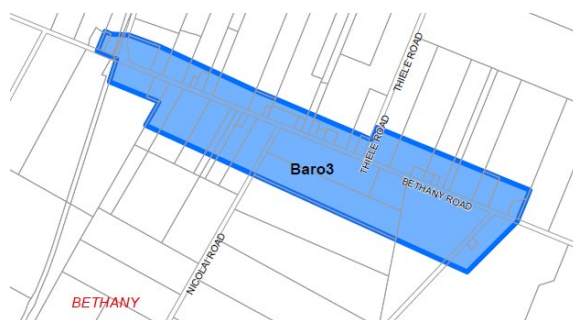
Eras and themes	Late 1800s 1920s, second wave of prosperity for Angaston in the 20th Century.
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	substantial residences in 1879-80 residences of the 1920s
Building height	<i>[Not stated]</i>
Materials	local stone
Fencing	<i>[Not stated]</i>
Setting and public realm features	Tree lined streets, attractive gardens, varied topography, mature white cedars along Schilling Street, coprosma hedges in front of some houses (retaining early post and wire fence structures), mature ficus at the base of Dean Street, mature gums along the creek, and cypress hedges to many 1920s dwellings.  Angas Recreation Park forms an important element located within the residential area. The park between Dean Street and Hill Street and Angaston Children's Reserve provides an open area for community use.

## Bethany Historic Area Statement (Baro3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Established in 1842 - one of the earliest substantial German settlements in the Barossa.
Allotments and subdivision patterns	Subdivided according to the hufendorf principle of long strips. Houses built close to the road with long narrow allotments stretching out behind, together with significant timber structures, particularly farm buildings either close to the road or behind the farm houses.
Architectural features	Early houses dating from the 1850s and the 1860's, many of which retain layouts and construction techniques clearly indicating their German origin.
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	The Herberge Christi Lutheran Church and the cemetery in the eastern end of the settlement form a dominant element.  Vegetation and landscaping located within the public realm and mature street tree plantings lining the road, together with the mature gardens associated with the early dwellings. The Tanunda Creek, the Bethany Reserve and the creek crossing at Bethany Road are also important to the character of the settlement.

## Krondorf Historic Area Statement (Baro4)

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Eras and themes	Established in 1847. First plan of division 1877
Allotments and subdivision patterns	Division of land undertaken to the hufendorf arrangement. Linear nature.
Architectural features	Early farm complexes and buildings indicative of its early date of settlement
Height	<i>[Not stated]</i>
Materials	Pioneer building techniques and specifically German traditions in construction. Significant stone and timber structures, particularly farm sheds
Fencing	<i>[Not stated]</i>
Setting and public realm features	Buildings close to the road alignment. Zum Kripplein Christi Church ("Manger of Christ") forms a dominant building in the middle of the settlement.

## Moculta Historic Area Statement (Baro5)

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Eras and themes	Early service town in the northern agricultural plains comprising small scale development
Allotments and subdivision patterns	Simple linear nature
Architectural features	Early residential and commercial buildings along Truro Road
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Row of mature Carob street trees lining Truro Road

## Mount Pleasant Centre Historic Area Statement (Baro6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Service centre for the surrounding pastoral area
Allotments and subdivision patterns	Linear nature of settlement along Melrose Street
Architectural features	Consistent early dwellings, the former bank building at the pivotal junction of Melrose Street and Saleyards Road, the ruins of the Henry Giles' early flour mill on the corner of Glen Devon Road and Melrose Street.
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Substantial buildings including the two hotels. Mature street planting

## Stockwell Historic Area Statement (Baro7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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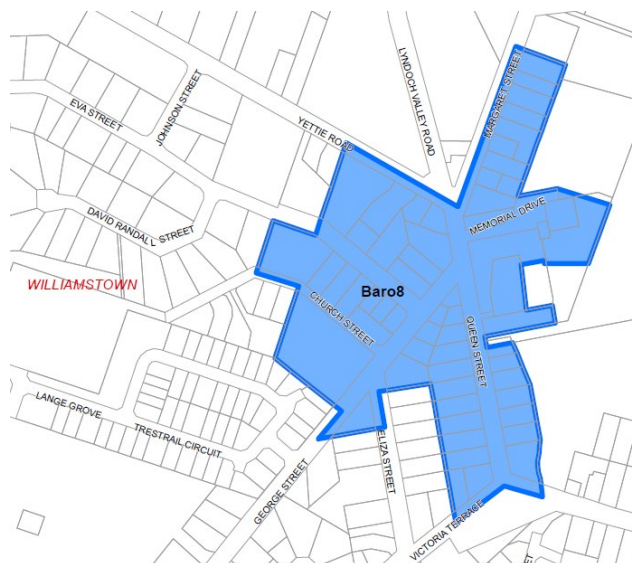
Eras and themes	A rural character that highlights the early agricultural development of the district
Allotments and subdivision patterns	Reflects the earliest periods of subdivision and also the later expansion of the town.
Architectural features	Significant public and private buildings located along Duckponds Road. Former steam powered flour mill
Building height	Low scale
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Central concentration of public and residential buildings with the prominence of the St Thomas Lutheran Church.

## Williamstown Historic Area Statement (Baro8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1860s and 1870s.
Allotment and subdivision patterns	Original street pattern including the junctions of the main roads in and out of town. Grid structure
Architectural features	Forrester's Lodge, the Institute, the Post Office and the Hotel at the northern end of Queen Street, the small stone commercial structures at the south end of Queen Street, the small, but representative Churches located within the town, including the Uniting Church, the Anglican Church and the Church of Christ, and the notable cluster of early residences in George Street close to the junction of Queen Street. Indicative of the early building types and structural materials
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Collections of historic buildings. Vistas to important historic buildings from surrounding areas. Notable Moreton Bay Fig tree at the corner of George Street and Little Eva Street creates a focal landmark element that is visible from Queen Street.

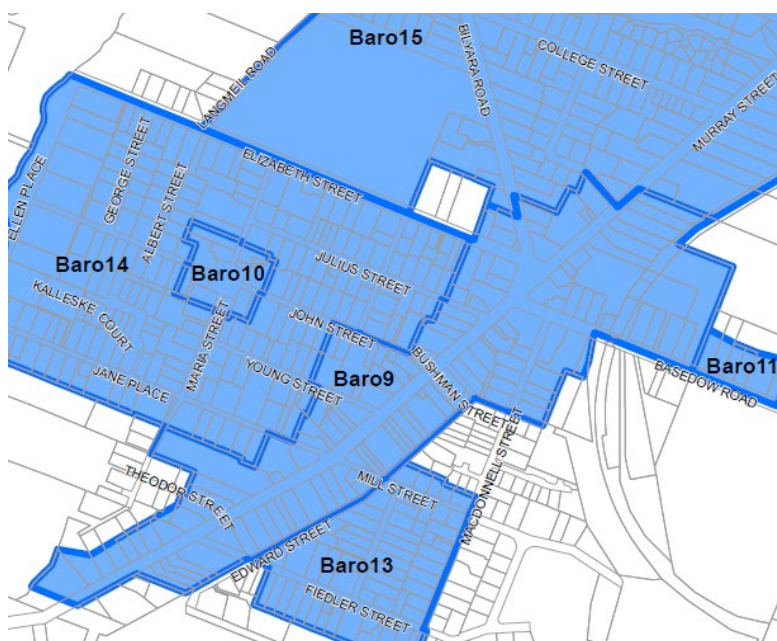


## Murray Street Tanunda Historic Area Statement (Baro9)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	<i>[Not stated]</i>
Allotment and subdivision patterns	<i>[Not stated]</i>
Architectural features	Combination of domestic and commercial buildings. Significant and substantial public buildings which give a sense of civic importance.
Building height	Low scale
Materials	<i>[Not stated]</i>
Building height	Low scale
Setting and public realm features	Varied alignment of buildings in Murray Street, with commercial buildings aligned with the pavement and residential buildings setback to allow for front gardens. Early plantings of Moreton Bay Figs and Carob trees which retain their broad canopies and mature trunks form an attractive tree lined setting

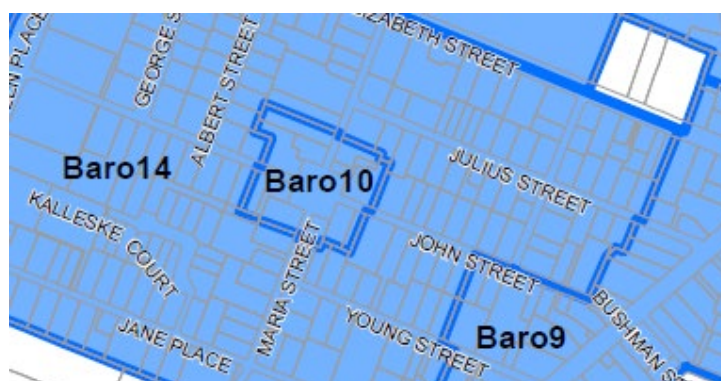


## Goat Square Tanunda Historic Area Statement (Baro10)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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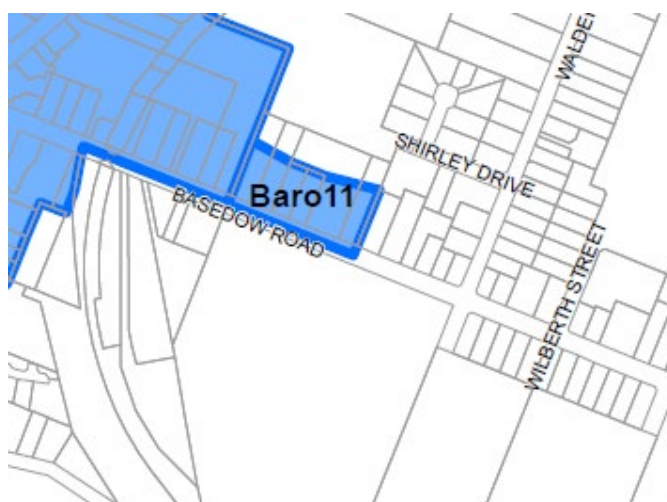
Eras and themes	low scale and open character of Goat Square and surrounding land
Allotments and subdivision patterns	Original subdivision pattern maintained, particularly of the square itself
Architectural features	Early residences located around the central square
Building height	<i>[Not stated]</i>
Materials	Early residences constructed of early original materials
Fencing	<i>[Not stated]</i>
Setting and public realm features	Buildings located around the central square, together with the open space and informal nature of the surface materials of the central square, which was originally used as a market area. Mature Carob trees and Kurrajong trees planted as groups located within the square

## Basedow Road, Tanunda Historic Area Statement (Baro11)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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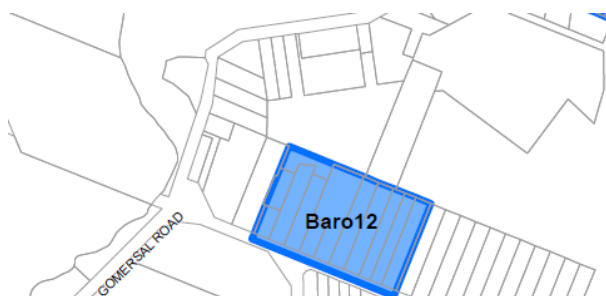
Eras and themes	Nineteenth century development. 1890 to 1910
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Low-scale, low density residential development, in particular, dwellings and other buildings from 1890 to 1910
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

## Tanunda Crayford Historic Area Statement (Baro12)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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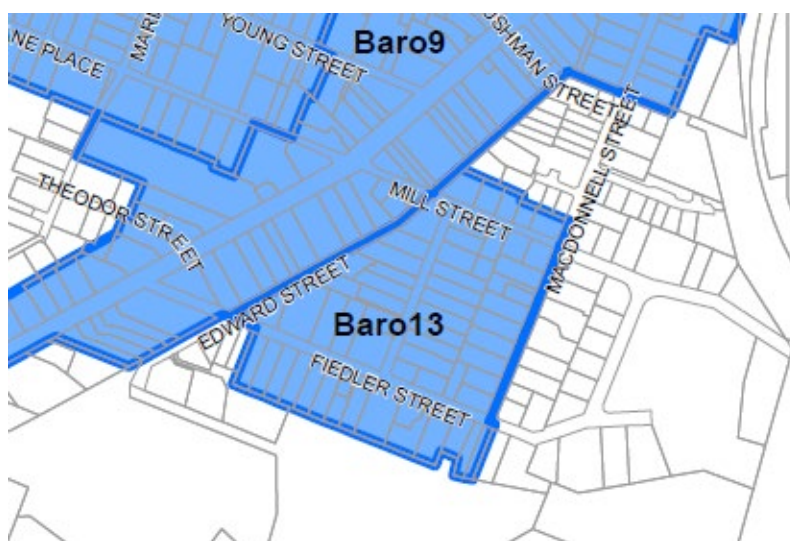
Eras and themes	Nineteenth century development. 1900 to 1920
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Low-scale, low density residential development, in particular, dwellings and other historic buildings from 1890 to 1910
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Row of houses forms part of the entrance to Tanunda at the junction of Bethany Road and the southern end of Murray Street. These houses form a consistent group opposite the State Heritage Registered St John's Cemetery

## MacDonnell Street, Tanunda Historic Area Statement (Baro13)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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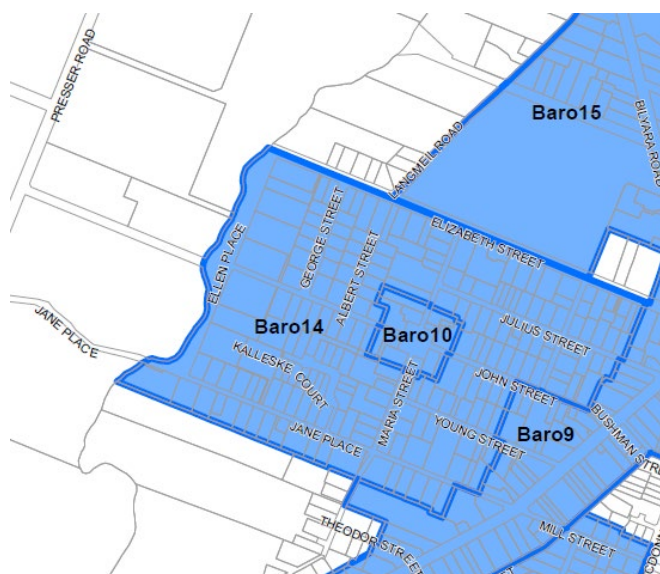
Eras and themes	Nineteenth century development 1890s and 1920s
Allotments and subdivision patterns	Western side originally subdivided in 1855 as part of their Murray Street subdivision. The MacDonnell Street area was subdivided later.
Architectural features	Houses from a wide range of domestic architectural periods
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

## Tanunda West Historic Area Statement (Baro14)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



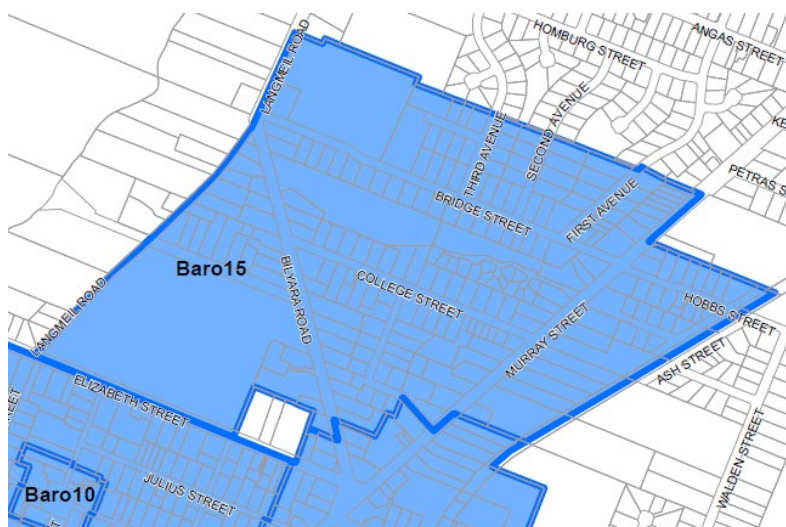
Eras and themes	Nineteenth century development
Allotments and subdivision patterns	Narrow streets
Architectural features	<i>[Not stated]</i>
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Existing landscaping and low-density built form, attractive "gateway" to the town centre. Varied, but minimal building setbacks, forming intimate streetscapes.

## Tanunda North Historic Area Statement (Baro15)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Nineteenth century development
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Range of periods of domestic architecture
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Southwest corner incorporates the Tanunda Recreation Park and mature street plantings associated with the Park. This area extends from the eastern side of Murray Street to incorporate the northern end of Murray Street, which includes a large number of houses of similar residential quality

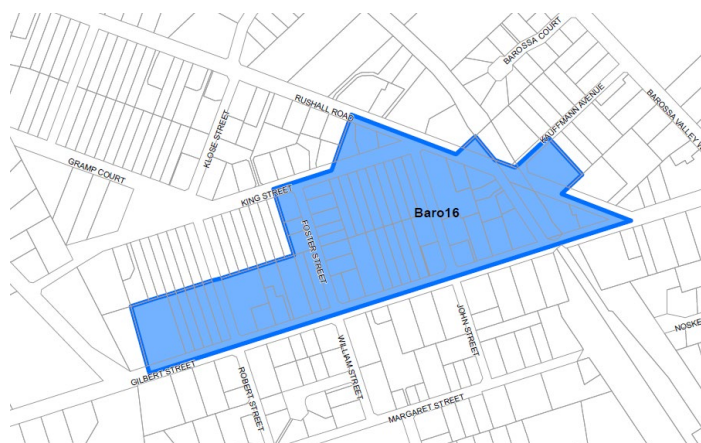


## Lyndoch Residential Historic Area Statement (Baro16)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Traditional dwelling styles and streetscape character
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	<i>[Not stated]</i>
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Building form and pattern, predominant setbacks. Mature vegetation.

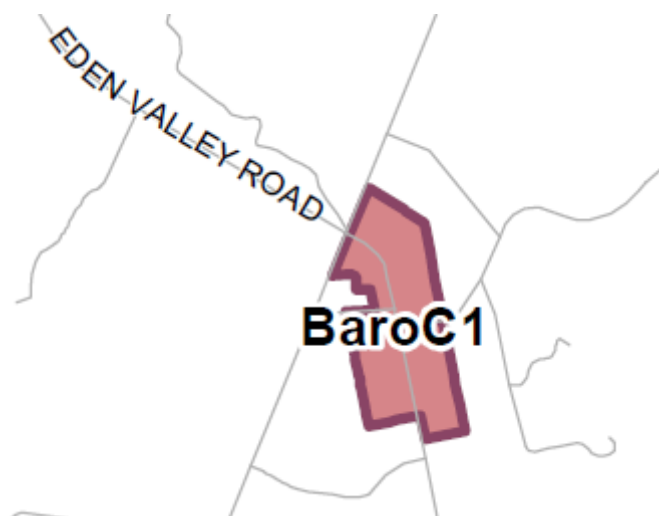
# Character Areas affecting The Barossa Council

## Eden Valley Character Area Statement (Baro-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Pre-1950
Allotments and subdivision patterns	Grid/organic street pattern
Architectural features	Mixture of housing styles
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	"Traditional" verge treatments exist in the main street (front boundary, footpath, street trees and gutter)

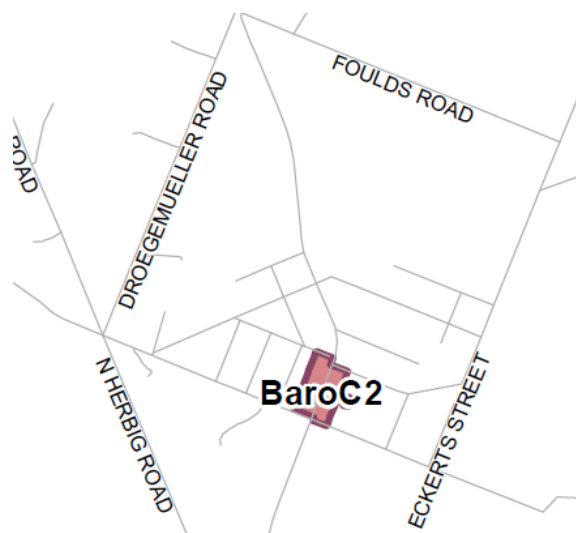


## Springton Character Area Statement (Baro-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Pre-1950
Allotments and subdivision patterns	Grid pattern
Architectural features	Mixture of housing styles of relatively modern design
Building height	Generally single storey detached dwellings
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	"Traditional" verge treatments exist in the main street (front boundary, footpath, street trees and gutter)

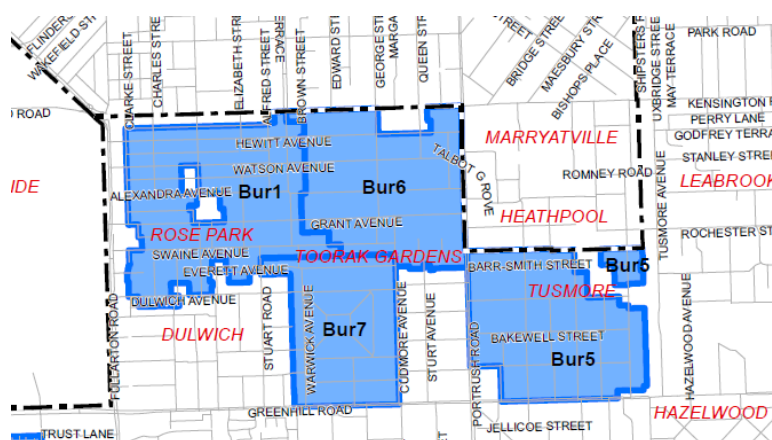
# Historic Areas affecting City of Burnside

## Rose Park Historic Area Statement (Bur1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 – 1917 Victorian and Federation 1918 – 1940 Post WW1
Allotments and subdivision patterns	Traditional rectangular grid pattern. Generally large site areas. Generally large street frontage widths large. Large front of dwelling set-back. Vehicular access from rear lanes of many dwellings
Architectural features	Late 19th Century and early 20th Century Villas and cottages in bluestone, freestone and/or brick. Many substantial dwellings as well as some more modest cottages. Brick quionwork common. Various verandah styles including return verandahs ranging from modest to generous proportions.
Building height	Predominantly single storey. Any upper storey elements integrated sympathetically into the dwelling design and generally not visible from street
Materials	Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork. Pitched roofs in galvanised iron sheet or terracotta tiles. Some original slate tiles. Retention of original materials and finishes and unpainted masonry.

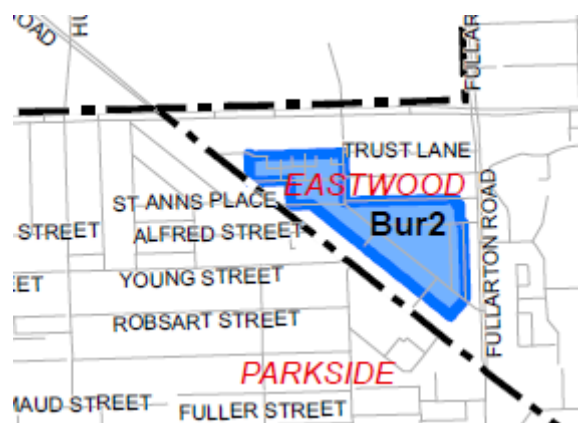
Fencing	<p>Typical of the era of development. Timber picket or dowelling. Masonry and cast iron palisade</p> <p>Some substantial hedging.</p>
Setting and public realm features	<p>Substantial avenues, trees and gardens.</p> <p>Significant front landscaped gardens</p> <p>Modest verges containing single line of streets trees</p> <p>Double row of mature trees planted along Alexandra Avenue and Prescott Terrace as a war memorial</p> <p>Area includes school, churches, mews cottages and other community facilities</p>

## Eastwood Historic Area Statement (Bur2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Majority 1870 – 1917 Victorian and Federation Few 1917 – 1940 Post WW1
Allotments and subdivision patterns	Narrow allotments of varying widths Closely spaced small early dwellings and narrow streets Minimal front set-backs. Many with front verandah built to front boundary. Minimal side set-backs
Architectural features	Late 19th Century single fronted cottages, semi-detached and row dwellings. Modest double fronted detached cottages and villas - Few Interwar dwellings
Building height	Single storey
Materials	Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork. Pitched roofs in galvanised iron sheet. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Timber Picket or wrought iron Timber picket or dowelling Simple masonry and cast iron palisade Corrugated iron or mini orb within timber framing up to 1200mm high

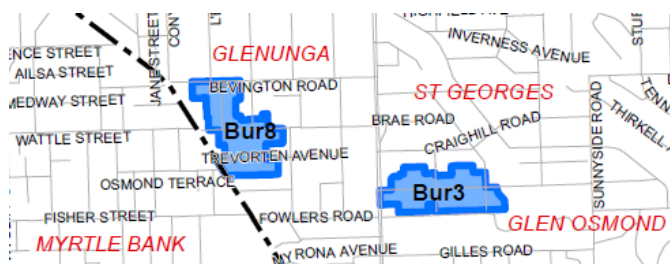
Setting and public realm features	<p>Narrow streets</p> <p>Boundaries positioned close to street with narrow footpaths</p> <p>Street trees penetrating footpath adjacent kerb.</p> <p>Pocket park</p>
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## Wootoona Terrace Historic Area Statement (Bur3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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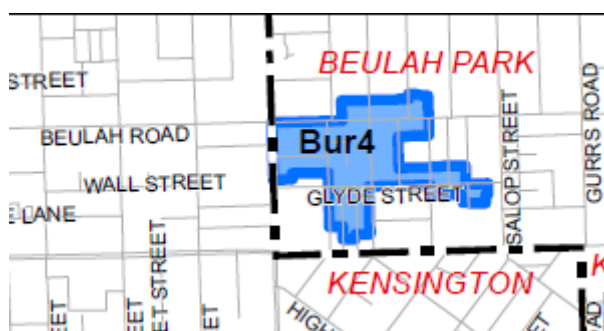
Eras and themes	Majority 1918 – 1940 Post WW1 Few 1912 – 1914 Federation
Allotments and subdivision patterns	Single street intersected by side streets at 90 degree Large site areas Large street frontage widths Generous front set-backs Consistent side set-backs
Architectural features	A range of early 20th Century international styles including Bungalows, Tudors and early English residential architecture Large dwellings of generous proportions
Building height	Mix of single storey and double story. Two storeys associated with grand residences. Upper storey elements integrated sympathetically into the dwelling design
Materials	Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork. Roofs in galvanised iron sheet or terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Often including masonry pillars as entry statements constructed in in stone or brick to match dwelling façade Heavily vegetated. Some substantial hedging.
Setting and public realm features	Wide verges Substantial trees on public and private land Expansive allotments, street frontages and gardens Significant front landscaped gardens

## Beulah Park Historic Area Statement (Bur4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Majority 1880 – 1917 Victorian and Federation Few 1918 – 1940 Interwar
Allotments and subdivision patterns	Traditional rectangular grid pattern with narrow streets Narrow allotments of varying widths with closely spaced small early dwellings Minimal front set-backs to single fronted cottages. Larger setbacks for larger allotments, in context with prevailing historic street pattern
Architectural features	Predominantly late 19th Century villas and cottages and some early 20th Century villas and bungalows Single fronted workers cottages, row housing and semidetached dwellings Modest double fronted villas, cottages and bungalows
Building height	Single storey
Materials	Wall materials consistent with era of original construction including brickwork and stone. Pitched roofs in galvanised iron sheet. Some original terracotta or slate tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Low and/or open front fences Timber picket or dowelling Simple masonry and cast iron palisade Corrugated iron or mini orb within timber framing up to 1200mm high

Setting and public realm features	<p>Narrow streets</p> <p>Boundaries positioned close to street with narrow footpaths</p> <p>Street trees penetrating footpath adjacent kerb.</p>
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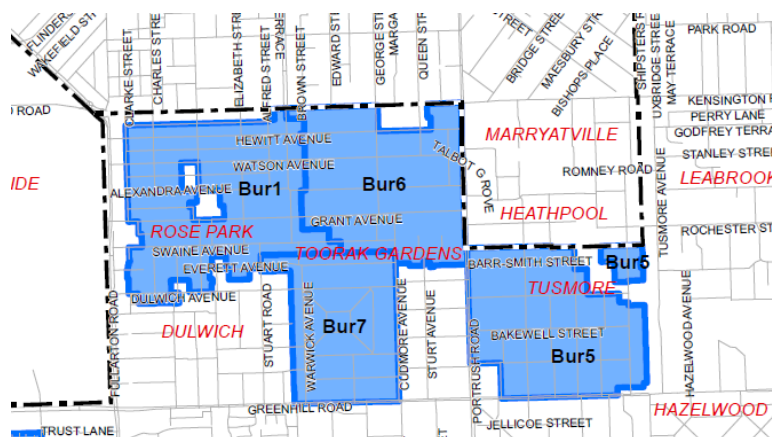


## Tusmore Historic Area Statement (Bur5)

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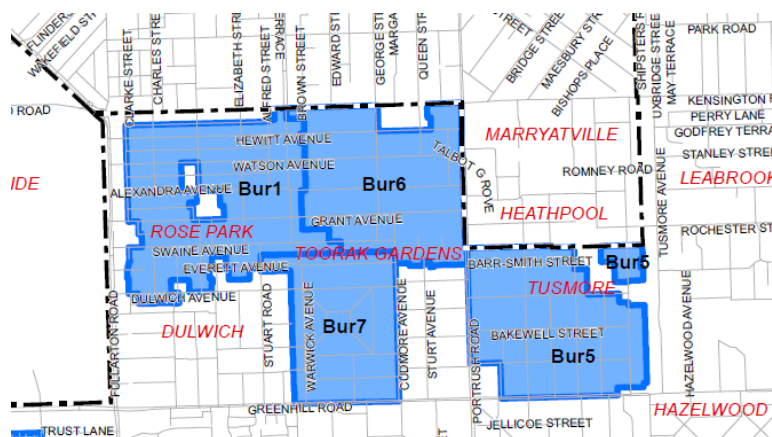
Eras and themes	Majority 1918 – 1950 Post WW1 Few 1900 – 1918 Federation
Allotments and subdivision patterns	Traditional rectangular grid pattern Large site areas Large street frontages Large front set-backs
Architectural features	Interwar styles including Bungalows and Tudors of varying designs.
Building height	single storey
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Low and/or open fencing Woven crimped wire Wire mesh with timber or galvanised tube framing Masonry with galvanised steel ribbon Low masonry wall under 900mm in brick to match dwelling Masonry base with wrought iron steel top rail Timber paling with timber top rail not exceeding 1000mm
Setting and public realm features	Tree lines streets Buildings square to and on street alignments.

## Toorak Gardens North Historic Area Statement (Bur6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880 – 1917 Victorian and Federation 1918 – 1952 Post WW1
Allotments and subdivision patterns	Traditional rectangular grid pattern Large site areas Large street frontage Large front of dwelling set-back
Architectural features	Predominantly large single storey early 20th Century dwellings. Federation and Interwar styles including Gentleman's Bungalows and Tudors.
Building height	Predominantly single storey. A few dwellings with upper storey elements integrated sympathetically into the dwelling design
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet or original terracotta tiles. Some original slate roof tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Timber picket or dowelling Timber paling with timber top rail not exceeding 1000 mm Masonry and cast iron palisade Masonry with galvanised steel ribbon Low masonry wall under 900mm in brick to match dwelling - Masonry base with wrought iron steel top rail - Some substantial hedging.

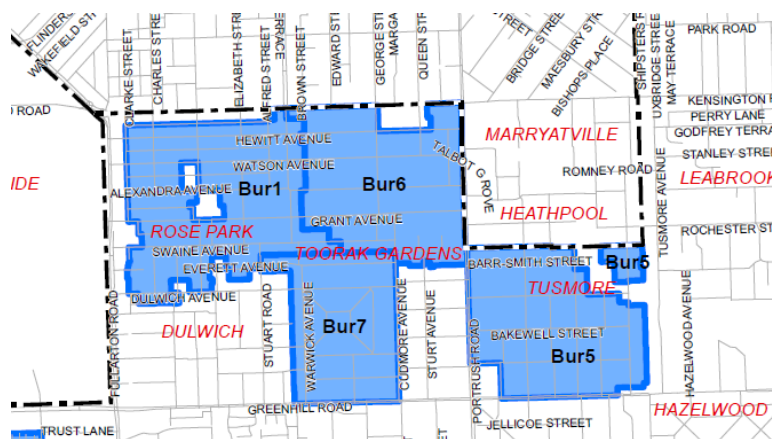
Setting and public realm features	<p>Wide streets with wide verges</p> <p>Substantial trees</p> <p>Expansive allotments, street frontages and gardens</p> <p>Significant front landscaped gardens</p>
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## Toorak Gardens Fergusson Square Historic Area Statement (Bur7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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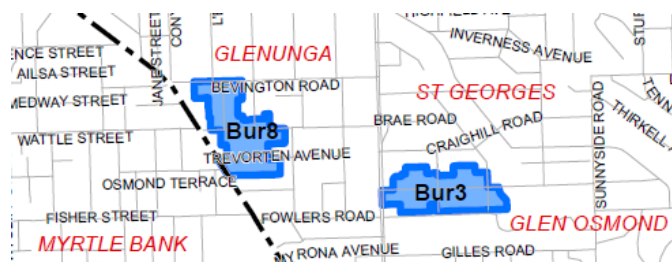
Eras and themes	Majority 1918 – 1952 Post WW1
Allotments and subdivision patterns	Traditional rectangular grid set out around a central formal garden square. Large site areas Large street frontage widths Large front of dwelling set-back
Architectural features	Interwar styles including Bungalows and Tudors or varying designs.
Building height	Single storey
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Low and/or open fencing Woven crimped wire Wire mesh with timber or galvanised tube framing Timber paling with timber top rail not exceeding 1000 mm Masonry with galvanised steel ribbon Low masonry wall under 900mm in brick to match dwelling Masonry base with wrought iron steel top rail
Setting and public realm features	Tree lines streets Buildings square to and on street alignments. Central formal public garden square

## Glenunga Park Historic Area Statement (Bur8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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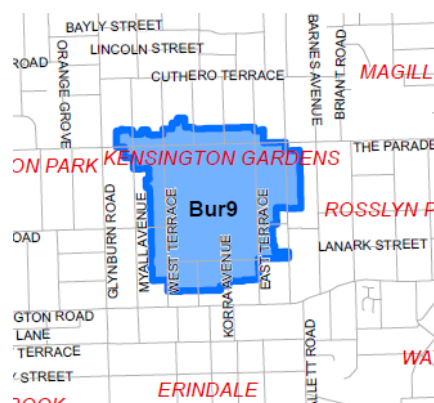
Eras and themes	1880 – 1913 Victorian and Federation 1914 – 1935 WW1 and Post war WW1
Allotments and subdivision patterns	Traditional rectangular grid pattern Large site areas Large street frontage widths Large front of dwelling set-back
Architectural features	Interwar styles including Bungalows and Tudors or varying designs.
Building height	Single storey
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Timber picket or dowelling Woven crimped wire Masonry and cast iron palisade Masonry with galvanised steel ribbon Masonry base with wrought iron steel top rail Low masonry wall under 900mm in brick to match dwelling - Some substantial hedging
Setting and public realm features	Tree lines streets Buildings square to and on street alignments.

## Kensington Gardens – The Terraces Historic Area Statement (Bur9)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 – 1917 Victorian and Federation 1918 – 1949 Post WW1
Allotments and subdivision patterns	Traditional rectangular grid pattern set out around a large recreational reserve. Large site areas Large street frontage widths Large front of dwelling set-back
Architectural features	Interwar styles including Bungalows and Tudors or varying designs.
Building height	Predominantly single storey.
Materials	Wall materials consistent with era of original construction including sandstone and brickwork. Pitched roofs in galvanised iron sheet. Few terracotta tiles. Retention of original materials and finishes and unpainted masonry.
Fencing	Typical of the era of development Woven crimped wire Wire mesh with timber or galvanised tube framing Masonry and cast iron palisade Masonry with galvanised steel ribbon Masonry base with wrought iron steel top rail Low masonry wall under 900mm in brick to match dwelling
Setting and public realm features	Tree lines streets Buildings square to and on street alignments. - Large central public recreational reserve

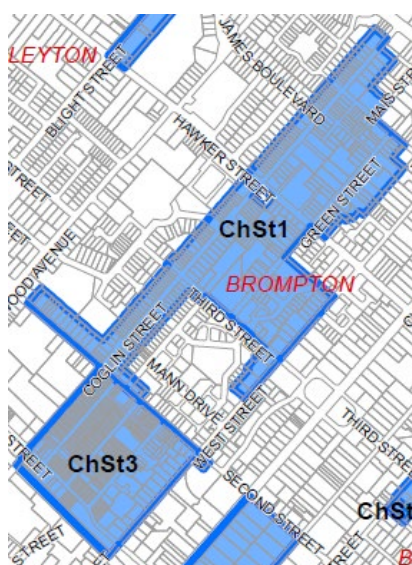
# Historic Areas affecting City of Charles Sturt

## Bowden / Brompton Historic Area Statement (ChSt1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1850s to early 1900s Victorian era
Allotments and subdivision patterns	Small, narrow lots
Architectural features	Single storey, detached and attached, single and double fronted workers' cottages. Typically gable and hipped roofs facing the street, with separate verandah form
Building height	Single storey with ceiling heights at least 3m
Materials	red brick and bluestone walls corrugated steel roofing
Fencing	Low front fencing, typically picket fencing and low masonry walls or combination thereof
Setting and public realm features	small setbacks from the street

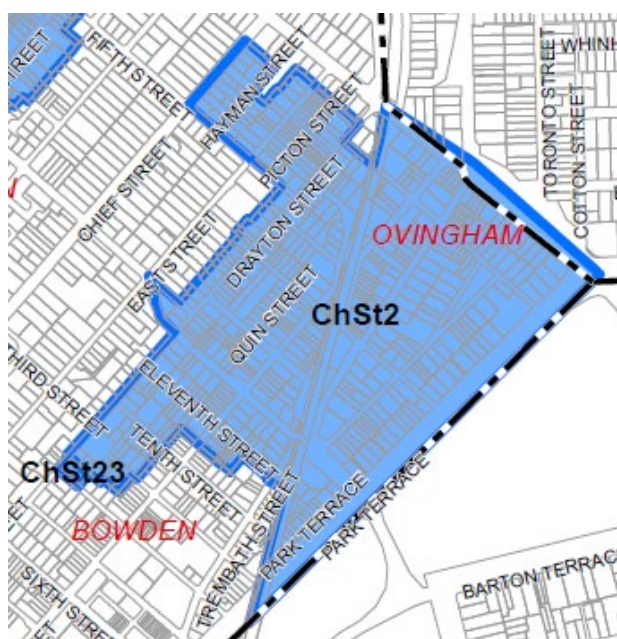


## Ovingham Historic Area Statement (ChSt2)

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Eras and themes	1850s to 1900s 1930s to 1940s 1970s to 1980s (SA Housing Trust)
Allotments and subdivision patterns	Small narrow lots, often on strongly sloping sites
Architectural features	Single storey, detached and attached, single and double fronted workers' cottages bungalows and Austerity houses some early SA Housing Trust stock typically gable and hipped roofs facing the street, with separate verandah form
Building height	Single storey with ceiling heights at least 3m
Materials	bluestone, sandstone and pressed metal/corrugated walls corrugated steel roofing
Fencing	Low front fencing, typically picket fencing and low masonry walls or combination thereof
Setting and public realm features	small setbacks from the street

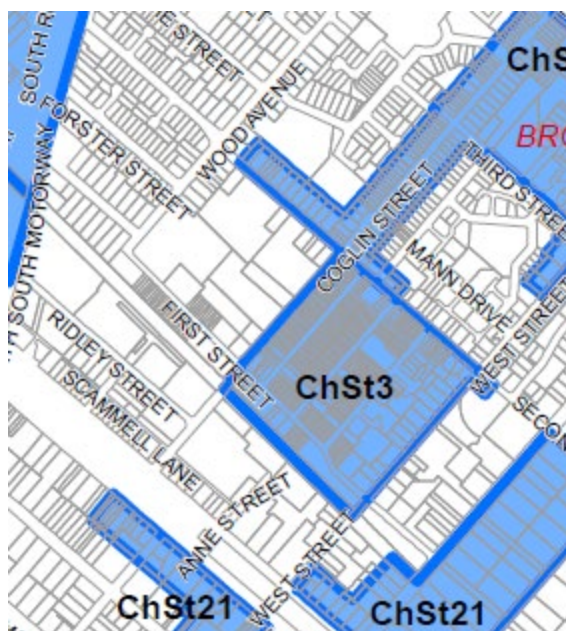


## Brompton Park Historic Area Statement (ChSt3)

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Eras and themes	1870s to 1890s Victorian era
Allotments and subdivision patterns	Very small, narrow lots
Architectural features	Single storey, detached and attached, single and double fronted workers' cottages gable and hipped roofs, with separate verandahs across frontage
Building height	Single storey with ceiling heights at least 3m
Materials	bluestone and sandstone front walls, and red brick sidewalls corrugated steel roofing
Fencing	Low front fencing, typically picket fencing and low masonry walls or combination thereof
Setting and public realm features	small setbacks from the street

## Blight Street, Ridleyton Historic Area Statement (ChSt4)

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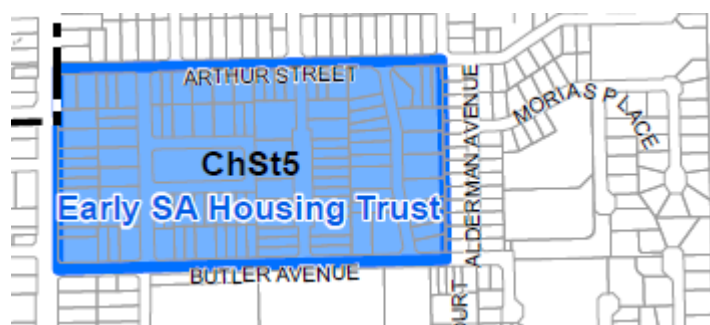
Eras and themes	1939 Early SA Housing Trust
Allotments and subdivision patterns	Regular rectangular allotments with central shared boundary and small side boundary setbacks for driveways
Architectural features	Single storey, 'early modern' style, typically semi-detached (duplex) hipped roofs, with porch and awnings over front door and windows
Building height	Single storey with ceiling heights around 2.7m
Materials	red brick, protruding courses, painted and rendered sections corrugated steel roofing porches either corrugated steel or curved flat concrete canopies
Fencing	Low open cyclone wire fencing or low tubular steel fencing
Setting and public realm features	Small to medium front setbacks

## Bell Street, Pennington Historic Area Statement (ChSt5)

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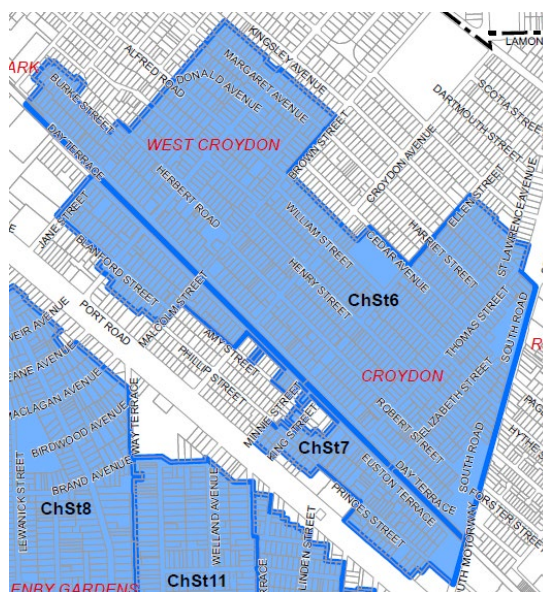
Eras and themes	From 1938 Early SA Housing Trust
Allotments and subdivision patterns	Layout reflects 'Garden Suburb' design concept, generally with shared central boundary and small side boundary setbacks for driveways Strong urban focal points in Sinclair Square and Tulloch Avenue
Architectural Buildings	Austere, with late modern style, typically semi-detached (duplex) hipped and gable roof forms with porches continuous to main roof and separate awnings over windows
Building height	Single storey with ceiling heights around 2.7m
Materials	red brick, protruding courses, painted and rendered sections corrugated steel roofing and terracotta tile roofing (Bell Street)
Fencing	Low open cyclone wire fencing or low tubular steel fencing
Setting and public realm features	Small to medium front setbacks

## Croydon / West Croydon (North east of the railway line) Historic Area Statement (ChSt6)

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Eras and themes	1890s – 1910s 1910s – 1940s (west of Brown Street, north of Herbert Road)
Allotments and subdivision patterns	Very regular and consistent rectangular allotments, with large widths
Architectural features	Edwardian to early Federation Post-Edwardian villas along Day Terrace early bungalow styles, including some Queen Anne, Tudor and Art Deco styles in latter period areas A number of more substantial buildings, particularly fronting the railway line Combined shop/dwellings and rows of shops (Elizabeth Street, Rosetta Street) hipped, gable and Dutch-gable roofs, and separate verandahs
Building height	Single storey with ceiling heights at least 3m
Materials	bluestone, sandstone and redbrick, quoins and window surrounds corrugated steel and terracotta (latter period) roofing

Fencing	low masonry fencing with simple masonry piers, sometimes with simple iron and steel infill panels (from hume iron to tubular steel variations)
Setting and public realm features	small to medium front setbacks, typically set in mature gardens typically tree lined streets

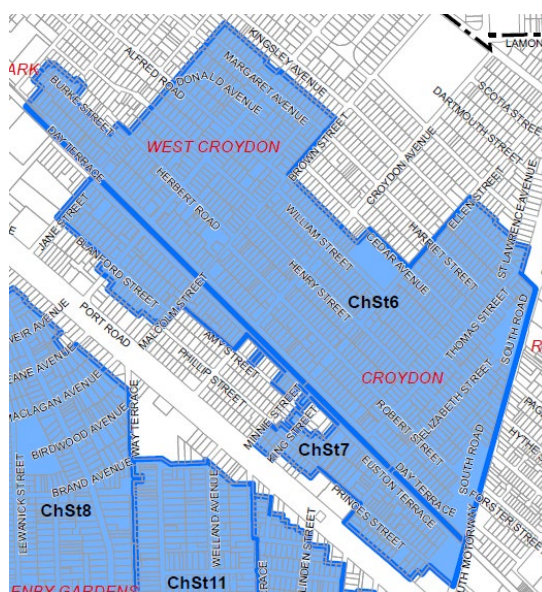


## Croydon / West Croydon (South west of the railway line) Historic Area Statement (ChSt7)

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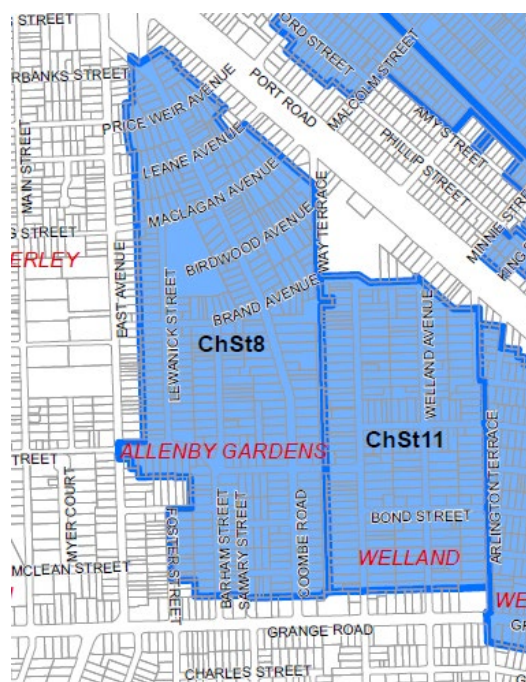
Eras and themes	1890s – 1910s
Allotments and subdivision patterns	Very regular and consistent rectangular allotments, with large widths
Architectural features	Villas and symmetrical cottages, with some later, intrusive infill some worker's cottages of earlier periods hipped and gable roofs, and separate verandahs
Building height	Single storey with ceiling heights at least 3m
Materials	bluestone, sandstone and redbrick corrugated steel roofing
Fencing	low masonry and cast-iron fencing
Setting and public realm features	Small to medium front setbacks

## Allenby Gardens Historic Area Statement (ChSt8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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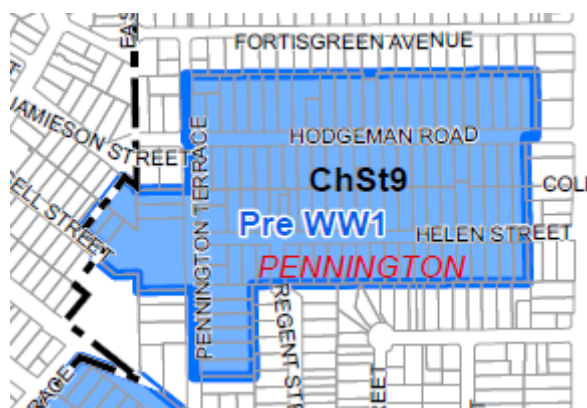
Eras and themes	1920s – 1930s
Allotments and subdivision patterns	Very regular and consistent rectangular allotments, with large widths
Architectural features	Late Edwardian, Federation and bungalow styles Smaller number of Queen Anne and Tudor style houses Mainly detached housing Hipped, gable and Dutch gable roofs with decorative gable panelling and timber trim
Building height	Single storey with ceiling heights at least 3m
Materials	Red brick and sandstone walls Terracotta tiles and corrugated steel roofing
Fencing	Typically, low masonry fencing, sometimes with steel inserts
Setting and public realm features	Small to medium front setbacks. Tree lined streets. Coombe Road is the natural focus of the area, and includes a school complex of a similar period to surrounding housing

## Pre-World War One Pennington West Historic Area Statement (ChSt9)

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Eras and themes	1900s to 1920s, some 1940s/50s eastern side
Allotments and subdivision patterns	Uniform allotment size and street layout Typically large frontages
Architectural features	Edwardian, Federation and early bungalows Predominantly detached Hipped, gable and Dutch gable roof forms
Building height	Single storey with ceiling heights at least 3m
Materials	Red brick, sandstone and render walling, pressed metal wall cladding on the fronts, corrugated iron or small fluted iron cladding on the side walls Terracotta tile and corrugated iron roofing and verandahs
Fencing	Typically, low masonry, timber picket or wire mesh with timber post fencing.
Setting and public realm	Medium to large front setbacks

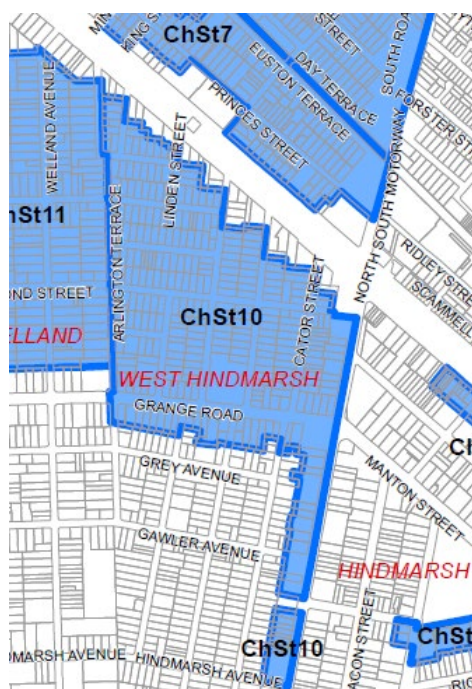


## Pre-World War One West Hindmarsh Historic Area Statement (ChSt10)

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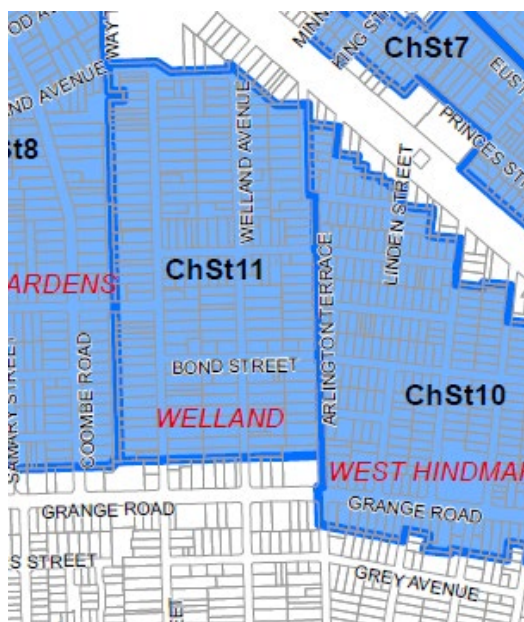
Eras and themes	1890s to 1910s
Allotments and subdivision patterns	Uniform allotment size and street layout Typically large frontages
Architectural features	Symmetrical cottages and villas Edwardian, Federation and early bungalow periods Predominantly detached Hipped, gable and louvre roofs
Building height	Single storey with ceiling heights at least 3m
Materials	Bluestone, sandstone and red brick walls Corrugated iron roofs with verandahs
Fencing	Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.
Setting and public realm features	Broad tree-lined streets Medium to large front setbacks

## Welland Historic Area Statement (ChSt11)

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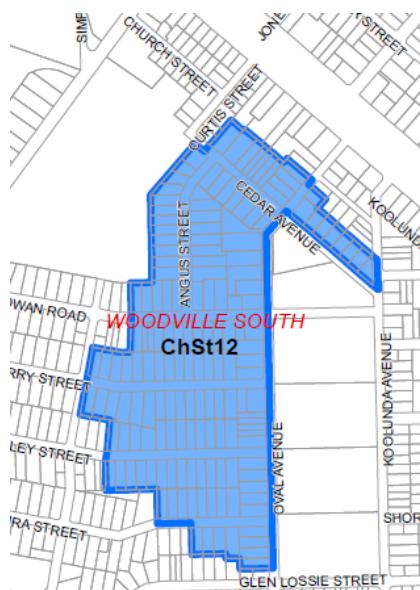
Eras and themes	1910s to 1920s
Allotments and subdivision patterns	Very regular and consistent rectangular allotments, typically very wide
Architectural features	Late-Edwardian and Federation housing styles Small number of early bungalows and 1940s Austerity houses Predominantly detached Hipped, gable and louvre roofs
Fencing	Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.
Materials	Red brick and sandstone walls Terracotta tiles, corrugated iron and decorative timber trim roofs.
Building height	Single storey with ceiling heights at least 3m
Setting and public realm features	Tree-lined streets Large front setbacks

## Woodville South Historic Area Statement (ChSt12)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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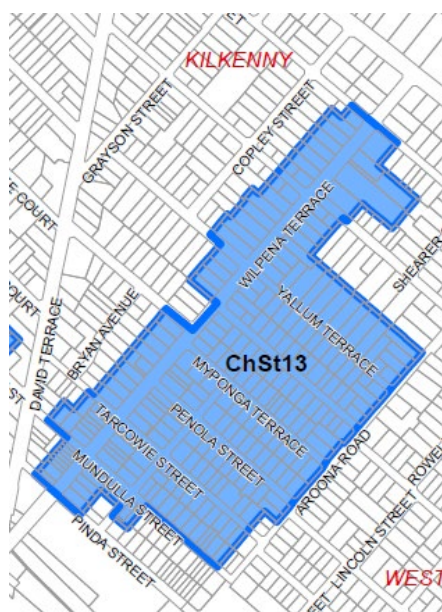
Eras and themes	1910s to 1940s
Allotments and subdivision patterns	Substantial allotments with uniformity of layout and buildings, particularly in the 'Glen' Streets and Angus Street Predominantly large frontages
Architectural features	Predominantly bungalow and Tudor Some Spanish Mission, Dutch Gable and Art Deco houses Predominantly detached Steep pitched gables associated with Tudor housing and Dutch Gables
Building height	Single storey with ceiling heights at least 3m
Materials	Freestone, red brick, stucco and baked brick Exposed ornate timber work Terracotta tiles and some galvanised iron roofs
Fencing	Fencing generally low brick, stucco or wire and mostly integral with the design of the house
Setting and public realm features	Tree lined streets, well maintained gardens, abundant with mature vegetation Main-focus the landscaped Woodville Oval complex Buildings fronting Woodville Oval on Oval Avenue and Cedar Avenue are of a larger scale

## Kilkenny Historic Area Statement (ChSt13)

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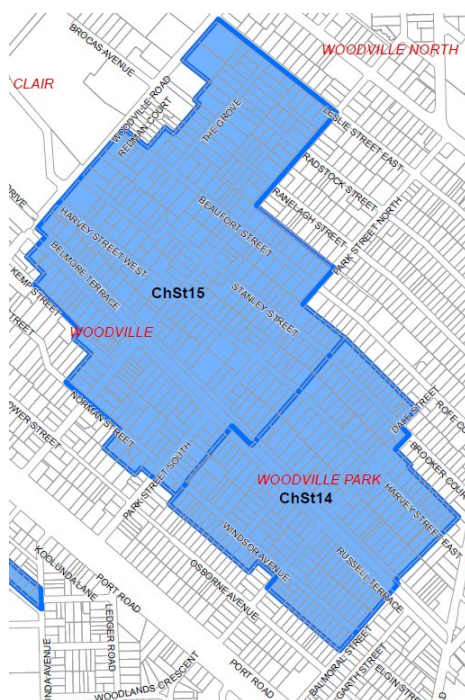
Eras and themes	1850s to 1950s Predominant era is 1920s to 1930s in the north and 1910s to 1920s in the south
Allotments and subdivision patterns	Very regular and consistent rectangular allotments, typically very wide
Architectural features	Edwardian and post-Edwardian cottages in the south Federation and bungalow houses in the north Small group of Victorian former shops located at the southern end of Wilpena Terrace reflecting the original main street of Kilkenny High-quality 1930s houses on large allotments at the northern end Predominantly detached and some attached housing Hipped, gable and louvre roofs
Building height	Single storey with ceiling heights at least 3m
Materials	Freestone and red brick side walls Corrugated iron and terracotta tile roofs
Fencing	Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.
Setting and public realm features	Medium to large front setbacks

## Woodville Park Historic Area Statement (ChSt14)

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Eras and themes	1900s to 1940s
Allotments and subdivision patterns	Very regular and consistent rectangular allotments, typically very wide
Architectural features	Late symmetrical cottages, Villas, Federation, Queen Anne and some bungalow styles. Hipped, gable and louvre roofs with verandahs
Building height	Single storey with ceiling heights at least 3m
Materials	Red brick and freestone walls with timber windows. Galvanised iron and terracotta roofs.
Fencing	Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.
Setting and public realm features	Fences and front gardens are strong elements. Medium to large front setbacks

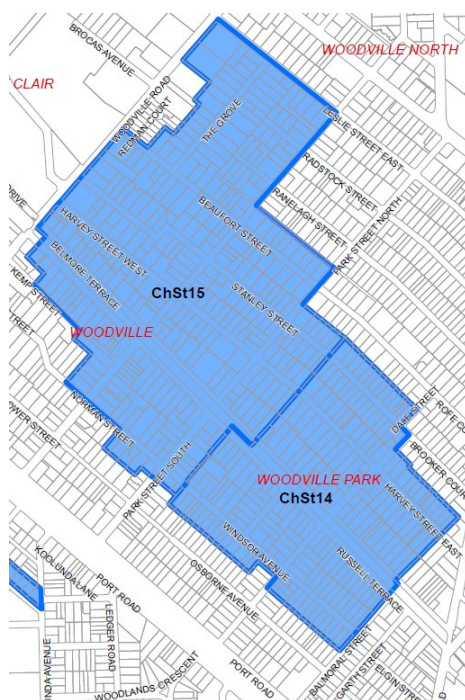


## Woodville Historic Area Statement (ChSt15)

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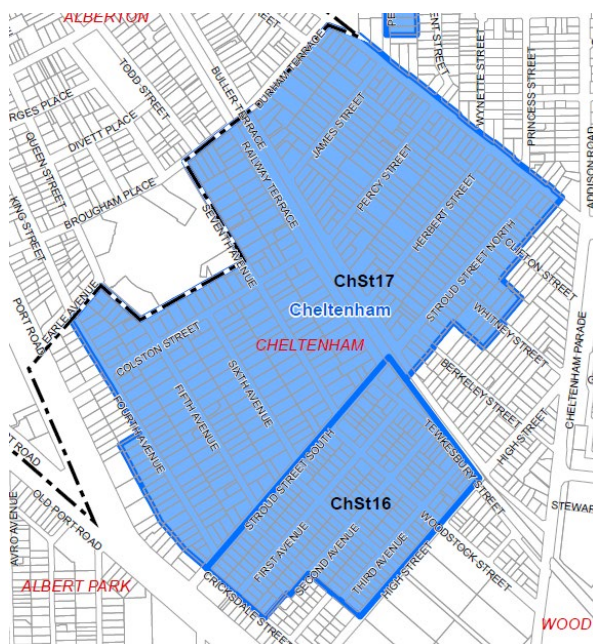
Eras and themes	1880s to 1930s
Allotments and subdivision patterns	Large allotments typically very wide with slightly smaller scale housing south of the railway line.
Architectural features	Large single-storey detached houses, bluestone Victorian villas, large Federation and Queen Anne houses Hipped, gable and louvre roofs
Building height	Single storey with ceiling heights at least 3m
Materials	Bluestone, red brick and freestone walls with timber windows. Galvanised iron and tiled roofs.
Fencing	Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.
Setting and public realm features	Wide, tree-lined streets and large established gardens Medium to large front setbacks

## Cheltenham East Historic Area Statement (ChSt16)

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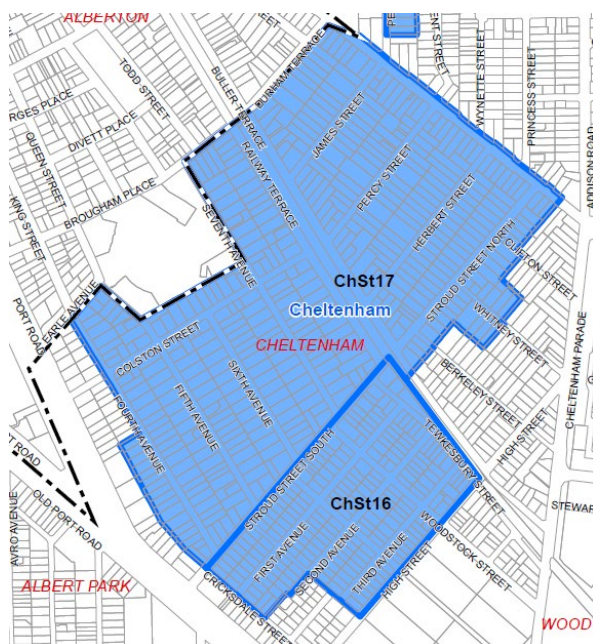
Eras and themes	1880s
Allotments and subdivision patterns	Small allotment sizes, typically wide
Architectural features	Villas and symmetrical cottages, bungalows styles Predominantly detached Hipped, gable, louvre roof forms and verandas
Building height	Single storey with ceiling heights at least 3m
Materials	Pressed metal, 'stone' front, iron clad, red brick and sandstone walls Corrugated iron and terracotta tiled roofs
Fencing	Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.
Setting and public realm features	Small to medium front setbacks typically

## Cheltenham West Historic Area Statement (ChSt17)

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Eras and themes	1910s to 1930s
Allotments and subdivision patterns	Typically, wide streets, with large allotments typically very wide
Architectural features	Villas, Post-Edwardian, Federation and bungalow style Occasional Tudor or 1940s dwelling south of the railway line Housing close to Torrens Road and south of the railway line more 'mixed' in character Hipped, gable and louvre roof forms and verandas
Building height	Single storey with ceiling heights at least 3m
Materials	Pressed metal, 'stone' front, iron clad, red brick and sandstone walls Corrugated iron and terracotta tiled roofs
Fencing	Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.
Setting and public realm features	Residual shops and community facilities centred around 'main streets' in Buller Terrace, Stroud Street (north and south) and Railway Terrace Medium to large front setbacks

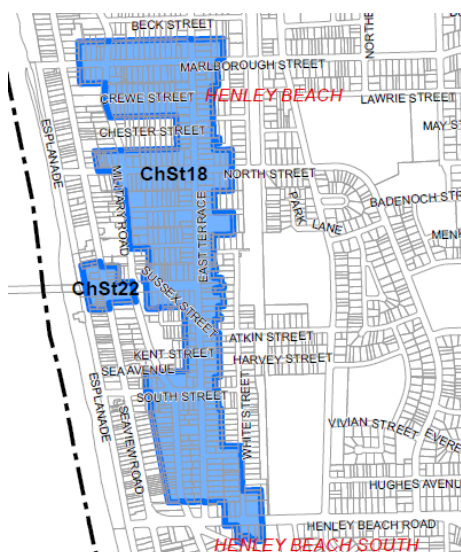


## Henley Beach Historic Area Statement (ChSt18)

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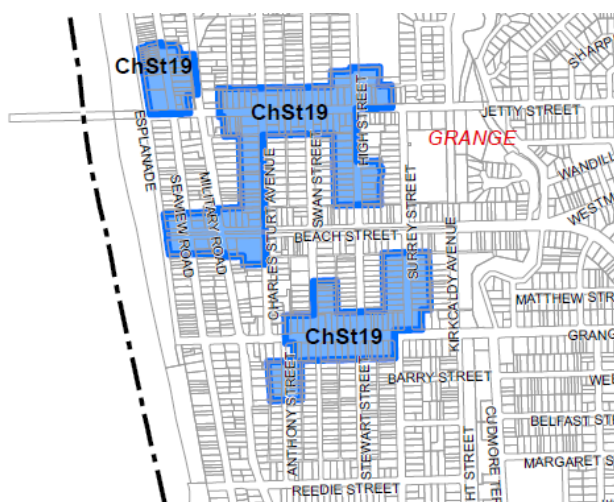
Eras and themes	1880s to 1930s
Allotments and subdivision patterns	Regular and consistent rectangular allotments, typically very wide
Architectural features	<p>Marlborough Street and Crewe Street, south to Clarence Street/Durham Street generally feature smaller villas and bungalows</p> <p>Larger, grand villas, cottages and bungalows predominantly along Marlborough Street and East Terrace.</p> <p>South of Atkin Street, bungalows and Tudors</p> <p>Hipped, gable and louvre roof forms and verandas</p>
Building height	Single storey with ceiling heights at least 3m
Materials	<p>Red brick walls and freestone facades</p> <p>Corrugated and terracotta tile roofs</p>
Fencing	Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.
Setting and public realm features	<p>south of the Bowling Club to Atkin Street, small setbacks</p> <p>South of Atkin Street larger allotments and medium setbacks</p> <p>Tree lined streets with a large presence of Norfolk Island pines along North Street and East Terrace</p> <p>Vehicle access design and located to preserve existing street trees</p>

## Grange Historic Area Statement (ChSt19)

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Eras and themes	<u>Grange Road</u> 1920s to 1940s <u>Beach Street</u> Late 1800s to 1920s <u>Jetty Street</u> Late 1800s in the west, to 1920s in the east <u>Grange Esplanade</u> 1880s
Allotments and subdivision patterns	Allotments typically large and wide <u>Grange Esplanade</u> Varied
Architectural features	<u>Grange Road</u> Bungalows and Tudors Hipped, gable with verandahs <u>Beach Street</u> Victorian houses and Federation Bungalows Gable roofs and verandahs <u>Jetty Street</u> Bungalows, cottages, Tudor and villas Concentration of Tudor homes on Jetty Street (from Charles Sturt Avenue to High Street) Gable and Dutch gable roofs and verandahs

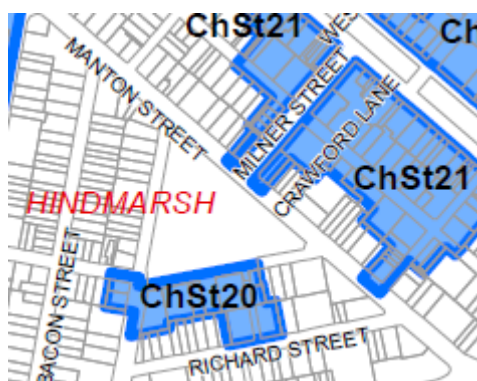
	<u>Grange Esplanade</u> The Marines (State Heritage Place) Grange Hotel (Local Heritage Place) Hipped, gable and louvre roofs
Building height	Single storey with ceiling heights at least 3m <u>Grange Esplanade</u> The Esplanade: 3 storeys Along western frontage to Seaview Road: 2 storeys To the east of Seaview Road: 2 storeys
Materials	<u>Grange Road and Jetty Street</u> Red brick and freestone walls Corrugated and terracotta tile roofs <u>Beach Street</u> Red brick and freestone walls Corrugated roofs <u>Grange Esplanade</u> Stone and red brick walls Corrugated iron and terracotta tiled roofs
Fencing	<u>Grange Road</u> Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. <u>Beach Street</u> Predominantly small masonry retaining walls that border the footpath <u>Jetty Street</u> Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. <u>Grange Esplanade</u> Variety of fencing styles or remaining unfenced. East of Seaview Road, given the retaining walls in this location, low or no fencing
Setting and public realm features	<u>Grange Road</u> Small, front setbacks relatively consistent <u>Beach Street</u> Tree lined streets Large presence of Norfolk Island pines <u>Jetty Street</u> Large presence of Norfolk Island pines along Jetty Street <u>Grange Esplanade</u> Seaview Road dominated by rendered retaining walls of varying heights between one to two metres Presence of Norfolk Island pines

## Hindmarsh Place Historic Area Statement (ChSt20)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



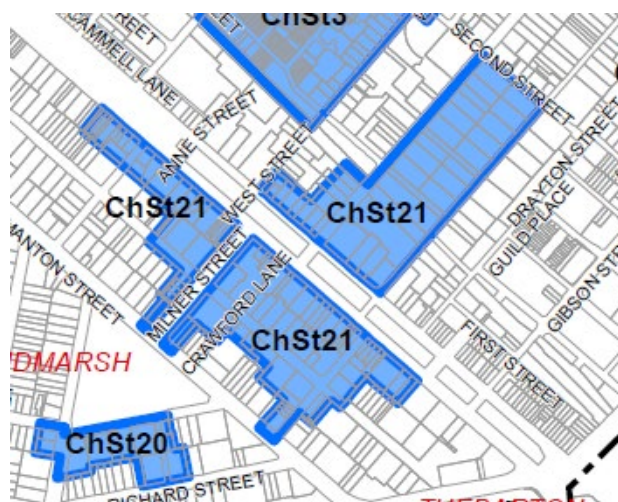
Eras and themes	1860s – 1930s
Allotments and subdivision patterns	Uniform small allotments interspersed with larger allotments
Architectural features	<p>Single storey attached and detached cottages, row dwellings, former fire station, former Christian Chapel, former municipal hall, former brewery, Victorian churches</p> <p>Steeply pitched gable and hipped roofs facing the street, with various separate verandah form and saw-tooth design (former brewery)</p> <p>Steeple and bell tower</p> <p>Some parapet walling</p>
Building height	<p>Typically, single storey with ceiling heights at least 3m</p> <p>Industrial and former church buildings with substantial ceiling and wall heights</p>
Materials	<p>Rendered masonry, red brick, bluestone, limestone and sandstone walls</p> <p>Decorative brickwork detailing to windows and doors</p> <p>Corrugated galvanised steel roofing</p> <p>Painted decorative timber posts and fascia elements</p>
Fencing	Substantial rendered masonry with brick capping, and cast iron infill fences and gates
Setting and public realm features	Small setbacks from the street

## Hindmarsh District Centre Historic Area Statement (ChSt21)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1840s to 1930s
Allotments and subdivision patterns	Narrow fronted with deep allotments facing Port Road Wider allotments to Manton and Milner Street
Architectural features	Narrow fronted two-storey built form interspersed with some narrow fronted single storey of intimate scale Generous verandahs over footpaths, balconies and parapets with some decorative elements including pediments Some detached single and two storey residential buildings to Orsmond Street Occasional upper level balconies Vertically proportioned elements with high solid to void ratio, particularly at upper levels Substantial church buildings Decorative parapets to street frontages and returns Steeply pitched hipped roofs visible behind parapets, with separate, wide verandahs across frontage Some gable forms including simple cottage form to Milner Street
Building height	Single and two-storey built form with ceiling heights that vary from 3m through to substantial church buildings

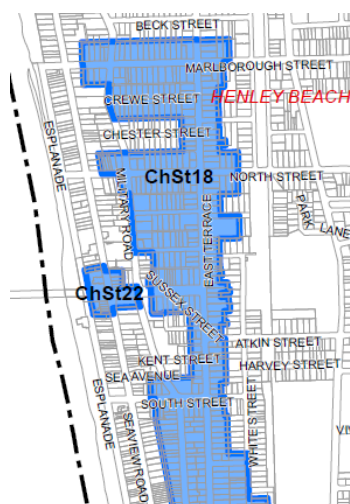
Materials	<p>Limestone, bluestone, sandstone, face red brick walls and rendered walls</p> <p>Use of brick and rendered quoins</p> <p>Corrugated galvanised steel roofing</p> <p>Decorative cast iron posts and balustrades</p> <p>Painted timber posts and fascia elements</p>
Fencing	<p>Built form typically to the street with verandahs over public realm</p> <p>Some rendered masonry fencing with cast iron infill</p>
Setting and public realm features	<p>Historic heart of the Hindmarsh Village and the principal area for a range of retail, business, ecclesiastic and office uses</p>

## Henley Beach Historic Area Statement (ChSt22)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1840s to 1920s
Allotments and subdivision patterns	Traditional patterns of development incorporating verandahs, balconies and parapets clustered around Henley Square
Architectural features	<p>Substantial two-storey buildings with wide balconies and verandahs, some over footpaths</p> <p>Traditional single storey buildings with verandahs over footpaths</p> <p>Modern development including large expansive verandahs on the square</p> <p>Decorative parapets to the street and Henley Square facades</p> <p>Steeply pitched hipped and gable roof forms, with attached balconies and verandahs across frontage</p> <p>Skillion and curved (bull nose) verandah roof forms</p>
Building height	Single and double storey buildings with ceiling heights at least 4.5m per floor giving an imposing character
Materials	<p>Bluestone, sandstone, red brick walls and rendered walls</p> <p>Some corrugated iron walling</p> <p>Use of brick and rendered quoins, brick banding and other traditional decoration</p> <p>Imposing masonry pediments and gables with brick banding</p> <p>Corrugated steel roofing</p> <p>Decorative cast iron and painted timber verandahs and balconies</p>

Fencing	Some low masonry walling Typically, open shop fronts with verandahs over public realm
Setting and public realm features	Historic heart of Henley Beach and the principal area for a range of retail, business and entertainment uses

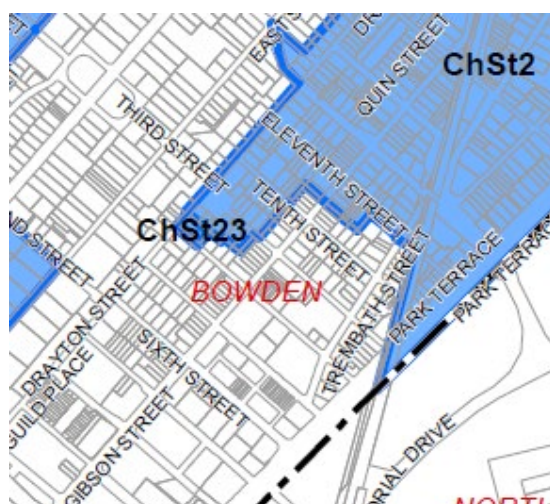


## Eighth Street, Bowden Historic Area Statement (ChSt23)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1860s – 1890s
Allotments and subdivision patterns	Intimate scaled narrow fronted and regular rectangular allotment containing three pairs of semi-detached dwellings and one detached dwelling
Architectural features	Single storey semi-detached dwellings and detached dwelling Gable facing the street defining each semi-detached dwelling Steeply pitched gable roofs facing the street Skillion verandah roof forms or variable pitch
Building height	Single storey with ceiling heights around 3m High solid to void ratio and vertically proportioned openings
Materials	Rendered masonry walls with attached front verandahs Brick capping to parapets with some decoration Corrugated steel roofing
Fencing	Traditional and some non-original low rendered masonry and timber picket fencing with occasional tubular-steel
Setting and public realm features	Small front wall setbacks with verandah forward of front wall

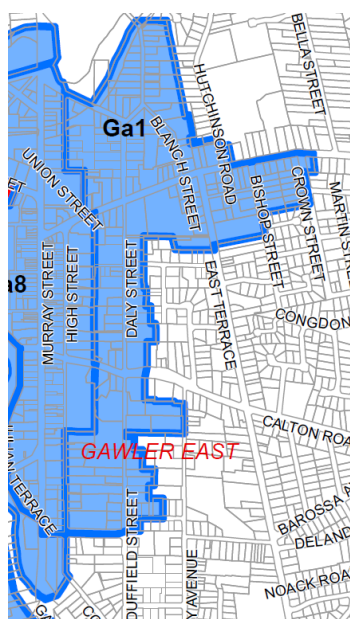
# Historic Areas affecting Town of Gawler

## Gawler East Historic Area Statement (Ga1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1850-1910; residential and local scale retail.
Allotments and subdivision patterns	The Area is divided into two sections by Lyndoch Road. Large allotments with large dwellings and gardens exist along High Street and Duffield Street in the area known as "Nob Hill". Smaller allotments exist along Lyndoch Road. Traditional grid north of Lyndoch Road.
Architectural features	Victorian and Turn-of-the-Century Villas/Mansions. Double fronted cottages. Roof pitches in the order of 27 degrees and 35 degrees. Stone walls and stone outbuildings
Materials	<i>[Not stated]</i>
Building height	Single storey forms. Total roof heights in the order of 5.6 metres to 6.5 metres.
Fencing	Walls and fences defining street boundaries. Low open style fencing with masonry piers and plinths and decorative open sections up to 1.2 metres in total height. Stone walls and retaining walls.

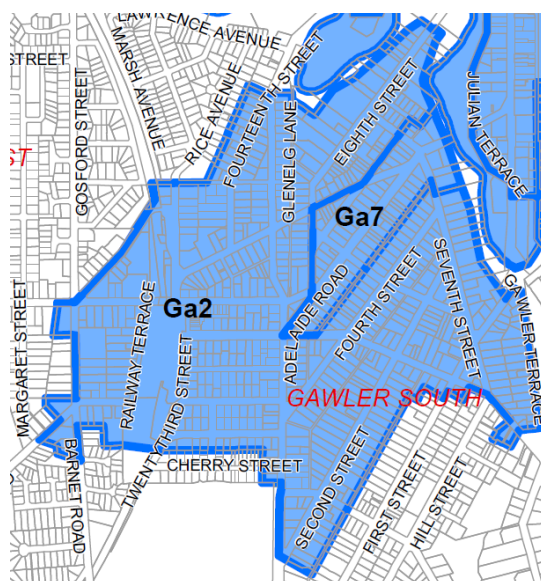
Setting and public realm features	Landscaped setting derived from generous gardens with substantial trees and wide tree-lined streets. Single width driveways and crossovers with surfaces consistent with the existing footpaths and streets. Views to and from the Area.
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## Gawler South Historic Area Statement (Ga2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1860 to 1910. Residential in Gawler South; a mixture of civic, commercial and retail activities within the main street/town centre.
Allotments and subdivision patterns	Grid pattern intersected by Twelfth Street that shifts direction at Adelaide Road. Oblique street intersections and prominent irregular corner allotments. Expansive allotments in the escarpment area.
Architectural features	Detached double-fronted villas; workers' cottages. Roof pitches in the order of 27 degrees to 35 degrees. Verandahs and parapets. Humble workers' accommodation, including single and double fronted cottages and row cottages. Traditional railway structures associated with the Gawler Railway Station including workshops, stores and industrial buildings and small.
Building Height	Single storey. Wall heights in the order of 3.6 metres. Total roof heights in the order of 5.6 metres to 6.5 metres.
Materials	Stone and masonry.
Fencing	Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls.
Setting and Public Realm	The strong visual axis to the Railway Station buildings provided by Nineteenth Street.

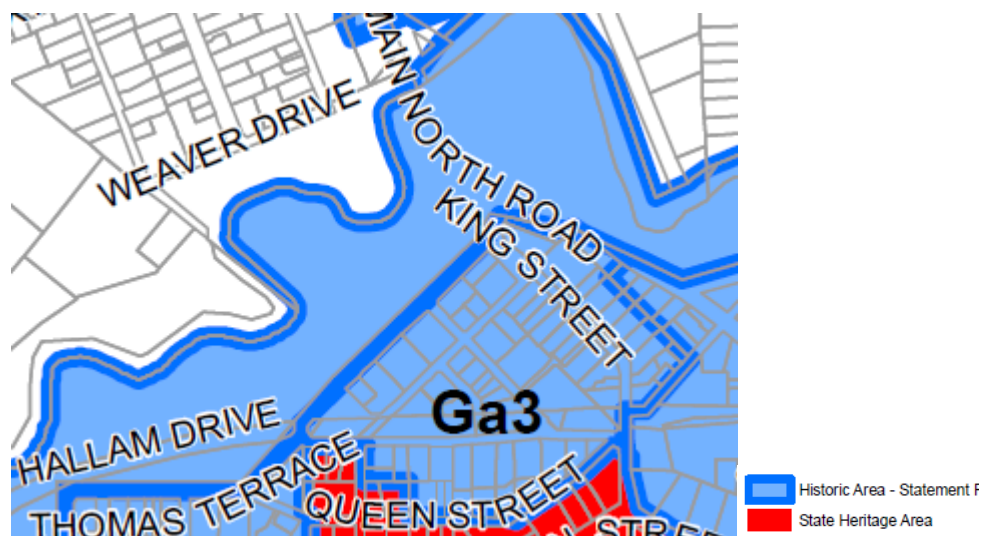
	<p>Boulevard style and character of Nineteenth Street derived from buildings positioned close to and square to the road frontage and designed to directly address the street.</p> <p>Corner sites where the grid is interrupted accommodating prominent buildings whose built form and side elevations are of equal importance to the façade.</p> <p>Wide streets. Night cart lane alignments and widths. Slate kerbs.</p> <p>Established gardens with substantial trees. Gardens in scale with existing buildings.</p>
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## Light Historic Area Statement (Ga3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Planning undertaken by Light, Finniss and Co in 1839. Residential, commercial, public and ecclesiastical buildings developed between 1850 to 1910.
Allotments and subdivision patterns	Streets, squares and other elements which comprise the original 1839 grid layout of Light, Finniss and Co. The Town Centre's linear form that is positioned on a strong north/south axis. Large allotments.
Architectural features	Double fronted cottages and villas to the north and south of the Church Hill State Heritage Area. Roof pitches in the order of 27 degrees to 35 degrees. Verandahs and balconies.
Building Height	Single storey, with wall heights in the order of 3.6 metres. Total roof heights in the order of 5.6 metres to 6.5 metres
Materials	<i>[Not stated]</i>
Fencing	Walls and fences defining street boundaries. Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls.
Setting and public realm	The topography and natural features of the locality including the rising ground at Church Hill and Gawler East (which flank either side of the Town Centre) and the form of the North and South Para Rivers and their confluence.  The public squares around the churches and the terraces and parklands bordering the rivers.

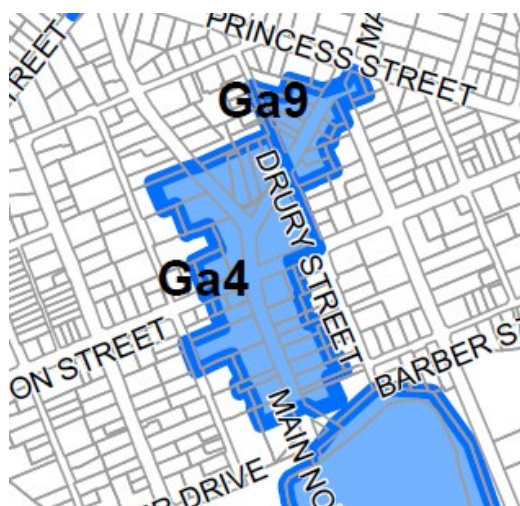
	<p>Views of the Gawler East escarpment from Bridge Street South.</p> <p>Wide streets with slate kerbs and substantial trees. Gardens in scale with the buildings and large allotments.</p>
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## Mixed Use Historic Area Statement (Ga4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1848 to 1900. Commercial and retail with some residential. Victorian main street / town centre.
Allotments and subdivision patterns	Main Street pattern. Large allotments.
Architectural features	Verandahs and porches. Traditional outbuildings at the rear of sites. Single pylon signs restrained associated with buildings setback from road frontages. Flat wall, projecting or under verandah signage associated with buildings constructed to road frontages.
Building height	Single storey. Wall heights up to eight metres at the junction of the arterial roads.
Materials	<i>[Not stated]</i>
Fencing	Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls.
Setting and Public Realm	Definition of the main street. Variable garden depths. Slate kerbs.

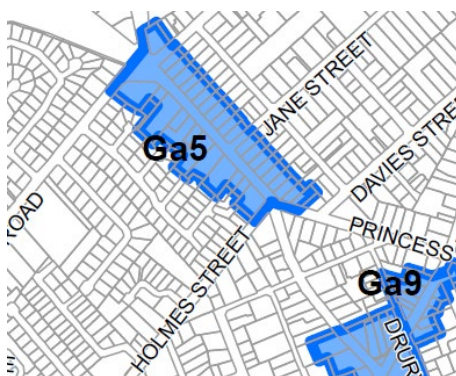


## Redbanks Road, Willaston Historic Area Statement (Ga5)

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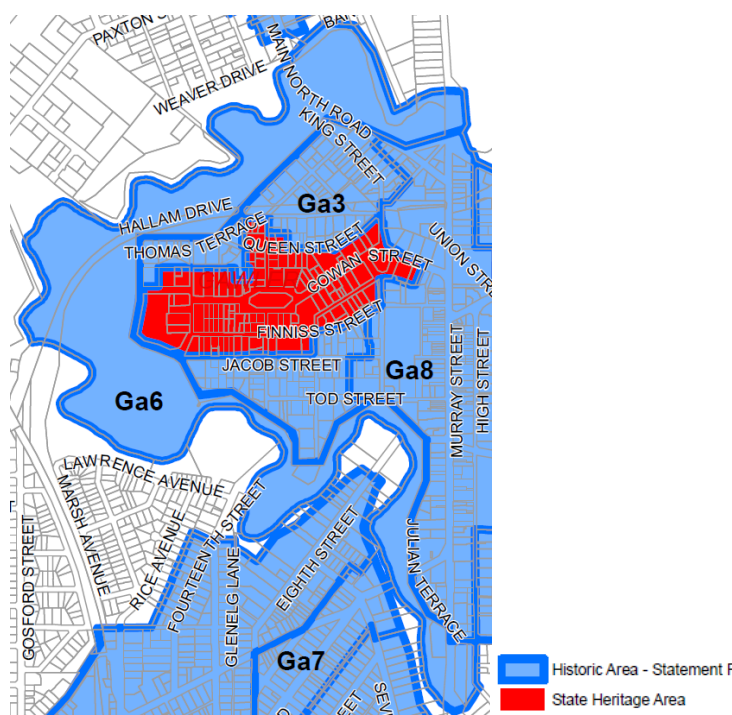
Eras and themes	1850 to 1915. Residential.
Allotments and subdivision patterns	Large allotments.
Architectural Buildings	Victorian and turn-of-the-century villas and double fronted cottages.
Building height	Single storey with wall heights in the order of 3.6 metres and total roof heights in the order of 5.6 metres to 6.5 metres. Roof pitches in the order of 27 degrees to 35 degrees.
Materials	<i>[Not stated]</i>
Fencing	Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls.
Setting and Public Realm	Substantial gardens and trees on the low (southern) side of Redbanks Road. Slate kerbs.

## Special Uses Historic Area Statement (Ga6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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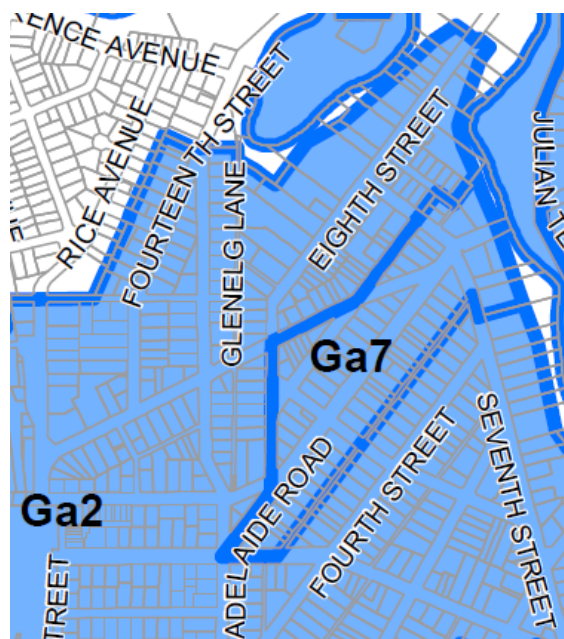
Eras and themes	1850 to 1910
Allotments and subdivision patterns	Grid layout adapted to the topography of the hill upon which it is established.
Architectural features	[Not stated]
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting and Public Realm	The topography and natural features of the locality including the path of the North and South Para Rivers. Public squares around the churches; terraces and parklands bordering the rivers.

## Town Centre Gawler South Historic Area Statement (Ga7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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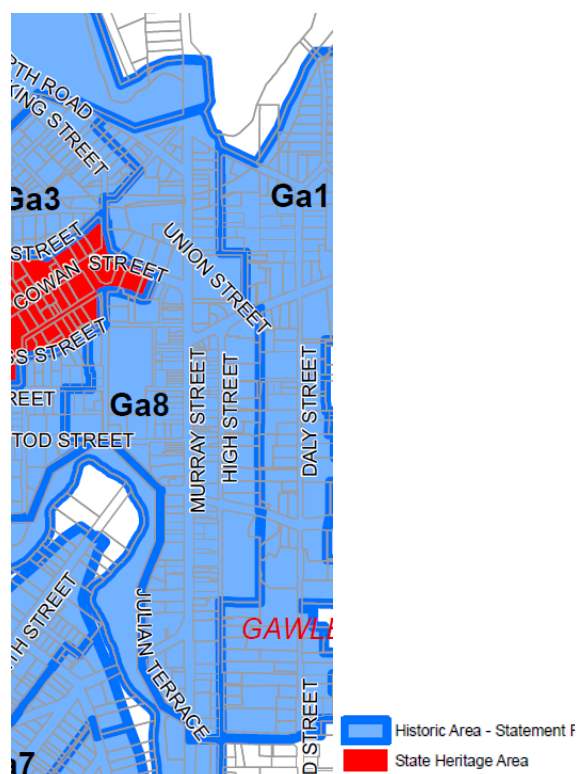
Eras and themes	1860 to 1910. Residential.
Allotments and subdivision patterns	Expansive allotments.
Architectural Features	Victorian and turn-of-the-century detached villas and double fronted cottages. Roof pitches in the order of 27 degrees to 35 degrees.
Building height	Single storey with wall heights in the order of 3.6 metres. Total roof heights in the order of 5.6 metres to 6.5 metres.
Materials	<i>[Not stated]</i>
Fencing	Low open style fencing with masonry pier and plinth fence up to 1.2 metres in total height with decorative open sections. Stone walls and retaining walls.
Setting and public realm	Landscaped setting derived from generous gardens with substantial trees and wide tree-lined streets. Slate kerbs

## Town Centre Light Historic Area Statement (Ga8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Planning undertaken by Light, Finniss and Co in 1839. Civic and commercial.
Allotments and subdivision patterns	Streets, squares and other elements which comprise the original 1839 grid layout of Light, Finniss and Co. The Town Centre's linear form that is positioned on a strong north/south axis. Large allotments.
Architectural Features	Along Murray Street, "Italianate revival" style bank buildings, terraces of shops, ground floor shop fronts with professional rooms or residential use above and verandahs. Victorian and villas and mansions elsewhere.
Building Height	Two storey to 8 metres.
Materials	<i>[Not stated]</i>
Fencing	Low open style fencing with masonry piers and plinths fence up to 1.2 metres in total height with decorative open sections. Stone walls and retaining walls.

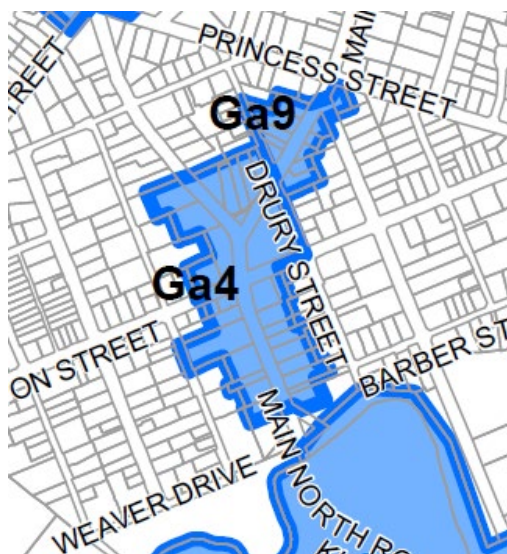
Setting and Public Realm	<p>The topography and natural features of the locality including the rising ground at Church Hill and Gawler East (which flank either side of the Town Centre) and the form of the North and South Para Rivers and their confluence.</p> <p>The public squares around the churches and the terraces and parklands bordering the rivers.</p> <p>Views of the Gawler East escarpment from Bridge Street South.</p> <p>Wide streets with slate kerbs and substantial trees. Gardens in scale with the buildings and large allotments.</p>
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## Willaston Historic Area Statement (Ga9)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1848 to 1900. Residential.
Allotments and subdivision patterns	Large allotments.
Architectural Features	Detached villas and double fronted cottages. Roof pitches in the order of 27 degrees to 35 degrees.
Building Height	Single storey with wall heights in the order of 3.6 metres. Total roof heights in the order of 5.6 metres to 6.5 metres
Fencing	Low open style fencing with masonry piers and plinths up to 1.2 metres in total height with decorative open sections. Stone walls and retaining walls.
Materials	<i>[Not stated]</i>
Setting and Public Realm	Landscaped setting derived from wide streets, substantial trees and expansive allotments. Slate kerbs.

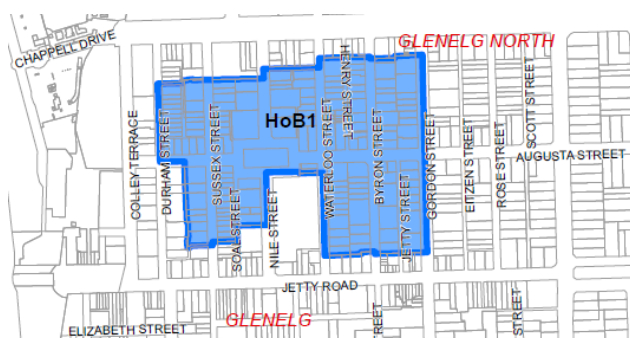
# Historic Areas affecting City of Holdfast Bay

## Glenelg Village Historic Area Statement (HoB1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	<p>1840s-1860s</p> <p>1870s – 1900s</p> <p>1910s - 1930s</p> <p>Subdivision in 1839</p> <p>Growth period in 1920s associated with increase in holidaymaking and leisure pursuits</p>
Allotments and subdivision patterns	<p>Orderly street layout, centred around the St Peters Anglican Church in Torrens Square</p> <p>Grid pattern of large allotments</p> <p>Subject to further land division over time but legibility of original pattern remains</p> <p>Consistent small front setbacks</p> <p>Small side setbacks</p>
Architectural features	<p>Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</p> <p>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</p> <p>Inter-War buildings, mostly Bungalows</p> <p>Low scale to medium, relatively small dimensions and basic building details</p> <p>Many dwellings without vehicle garaging.</p>

	<p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p> <p>Low scale</p> <p>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Concave, bullnose and straight-pitched verandahs</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors.</p>
Building height	Predominantly single storey but some two storey.
Materials	<p>Consistent with the materials used in the 1840s to 1930s period.</p> <p>Bluestone, sandstone, walls (unpainted)</p> <p>Some brick</p> <p>Brick or rendered quoin work and plinths</p> <p>Corrugated iron roofing</p> <p>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</p>
Fencing	<p>Fencing associated with the era and style of the building</p> <p>Timber picket, timber dowel, timber paling</p> <p>Hedging</p> <p>Low masonry plinth with cast iron or wrought iron in a traditional arrangement</p> <p>Woven wire or low masonry with or without geometric steel for Inter-war buildings</p>
Setting and public realm features	<p>Well established streetscape character, with clearly defined setbacks and uniform front landscaping</p> <p>Substantial Norfolk Island Pines along Augusta Street and Fig trees at Torrens Square</p> <p>Vistas toward St Peters Anglican Church from Augusta and Nile Streets</p>

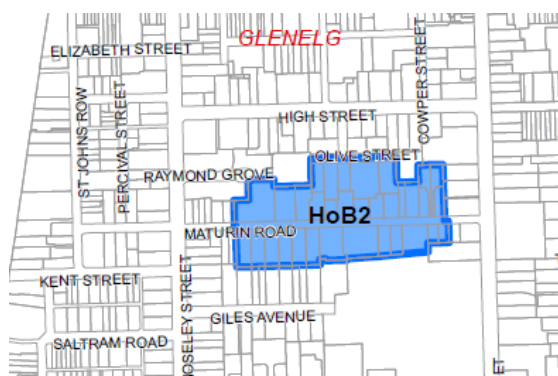


## Maturin Road Historic Area Statement (HoB2)

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Eras and themes	1920s or 30s
Allotments and subdivision patterns	<p>Original subdivision of The Olives and Bromley</p> <p>Allotments on southwest end were subdivided in 1886 and 1912</p> <p>Mixed allotment sizes with large frontages</p> <p>Substantial building setbacks</p> <p>Large front setbacks</p> <p>Side setbacks provide visual spacing between dwellings</p>
Architectural features	<p>Typical 1890s to early 20th Century dwellings</p> <p>Victorian dwellings</p> <p>Inter-War dwelling styles including Bungalow, Tudor, Art Deco and Mediterranean</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p> <p>Low scale</p> <p>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Deep verandahs and porches</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Single storey and two storey (some in-roof or partly in-roof).

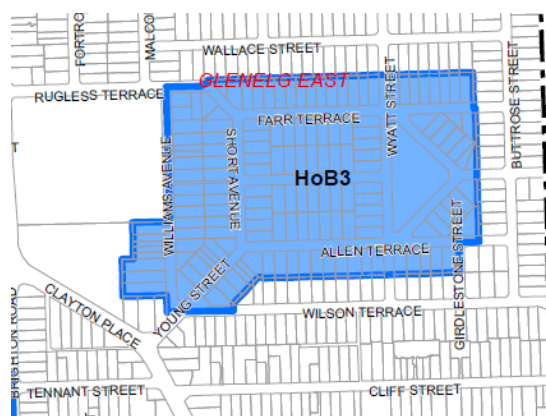
Materials	<p>Consistent with the materials used in the 1880s to 1930s period.</p> <p>Sandstone, red brick, rendered facades</p> <p>Corrugated iron and terracotta tiled roofing</p> <p>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables</p>
Fencing	<p>Fencing associated with the era and style of the building</p> <p>Timber picket, timber dowel, timber paling</p> <p>Hedging</p> <p>Low masonry plinth with cast iron or wrought iron in a traditional arrangement</p> <p>Woven wire or low masonry with or without geometric steel for Inter-war buildings</p>
Setting and public realm features	<p>Narrow street</p> <p>Well-established garden settings</p> <p>Lack of street planting due to the narrow width of Maturin Road</p> <p>The Olives is a significant State Heritage Place on Olive Street</p>

## Da Costa Park Historic Area Statement (HoB3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	<p>1923 subdivision</p> <p>1920s – 1930s dwellings</p>
Allotments and subdivision patterns	<p>Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve</p> <p>Garden city theory in practice</p> <p>The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered</p> <p>Large allotments with large frontages</p> <p>Consistent, large front setbacks</p> <p>Side setbacks provide visual spacing between dwellings</p>
Architectural features	<p>Inter-War style dwellings including:</p> <p>Tudor Revival</p> <p>Californian bungalow</p> <p>Art Deco</p> <p>Some Spanish mission</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p> <p>Low scale</p> <p>Steep roof pitches in the order of 25 to 35 degrees</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Deep verandahs and porches</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p>

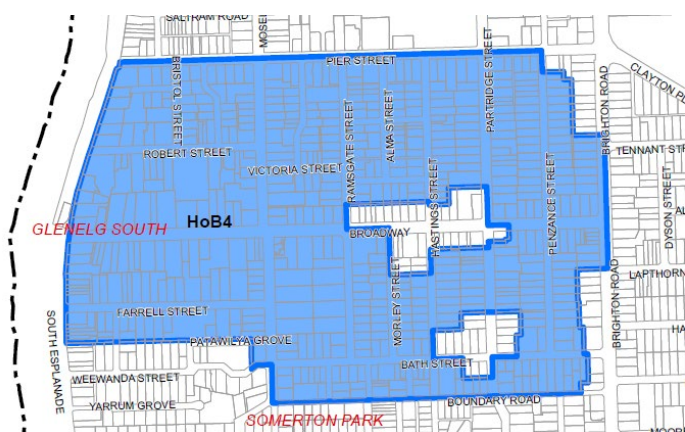
	<p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Single storey
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled and corrugated iron roofing</p> <p>Brick, sandstone, and stucco and part-rendered finishes</p> <p>Roofing, facades and fenestration in natural red brick and terracotta colouration</p> <p>Timber joinery including fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables</p>
Fencing	<p>Fencing associated with the era and style of the building.</p> <p>Woven wire</p> <p>Low masonry with geometric steel</p> <p>Low masonry (stepped)</p> <p>Low masonry fencing (often stepped)</p> <p>Low Rock face sandstone</p> <p>Hedging</p>
Setting and public realm features	<p>Centred around Da Costa Park, with its triangular landscaped area and mature trees</p> <p>Relatively wide streets</p>

## New Glenelg Historic Area Statement (HoB4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	<p>Subdivided in 1850</p> <p>Buildings 1860s – 1900s and 1920s – 1930s</p> <p>Most intense development occurred in 1870s and 1880s</p> <p>Further development in 1920s – 1930s (Interwar period)</p>
Allotments and subdivision patterns	<p>varying allotment sizes and street width. Larger allotment sizes in some areas to the west along Broadway, Robert Street and South Esplanade. Smaller allotment sizes are predominant throughout the Bath Street area, and between Hastings and Moseley Streets. Uniform, large allotment sizes and large frontages along Penzance and Partridge Streets. Front setbacks vary from street to street across the area. Front setbacks are however consistent along individual streetscapes. Side setbacks provide visual spacing between dwellings</p>
Architectural features	<p>All domestic architectural types from the 1870s to 1880s, from the largest of seaside mansions (eg South Esplanade) to the humblest of workers cottages (eg John Street)</p> <p>Late Victorian to early 20<sup>th</sup> Century Period architecture</p> <p>Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</p> <p>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</p> <p>Inter-War buildings, mostly Bungalows</p> <p>Many dwellings without vehicle garaging.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of</p>

	<p>dwelling or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p> <p>Low scale</p> <p>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Concave, bullnose and straight-pitched verandahs</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Predominantly single storey.
Materials	<p>Consistent with the materials used in the 1840s to 1920s period.</p> <p>Sandstone, bluestone and brick. Corrugated iron and tiled roofing.</p> <p>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors. Timber strapping on Inter-War dwelling gables</p>
Fencing	<p>Fencing associated with the era and style of the building.</p> <p>Timber picket, timber dowel, timber paling</p> <p>Hedging</p> <p>Low masonry plinth with cast iron or wrought iron in a traditional arrangement</p> <p>Woven wire or low masonry with or without geometric steel for Inter-war buildings</p>
Setting and public realm features	<p>Norfolk Island pines throughout</p> <p>Mature oak street trees along Moseley Street</p> <p>Vistas over the ocean to the west of the Historic Area</p>

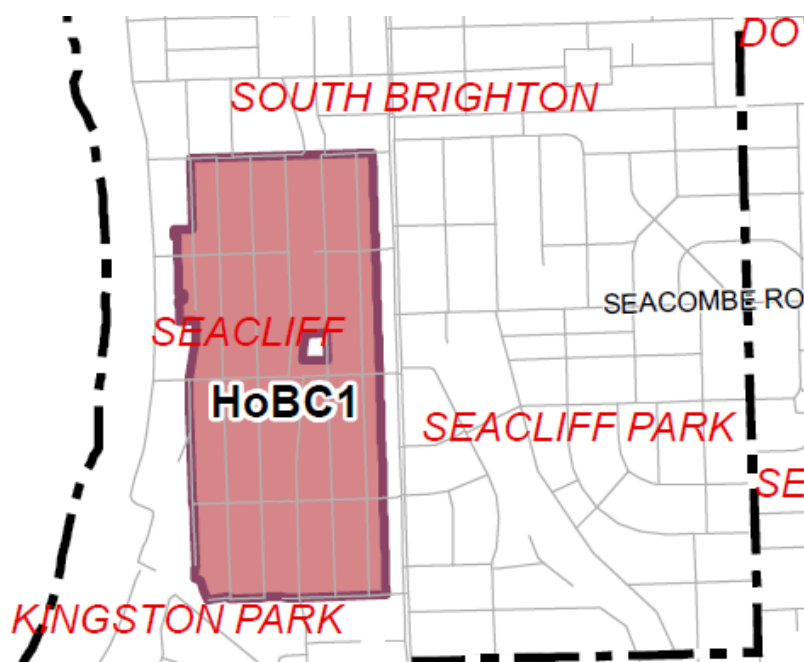
# Character Areas affecting City of Holdfast Bay

## Seacliff Character Area Statement (HoB-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	1880s to 1920s west of the railway line 1930s to 1960s east of the railway line
Allotments and subdivision patterns	19 <sup>th</sup> century rectilinear road pattern, with small allotment sizes Large allotments and frontages Narrow streets, limited street trees Reduced setbacks Varied front setbacks Side setbacks provide visual spacing between dwellings
Architectural features	Range of architectural styles Still some remaining examples of bungalows west of the railway line Influence of Spanish Mission style architecture Rectilinear plan forms High degree of modulation and articulation Low scale Steep roof pitches in the order of 25 to 35 degrees Short roof spans



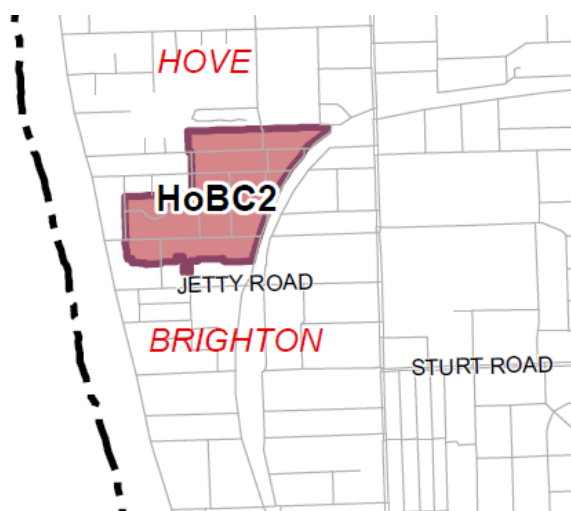
	<p>Hip and gable roof forms</p> <p>Deep verandahs and porches</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Single storey
Materials	<p>Red and cream brick</p> <p>Stone</p> <p>Render</p> <p>Corrugated iron roofing</p> <p>Terra cotta tile roofing</p> <p>Varied building materials across the area</p>
Fencing	Fencing associated with the era and style of the building
Setting and public realm features	<p>Railway line is a significant feature, with associated landscape corridor</p> <p>Sloping landform</p> <p>Coastal views</p>

## Brighton Character Area Statement (HoB-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	1900s to 1930s
Allotments and subdivision patterns	<p>Medium to large sized allotments</p> <p>Linear and curvilinear street layout adjacent Dunluce Castle</p> <p>Large allotment sizes and frontages</p> <p>Large front setbacks</p> <p>Small side setbacks, including driveway access down one side of the site and a small setback from the non-driveway side boundary</p>
Architectural features	<p>Federation style dwellings</p> <p>Inter-War style dwellings including: Tudor Revival, Californian bungalow, Art Deco, Some Spanish mission.</p> <p>Some Post-War Austerity and Conventional style dwellings</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p> <p>Low scale</p> <p>Steep roof pitches in the order of 25 to 35 degrees</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Deep verandahs and porches</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Single storey

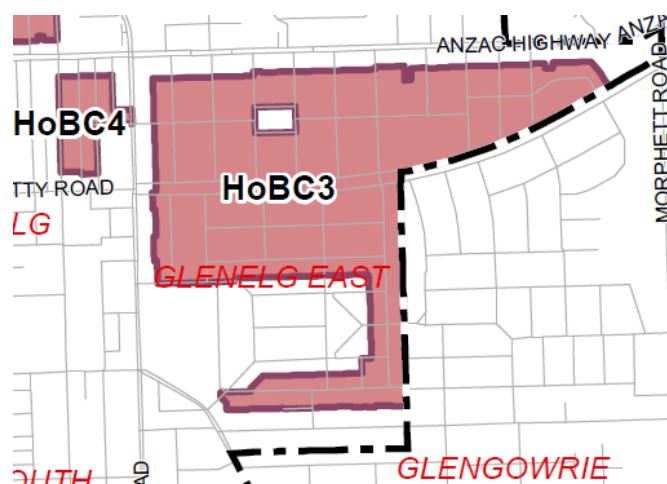
Materials	<p>Corrugated iron or terracotta tile roofing</p> <p>Brick, stone, timber and part-rendered finishes</p> <p>Fenestration, doorways, windows, eaves and roof forms generally dark in colour</p>
Fencing	<p>Fencing associated with the era and style of the building. Woven wire. Low masonry with geometric steel. Low masonry (stepped). Brush fencing up to 1.4m in height with either rolled or metal capping</p>
Setting and public realm features	<p>Heavily landscaped settings, mature trees</p> <p>Mature and uniform street tree settings on Linwood and Athelney Streets</p> <p>Outlook toward a row of heritage listed Eucalyptus trees on Alfreda Street</p> <p>Heritage listed Dunluce Castle</p>

## Glenelg East Character Area Statement (HoB-C3)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	1900s to 1930s
Allotments and subdivision patterns	<p>Medium to large sized allotments</p> <p>Garden suburb street layout, centred around Da Costa Park in the area south of the tramway, and Sandison reserve north of the tramway</p> <p>Original subdivisions of Helmsdale, Grovene and Dunleath</p> <p>Predominantly large allotment sizes and frontages south of the tramway, larger allotment sizes and frontages north of the tramway</p> <p>Large front setbacks</p> <p>Small side setbacks on one side, smaller on the other.</p>
Architectural features	<p>Federation style dwellings</p> <p>Inter-War style dwellings including: Tudor Revival, Californian bungalow, Art Deco, Some Spanish mission.</p> <p>Some Post-War Austerity and Conventional style dwellings</p>
Building height	<p>Single storey</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p> <p>Low scale</p> <p>Steep roof pitches in the order of 25 to 35 degrees</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Deep verandahs and porches</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p>

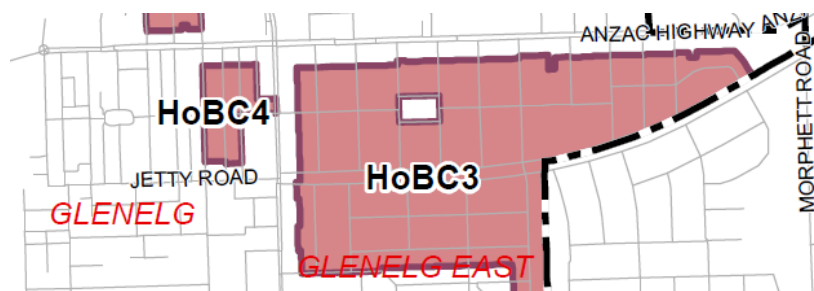
	<p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Corrugated iron or terracotta tile roofing. Brick, sandstone, and stucco and part-rendered finishes</p> <p>Roofing, facades and fenestration in natural red brick and terracotta colouration</p> <p>Timber joinery including fascia, barges, window frames, door frames and doors.</p> <p>Timber strapping on Inter-War dwelling gables</p>
Fencing	<p>Fencing associated with the era and style of the building</p> <p>Woven wire. Low masonry with geometric steel. Low masonry (stepped). Cyclone wire and steel or timber frame</p> <p>Brush fencing up to 1.4m in height with either rolled or metal capping</p>
Setting and public realm features	<p>Centred around Da Costa Park historic area, and its associated built form and open space</p> <p>Glenelg Tramway and linear reserve between Maxwell and Dunbar Terraces</p> <p>Norfolk Island pines and other mature street trees throughout</p>

## Glenelg Character Area Statement (HoB-C4)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	<p>1840s – 1930s</p> <p>Earliest period of settlement of South Australia</p> <p>Subdivision in 1839</p> <p>Growth period in 1920s associated with increase in holidaymaking and leisure pursuits</p>
Allotments and subdivision patterns	<p>Uniform street layout, an extension of the original Glenelg Village set out in 1839</p> <p>Rear laneways to service dwellings on Gordon and Rose Streets, and buildings on Brighton Road.</p> <p>Range allotment sizes</p> <p>Medium to very large frontages</p> <p>Small setbacks</p> <p>Side setbacks provide visual spacing between dwellings</p> <p>Consistency of setbacks in streetscapes</p>
Architectural features	<p>Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</p> <p>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</p> <p>Inter-War buildings, mostly Bungalows</p> <p>Low scale to medium, relatively small dimensions and basic building details</p> <p>Many dwellings without vehicle garaging.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p>

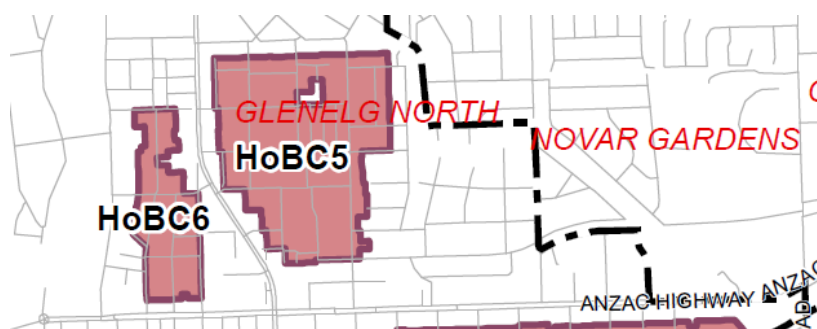
	<p>Low scale</p> <p>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Concave, bullnose and straight-pitched verandahs</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Predominantly single storey but some two storey.
Materials	<p>Consistent with the materials used in the 1840s to 1930s period.</p> <p>Bluestone or sandstone walls (unpainted)</p> <p>Some brick</p> <p>Brick or rendered quoin work and plinths</p> <p>Corrugated iron roofing</p> <p>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</p>
Fencing	<p>Fencing associated with the era and style of the building</p> <p>Timber picket, timber dowel, timber paling</p> <p>Hedging</p> <p>Low masonry plinth with cast iron or wrought iron in a traditional arrangement</p> <p>Woven wire or low masonry with or without geometric steel for Inter-war buildings</p> <p>Cyclone wire and steel or timber frame</p>
Setting and public realm features	clearly defined setbacks and uniform front landscaping

## Glenelg North (West of Tapleys Hill Road) Character Area Statement (HoB-C5)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	1850s to 1920s
Allotments and subdivision patterns	<p>Rectangular allotment shapes in varying sizes</p> <p>Some allotments have been amalgamated to make way for residential flat buildings and units</p> <p>Mix of front setback patterns, with older dwellings having small front setbacks, and later dwellings set further back from the street</p> <p>Generally small front setbacks</p> <p>Side setbacks provide visual spacing between dwellings</p>
Architectural features	<p>Small scale, simplified building forms</p> <p>Single storey detached and semi-detached villas</p> <p>Single storey detached cottages</p> <p>Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</p> <p>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</p> <p>Some Inter-War buildings, mostly Tudor style</p> <p>Many dwellings without vehicle garaging.</p> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p> <p>Low scale</p> <p>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</p> <p>Short roof spans</p>



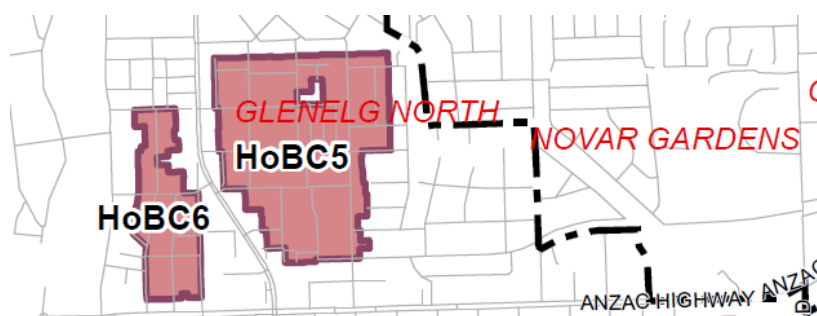
	<p>Hip and gable roof forms</p> <p>Concave, bullnose and straight-pitched verandahs</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Predominantly single storey but some two storey.
Materials	<p>Consistent with the materials used in the 1840s to 1920s period.</p> <p>Bluestone or sandstone walls. Corrugated iron roofing. Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</p>
Fencing	<p>Fencing associated with the era and style of the building – Timber picket, timber dowel, timber paling</p> <p>Hedging</p> <p>Low masonry plinth with cast iron or wrought iron in a traditional arrangement</p> <p>Woven wire or low masonry with or without geometric steel for Inter-war buildings</p>
Setting and public realm features	<p>Small suburban feel, within proximity to the open spaces of the Patawalonga Reserve</p> <p>Strong sense of uniformity of buildings in some areas</p>

## Glenelg North (East of Tapleys Hill Road) Character Area Statement (HoB-C6)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	1880s to 1920s
Allotments and subdivision patterns	<p>Orderly subdivision pattern</p> <p>Originally subdivided in 1841</p> <p>Range of allotment sizes with wide frontages</p> <p>Smaller allotment sizes with rear laneways between Alison and Bagshaw Streets</p> <p>Medium front setbacks</p> <p>Side setbacks provide visual spacing between dwellings</p>
Architectural features	<p>Larger scale single storey detached dwellings</p> <p>Bungalow style dwellings with large front and side boundary setbacks</p> <p>Examples of smaller scale dwellings between Alison and Bagshaw Streets</p> <p>Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</p> <p>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</p> <p>Some Inter-War buildings, mostly Tudor style</p> <p>Many dwellings without vehicle garaging.</p> <p>Rectilinear plan forms</p> <p>High degree of modulation and articulation</p> <p>Low scale</p> <p>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Concave, bullnose and straight-pitched verandahs</p>

	<p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Predominantly single storey but some two storey.
Materials	<p>Consistent with the materials used in the 1840s to 1920s period.</p> <p>Sandstone and red brick facades</p> <p>Corrugated iron roofing</p> <p>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</p>
Fencing	<p>Fencing associated with the era and style of the building</p> <p>Timber picket, timber dowel, timber paling</p> <p>Hedging</p> <p>Low masonry plinth with cast iron or wrought iron in a traditional arrangement</p> <p>Woven wire or low masonry with or without geometric steel for Inter-war buildings</p>
Setting and public realm features	<p>Combination of wide, open streetscapes, and more relatively narrow laneways</p> <p>Frontages on MacFarlane and Bagshaw Streets facing the Old Gum Tree Reserve</p> <p>St Leonard's Primary School is a significant presence to the locality</p>

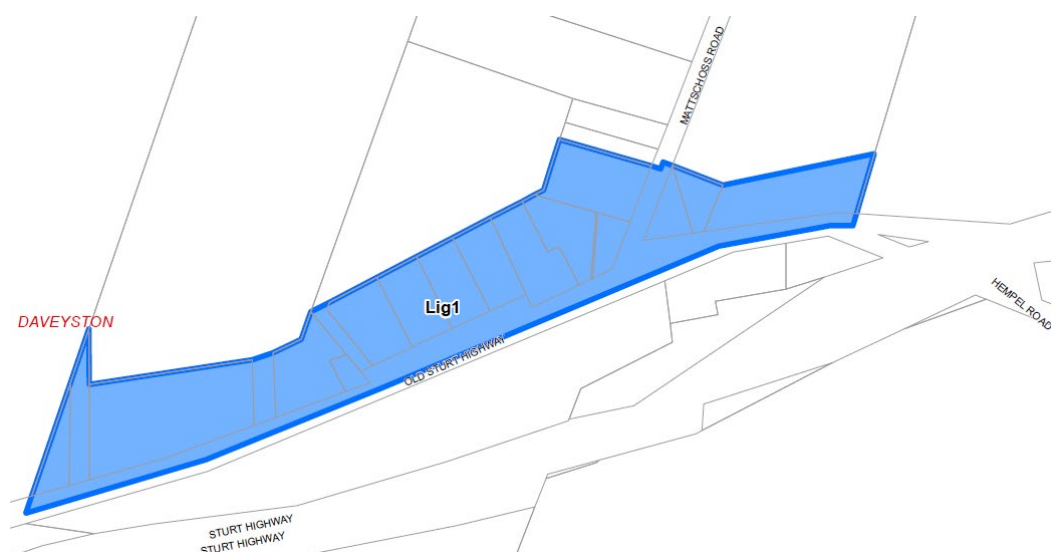
# Historic Areas affecting Light Regional Council

## Daveyston Historic Area Statement (Lig1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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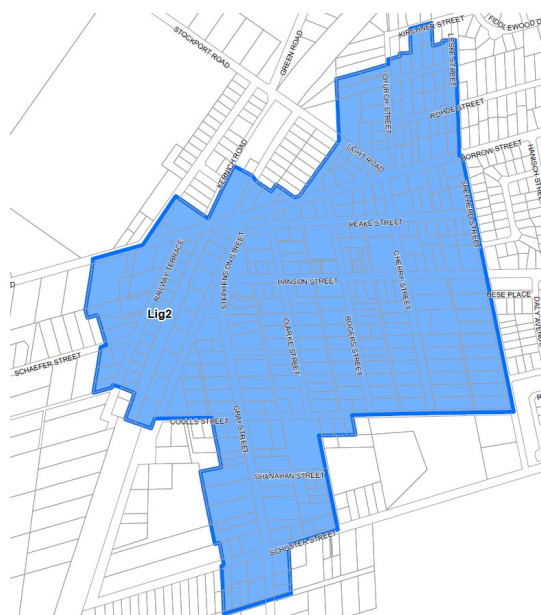
Eras and themes	Early development C1850's in support of mining and trade and later development (C1870's) in support of agricultural pursuits.
Allotments and subdivision patterns	Large allotments characteristic of their rural setting and focused along the Old Sturt Highway.
Architectural features	A mix of both large and smaller homes of typical construction representing a range of periods.
Building height	Single storey built scale to the streetscape
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape
Fencing	Low, open fencing reflective of the architectural style of the subject building
Setting and public realm features	Rural setting with the presence of large mature trees and minimal front boundary setback commensurate to the undulating nature of the township.

## Freeling Historic Area Statement (Lig2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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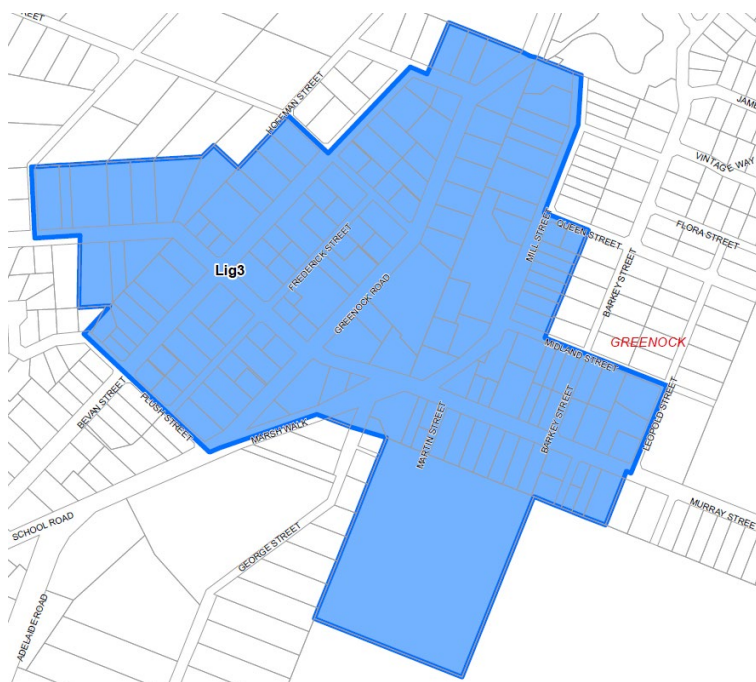
Eras and themes	Mixed era and style of development comprising early buildings dating from 1880's – 1920's aligned with early farming settlement and the townships reliance on the railway and later grand villas (C1910).
Allotments and subdivision patterns	Conventional land division pattern with a mix of allotment sizes
Architectural features	A mix of building types including stately and modest villas, single and double fronted cottages, interwar bungalows, galvanised iron homes, and symmetrical cottages representing a range of periods. Numerous prominent church buildings used for a range of worship and residential purposes.
Building height	Single storey built scale to the streetscape
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape
Fencing	Low, open fencing reflective of the architectural style of the subject building
Setting and public realm features	Wide streets and expansive allotments, generous siting characteristics and substantial gardens and trees Areas of narrow streets and laneways and compact allotment layout

## Greenock Historic Area Statement (Lig3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Early development dating from C1847 onwards and predominance of masonry residential structures.
Allotments and subdivision patterns	Mixed allotment sizes with a dominance of deep allotments.
Architectural features	A mix of building types with a predominance of stone residential structures however presence of other types including corrugated iron.
Building height	Single storey built scale to the streetscape
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape
Fencing	Low, open fencing reflective of the architectural style of the subject building
Setting and public realm features	Areas of wide streets and narrow laneways adding to the village feel and focused around the Greenock Creek.

## Kapunda Historic Area Statement (Lig4)

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Eras and themes	<p>Mixed style commensurate to the formation of Kapunda from the 1840's onwards and reflective of the era of influence.</p> <p>Dominance of the Main Street and strong architectural elements</p>
Allotments and subdivision patterns	<p>Conventional grid land division pattern with a mix of allotment sizes</p> <p>Within the Main Street/town centre, consistent setbacks and strong building line with little interruption</p>
Architectural features	<p><u>Main Street</u></p> <p>Distinctive built form with two storey dominance</p> <p>Strong presence of civic buildings on or within proximity of Main Street (Hill Street)</p> <p>Strong front boundary building line</p> <p>Verandahs and parapet walls</p> <p><u>Residential</u></p> <p>stately houses with gardens or open space surrounding the buildings to the eastern end of High Street and South Terrace</p> <p>small modest cottages in proximity of the Historic Mine Site</p>

	<p>relatively high-density row cottages in the oldest part of Kapunda (e.g. Mildred Street and Tod Street)</p> <p>Other</p> <p>stately civic buildings in the form of the Kapunda Primary School and Kapunda High School</p>
Building height	<p><u>Main Street</u></p> <p>Two storey built scale commensurate of the streetscape</p> <p><u>Residential</u></p> <p>Single storey built scale to the streetscape</p>
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape
Fencing	Low, open fencing reflective of the architectural style of the subject building
Setting and public realm features	<p>Areas of wide streets and expansive allotments and substantial gardens and trees</p> <p>Areas of narrow streets and compact allotment layout</p>

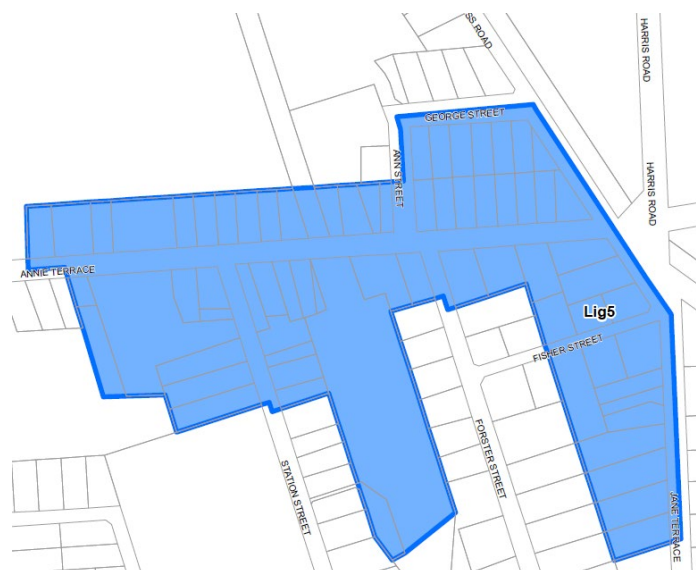


## Wasleys Historic Area Statement (Lig5)

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Eras and themes	1870's to 1880's dwellings with later development dating from the 1920's and 1930's and the dominance of the railway.
Subdivision Pattern	Large conventional land division pattern with a mix of allotment sizes
Architectural features	A mix of building types including small villas and cottages representing a range of periods.
Building height	Single storey built scale to the streetscape
Materials	Consistent with the materials associated with the architectural styles of the subject building and streetscape
Fencing	Low, open fencing reflective of the architectural style of the subject building
Setting and public realm features	Areas of wide streets and expansive allotments with established street trees.

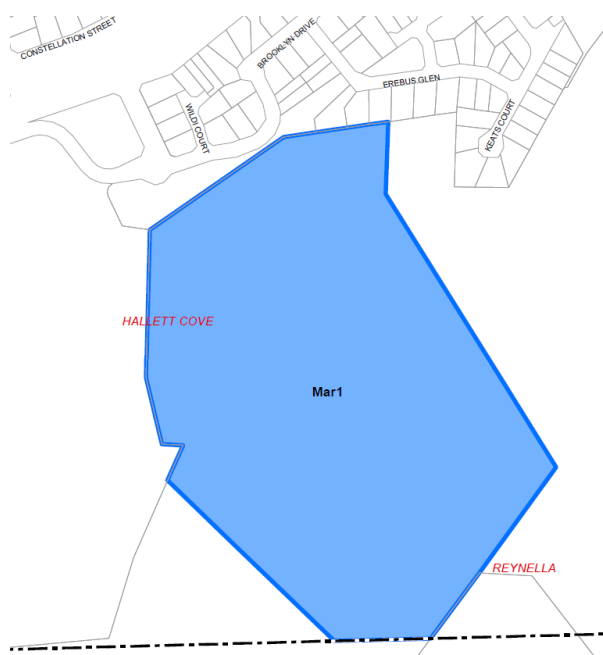
# Historic Areas affecting City of Marion

## Worthing Mine Historic Area Statement (Mar1)

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Eras and themes	1850/51 Structures and workings associated with Worthing Mine site.
Allotments and subdivision patterns	Sited in the steep valley of the Field River
Architectural features	Mine, Chimney and Pumphouse/Enginehouse associated with copper mining. (oldest surviving Cornish enginehouse in Australia)
Building height	[Not stated]
Materials	Random rubble with timber lintels
Fencing	[Not stated]
Setting and public realm features	Sited in the steep valley of the Field River amongst undulating grassland Recent housing development is located to the north, west and east of the site (200m plus in distance) Views to the Worthing Mine are available from parts of the adjacent residential areas

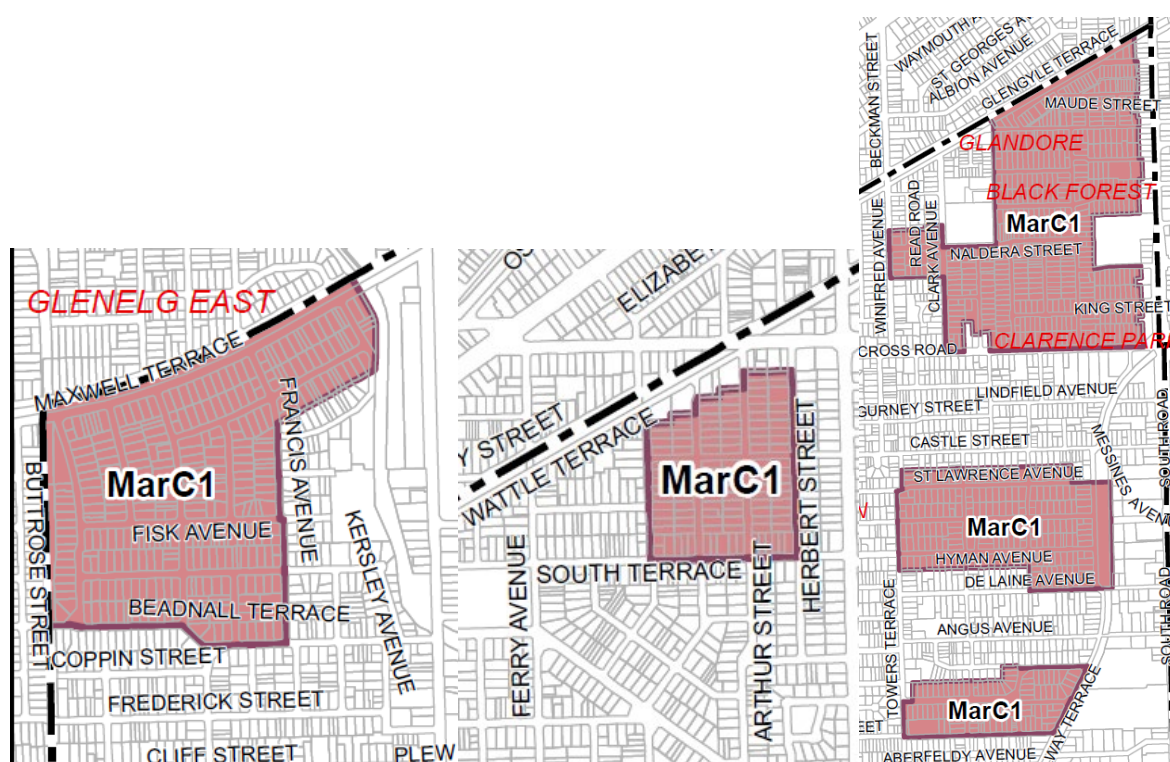
# Character Areas affecting City of Marion

## Edwardstown, Glandore, Glengowrie and Plympton Park Character Area Statement (Mar-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	1920s to 1950
Allotments and subdivision patterns	<p>Conventional grid type pattern of streets</p> <p>Large allotments</p> <p>Predominantly detached dwellings</p> <p>Some examples of semi-detached dwellings in Glandore and Glengowrie</p>
Architectural features	<p>Single storey detached dwellings</p> <p>Occasional single storey semi-detached dwellings</p> <p>Mixture of Bungalow, Art Deco, Spanish Mission, Tudor</p> <p>Articulated roof forms (gable, dutch gable, hips)</p> <p>Chimneys, projecting front verandahs, porches, porticos</p> <p>Garages and carports located behind main face of dwelling</p>

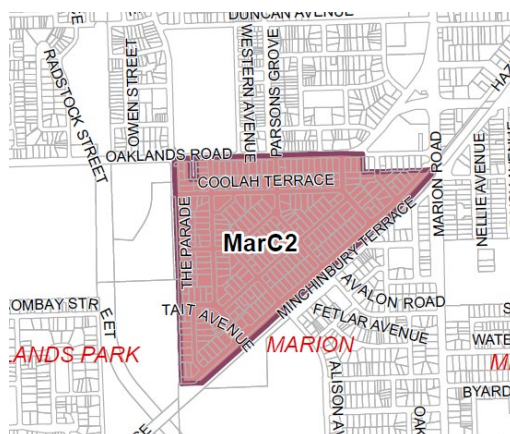
Building height	Single storey 2nd Storey in Roofline
Materials	Timber frame windows External walls constructed of mixture of red brick, painted brick, stone and rendered masonry Roofing - Galvanised Iron/(replaced with colorbond), terracotta tiles
Fencing	Low height – rendered masonry, timber picket, post and wire, tubular
Setting and public realm features	Tree lined streets Well maintained traditional gardens Mature vegetation in private properties Low scale dwellings Housing well setback from street

## Marion Character Area Statement (Mar-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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Eras and themes	Original housing stock - predominantly 1950s to 1970s More recent infill scattered throughout
Allotments and subdivision patterns	Grid type pattern of streets, partly angular due to diagonal alignment of railway resulting in some irregular shaped allotments Large allotments Detached dwellings
Architectural features	Predominantly single storey detached dwellings Small number of 2 storey dwellings Original housing stock - mixture of austerity, conventional 1950s Roof forms (gable, hips)
Building height	Original housing stock is generally single storey Recent dwellings are predominantly single storey however there are more examples of 2 storey
Materials	External walls predominantly a mixture of brick (variety of colours) and rendered masonry Roofing – original housing = terracotta tiles /more recent replacement housing = colorbond
Fencing	No dominant fencing style or material Mixed with open front yards
Setting and public realm	Tree lined streets Well maintained leafy garden character Mature vegetation in private properties Low scale dwellings Housing well setback from street Visual separation between houses

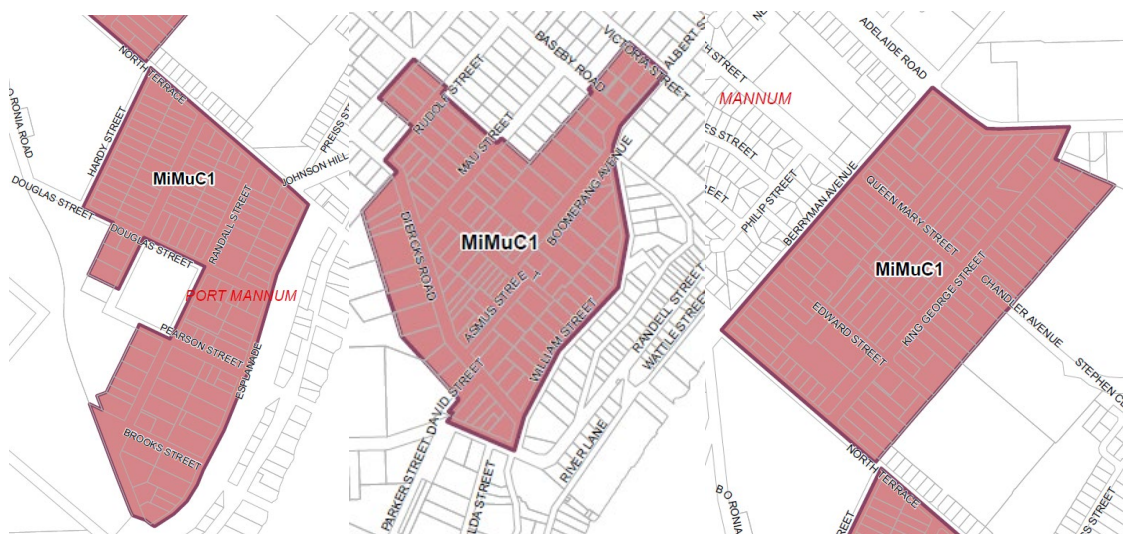
# Character Areas affecting Mid Murray Council

## Residential Character Area Statement (MiMu-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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Eras and themes	Buildings of interest reflecting the original development of the town.
Allotments and subdivision patterns	Early subdivision south of Victoria Street, between the cliff face and east of Walker and Berryman Avenue. Larger allotments reflecting the original subdivision pattern. Wide street frontages and generous setbacks to boundaries.
Architectural features	Provision of mainly detached dwellings with some semi-detached dwellings.
Building height	Buildings up to two storeys in height.
Materials	Original or otherwise complementary materials, colours and finishes.
Fencing	<i>[Not stated]</i>
Setting and public realm features	Landscaping to soften development.



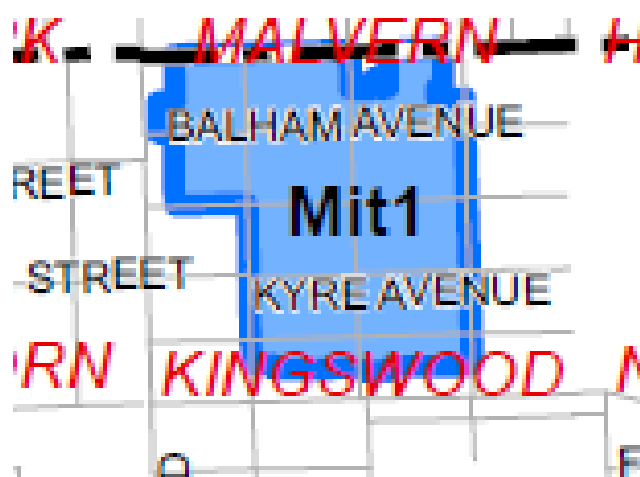
# Historic Areas affecting City of Mitcham

## Residential (Central Plains) Historic Area Statement (Mit1)

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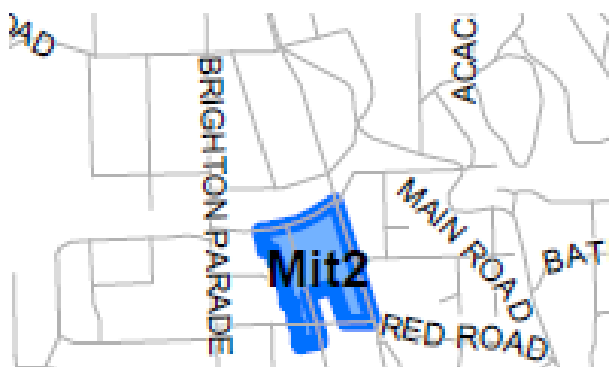
Eras and themes	Early 20th century dwellings
Allotments and subdivision patterns	Substantial rectangular blocks
Architectural features	Predominance of Queen Anne style villas and bungalow style dwellings. A number of early villas.
Building height	Predominately single storey Second storey development located within the roof space or to rear of dwellings
Materials	Original materials, finishes and profiles of building elements.
Fencing	Generally low masonry plinth and post, wrought iron, brush, timber and/or wire or similar nature. Front fences and gates reflecting the traditional period, style and form of the associated building not exceeding 1.2m in height.
Setting and public realm features	Regularly planted tree lined verges Established front gardens Consistent setback of buildings.

## Adey Road Historic Area Statement (Mit2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1879 subdivision with predominance of buildings built between 1881-1920
Allotments and subdivision patterns	Traditional pattern and scale of allotments.
Architectural features	House designs range from stone and brick villas to smaller and later bungalows Predominantly small scale, symmetrical cottages Houses and attached shops
Building height	Predominantly single storey Second storey development located within the roof space or to rear of dwellings behind ridgeline of roof. Second storey windows with total length less than 30 percent of total roof length along each elevation.
Materials	Original materials, finishes and profiles of building elements.
Fencing	Low and/or open fencing, typically in the form of hedges, woven wire, timber picket or low stone walls. Front fences and gates reflecting the traditional period, style and form of the associated building not exceeding 1.2m in height.
Setting and public realm features	Minimal driveway widths with established front gardens dominant, including mature vegetation Sense of space between buildings Sloping land with minimal alteration to the land form.

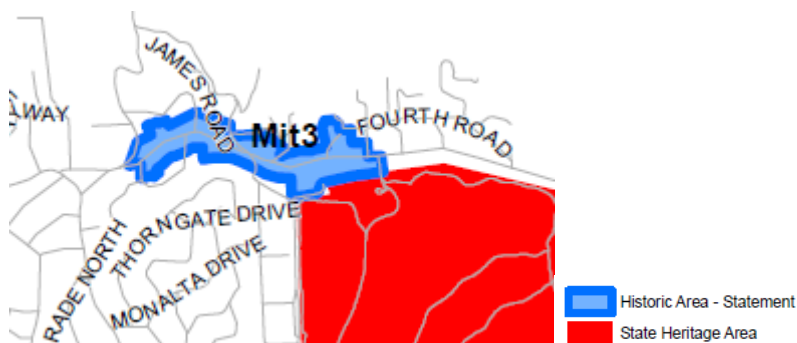


## Belair Village Historic Area Statement (Mit3)

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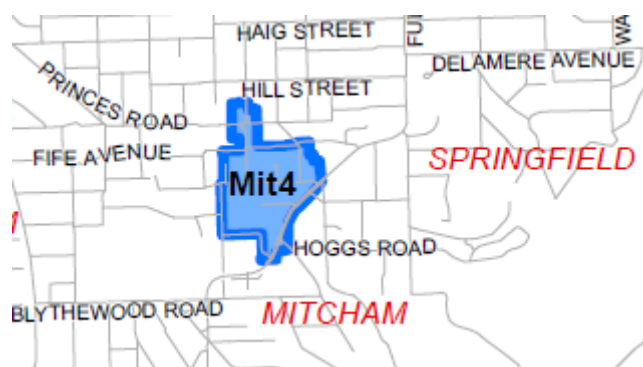
Eras and themes	1880-1900 (built form) original township of Belair developed around the railway. Village / residential character with an evident railway theme.
Allotments and subdivision patterns	Historic land division pattern, including the configuration of roads and detached dwellings on moderately large allotments.
Architectural features	Mix of development including, churches, school, local shop, and concrete water tower, however predominantly containing substantial villas with return verandahs. Generally hipped roof form, with pitches between 35-40 degrees
Building height	Predominantly single storey.
Materials	Original or otherwise complementary materials, colours and finishes, including stone, rendered masonry, face brick, corrugated iron and timber board. Original verandah detailing including paving, posts and decoration.
Fencing	Front fences and gates reflecting the traditional period, style and form of the associated building not exceeding 1.2m in height.
Setting and public realm features	Original streetscape features and landscaping

## Mitcham Village Historic Area Statement (Mit4)

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Eras and themes	Village Setting - 1840.
Allotments and subdivision patterns	The village was laid out on the lines of an English village and contained traditional elements such as a village green and high street. Further subdivision has occurred since the date, however the majority of the original land division is intact.
Architectural features	Single and cottage houses, commercial buildings, post office, bakery, shops, hotel and other public buildings. Generally hipped roof form, with pitches between 35-40 degrees
Building height	Single storey.
Materials	Original or otherwise complementary materials, colours and finishes, including stone, rendered masonry, face brick, corrugated iron and timber board.
Fencing	Front fences and gates reflecting the traditional period, style and form of the associated building not exceeding 1.2m in height.
Setting and public realm features	Traditional village setting with village green reflecting a mix of uses. Unbuilt land adjoining Brownhill Creek of Aboriginal heritage significance.

# Historic Areas affecting Mount Barker District Council

## Callington Historic Area Statement (MtB1)

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Eras and themes	First surveyed in 1849. Predominantly 19 <sup>th</sup> Century. Mining. European settlement on the banks of the Bremer River.
Allotments and subdivision patterns	Original grid layout which values access to the Bremer River.
Architectural features	Simple roof form and symmetrical verandahs. The area predominantly comprises buildings and structures associated with the business and community activities of the town. Mining and town centre sites and structures representing the town's early settlement.
Building height	Small scale, single storeyed built form.
Materials	Pioneer building techniques and materials typical of a former mining settlement.
Fencing	Low scale, utilising post and wire mesh or cyclone mesh with creepers for side and rear property boundaries. Front fencing emphasising the picket, stone walling timber or metal posts with metal rails, wire or mesh infill varieties.
Setting and public realm features	Subtle, open landscape and unobtrusive, human scale design. Early European settlement in a rural setting. Footpaths, verges and street furniture unadorned and simple styles.

## Dawesley Historic Area Statement (MtB2)

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Eras and themes	Late 19th century. Predominantly buildings and structures associated with local rural production and processing
Allotments and subdivision patterns	Original linear subdivisional layout.
Architectural features	Cottages on large allotments. Sites and structures that represent the local production and value adding industries of the town's early settlement.
Building height	Small scale, single storeyed, detached built form of early European settlements. Second storey built form incorporated within the roof space or located to the rear of a single storey building.
Materials	Materials typical of the time, including local stone, smelter slag and early manufactured bricks, timber window frames and joinery, verandas constructed of simple non-continuous raked or concave corrugated galvanised iron roofing and timber, and the use of half round or small profile ogee guttering.
Fencing	Minimal or low scale fencing in the form of timber posts with wire mesh infill, low hedges or stone walling.
Setting and public realm features	Open landscaped/rural setting character, indigenous plantings.

## Druids Avenue, Mount Barker Historic Area Statement (MtB3)

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Eras and themes	19th and early 20th Century. Sites and structures that represent the former town boundary and northern gateway
Allotments and subdivision patterns	Original land division pattern, including ratio of open space to built form and setting
Architectural features	Worker's cottages and large residential dwellings.
Building height	Small scale, single storey, detached built form of early European settlements.
Materials	Smooth rendered finish to exterior walls Integrated gable roof form with skillion additions to the rear.
Fencing	Traditional style fencing, walling or landscaping to define the property edge.
Setting and public realm features	Vegetated streetscape setting including mature street trees, street hedging and original entry gates.

## Echunga Historic Area Statement (MtB4)

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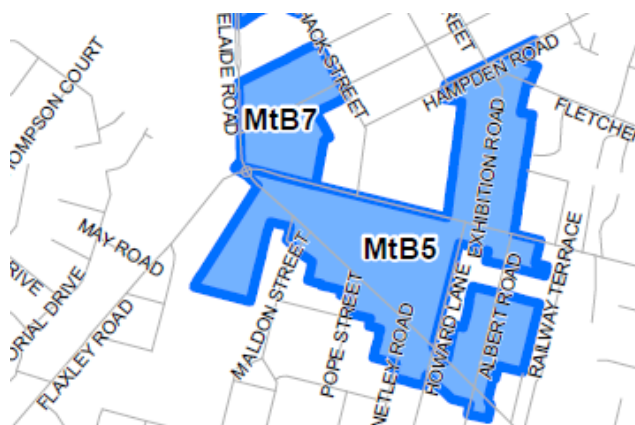
Eras and themes	1849 onwards. Transport related activities along the main road to Victoria, including the servicing of horses associated with coaching and the provision of stables. Service provision to the rural hinterland.
Allotments and subdivision patterns	Original land division pattern including visual setting of buildings and landscaping. Siting of shops close to pavement.
Architectural features	Freestanding cottages and residences attached to shops. Main street verandahs and porches. Buildings and structures associated with the provision of commercial and community services.
Building height	Small scale, single storey, detached built form of early European settlements. Second storey built form incorporated within the roof space or located to the rear of a single storey building
Materials	Tonal and textural qualities of existing historic buildings including timber window frames and joinery, stone, smooth rendering or timber framing with exterior corrugated galvanised iron cladding. Verandahs constructed of simple non-continuous raked or concave corrugated galvanised iron roofing and timber posts. Half round or small profile ogee guttering.
Fencing	<i>[Not stated]</i>
Setting and public realm features	Rural landscape settings including dominant mature indigenous trees and verge planting on the approaches to the township.

## Exhibition Road, Mount Barker Historic Area Statement (MtB5)

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Eras and themes	1868 Exhibition grounds, public open space and facilities including the 1908 original High School building, flanked by residential styles and allotment sizes distinctive of the late 19th and early 20th Centuries.
Allotments and subdivision patterns	Original land division pattern including visual setting of buildings and landscaping.
Architectural features	Simple detailing and proportions including rendered masonry walls, simple gable roofing of similar pitch and proportions to Local Heritage Places.
Building height	Small scale, single storey, detached built form.
Materials	Masonry walls. Roofing of heritage corrugated iron or unpainted galvanised or grey Colorbond.
Fencing	Square timber posts and wire, hedges, simple pickets, or cyclone mesh, and for rear and side boundaries, corrugated profile fencing.
Setting and public realm features	The core of this area is the 1868 Exhibition grounds which continue to host community events but also record memorials which attest to the local social history.  Public open space of the Exhibition grounds and the open interface between the public space and residential uses. Stands of densely planted eucalypts and mature deciduous trees.

## Gawler Street Historic Area Statement (MtB6)

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Eras and themes	Original centre and main street of Mount Barker Township. Commercial, civic and residential.
Allotments and subdivision patterns	Strong grid pattern and continuous edge of buildings that address and enclose the street with minimal setbacks.
Architectural features	Unique architectural character and design and earliest historical European settlement of the township.
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Open space, plantings and community facilities reinforce the town's natural landscaped setting. Views from the area along Western Flat Creek through the landscaped park, towards the backdrop hill south west of Auchendarroch House inclusive of tiered plantings of conifers and deciduous trees, and along the Mount Barker Creek and through the railway corridor.

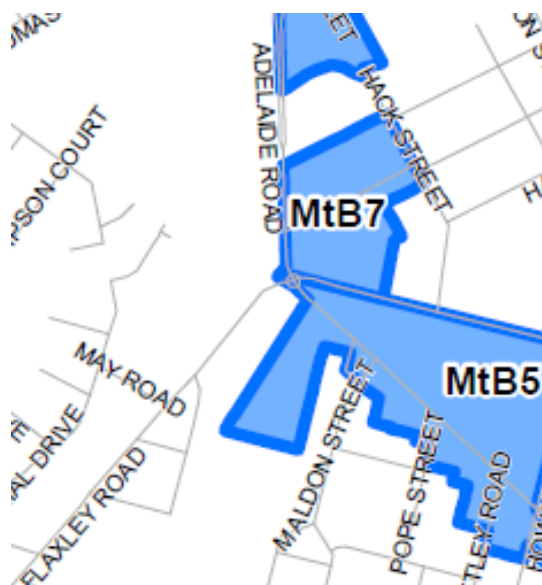


## Hack – Mill Streets, Mount Barker Historic Area Statement (MtB7)

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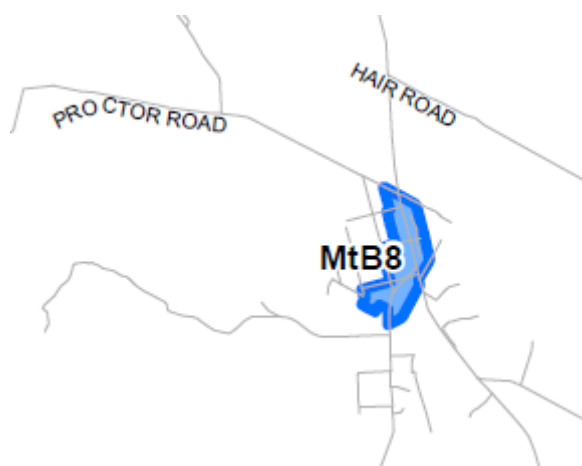
Eras and themes	1850's-early 20th Century residential.
Allotments and subdivision patterns	Original subdivision of the town. Varied front, side and rear setbacks depending on the period of construction and the type of dwelling; uniform setback to the street. Detached buildings on varied allotment sizes.
Architectural features	Worker's cottages and villas. Interwar housing styles. The roofs of dwellings in the form of integrated gable roofs with skillion additions to the rear.
Building height	Small scale, single storey, detached built form when visible from the street.
Materials	Smooth rendered finish to exterior walls or materials that are indicative of the period of significance.
Fencing	Front fencing of low masonry construction, timber picket, rural style post and rail or post and wire fencing. Side and rear fencing of a height and materials that reflecting the traditional period, style
Setting and public realm features	Minimal driveways; shared where more than one dwelling on an allotment.

## Kanmantoo Historic Area Statement (MtB8)

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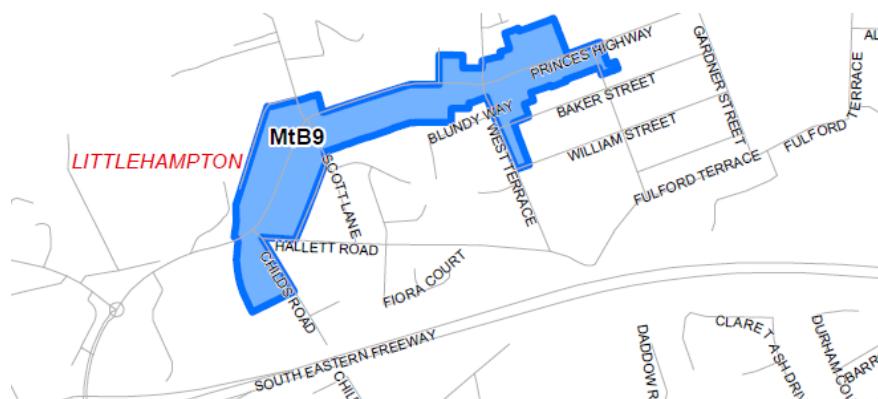
Eras and themes	Laid out in 1849. Historic mining and town centre sites and structures representing the town's early settlement.
Allotments and subdivision patterns	Original diamond grid layout, including setting of buildings and open landscaping, and setbacks.
Architectural features	Simple built form. Simple gable roof forms of similar scale, pitch and proportions to those existing.  Buildings and structures associated with local rural production and the provision of commercial and community services, including hotels, churches and school.
Building height	Small scale, single storeyed, detached built form of early European settlements
Materials	Tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and openings. Masonry of either traditional stone or smooth rendered finish to exterior walls. Roofing materials similar in style to existing Local Heritage Places, predominantly heritage corrugated or unpainted galvanised iron.
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vegetated landscape setting including dominant mature and significant trees, and significant views along Princes Highway and North Road. In particular, the sense of arrival from the north to the township provided by the view of a significant gum tree and creek to the east and the former Black Dog Inn. Landscaping with indigenous species, including both native plants and understorey species.

## Littlehampton Historic Area Statement (MtB9)

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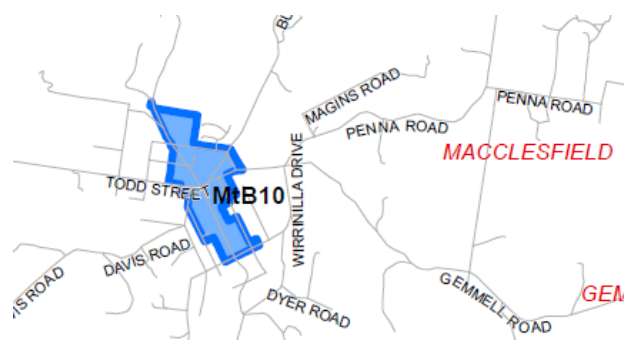
Eras and themes	19th Century. Civic, residential and retail.
Allotments and subdivision patterns	Original linear subdivision, including setting of buildings, and vegetated and open landscape.
Architectural features	Colonial Cottages. Simple gable roof forms of similar scale, pitch and proportions to those existing.
Building height	The area will reinforce the small scale, single storeyed, built form of early European settlements.
Materials	Tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and openings. Masonry comprising historic Littlehampton red brick or similar, stone or smooth rendered finish to exterior walls. Roofing predominantly unpainted galvanised corrugated iron.
Fencing	Low in style including pickets, post and wire, brush and boundary hedges.
Setting and public realm features	Vegetated landscape settings including mature indigenous and significant trees, particularly within the railway corridor. Views and street vistas.

## Macclesfield Historic Area Statement (MtB10)

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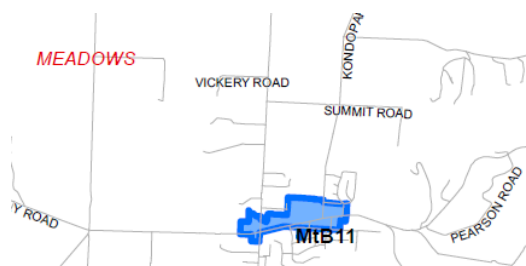
Eras and themes	Early 1840s, predominantly 19th century. Buildings and structures representing service provision role to the farming district, including commercial and community buildings and residential.
Allotments and subdivision patterns	Laid out around a village green. Original subdivision, including setting of buildings, and siting of buildings addressing the street.
Architectural features	Architectural features and building styles associated with 19th century development.
Building height	Small scale, single storey, built form of early European settlements.
Materials	Tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and openings. Masonry comprising local stone or smooth rendered finish to exterior walls. Simple gable roof forms of similar scale and proportions to those existing. Roofing predominantly unpainted galvanised corrugated iron.
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vegetated landscape settings including dominant mature and significant trees in particularly along the Angas River and surrounding the grassed open space of Davenport Square. Significant views including the approaches to the town from the north with a vista of Davenport Square and the Anglican Church, and from the south with views of significant buildings along Venables Street.

## Meadows Historic Area Statement (MtB11)

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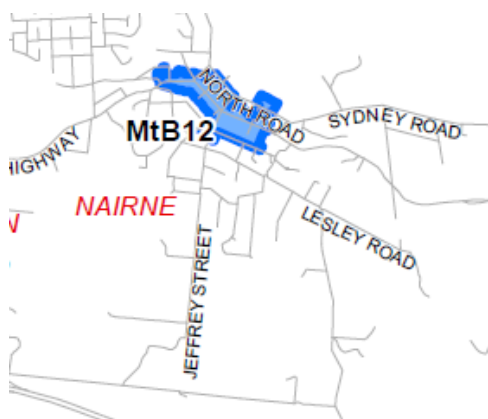
Eras and themes	1856 Eden Bridge subdivision and 1884 onwards Meadows subdivision. Civic, Commercial and Community Services.
Allotments and subdivision patterns	Original linear subdivisions (1856 and 1884), including setting of buildings, and siting of buildings addressing the street
Architectural features	Architectural features and building styles associated with original development.
Building height	Small scale, single storey, built form of early European settlements.
Materials	<i>[Not stated]</i>
Fencing	Minimal fencing of traditional materials including; corrugated galvanised iron, low hedges, metal post and rail fences, or square timber posts with wire cyclone mesh infill.
Setting and public realm features	Vegetated landscape settings including dominant mature and significant trees and views, including the memorial garden and council reserve along the creek.

## Nairne Historic Area Statement (MtB12)

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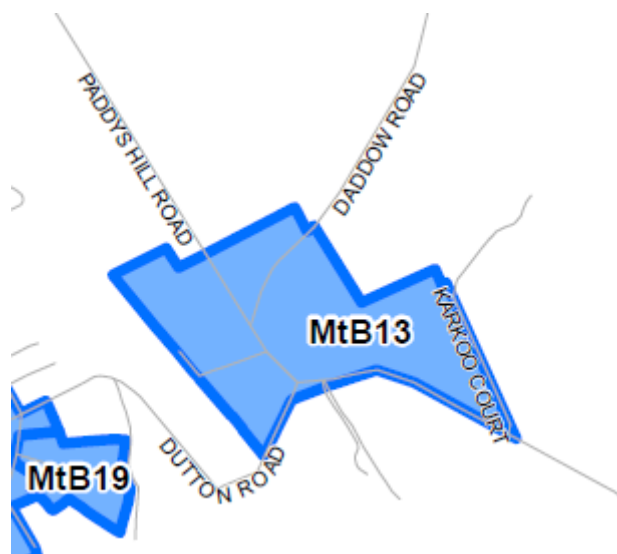
Eras and themes	1840-1870's 1880-1920 1920-1960 Combination of commercial, public, industrial and residential buildings.
Allotments and subdivision patterns	Original subdivisional grid pattern which is responsive to the town's topography and contours of the creek, and reinforced by the later introduction of the railway corridor. Alignment of original roads. Commercial core of the main street has zero setback from the front boundary.
Building height	<i>[Not stated]</i>
Architectural features	Original architectural styles, including proportion and ornamentation of the late Victorian and early Edwardian era buildings. Earlier period buildings. Interwar dwellings. Post WW2 Housing Trust dwellings. Simple traditional roof forms and pitch, with corrugated galvanised iron. Simple verandahs, with non-continuous raked or concave corrugated galvanised iron roofs, timber posts and no detailing.
Materials	Original materials such as timber, stone, brick, rendered brick, and in some cases rendered or brick dressings. Original, unpainted brick and masonry.
Fencing	Low scale fencing, utilising post and wire mesh with creepers for side and rear property boundaries. Front fencing including picket, stone walling, timber or metal posts with metal rails, wire or mesh infill varieties evident within the area.
Setting and public realm features	Vegetated, open landscape. Footpaths, verges and street furniture are unadorned and simple styles.

## Paddys Hill, Mount Barker Historic Area Statement (MtB13)

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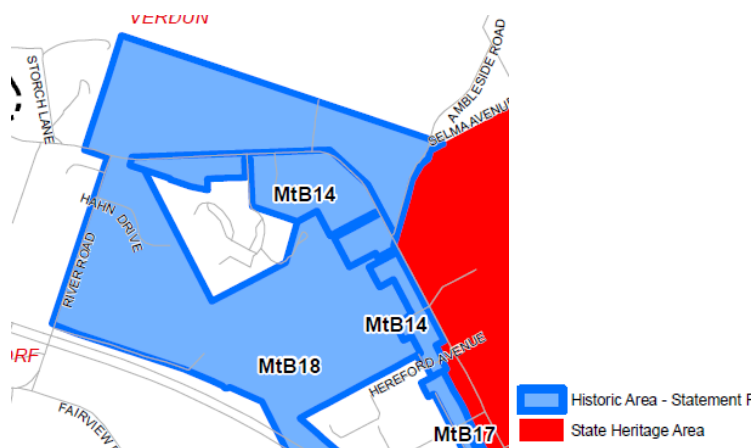
Eras and themes	Associated with early settlement, the railway and the site of the first Catholic religious practices held in 1848.
Allotments and subdivision patterns	Detached built form within landscaped settings. Original siting of dwellings, setting and vegetated open landscape.
Architectural features	The area predominantly comprises places of worship.
Building height	<i>[Not stated]</i>
Materials	Smooth rendered finish to exterior walls.
Fencing	Fencing of a rural character including simple post and wire, and/or hedging to define property boundaries.
Setting and public realm features	Vegetated landscape setting including the hillside as an open space and dominant mature indigenous trees, significant trees and views; including mature eucalypts along Paddys Hill Road, Springs Road, Dutton Road, Railway Place and Daddow Road and hillside trees. Cemeteries and headstones. Outbuildings, carports and garages setback from the main frontage or located behind dwellings.

## Hahndorf, North Approaches Historic Area Statement (MtB14)

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Eras and themes	Late 19th and early 20th centuries.
Allotments and subdivision patterns	The pattern of development is predominately influenced by large detached dwellings, substantial gardens and interspersed with views to the rural hinterland. The generous setback of buildings from the main road is reflective of the pattern of development becoming more pronounced on approach to River Road. Historic linear residential development along the main arterial road to Adelaide.
Architectural features	Built form, scale and roof forms that are indicative of later 19th and early 20th century villas and bungalows. Symmetrical verandas are an integral feature of the building façade in the area.
Building height	<i>[Not stated]</i>
Materials	Masonry as the dominant building material
Fencing	Fencing reflects forms of a low scale. Rear and side property boundaries of post and wire or cyclone mesh construction and adorned with creepers. Front fencing of low masonry construction, timber picket, or rural style post and rail or post and wire fencing.
Setting and public realm features	The area is extensively part of the public realm. Open landscaped and unobtrusive character, indicative of the traditional rural entrance to historic townships of the Adelaide Hills. Footpaths, verges and street furniture of unadorned and simple styles.

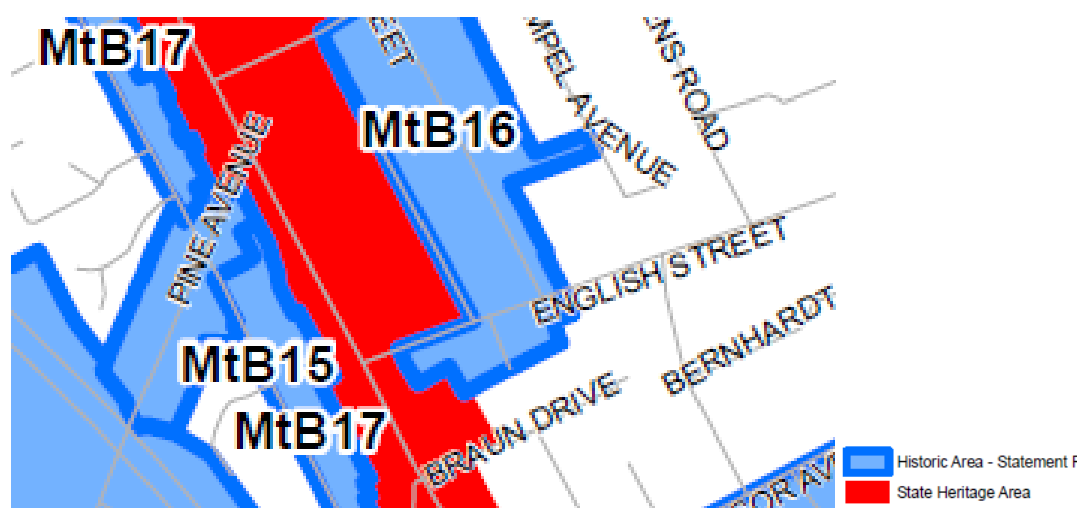


## Pine Avenue, Hahndorf Historic Area Statement (MtB15)

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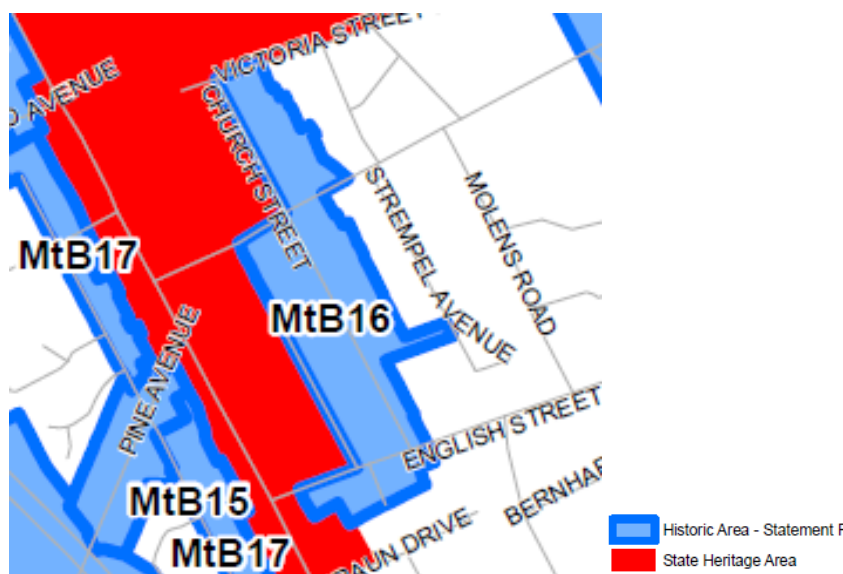
Eras and themes	Interwar and immediate post World War II; mid-20th Century residential. Historic entrance to adjoining State Heritage Area.
Allotments and subdivision patterns	Detached dwellings on large allotments, with substantial front, side and rear setbacks is the dominant urban pattern of the area.
Architectural features	Interwar and immediate post World War 2 period. Buildings of simple detailing and proportions, along with front and return verandas as an integral feature of the building façade. Sun-rooms incorporated within the veranda roof are a distinctive feature generally located on the northern face of the dwelling.
Building height	Single storey.
Materials	Extensive use of dressed stone indicative of the continuation of stone masonry in the district including a period generally known for architectural and building material austerity. The use of ashlar or dressed stone in this area is mirrored in the masonry extensions to the Hahndorf Institute during the 1950s.
Fencing	Front fencing of low masonry construction, timber picket, or rural style post and rail or post and wire fencing in keeping with the period from the early 20th Century to the 1950s.
Setting and public realm features	Footpaths, verges and street furniture unadorned and in plain styles.

## Church Street, Hahndorf Historic Area Statement (MtB16)

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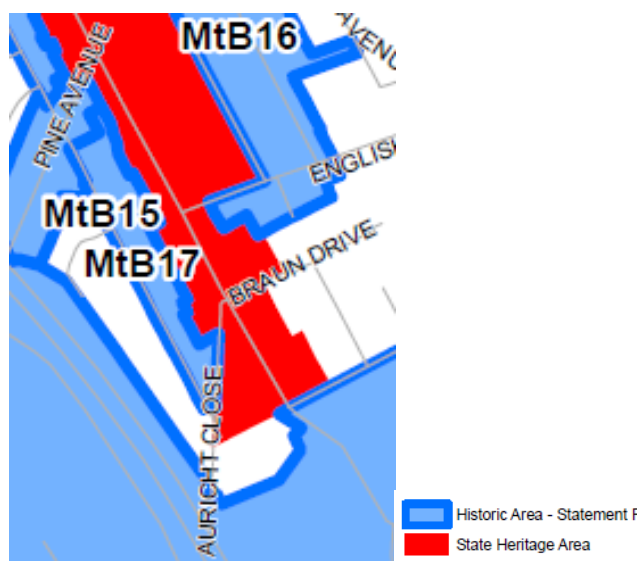
Eras and themes	Mid to late 19th Century development of the town.
Allotments and subdivision patterns	Minimal front setbacks to the street. Sequential development of Hahndorf beyond the original division including Hufendorf allotments.
Architectural features	Dwellings dating from various periods of the 20th Century. Relatively intact and rustic collection of buildings and structures dating from the 19th century, including the use of simple traditional roof forms and pitch, with symmetrical verandas.
Building height	Small scale, detached built form. Second storey located within the roof.
Materials	Materials from the German (Silesian), English and later colonial Australian vernacular traditions.
Fencing	Fencing of a low scale, utilising post and wire mesh with creepers for side and rear property boundaries. Front fencing of picket, stone walling timber or metal posts with metal rails, wire or mesh infill varieties.
Setting and public realm features	Footpaths, verges and street furniture unadorned and in simple styles.

## Auricht Road, Hahndorf Historic Area Statement (MtB17)

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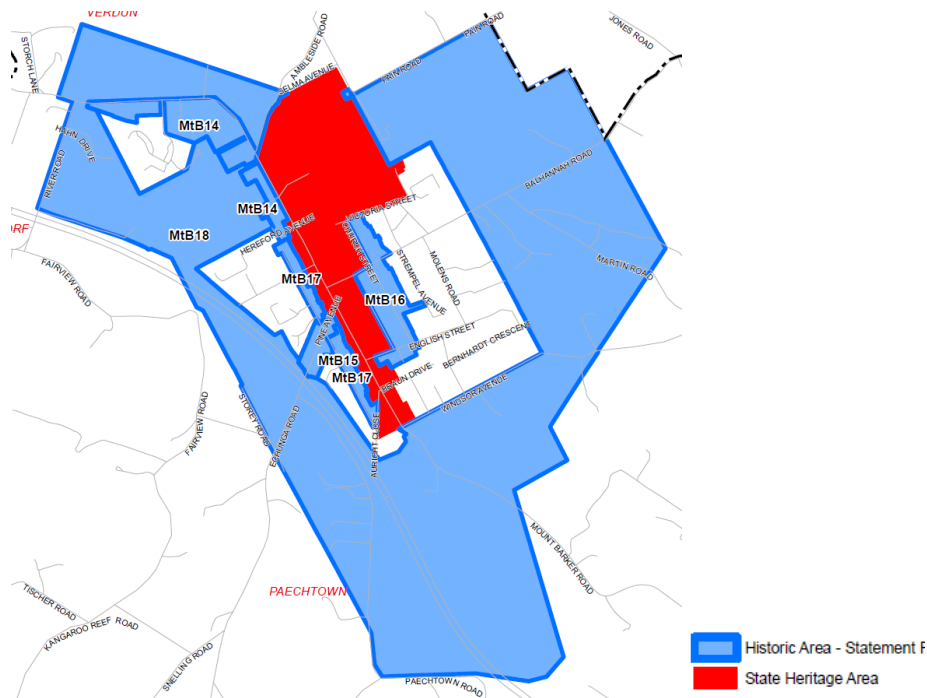
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Eras and themes	Late 19th and early to late 20th Century.
Allotments and subdivision patterns	Small set-backs to the street. Pattern of residential development that marks the transition from the historic main street to the adjacent 20th Century residential areas. Contains that part of the traditional historic Strassendorf land division pattern outside of the State Heritage Area.
Architectural features	<i>[Not stated]</i>
Building height	Single storey detached dwellings.
Materials	Materials and form sympathetic to the period of dwelling construction.
Fencing	Front fencing of low masonry construction, timber picket, or rural style post and rail or post and wire fencing.
Setting and public realm features	Extensively part of the public realm given the number of pedestrian thoroughfares from Auricht Road to the main street. Well treed and unobtrusive character. Footpaths, verges and street furniture of unadorned and simple styles.

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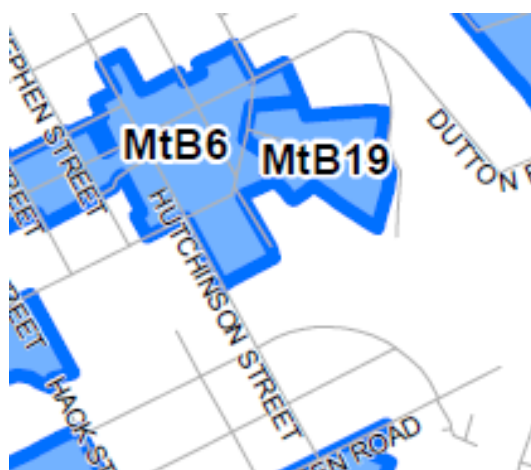
Eras and themes	Rural
Allotments and subdivision patterns	Open farmland on both sides of the township.
Architectural features	Scale, form, siting and materials associated with Strassendorf and Hufendorf allotments.
Building height	As above
Materials	As above
Fencing	<i>[Not stated]</i>
Setting and public realm features	Rural backdrop surrounding the township of Hahndorf. Hillside, open paddocks, stands of trees and housing, in an informal, landscaped appearance which counterbalances the character of Hahndorf township's Main Street.

## Kia-Ora Street, Mount Barker Historic Area Statement (MtB19)

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Eras and themes	Early 20th Century to 1950's. Predominantly interwar residential.
Allotments and subdivision patterns	Large allotments of varied sizes Small front setbacks and variations in side and rear setbacks. Narrow streets.
Architectural features	Villas and bungalows. Simple detailing and proportions, along with front and return verandas, which form an integral feature of the building façade.
Building height	Predominantly single storey detached dwellings.
Materials	Predominantly dressed stone and red brick (Littlehampton Brick Company).
Fencing	Front fencing of low masonry construction, timber picket or post and wire fencing in keeping with the period of construction.
Setting and public realm features	Footpaths, verges and street furniture of unadorned and plain styles.

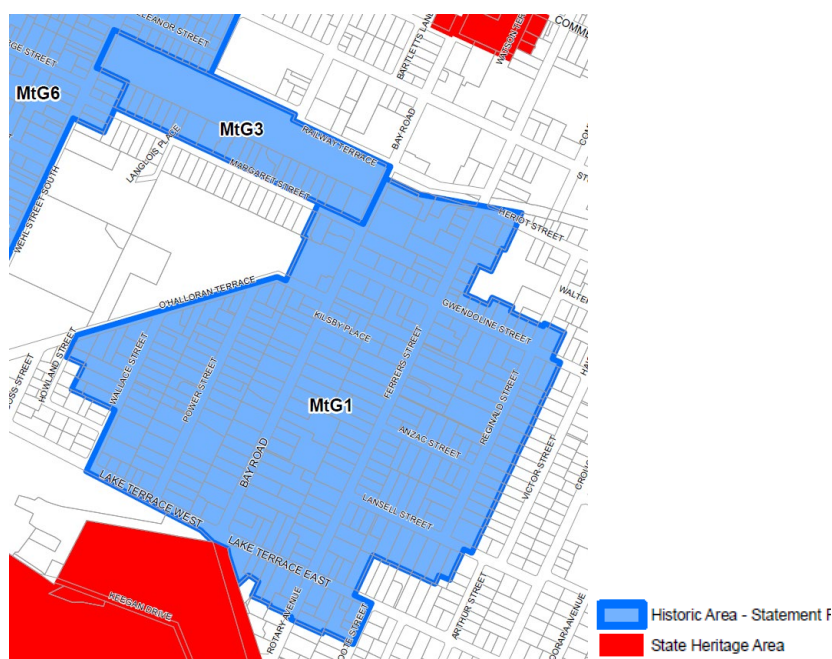
# Historic Areas affecting City of Mount Gambier

## Bay Road Historic Area Statement (MtG1)

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Eras and themes	Development from period of settlement up to and including the 1920s.
Allotments and subdivision patterns	Generous allotment sizes. Extensive street and side boundary set-backs.
Architectural features	Large single storey houses with hipped and gabled galvanised iron roofs; and generous verandahs.
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Varied building construction but generally comprising dolomite or limestone walling with quoins.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.

Setting and public realm features	Well maintained, mature gardens that contribute to a pleasant, open streetscape. Streetscape improvements within the area have particular emphasis on Bay Road as the entry to the Volcanic Complex State Heritage Area.
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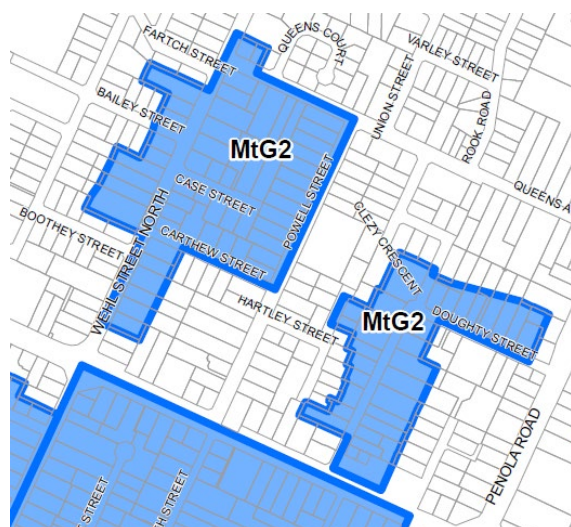


## Doughty Street and Wehl Street North Historic Area Statement (MtG2)

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Eras and themes	Development from period of settlement up to and including the 1920s.
Allotments and subdivision patterns	Generous allotments dominating the higher slopes, with substantial street and side boundary setbacks. Smaller allotments on the lower slopes.
Architectural features	Varied building styles from one street to another. Grand houses dominating the higher slopes On the lower slopes, workman's cottages Contemporary housing
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Varied building construction and materials reflecting traditional period and style. Timber workman's cottages.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Characterised by steep topography with generous allotments sizes and well-maintained mature gardens.

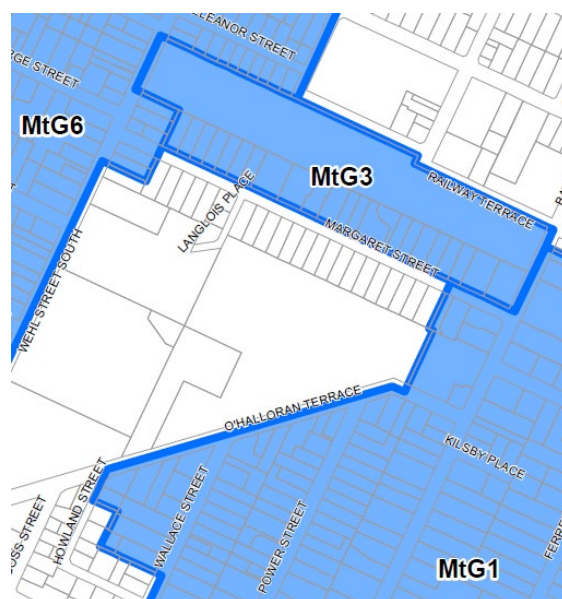


## Railway Historic Area Statement (MtG3)

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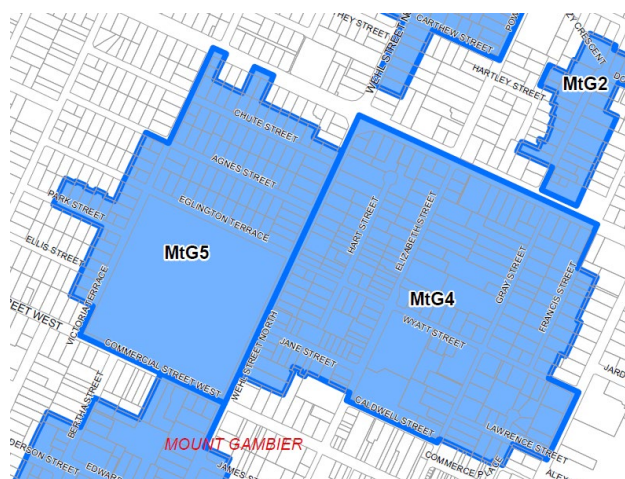
Eras and themes	Transport and associated commercial history of the railyards, industrial. Development from period of settlement up to and including the 1920s.
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	<i>[Not stated]</i>
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<p>Expansive, open nature of the railyards and the remnant buildings and structures associated with its use as a passenger and goods terminal. The commercial and industrial buildings along Margaret Street form a strong industrial streetscape fronting the railway yards.</p> <p>Railway track and other elements including ballast, railway iron fences, telegraph poles, platforms and structures</p> <p>Use of old railway carriages. Temporary, demountable or movable structures and plantings.</p>

## St Andrews Historic Area Statement (MtG4)

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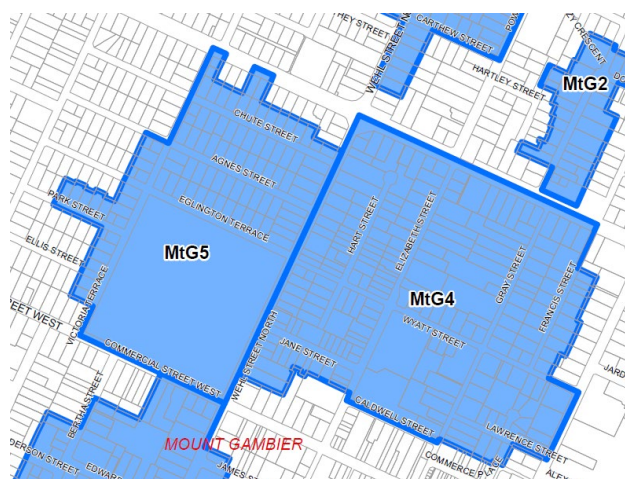
Eras and themes	Institutional and residential. Development from period of settlement up to and including the 1920s.
Allotments and subdivision patterns	Generally narrow roads with residential buildings exhibiting minimal street set-backs Large allotments along Elizabeth Street and Penola Road. Allotment sizes ranging from large to small
Architectural features	Significant institutional buildings include the Wesley Church and Hall, both of which are State heritage places, and the St Andrews Church and spire, which is a dominant element of the area.
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Construction and materials reflecting traditional period and style.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Significant Institutional buildings. Many residences are located at the top of the hill, taking advantage of fine views over the city to the south.

## Vansittart Park Historic Area Statement (MtG5)

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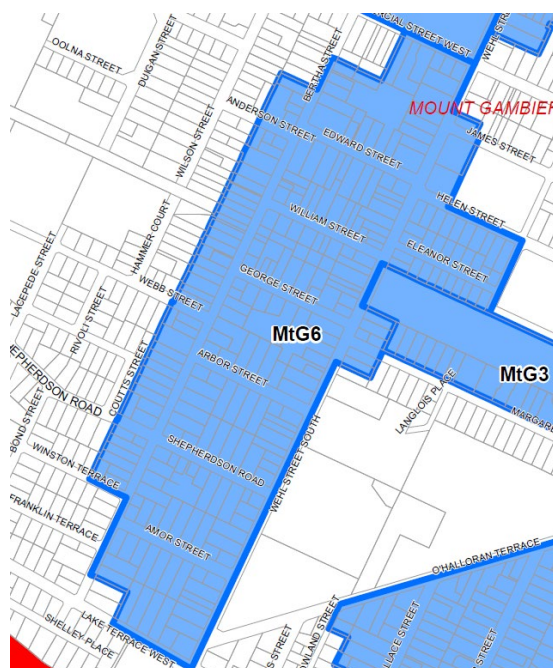
Eras and themes	1880's-1920's.
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Villa, federation and bungalow style dwellings.
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Construction and materials reflecting traditional period and style.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Well landscaped Vansittart Park and the topography of the area adds interest. Streets are not excessively wide by comparison to other areas of Mount Gambier

## Wehl Street South Historic Area Statement (MtG6)

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Eras and themes	1860's- mid 1920's.
Allotments and subdivision patterns	Wide roads with large, deep allotments, although east-west roads are generally narrow with buildings set close to the street. Side setbacks are in some cases small
Architectural features	Diverse dwelling styles Larger residences predominantly along Wehl Street South. Smaller stone or timber-clad workman's cottages close to the railway line. Wehl Street Public School.
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Stone and timber clad. Construction and materials reflecting traditional period and style.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.

<p>Setting and public realm features</p>	<p>Street set-backs in this area vary considerably, and combined with clusters of historical housing, produce an interesting streetscape.</p> <p>Residential streetscape character, including within commercial areas. Unobtrusive advertising. Front fences and garden landscaping. Car parking located to the rear of buildings</p>
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# Historic Areas affecting Rural City of Murray Bridge

## Adelaide Road Pontoon Historic Area Statement (MuBr1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Late 19th and early 20th Century.
Allotments and subdivision patterns	Linear road pattern. Buildings square to the street. Moderate to large allotment sizes.
Architectural features	Varied built form including stone and brick dwellings with verandahs, Victorian dwellings, larger stone and brick cottages with verandahs.
Building height	Low scale, single storey built form.
Materials	Random limestone rubble. Stone and brick. Local limestone. Iron roofs.
Fencing	Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Entrance to the centre of Murray Bridge. Frontages of developments adequately landscaped. Swimming pool complex.

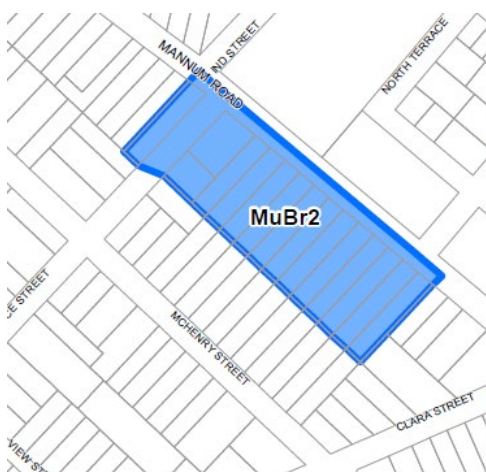


## Mannum Road Historic Area Statement (MuBr2)

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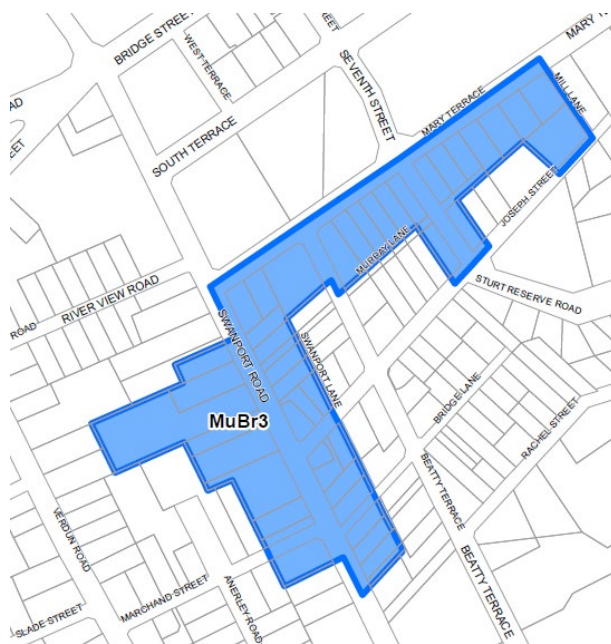
Eras and themes	Late 19th and early 20th Century.
Allotments and subdivision patterns	Linear road pattern. Buildings square to the street. Moderate to large allotment sizes.
Architectural features	Varied built form including stone and brick dwellings with verandahs, Victorian dwellings, larger stone and brick cottages with verandahs.
Building height	Low scale, single storey built form.
Materials	Random limestone rubble. Stone and brick. Local limestone. Iron roofs.
Fencing	Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Entrance to the centre of Murray Bridge.

## Swanport Road Historic Area Statement (MuBr3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Includes land between Mary Terrace and Rachel Street where some of the first subdivisions in Murray Bridge occurred in 1873
Allotments and subdivision patterns	Grid like pattern involving a number of narrow lanes and varying street widths. Consistent setback distances to both the front and side of dwellings
Architectural features	Dwellings in this locality display a strong repetitive architectural style.
Building height	Low scale, single storey built form.
Materials	Random limestone rubble. Stone and brick. Local limestone. Iron roofs.
Fencing	Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Entrance to the centre of Murray Bridge. Larger, well established front gardens.



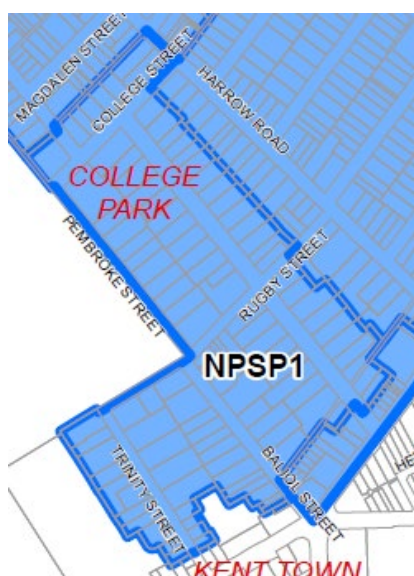
# Historic Areas affecting City of Norwood, Payneham and St Peters

## College Park Historic Area Statement (NPSP1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1870s-1900; 1900s-1920s; Residential
Allotments and subdivision patterns	Large, spacious allotments fronting wide, tree-lined streets; Low density
Architectural features	Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.
Building height	Single storey
Materials	Bluestone and Sandstone Stone, brick and rendered masonry
Fencing	Traditional materials and designs, such as: timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; corrugated iron or mini orb within timber framing for Edwardian dwellings

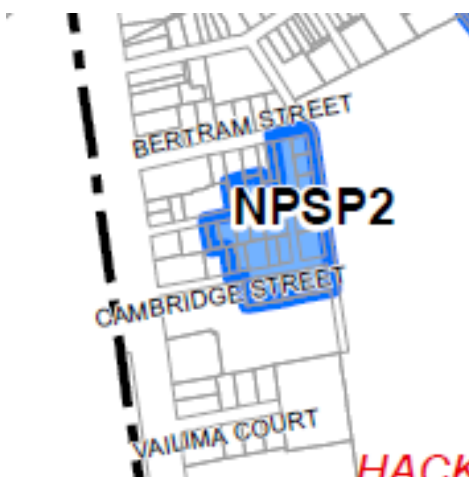
<p>Setting and public realm features</p>	<p>Dwellings have sizeable setbacks from all boundaries and are typically set in impressive landscaped grounds with front boundaries defined by fencing of various styles;</p> <p>Open landscape character to front garden, which enhances dwelling and streetscape quality;</p> <p>Streets lined with mature trees</p>
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## Hackney North Historic Area Statement (NPSP2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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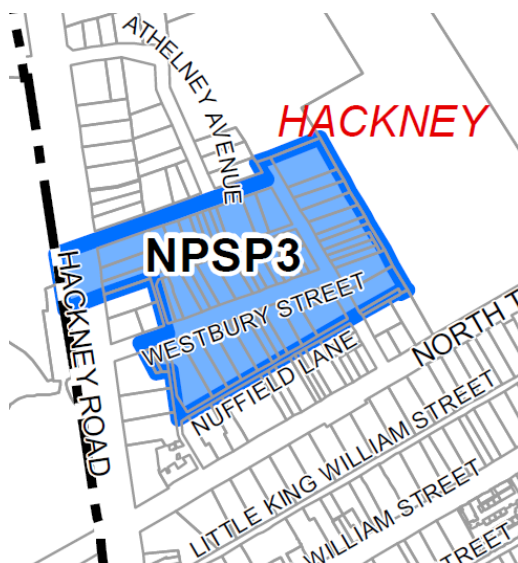
Eras and themes	Residential
Allotments and subdivision patterns	Small narrow fronted allotments
Architectural features	humble, mainly double fronted (with some single fronted) single storey cottages, in detached, semi-detached and row dwelling configurations
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Consistent pattern of narrow streets; Dwellings built close to street with minimal setbacks and separation distances

## Hackney South Historic Area Statement (NPSP3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Residential
Allotments and subdivision patterns	Mainly small narrow fronted allotments; Some sizeable allotments along parts of Osborne Street
Architectural features	Small, mainly single-fronted dwellings, in detached, semi-detached and row dwelling configurations; Some elevated dwellings along eastern side of Westbury Street
Building height	Single-storey
Materials	<i>[Not stated]</i>
Fencing	Generally low in height. original design and materials, such as timber picket, timber dowelling or simple masonry and cast iron palisade
Setting and public realm features	Consistent pattern of narrow streets and rear service lanes; Rear lanes used for vehicular access; Streets lined with mature exotic street trees; Landscaped gardens to sizeable allotments.

## Joslin / Royston Park Historic Area Statement (NPSP4)

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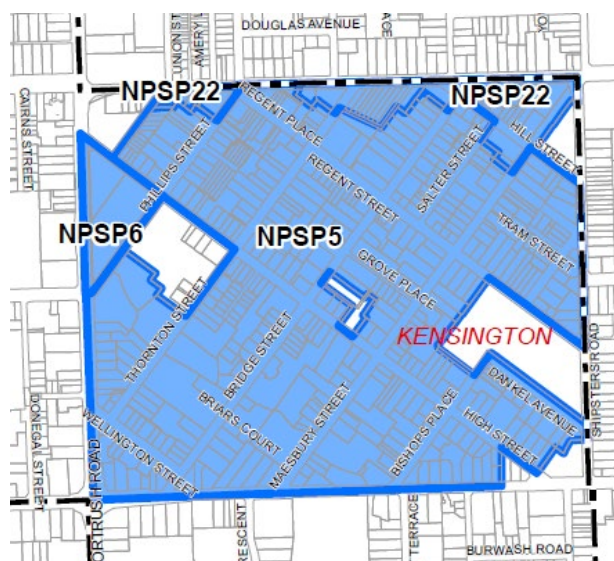
Eras and themes	1900s-1920s; Residential; two separate locations
Allotments and subdivision patterns	Regular large allotments
Architectural features	Edwardian (such as Queen Anne) and Federation dwelling styles; some Tudor style dwellings with a steeper roof pitch, tiled roof and heavy columns
Building height	Single-storey
Materials	Stone dwelling walls
Fencing	generally low in height and open so not restrict the visibility of the dwelling; original design and materials, such timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other Victorian dwellings Timber picket, timber paling or woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings Timber paling, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for Bungalow and Tudor house styles
Setting and public realm features	Wide tree-lined regular avenues. Landscaped garden setting, particularly in front of dwelling; Streets lined with distinctive street trees

## Kensington 1 Historic Area Statement (NPSP5)

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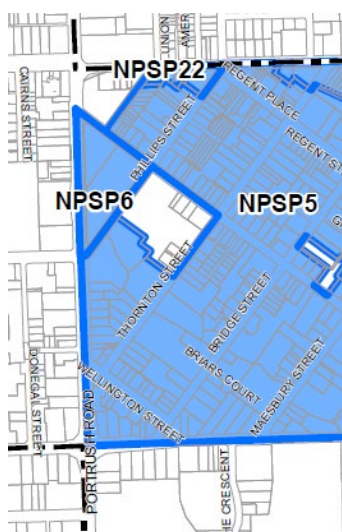
Eras and themes	1838-1860; 1861-1880; 1881-1900; 1901-1915; 1916-1939 Residential urban village
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	larger Victorian-style brick and stone buildings, Federation era brick and stone buildings and bungalow-styled buildings of the post-1918 period.
Building height	<i>[Not stated]</i>
Materials	Pise, stone or brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	The unique diagonal street pattern of Kensington is an important part of its character.

## Kensington 2 Historic Area Statement (NPSP6)

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Eras and themes	Dominant and historic institutional buildings of the St Joseph's Convent
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	St Joseph's Convent buildings
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

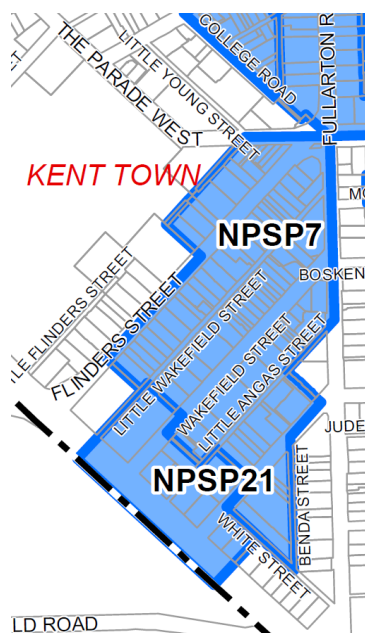


## Kent Town 1 Historic Area Statement (NPSP7)

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Eras and themes	Pre 1890 (Victorian) and 1890-1915 (turn-of-the-century), 1915-1940(bungalows).
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	large-scale Victorian and turn-of-the-century villas set well back from the street frontage in mature garden settings together with other historic buildings including cottages and bungalows.
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

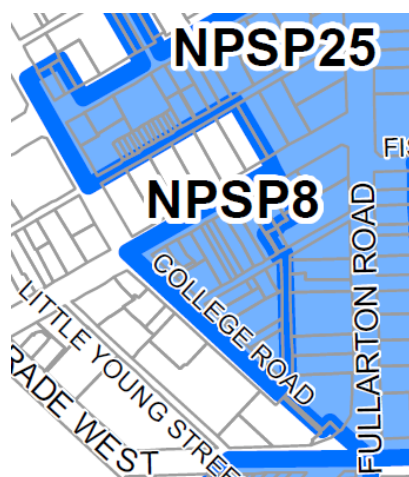


## Kent Town 2 Historic Area Statement (NPSP8)

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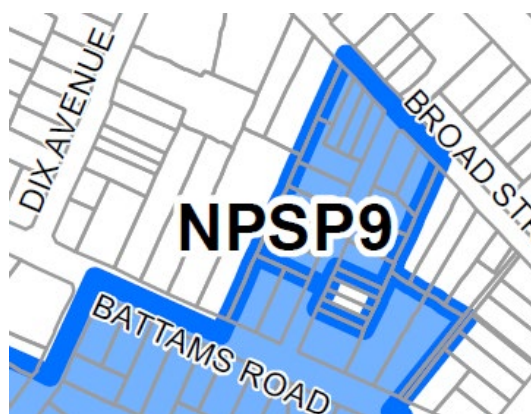
Eras and themes	residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	double and single-fronted cottages
Building height	<i>[Not stated]</i>
Materials	bluestone or sandstone
Fencing	<i>[Not stated]</i>
Setting and public realm features	consistency of front set-backs, in particular, the row of double-fronted houses in Grenfell Street.

## Marden (Broad Street / Pollock Avenue) Historic Area Statement (NPSP9)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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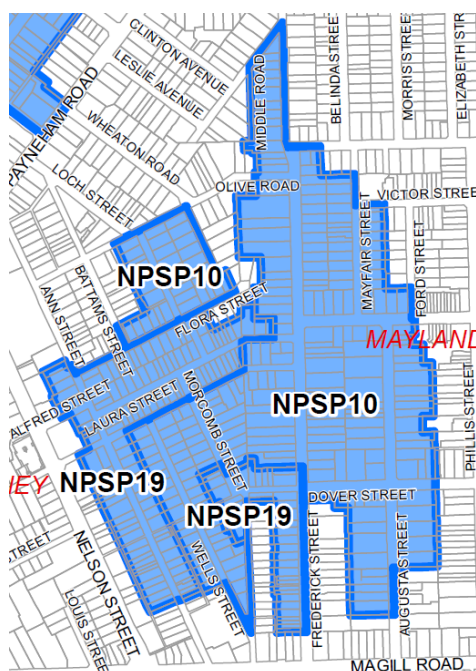
Eras and themes	1910s residential
Allotments and subdivision patterns	detached dwellings of modest proportions, set relatively close to Pollock Avenue mix of detached and semi-detached dwellings on Broad Street.
Architectural features	Features such as the typical bull-nose verandah and gable ends, which are elaborated with strapping or finials
Building height	single-storey
Materials	unpainted stone, corrugated iron roofing materials and joinery
Fencing	fencing that is compatible with the period and style of the dwellings
Setting and public realm features	narrow street width, street plantings and footpath treatments of Pollock Avenue.

## Maylands Historic Area Statement (NPSP10)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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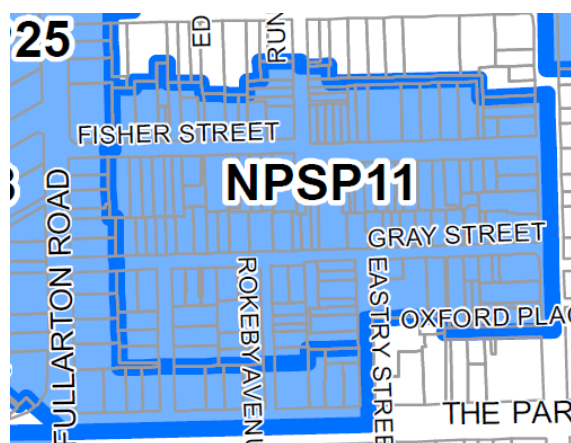
Eras and themes	late 1800s residential and corner shops
Allotments and subdivision patterns	Similar to Stepney area but with greater percentage of larger allotments, with proportionately larger homes
Architectural features	double-fronted detached villas and cottages of modest proportions with substantial established gardens remaining corner shop structures
Building height	single-storey
Materials	sandstone and bluestone
Fencing	compatible with the age and style of the dwelling
Setting and public realm features	Landscaping around a dwelling, particularly in the front garden, is an important design element in this Policy Area as it enhances the dwelling and adds to the appearance and quality of the streetscape. Street trees are present in most of the streets and make a solid contribution to the overall character.

## Norwood 1 Historic Area Statement (NPSP11)

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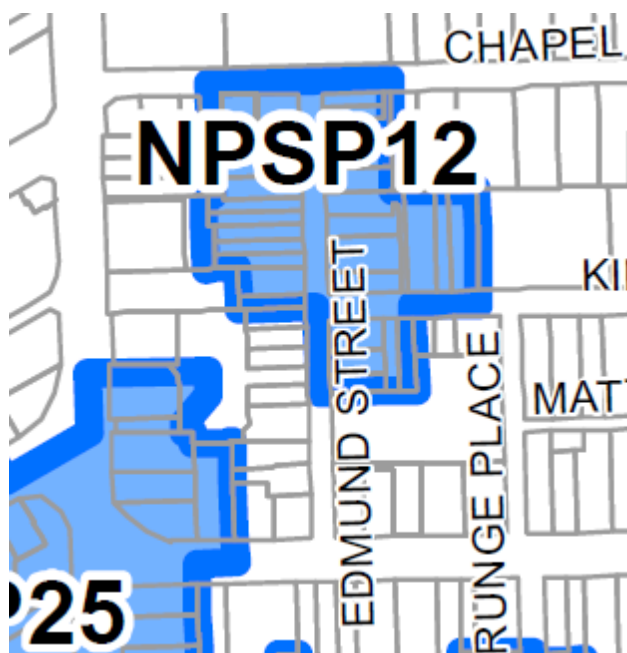
Eras and themes	Late 19th Century residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	single-fronted and double-fronted cottages
Building height	<i>[Not stated]</i>
Materials	bluestone, sandstone, pise or brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

## Norwood 2 Historic Area Statement (NPSP12)

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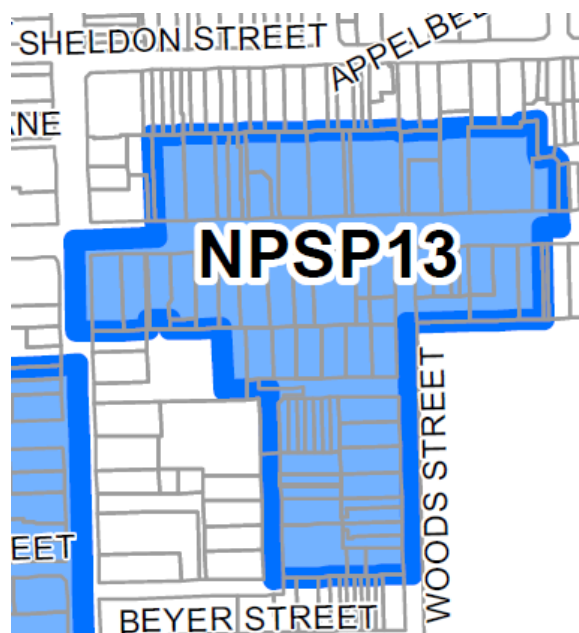
Eras and themes	late 19th Century and turn-of-the-century residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	single-fronted, double-fronted, semi-detached and row cottages limited front and side set-backs
Building height	<i>[Not stated]</i>
Materials	bluestone or sandstone with brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

## Norwood 3 Historic Area Statement (NPSP13)

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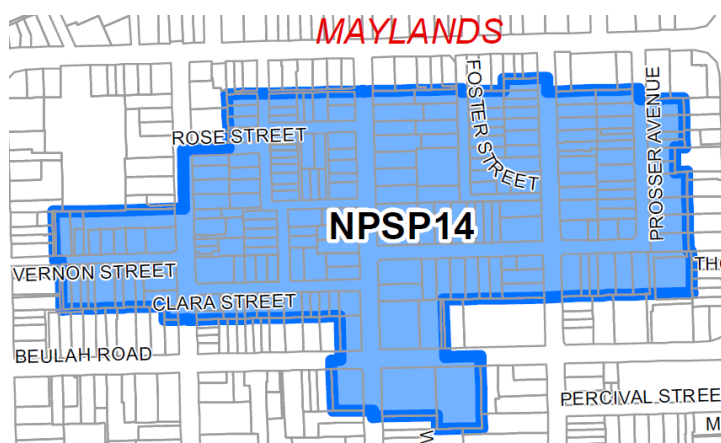
Eras and themes	Pre 1890s (Victorian) and turn-of-the-century residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	villas and double-fronted cottages set-back consistently with landscaped frontages
Building height	<i>[Not stated]</i>
Materials	sandstone or bluestone with brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

## Norwood 4 Historic Area Statement (NPSP14)

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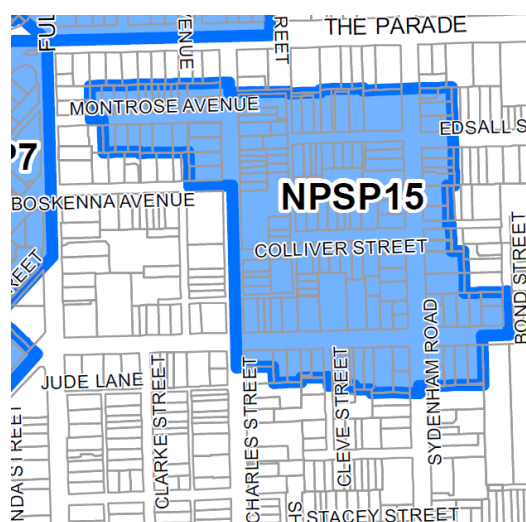
Eras and themes	late 19th Century, early 20th Century and some later period (bungalows) residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	late 19th Century small-scale maisonettes and single and double-fronted cottages (mainly in Moulden, Clara, Bonney, Vernon and Foster Streets), early 20th Century villas (mainly in George and Queen Streets, the western side of Moulden Street and the western end of Prosser Avenue) and some later period bungalows, including Tudor-style bungalows. generally with landscaped frontages
Building height	<i>[Not stated]</i>
Materials	bluestone or sandstone and brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

## Norwood 5 Historic Area Statement (NPSP15)

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Eras and themes	1860 to 1920 Residential and Corner shops
Allotments and subdivision patterns	The consistency of the streetscapes of Willis and Colliver Streets, Montrose Avenue and the western side of Charles Street either side of the intersection with Montrose Avenue. development of a more generous scale which fronts William Street. overall topography relating to the alignment of First Creek through the area.
Architectural features	single-fronted and double-fronted cottages, semi-detached cottages, other semi-detached dwellings, villas of various forms, and a mansion remaining corner shop structures
Building height	<i>[Not stated]</i>
Materials	bluestone or sandstone, often with the side and rear walls of brick or rubble, and incorporating hipped or gable-end roofs of corrugated iron together with verandahs typical of the era in which the respective buildings were constructed
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

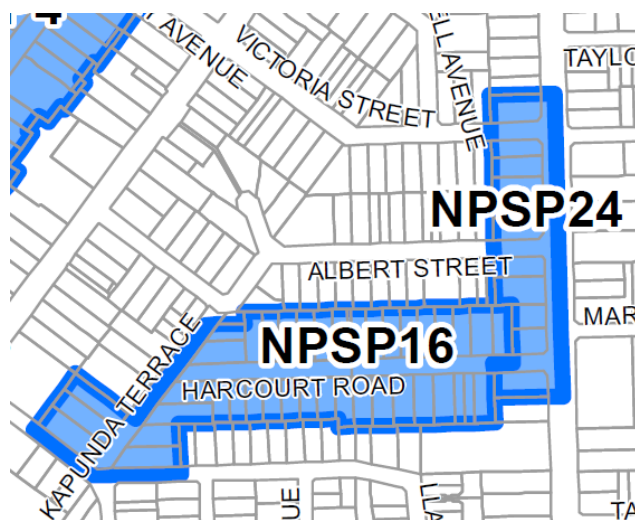


## Payneham (Harcourt Road) Historic Area Statement (NPSP16)

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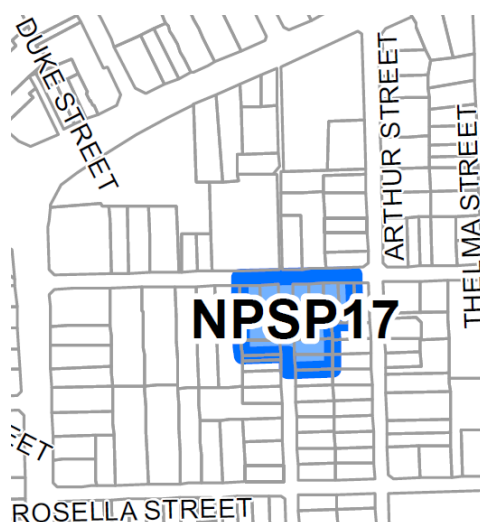
Eras and themes	early 1900s and 1918-30 (State Bank bungalows) residential local shop
Allotments and subdivision patterns	medium sized allotments
Architectural features	1900s architectural housing styles in Harcourt Road State Bank bungalows in Kapunda Terrace. local shop and attached dwelling at the junction of Harcourt Street and Kapunda Terrace original verandahs
Building height	single-storey
Materials	unpainted stone, corrugated iron roofing materials and joinery
Fencing	fencing that is compatible with the age and style of the dwelling
Setting and public realm features	The consistent early tree planting of mature natives species, including Lilly Pillies and Myrtles, particularly along Harcourt Avenue, will continue to define and unify the historic character of this street.

## Payneham (Henry Street/George Street) Historic Area Statement (NPSP17)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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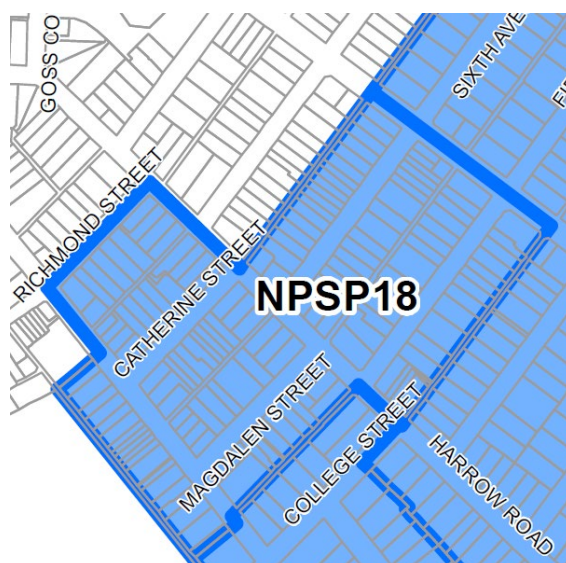
Eras and themes	pre 1890s (Victorian) and 1890s-1910s (Edwardian / Federation) residential
Allotments and subdivision patterns	historic settlement sections of George Street and Henry Street, Payneham closely set on small, narrow fronted allotments and built close to the street with minimal setbacks and separation distances. original verandahs
Architectural features	small Victorian and Edwardian / federation cottages in detached and semi-detached configurations
Building height	Single storey
Materials	unpainted sandstone and bluestone, corrugated iron roofing materials and joinery
Fencing	fencing that is compatible with the dwelling
Setting and public realm features	narrow streets

## St Peters Historic Area Statement (NPSP18)

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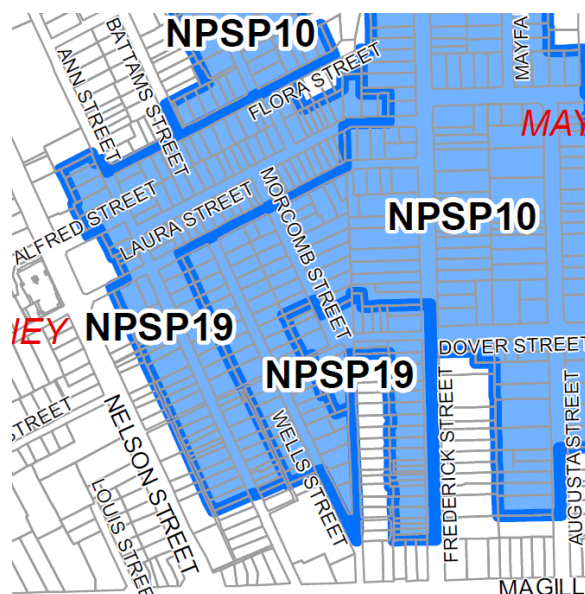
Eras and themes	residential
Allotments and subdivision patterns	<p>mix of close-set, single-fronted cottages on narrow allotments and a range of cottages and villas set on larger allotments with more substantial established gardens, in wide streets, often with rear service lanes</p> <p>In College Park and along Fifth and Sixth Avenue - small to medium sized allotments</p> <p>In this section of First Avenue - modest sized allotments</p>
Architectural features	<p>In College Park and along Fifth and Sixth Avenue - mainly single-storey double-fronted villas and detached dwellings of modest proportions with some single-fronted dwellings</p> <p>In this section of First Avenue - reasonably compact single-fronted, double-fronted, and villa-type dwellings</p>
Building height	single storey
Materials	sandstone and bluestone construction
Fencing	fencing that is compatible with the period and style of the dwelling
Setting and public realm features	<p>In College Park and along Fifth and Sixth Avenue - Reasonably wide streets are characteristic of this area, with significant street planting and fenced front boundaries</p> <p>Rear access lanes</p>

## Stepney Historic Area Statement (NPSP19)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



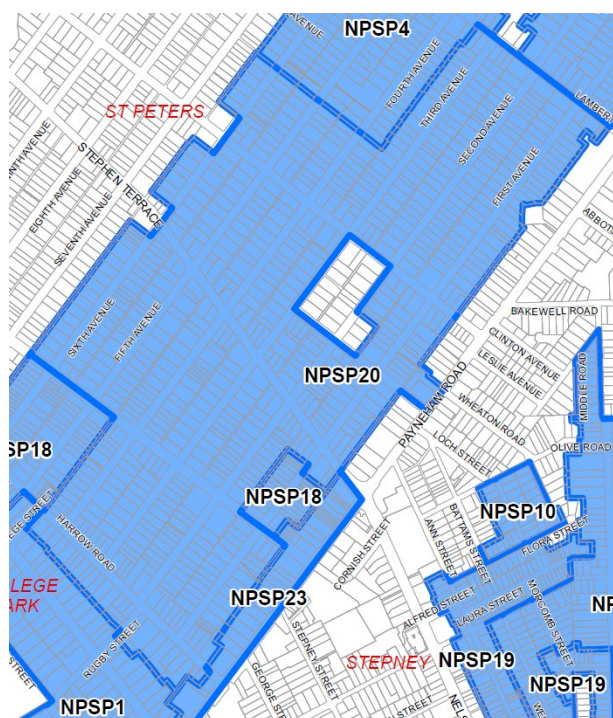
Eras and themes	residential
Allotments and subdivision patterns	intricate pattern of development narrow streets and built on small, narrow-fronted allotments close to the street frontage with minimal setbacks and separation
Architectural features	single and double fronted single storey cottages, in detached, semi-detached and row dwelling configurations, with some modest villas and bungalows.
Building height	[Not stated]
Materials	bluestone and sandstone
Fencing	fencing that is compatible with the period and style of the dwelling
Setting and public realm features	Street trees Rear access lanes

## The Avenues Historic Area Statement (NPSP20)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	late 1870s and 1900, 1900s and the 1920s, and inter-war residential
Allotments and subdivision patterns	regularity of the avenues and the development patterns that have formed around them
Architectural features	<p>In St Peters - regular pattern of large allotments with rear service lanes Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.</p> <p>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions</p> <p>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.</p> <p>Verandahs along the front elevation</p>

	<p>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.</p> <p>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows.</p> <p>Landscaping around a dwelling, particularly in the front garden</p>
Building height	predominantly single-storey
Materials	bluestone or sandstone dressed and coursed
Fencing	fencing that is compatible with the period and style of the dwelling
Setting and public realm features	<p>Wide tree lined streets, with mature street trees</p> <p>Rear access lanes</p>

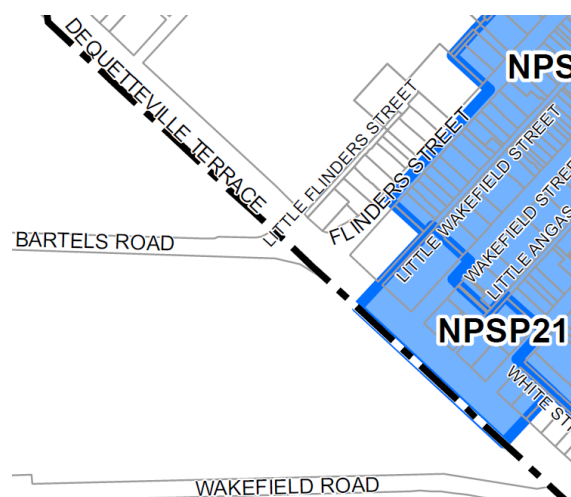


## Dequetteville Terrace Historic Area Statement (NPSP21)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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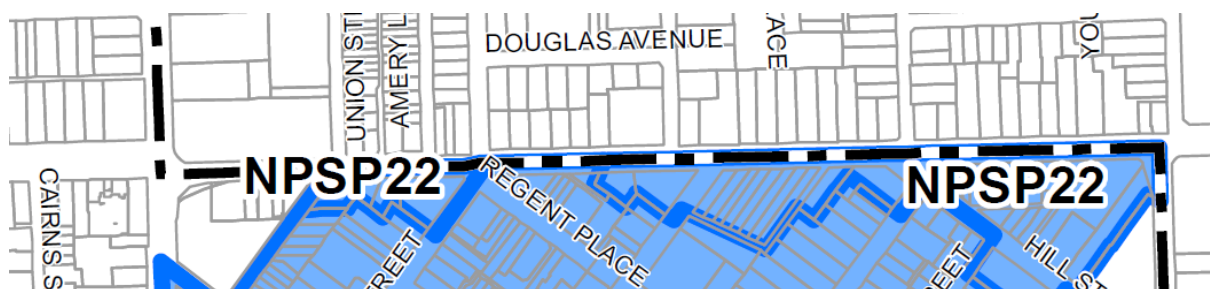
Eras and themes	late 19th Century and early 20th Century residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Grand scale late 19th Century and early 20th Century mansions set well back from the Dequetteville Terrace frontage two detached single-storey buildings (large former dwelling and a bungalow-style dwelling) in established garden settings
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vehicular movement is dominated by Dequetteville Terrace, which provides primary access for delivery, service, visitors and residents' vehicles, in preference to access via the adjoining residential area.

## Kensington (Mixed Use) Historic Area Statement (NPSP22)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Pre 1890s, Victorian and post 1918 period Residential 'Urban village'
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Early buildings of pise, stone or brick construction, larger Victorian-styled brick and stone buildings, Federation era brick and stone buildings bungalow-styled buildings of the post-1918 period
Building height	<i>[Not stated]</i>
Materials	pise, stone or brick construction
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vehicular movement is dominated by The Parade which abuts the northern edge of the policy area. This frontage provides primary access for delivery, service, visitors' and residents' vehicles, in preference to access via the adjoining residential area, except where vehicular access to sites with frontages to Hill Street, Shipsters Road, Bowen Street and Phillips Street is provided from those streets.

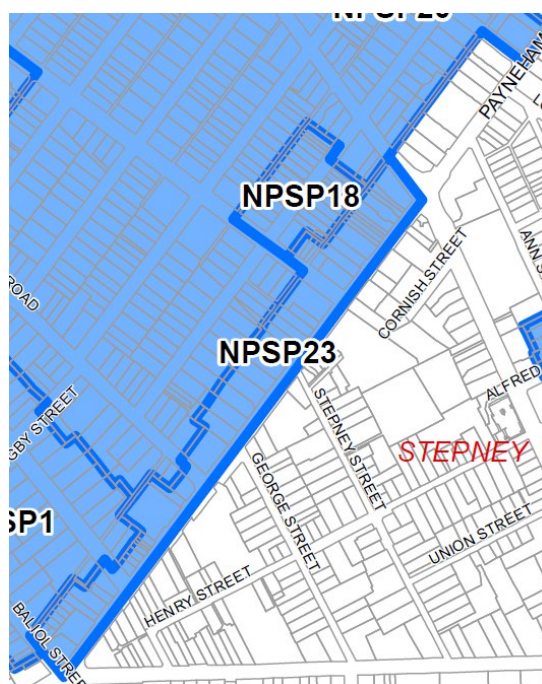


## Payneham Road Historic Area Statement (NPSP23)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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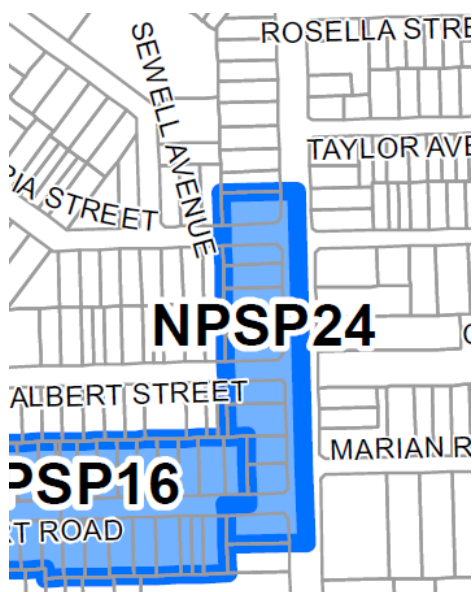
Eras and themes	1870s and 1880s, early 1900s, and post-World War II Commercial - shops, shop/dwellings, civic and institutional buildings
Allotments and subdivision patterns	minimal set back from the Payneham Road frontage
Architectural features	verandahs, façade treatments (including windows and entrances) and parapets.
Building height	Single and two -storey
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Vehicular movement is dominated by Payneham Road, which provides primary access for delivery, service and visitors vehicles.

## Portrush Road Historic Area Statement (NPSP24)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



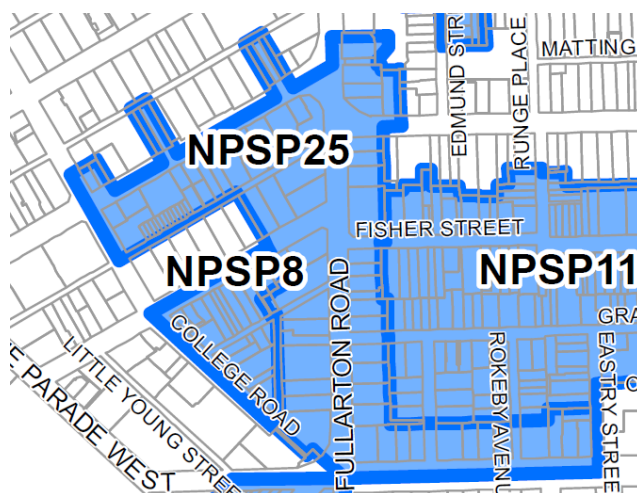
Era and themes	1880s and 1890s residential
Allotments and subdivision patterns	consistent setbacks
Architectural features	verandahs, original openings (ie doors and windows) in external walls, and façade treatments residential character the historically significant Funeral Parlour on Portrush Road, Payneham
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Vehicular movement is dominated by Portrush Road, which provides primary access for delivery, service and visitors vehicles.

## The Parade / Fullarton Road Historic Area Statement (NPSP25)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Pre 1890s (Victorian)
Allotments and subdivision patterns	
Architectural features	Victorian villas, large two storey mansion buildings, double-fronted houses and groups of two storey row houses well established garden settings consistent set-backs. Buildings which address Fullarton Road and The Parade have deep set-backs.
Building height	<i>[Not stated]</i>
Materials	sandstone or bluestone
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vehicular movement is dominated by The Parade, Fullarton Road, Rundle Street and Little Dew Street, which provides primary access for delivery, service, visitors' and residents' vehicles, in preference to access via the adjoining residential areas.

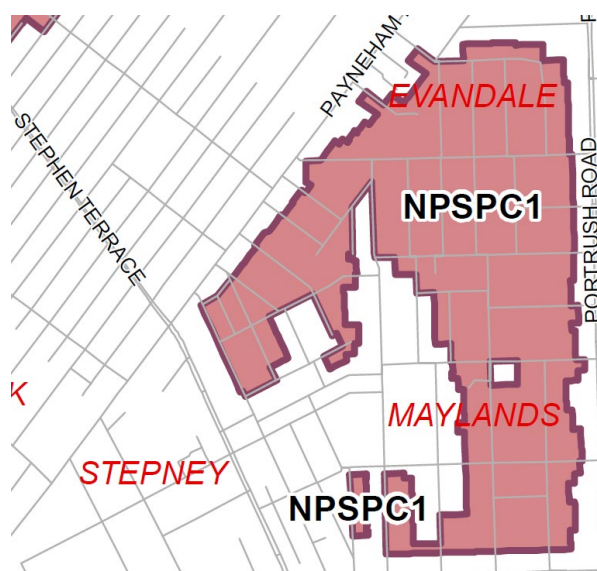
# Character Areas affecting City of Norwood, Payneham and St Peters

## Evandale/Maylands/Stepney Character Area Statement (NPSP-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



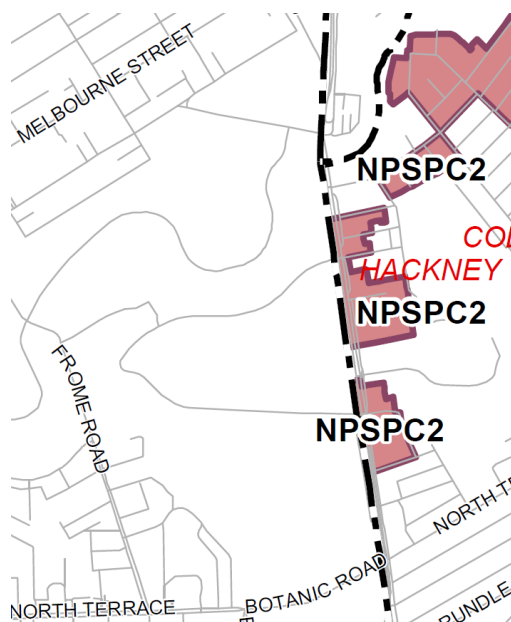
Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	[Not stated]
Building height	Single storey
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	<p>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone</p> <p>Vehicle garaging, driveways and front fences are not dominant streetscape elements</p> <p>in most areas mature street tree plantings provide an overall visual coherence to the streets.</p>

## Hackney Character Area Statement (NPSP-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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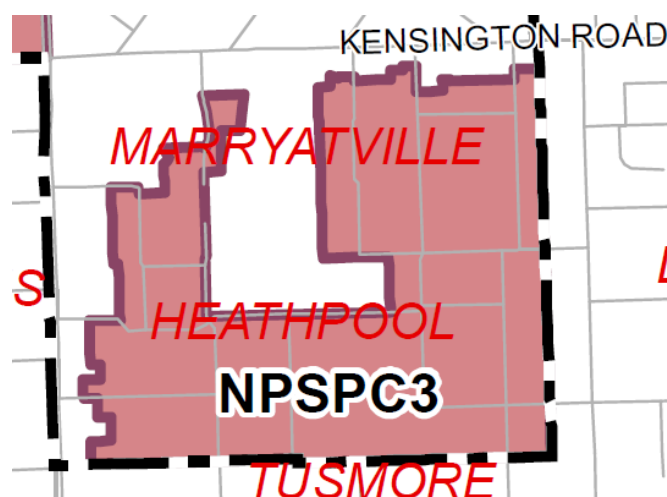
Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone Vehicle garaging, driveways and front fences are not dominant streetscape elements in most areas mature street tree plantings provide an overall visual coherence to the streets.

## Heathpool/Marryatville Character Area Statement (NPSP-C3)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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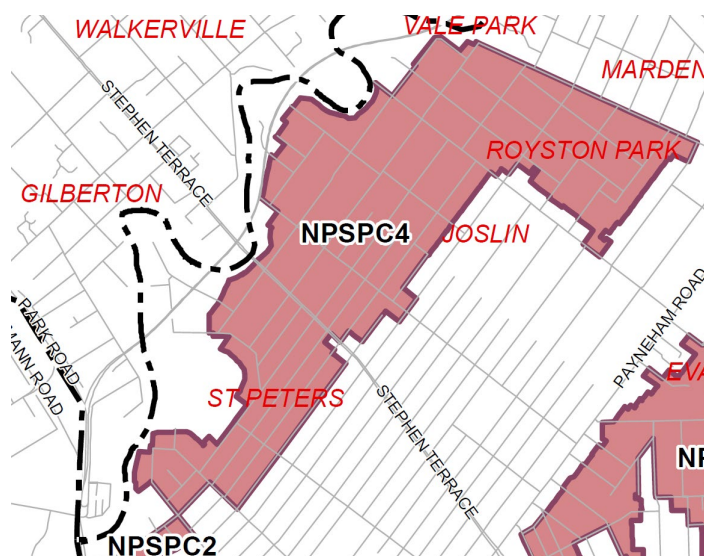
Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<p>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone</p> <p>Vehicle garaging, driveways and front fences are not dominant streetscape elements</p> <p>in most areas mature street tree plantings provide an overall visual coherence to the streets.</p>

## St Peters/Joslin/Royston Park Character Area Statement (NPSP-C4)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone  Vehicle garaging, driveways and front fences are not dominant streetscape elements  in most areas mature street tree plantings provide an overall visual coherence to the streets.

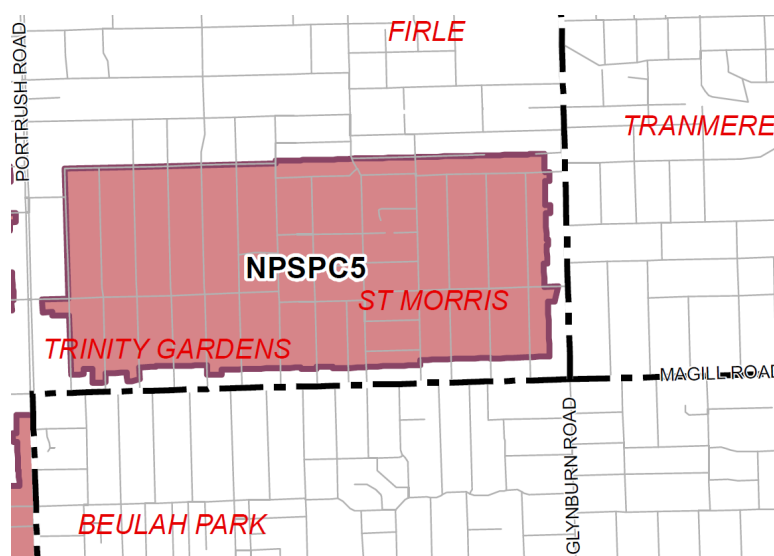


## Trinity Gardens/St Morris Character Area Statement (NPSP-C5)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<p>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone</p> <p>Vehicle garaging, driveways and front fences are not dominant streetscape elements</p> <p>in most areas mature street tree plantings provide an overall visual coherence to the streets.</p>

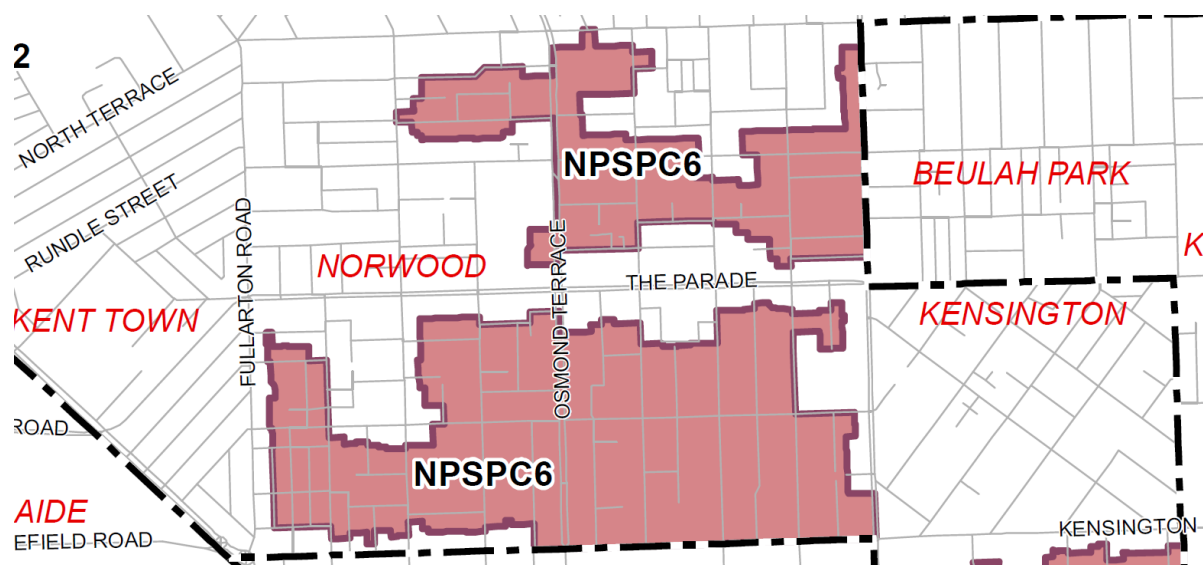


## Residential Character (Norwood) Area Statement (NPSP-C6)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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Eras and themes	residential
Allotments and subdivision patterns	broad mix of allotment sizes and a diversity of residential accommodation options, including affordable housing
Architectural features	<p>pre-1940s dwellings, in particular the roof forms, front verandah treatments, window proportions and the use of different materials and finishes.</p> <p>a mix of housing styles, including workers cottages, bungalows and villas and a variety of post war dwellings, including walk-up flats, townhouses and a range of contemporary detached, attached and group housing styles. This has, over the years, established a broad mix of allotment sizes and provided a diversity of residential accommodation options, including affordable housing.</p>
Building height	Single storey streetscape appearance.
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	distinct rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets

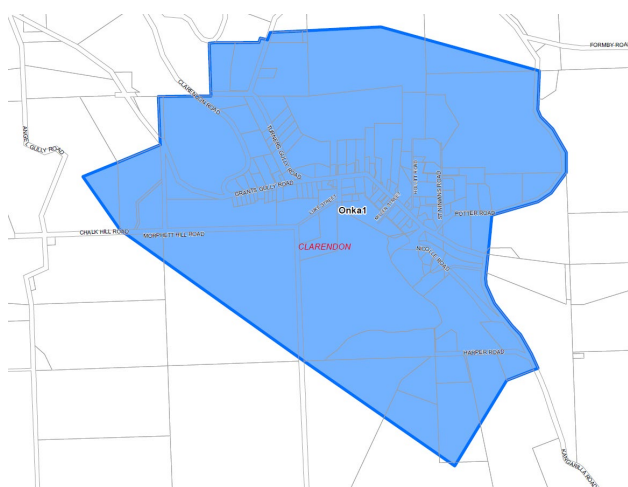
# Historic Areas affecting City of Onkaparinga

## Clarendon Historic Area Statement (Onka1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	<p>1840s - 1890s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Viticulture, Tertiary Industries, Communications, Road Transport, Water Catchment and Supply, Social Services, Religion, Education, Law and Order, Local Government.</p>
Allotments and subdivision patterns	<p>Township allotments set out from the main road (Grants Gully Road) which winds its way along the floor of a valley and Turners Gully Road. Relatively large allotments, typical of a country township. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and rural/country township character.</p> <p>Building frontages are parallel to streets becoming more random out from the centre of the township.</p> <p>Dwellings with frontage to Turners Gully Road and/or Clarendon Road sited on the lower slopes of hillsides or within the valley floor.</p>

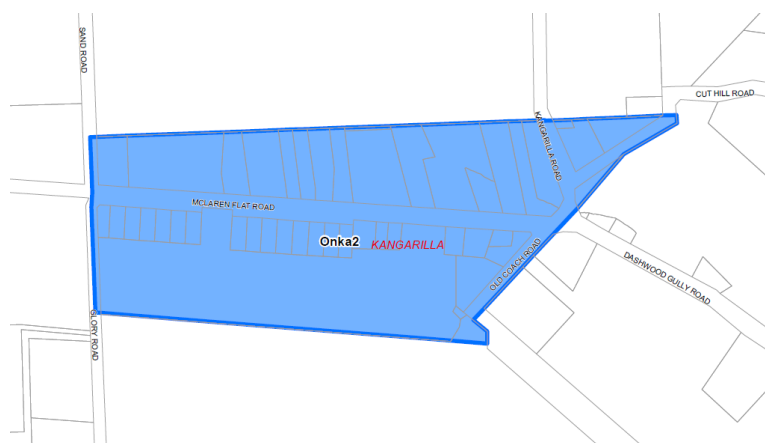
Architectural features	<p>Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences.</p> <p>Agriculture and viticulture related structures such as winery buildings, farmhouses and barns.</p> <p>Public buildings such as police station, courthouse, school, former institute building (hall) with Victorian Gothic and similar styles of the Victorian era. Churches and cemeteries. Hotel, general store and shops. Transport related structures such as bridges.</p> <p>War memorial.</p> <p>Roof types: M – shaped, gable, hipped, concave or straight-pitched veranda, steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods</p> <p>short roof spans</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills</p>
Building height	<p>Predominantly single-storey. Single-storey residential buildings with some two-storey or part two-storey dwellings.</p> <p>Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres.</p> <p>Tall single-storey churches and institutional and public buildings that are generally exceptions and landmarks that punctuate the streetscape and stand out because of their difference in scale.</p>
Materials	<p>Masonry – random rubble, roughly-coursed stone, unpainted local bluestone, sandstone, some with brick or rendered quoin work</p> <p>Roof – slate or corrugated iron</p> <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts</p> <p>Consistent with the materials used in the 1840s-1890s buildings within the township.</p> <p>Unobtrusive, natural colours.</p>
Fencing	<p>Picket fence. Woven wire. Timber post-and-rail or post-and-wire</p> <p>Low (approximately 1.2 metres in height) sandstone rubble. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Setting and public realm features	<p>Lineal township laid out along a narrow valley floor.</p> <p>Township located within a steeply-sided valley and a hillside, rural setting.</p> <p>Narrow streets.</p> <p>The reservoir and the Onkaparinga River.</p> <p>Mature landscape environment where well-established trees and vegetation reinforce the country township character and emphasise the space between buildings.</p> <p>Village or rural township character.</p> <p>Vistas and views into and out of the township are important.</p>

## Kangarilla Historic Area Statement (Onka2)

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Eras and themes	<p>1840s – early 1900s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Tertiary Industries, Communications, Road Transport, Social Services, Religion, Education.</p>
Allotments and subdivision patterns	<p>Concentrated on McLaren Flat Road.</p> <p>Relatively large allotments, typical of country township. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. Sense of space and country township character.</p> <p>Building frontages parallel to streets.</p>
Architectural features	<p>Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences.</p> <p>Agriculture and viticulture related structures such as farmhouses, barns, stables, sheds, outbuildings, winery. Public buildings such as school, post office, hall. Churches and cemeteries. Hotel, general store and shops.</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio.</p> <p>Typically two or more pavilions rather than a single mass.</p> <p>Concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest.</p> <p>Lean-to forms are common and break down bulk and scale.</p>

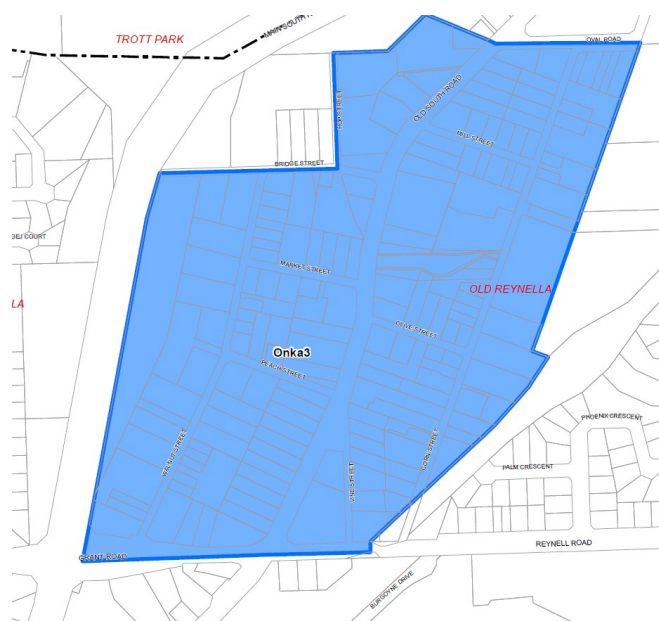
	<p>Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: M – shaped, gable, hipped. Concave, bullnose or straight-pitched veranda. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. short roof spans</p>
Building height	<p>Predominantly single-storey. Single-storey residential buildings with some two-storey or part two-storey dwellings or shop/dwellings. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Tall single-storey churches and institutional and public buildings that are exceptions</p>
Materials	<p>Masonry – random rubble, roughly coursed stone, unpainted local bluestone, sandstone, some with brick or rendered quoin work.</p> <p>Roof - corrugated iron, slate, stringy bark shingles.</p> <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.</p> <p>Consistent with the materials used in the 1840s-1890s buildings within the township.</p>
Fencing	<p>Post-and-rail. Crude picket. Timber post-and-rail or post-and-wire.</p> <p>Low (approximately 1.2 metres in height) sandstone rubble. Original front fences associated with era and style of building, which maintain views of the building from the public realm.</p> <p>Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Setting and public realm features	<p>Positioned at the junction of four main roads. Township confined to small cluster of buildings sited adjacent the major road junction. Presence of reliable creek. Rural township character. Mature landscape environment well-established trees and vegetation emphasise space between buildings. Farmhouses around the township area. Relatively broad road reserves. Informal footpaths and road edges.</p>

## Old Reynella Historic Area Statement (Onka3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	<p>1840s – 1920s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Viticulture, Tertiary Industries, Communications, Road Transport/Coaching routes, Railway Services, Social Services, Religion, Education.</p>
Allotments and subdivision patterns	<p>Varied allotment sizes and pattern within the township.</p>
Architectural features	<p>Symmetrical and asymmetrical cottages with Victorian stylistic influences. Schools, hotel. Transport-related buildings such as horse changing station.</p> <p>Smaller cottages with rectilinear plan form. Low-scale. High solid-to-void ratio. Typically, two or more pavilions rather than a single mass.</p> <p>Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: gable, hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods Short roof spans</p>

Building height	Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks. Historic character punctuated by more recent infill and shopping facilities.
Materials	Masonry – limestone, sandstone (coursed), random rubble, some stucco and rendered finishes. Quoins – rendered, brick. Roof – corrugated iron. Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.
Fencing	Picket fencing. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.
Setting and Public Realm	Narrow residential streets presenting variety in the age and style of buildings. Attractive public open spaces formed around the Field River. Creek line running through the centre of the town.

## Old Noarlunga Historic Area Statement (Onka4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	<p>1840s - 1930s</p> <p>Bungalows and c1920s stage of development</p> <p>Early European survey and settlement in the regional areas around Adelaide; Agriculture, Flour Milling, Tertiary Industries, Communications, Road Transport, Water Transport, Social Services, Religion, Education, Local Government.</p>
Allotments and subdivision patterns	<p>Allotments perpendicular to gently curving roads that follow the line of the adjacent Onkaparinga River. Large allotments with large frontages.</p>
Architectural features	<p>Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian, Federation and Inter-War Bungalow stylistic influences.</p> <p>Public buildings such as school, former post office, former institute building (hall). Churches and cemeteries. Hotel and shops. Former flour mill. Transport-related structures such as bridges.</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p>



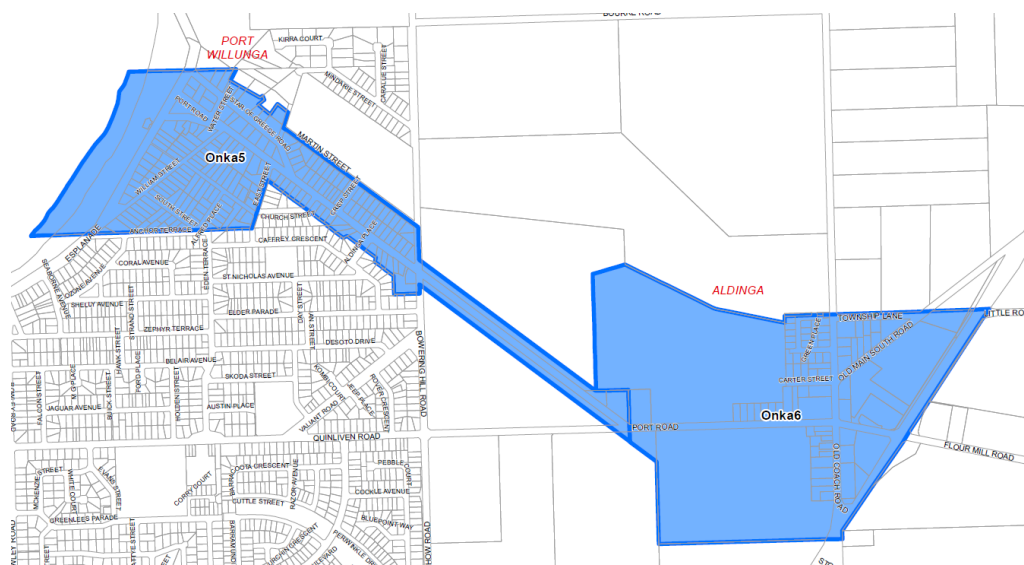
	Roof types: gable. Steeply-pitched, typically 30 to 40 degrees, (slightly lower for bungalows), reflecting traditional architectural styles and building methods. Short roof spans
Building height	Predominantly single-storey, with some 2 storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks.
Materials	Masonry – limestone, sandstone, bluestone – random rubble, some rendered elements Quoins – rendered, brick Roof – corrugated iron, gables with timber strapping Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. Cream, dark green and muted-earth colours.
Fencing	Randomly-laid stone. Post-and-rail. Timber picket. Woven wire Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.
Setting and Public Realm	Sited in a bend of the Onkaparinga River. Enclosed by prominent steep river embankments. Township edges defined by open space and national park. Self-contained village with a strong 'main street' character. Town square (former Market Square). Horseshoe Park.

## Port Willunga Historic Area Statement (Onka5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	<p>1850s - 1930s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Agriculture, Tertiary Industries, Road Transport, Water Transport/Shipping, Social Services, Leisure Pursuits/Holidaymaking.</p>
Allotments and subdivision patterns	<p>Radiating layout from north-easterly point where Mindarie Street meets the original termination of William Street.</p> <p>Traditional grid pattern elsewhere.</p> <p>Based on gridiron pattern.</p> <p>Views of the hills to east down public streets.</p>
Architectural features	<p>Mid-to-late 1800s stone buildings. Informal inter-war holiday and fishing shacks. Post-war holiday houses. Recent dwellings that draw on the traditional form and scale.</p> <p>Informality in the appearance of many buildings arising from additions over time and variety in use of materials. Rectilinear plan form. Low-scale. Typically two or more pavilions rather than a single mass. High solid-to-void ratio. Concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: gable. Hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans.</p>

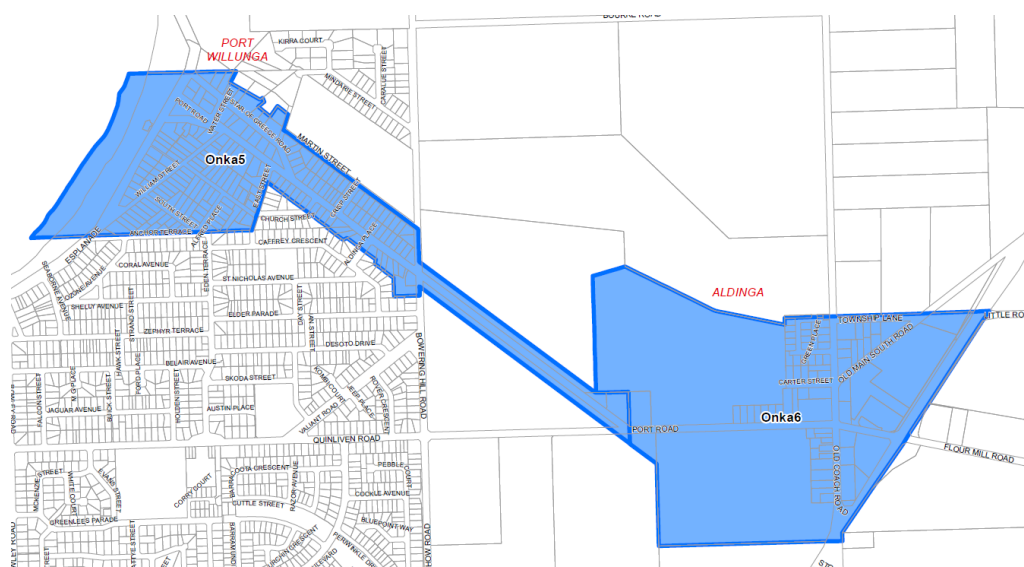
Building height	Predominantly single-storey, some two-storey (but well modulated). Single-storey has typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger former hotel is a landmark.
Materials	Masonry – limestone, sandstone, weatherboard, some rendered masonry – random rubble Quoins – rendered, brick Roof – corrugated iron, slate, dark grey Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.
Fencing	Picket. Post-and-rail. Post-and-wire. Hedges. Randomly-laid limestone up to 1.2 metres high. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.
Setting and public realm features	Established trees – mature Aleppo Pines, Norfolk Island Pines, Casuarinas. Informal streetscapes often lined with established trees and shrubs.

## Aldinga Historic Area Statement (Onka6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	<p>1850s - 1920s</p> <p>Early European survey and settlement in the regional areas around Adelaide; Agriculture, Tertiary Industries, Communications, Road Transport, Social Services, Religion, Leisure Pursuits, Holidaymaking.</p>
Allotments and subdivision patterns	<p>Village centred on the intersection of Old Coach Road and Port Road.</p> <p>Large allotments perpendicular to the roads.</p> <p>Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.</p> <p>Substantial space between buildings.</p> <p>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and rural/country township character.</p> <p>Building frontages are parallel to streets becoming more random out from the centre of the township.</p> <p>Based on gridiron pattern.</p> <p>Views of the hills to the east down public streets.</p>

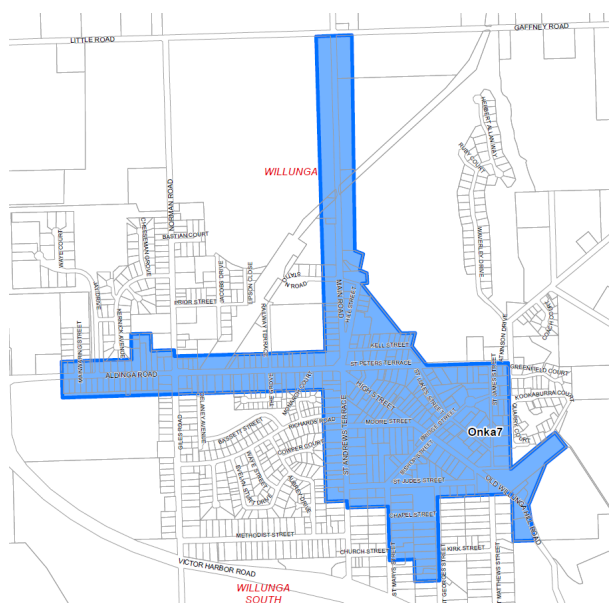
Architectural features	<p>Mid-to-late 1800s stone buildings with Victorian stylistic influences. Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences. Hotel, former Temperance Inn, former Institute building (hall) and church are landmarks.</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: gable, hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans</p>
Building height	Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks.
Materials	<p>Masonry – limestone, sandstone – random rubble</p> <p>Quoins – rendered, brick</p> <p>Roof – corrugated iron, Willunga slate</p> <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts</p>
Fencing	Picket. Post-and-rail. Post-and-wire. Hedges. Randomly-laid limestone up to 1.2 metres high.
Setting and public realm features	Established trees – mature Aleppo Pines, Norfolk Island Pines, Casuarinas.

## Willunga Historic Area Statement (Onka7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Predominantly 1840s – 1900. Early settlement; Agriculture, Slate Quarrying.
Allotments and subdivision patterns	<p>Original subdivision in the late 1830s. Second subdivision of southern part of the township in 1857.</p> <p>Laid out around High Street, the main thoroughfare through the town, which cuts diagonally through the original subdivision.</p> <p>Allotments perpendicular to High Street in centre of township.</p> <p>Grid pattern with allotments perpendicular to streets in southern section of township.</p> <p>Original allotments of around half an acre.</p> <p>Subsequent land division has occurred, but allotments remain relatively large.</p> <p>Early buildings line High street and the road out of Willunga to Aldinga and McLaren Vale.</p> <p>Rectilinear.</p> <p>Buildings aligned parallel to boundaries.</p>

Architectural features	<p>Simple, vernacular cottages. Mid-to-late 1800s stone buildings with Victorian stylistic influences. Double-fronted cottages, villas and asymmetrical cottages with Victorian stylistic influences. Shops and shop/dwellings with Victorian stylistic influences. Churches and cemeteries. Public buildings such as police station, courthouse, school, former post and telegraph office, post office, former Institute building (hall). Three hotels. Transport-related structures such as bridges.</p> <p>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.</p> <p>Roof types: hipped. Gable. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans.</p>
Building height	<p>Variation in the size and sophistication of buildings, from humble cottages to two-storey dwellings and institutional or public buildings. Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres.</p> <p>Smaller vernacular cottages. Hotels, former post and telegraph office, former police station and courthouse and former Institute (hall) are landmarks.</p>
Materials	<p>Masonry – local sandstone, pug-with-lime render, some local brick – random rubble, squared</p> <p>Quoins – stone, rendered, brick</p> <p>Roof – corrugated iron, Willunga slate</p> <p>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts</p> <p>Consistent with the materials used in the 1840s-1900s buildings within the township.</p>
Fencing	<p>Picket. Post-and-rail. Post-and-wire. Slate post-and-wire. Hedges. Randomly-laid stone up to 1.2 metres high. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height.</p>
Setting and public realm features	<p>Commercial and residential buildings indicative of the town's early settlement phase in the mid-1800s. Landmark two-storey buildings in High Street. Range of buildings and uses reflecting the composition of the town's community and enterprise. Town's foothill topography features creek lines. Substantial remnant gum trees. High degree of mature landscaping.</p>

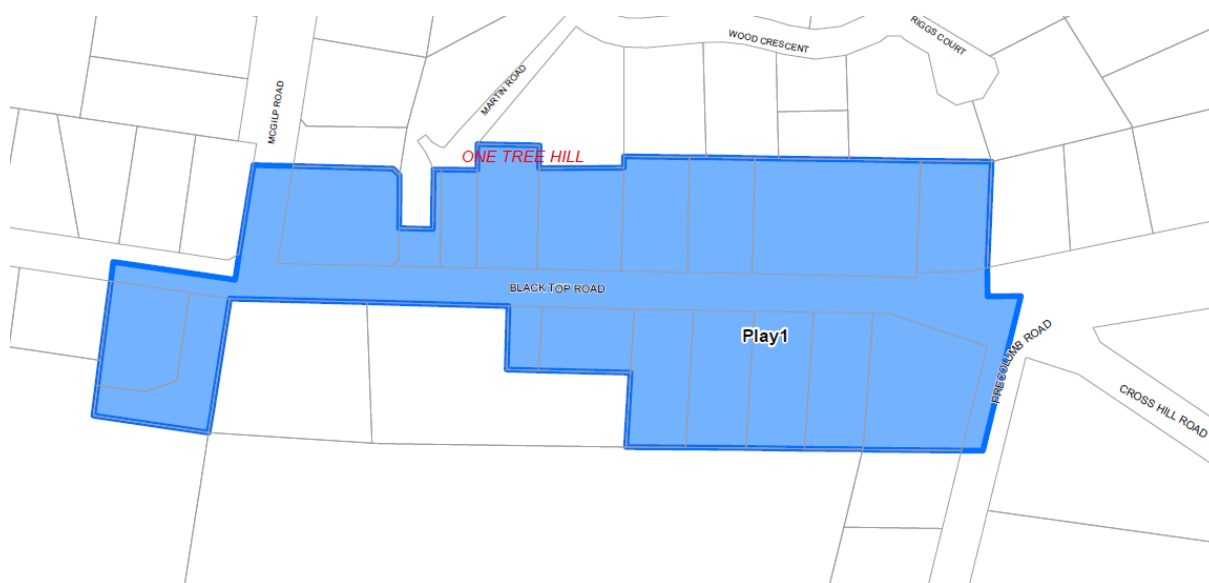
# Historic Areas affecting City of Playford

## One Tree Hill Historic Area Statement (Play1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1860s – Uniting Church & Cemetery, Cottages 1900s – Institute & War Memorial
Allotment size and subdivision patterns	Orderly allotment configuration fronting Black Top Road Varying front setbacks. Generous side setbacks
Architectural features	Early symmetrical cottages of low scale and simple form Institutional/community period buildings featuring simple gable form Rectilinear plan forms. Moderate degree of modulation and articulation Steep roof pitches in the order of 30 to 40 degrees (slightly lower on domestic buildings. Short roof spans. Hip roof forms on domestic buildings. Gable roof form on institutional/community buildings. Short straight pitched verandahs on domestic buildings. Vertical proportions in windows and doors
Building heights	Low scale single storey domestic buildings Single storey institutional/community buildings



Materials	<p>Consistent with the materials used in the 1860s to 1900s period.</p> <p>Institutional/community buildings featuring local stone face, walls unpainted.</p> <p>Private buildings featuring rendered and painted walls</p> <p>Corrugated iron roofing</p> <p>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</p>
Fencing	<p>Fencing associated with the era and style of the building</p> <p>Low open style fencing</p> <p>Low stone fence and iron gate to Uniting Church</p>
Setting and Public Realm	Well established streetscape character, with notable landscaping

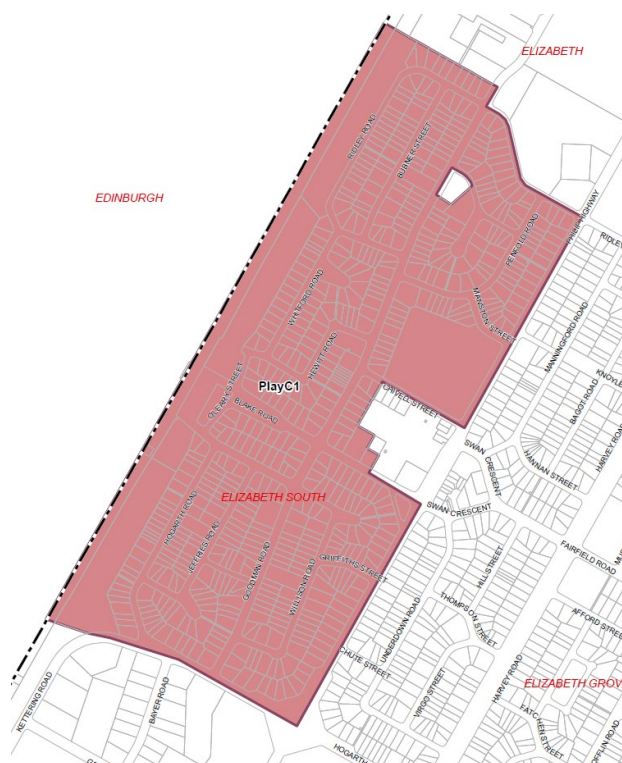
# Character Areas affecting City of Playford

## Elizabeth South Character Area Statement (Play-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Late 1950s to early 1960s
Allotments and subdivision patterns	<p>First stage of the post war planned Garden City north of Adelaide</p> <p>Irregular allotment shapes and a curvilinear street pattern</p> <p>Large proportion of open space as parks and gardens</p> <p>Parks and mature trees in the landscape road reserve make a significant contribution to the character and amenity of the area</p> <p>Rectangular allotment shapes in varying sizes. Some allotments have been amalgamated to make way for residential flat buildings and units.</p> <p>Generally large front setbacks. Side setbacks provide visual spacing between dwellings</p>
Architectural features	<p>Small scale, simplified building forms consistent with South Australian Housing Trust development of the late 1950s early 1960s.</p> <p>Single storey semi-detached and detached buildings. Dwellings being of brick and concrete block construction with varying stylistic treatments.</p> <p>Many dwellings without vehicle garaging.</p>

	Garages, carports and outbuildings, where they exist, are low in scale and simple in form. Rectilinear plan forms. Low scale. Hipped roof forms
Building heights	Predominantly single storey.
Materials	Consistent with the materials used in the late 1950s to early 1960s period. Brick or rendered finishes. Corrugated iron roofing. Consistent, original windows dimensions facing the street. Main entrance incorporated into front elevation.
Fencing	Where fencing exists, it is predominantly in the form of low style open fencing along the primary road frontage. Corrugated iron fencing evident to side and rear boundaries.
Setting and public realm features	Low scale suburban feel, within proximity to the open spaces Strong sense of uniformity of buildings

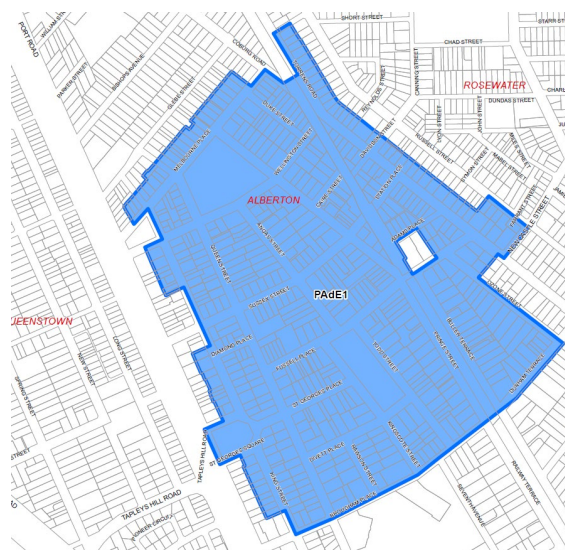
# Historic Areas affecting City of Port Adelaide Enfield

## Alberton / Rosewater Historic Area Statement (PAdE1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1860 – 1950 built development.
Allotments and subdivision pattern	Squares linked by wide streets. Modified grid pattern. Reasonably consistent allotment depths. Varied front setbacks.
Architectural features	Wide range of housing styles including villas, bungalows, cottages, terrace and rows.
Materials	Materials consistent with the style of building and era of its original construction.
Building height	Single storey.
Fencing	Low and/or open consistent with the style and era of construction of the building it is associated with.  Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with 1920s including capped timber palings, post and wire or woven wire fences.
Setting and public realm features	Pockets of important early houses in Queen Street and King Street, dating from the 1860s. Substantial Victorian stone and brick houses grouped around two squares, Company Square and St Patricks Square, with good examples of substantial corner villas. The Alberton station

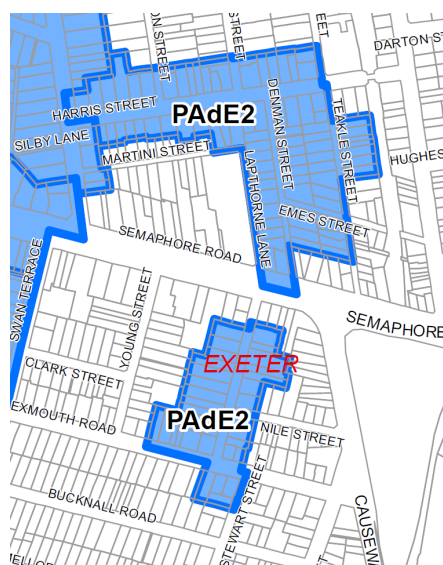
	<p>complex is an important feature in the area and contains the earliest railway station in South Australia and shops of a consistent design. The double line of trees along the railway line that divides the area and the established street trees, particularly, Plane trees, Ash trees, Jacarandas, White Cedars and some mature Canary Island Date Palms make an important contribution to the character of the area.</p>
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## Exeter Historic Area Statement (PAdE2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1860's – 1940's built development
Allotments and subdivision patterns	Grid pattern with narrow north-south running streets with the long axes of allotments running east -west. Allotments fronting Harris St, Exmouth Road and Semaphore Road configured with their long axes running north- south so that buildings address those roads. Generally built close to street with small front setbacks.
Architectural features	Housing styles consisting of cottages, villas, bungalows, terraces and rows.
Materials	Materials consistent with the style of building and era of its original construction.
Building height	Predominately single storey but some scattered two storey.
Fencing	Low and/or open consistent with the style and era of construction of the building it is associated with. Fences associated Victorian and Edwardian houses include pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with the 1920s including capped timber palings, post and wire or woven wire fences.
Setting and public realm features	The early cottages and neighbourhood shops with verandahs extending over the footpath and the Cooperative Building Society in Denman Street provide a reminder of the local village character of this area, catering for the needs of residents whose main means of transport was walking. A collection of intact early buildings characterised by stone and

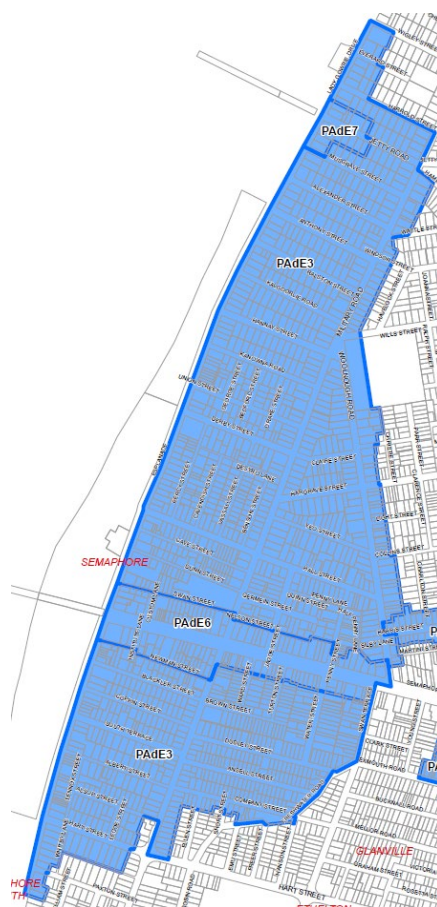
	brick residences, early timber houses and later corrugated iron houses all retaining original detailing. A second small residential pocket on the south side of Semaphore Road which also has a local village character with single storey brick and stone cottages and a two storey hotel and paired terrace.
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## Semaphore / Largs Historic Area Statement (PAde3)

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Eras and themes	1860's – 1940's built development
Allotments and subdivision patterns.	Grid pattern with predominately east-west running streets with the long axes of allotments running north-south. Allotments fronting the Esplanade and Military Road configured with their long axes running east-west so that buildings address these roads. Consistent front setbacks for each street but setbacks varying between streets. Varied allotment sizes.
Architectural features	Wide range of housing styles from all periods of development of Semaphore and Largs including villas, bungalows, workers row cottages, terraces, rows, mansions and tudors. Early timber and masonry houses.
Building height	Predominately single storey but scattered two storey and a small amount of three storey along parts of the Esplanade frontage.



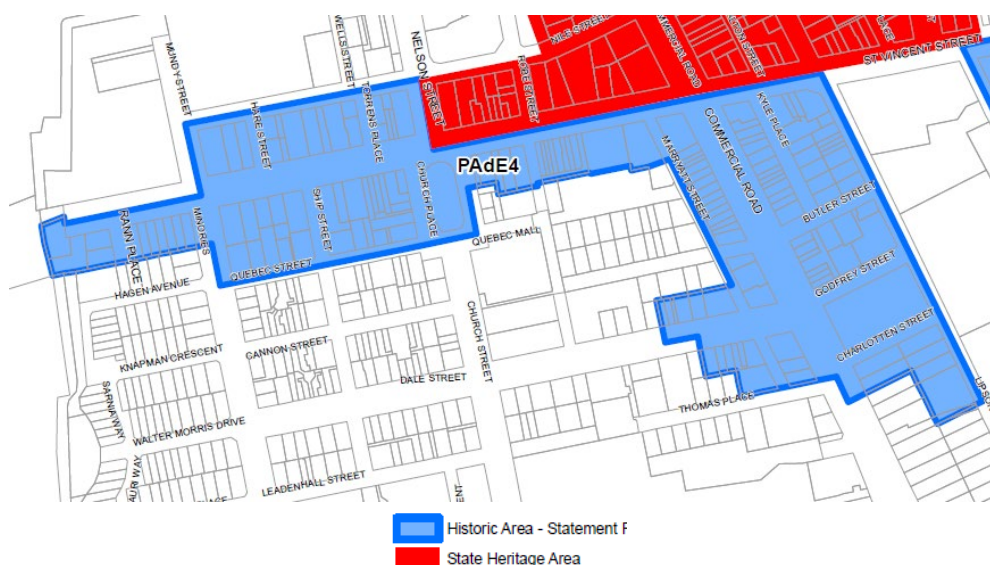
Materials	Materials consistent with the style of building and era of its original construction. Timber and masonry housing.
Fencing	Low and/or open consistent with the style and era of construction of the building it is associated with. Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences.
Setting and public realm features	A continuous run of high quality residential buildings set among mature Norfolk Island Pines along the Esplanade. The low scale of the Esplanade set against the open view of the sea opposite contains individual houses of historical and architectural importance built as seaside residences. An important sub-precinct along Military Road running from Fort Glanville through to Largs containing high quality public and private buildings. A concentration of early houses around Newman Street and Blackler Street associated with the development of Semaphore during the 1860s. Pockets of mature street planting providing important settings for these early houses, particularly along the Esplanade, Union Street, Clare Street, Hall Street and others.

## Mainstreet Historic Area Statement (PAdE4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1850's – 1940's built development.
Allotments and subdivision patterns	Focused around Commercial Road, St Vincent Street, Dale Street and Church Place. Allotments configured with their long axes running perpendicular to these roads. Allotments sizes vary to accommodate retail and commercial uses. Commercial buildings generally built to road frontages.
Architectural features	Commercial buildings featuring a fine grain fabric of small scale tenancies with narrow frontages. The extensive use of balconies and verandahs over footpaths.
Building height	Predominately single and two storey with a small number three and four storey buildings to the east of Commercial Road.
Materials	Materials consistent with the style of building and era of its original construction.
Fencing	<i>[Not stated]</i>
Setting and public realm features	The area is a commercial and retail focus. It acts as a buffer and an approach area to the Port Adelaide State Heritage Area noting that the boundary around the Port Adelaide State Heritage Area is relatively arbitrary and the Main street Policy Area contains some buildings that are of equal significance to buildings within the Port Adelaide State Heritage Area. It features a large number of early buildings, many of which have housed the same continuous functions since the time of their

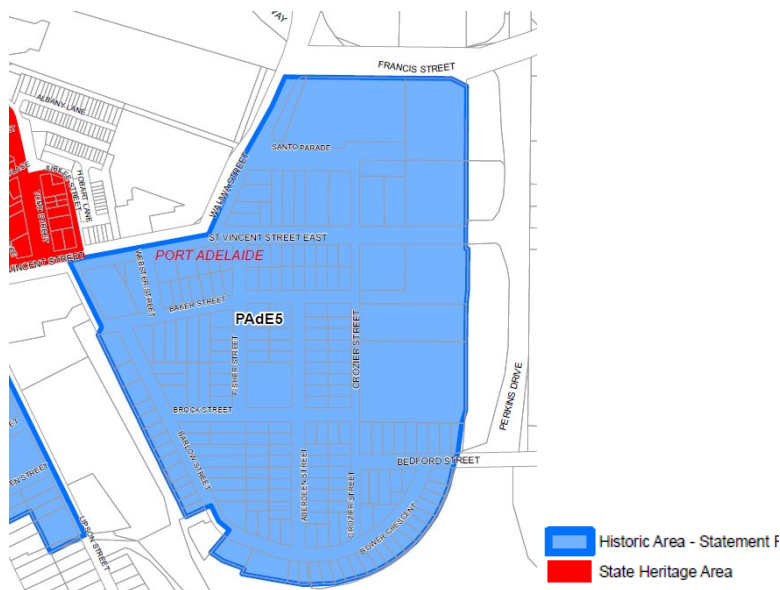
	<p>construction. The State Heritage listed St Paul's Church is a prominent building in the area and provides a land mark along a major view corridor from the Nelson St Bridge. Similarly, the State Heritage listed Uniting Church off Commercial Road is an important landmark and southern gateway to this area. The area contains a number of State Heritage places and many Local Heritage places.</p>
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## Woolstores Historic Area Statement (PAdE5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880's – 1940's built development.
Allotments and subdivision patterns	Modified grid pattern with St Vincent Street and Bedford Street providing the main access roads into and out of this area. The southern and western boundaries of the grid are radiused by Brock Street and Barlow Street. The northern boundary is defined by Santo Parade, the northern side of which was previously an extension of Dock 1 and provided the woolstores with convenient access to cargo vessels. Woolstores and commercial buildings generally built to road frontages. Cottages close to and facing the road frontage. Medium to large allotment sizes.
Architectural features	Large purpose designed woolstores and warehouses featuring strong and robust built forms with parapet walls and saw tooth roofs. Simple, single storey workers cottages.
Building height	Large masonry woolstores buildings ranging from single to four storeys. Single storey former workers cottages.
Materials	Masonry and corrugated iron feature strongly and are key defining materials. Materials consistent with the style of building and era of its original construction.
Fencing	[Not stated]

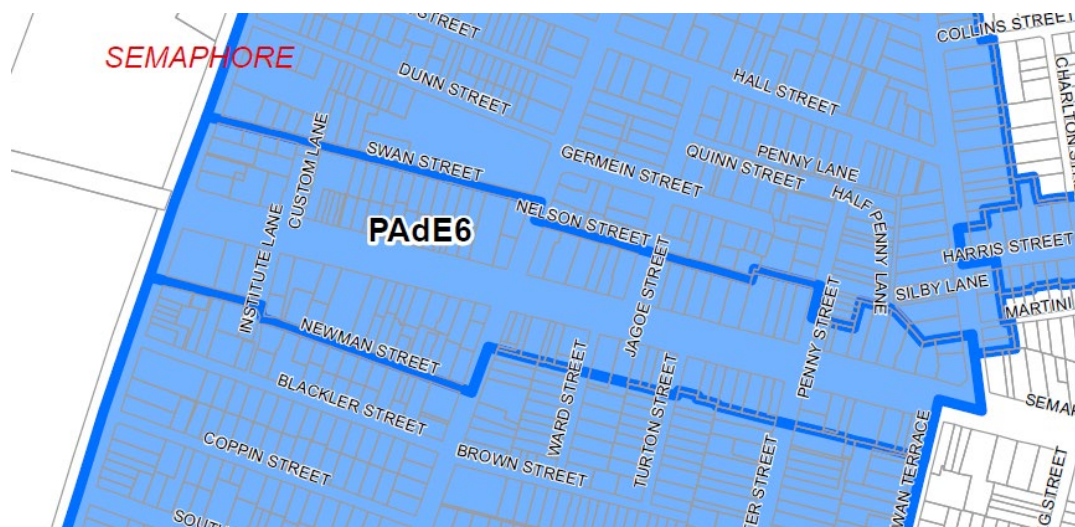
<p>Setting and public realm features</p>	<p>A key characteristic of this area is the compact group of large, well detailed warehouses associated with the wool export trade and located close to the dockside. The woolstores buildings are highly visible and prominent from eastern approaches into the Port Adelaide Regional Centre, particularly from Perkins Drive. The unimpeded visibility and prominence of these buildings is important. The area also contains a collection of primarily corrugated iron houses, mainly located between Aberdeen and Crozier Streets south of Brock Street. Some are identified as Local Heritage Places, dating from 1900 to 1920, which served as worker's housing for the nearby woolstores. These surviving houses are a remnant of a more consistent low scale residential area which contrasted visually with the adjacent imposing woolstores.</p>
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## Semaphore Road Historic Area Statement (PAdE6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1870's – 1920's built development. Semaphore Road developed as a substantial commercial centre after the establishment of a railway line from Port Adelaide to Semaphore Jetty in 1878 and a subsequent increase in residential population in the area requiring goods and services.
Allotments and subdivision pattern	Semaphore Road is a wide east west road that in this area runs from Causeway Road to the Esplanade. Allotments are orientated so that buildings address Semaphore Road. Allotment sizes vary to accommodate a range of retail and commercial uses. Retail and commercial buildings built to and addressing the Semaphore Road frontage.
Architectural features	A variety of Government, institutional and commercial buildings including simple single storey shops with verandahs and parapet walls. Many of these shops retain post-supported verandahs over the footpath. There are pockets of well-preserved historic residential development featuring mansions, villas and cottages.
Building height	Predominately single storey and two storey.
Materials	Materials consistent with the style of building and era of its original construction.

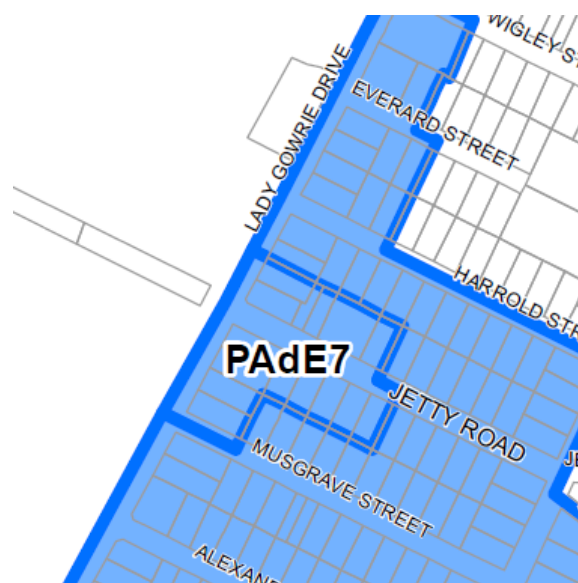
Fencing	<p>None for retail and commercial buildings.</p> <p>Low and/or open consistent with the style and era of construction of the building it is associated with.</p> <p>Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms.</p>
Setting and public realm features	<p>A popular main street that links Semaphore and Port Adelaide and provides a pleasant environment for both seaside holiday makers and residents.</p> <p>The seaward end of Semaphore Road retains strong evidence of Semaphore's original function as a transport and communications station for the early South Australian colony from 1850 onwards. The Time Ball Tower, Customs Boarding Station and the early Post Office building remain as an indication of these early services. The development of the Semaphore Town Hall, now the Library, and the RSL Hall continued the provision of community facilities, and these developed in association with the commercial areas of Semaphore road further to the east. This area is an important reminder of Semaphore's early prominence in the development of Port Adelaide and the State.</p> <p>A generous public foreshore provides a popular recreation area and the backdrop and view to the western end of Semaphore Road.</p> <p>The road is wide and features pedestrian areas, paving, upper canopy trees and low lying shrubs located in the median and verge, seating and public art. It is a well-established retail and commercial area that provides cafes, restaurants, shops, hotels, churches, a cinema and a range of other facilities.</p> <p>Many well maintained commercial and residential buildings from the 1880s to the 1920s remain in the area. There are many Local Heritage listed places along the length of the road and a number of State Heritage listed places in the western portion of the area.</p>

## Jetty Road Historic Area Statement (PAdE7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1870's – 1920's built development. The first subdivision of Largs was in 1873. The Largs Bay Land and Investment Company formed in 1881, constructed the jetty and built the Largs Pier Hotel by December of 1882.
Allotments and subdivision patterns	Allotments are orientated so that buildings have frontages to and address Jetty Road and the Esplanade. Generous rectangular allotments with wide frontages. Retail and commercial buildings built to and addressing road frontages.
Building height	Single storey and two storey except at the Jetty Road / Esplanade intersection where development is three storey.
Architectural features	A mix of architectural styles including simple, single storey shops with over footpath verandahs and parapet walls and a double storey terrace with residential development over ground floor shops.
Materials	Materials consistent with the style of building and era of its original construction.
Fencing	None for retail and commercial buildings.
Setting and public realm	Located at the seaward end of Jetty Road, this area has strong links to the foreshore and beach and is a popular area for local residents and visitors.  The State Heritage listed Largs Pier Hotel of Victorian (Italianate) architecture is a landmark building. Defining the corner of the Esplanade



	<p>and Jetty Road, the Hotel, with its arcaded facades presents a prominent entry to this area.</p> <p>The area also contains other early commercial and residential buildings including a former Post Office, two storey shops, and early housing. The latter includes a row of double storey terraces with small scale residential development located above shops.</p>
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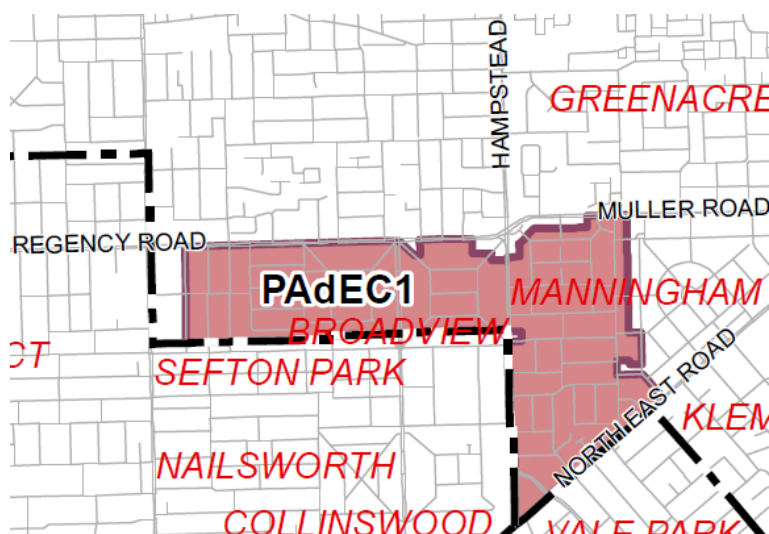
# Character Areas affecting City of Port Adelaide Enfield

## Enfield Character Area Statement (PAdEC1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and Themes	1900's – 1950's built development
Allotments and subdivision patterns	"Garden suburb" street pattern and modified grid. Generous allotment sizes with wide frontages and substantial rear gardens. Consistent front set-backs.
Architectural features	<p>The area is large and features a wide variety of housing styles including bungalows, villas, tudors, art deco, inter-war, cottages and mansions generally built before the 1940's.</p> <p>There is also a significant stock of quality dwellings built between 1940 and 1950 that augment the pre 1940's dwellings and make an important contribution to the character of the area.</p> <p>There is a notable concentration of bungalows in the western portion of the area and this style is a defining feature in this part of the area.</p>
Building Height	Single storey.
Materials	Materials consistent with the style of building and era of its original construction.
Fencing	<p>Low and/or open consistent with the style and era of construction of the building it is associated with.</p> <p>Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms.</p>

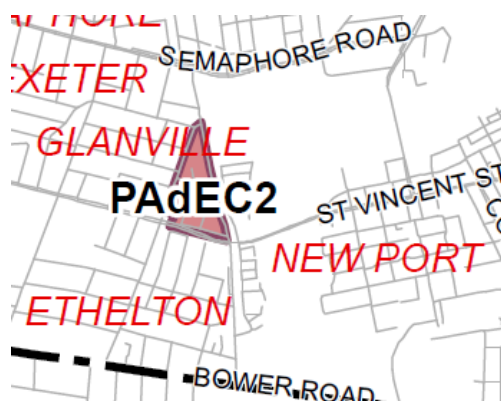
	Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences.
Setting and Public Realm	<p>The 1920's street pattern in this area is distinctive and reflects the garden suburb approach to town planning and subdivision.</p> <p>It results in wide nature strips and reserves that together with mature, well landscaped gardens create road verges which contribute to an open and high quality residential character.</p>

## Glanville (East of Carlisle) Character Area Statement (PAdE-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



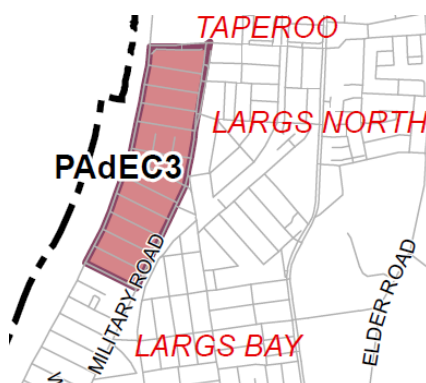
Eras and theme	1860's – 1920's built development
Allotments and subdivision patterns.	The allotment pattern is shaped to accommodate the alignments of Carlisle Street and Causeway Road. Small allotment sizes with narrow frontages. Dwellings are built close to streets.
Architectural features	Housing styles include cottages, villas, inter-war and bungalows with cottages being the predominant and key defining feature in the area.
Building Height	Single storey.
Materials	Materials consistent with the style of building and era of its original construction.
Fencing	Low and/or open consistent with the style and era of construction of the building it is associated with.  Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences.
Setting and Public Realm	The area is nestled in to the north west of the Jervois Street bridge and contains many old workers' cottages. These are particularly prevalent in the area bound by Sutherland Street, Connor Street, Hart Street and Carlisle Street.  The area's simple low rise housing is strongly counterpointed by the modern, multi -storey Port Adelaide waterfront development to the east of the Outer Harbour rail line and provides an important representation of the early settlement and historical development of Port Adelaide.

## Largs / Largs North Character Area Statement (PAdE-C3)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	1900's – 1960's built development
Allotments and subdivision pattern.	Grid pattern with predominately east -west running streets with the long axes of allotments running north-south. Allotments fronting Lady Gowrie Drive and Military Road configured with their long axes running east-west so that buildings address these roads. A high degree of consistency in front setbacks. Regular and generous rectangular allotments with wide frontages.
Architectural features	Wide range of housing styles including bungalows, villas, inter-war, tudors, cottages and art deco. There is a strong concentration of pre 1940s built form.
Building Height	Predominately single storey but some two storey along parts of the Lady Gowrie Drive frontage.
Materials	Materials consistent with the style of building and era of its original construction.
Fencing	Low and/or open consistent with the style and era of construction of the building it is associated with. Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences. Original hedges retained, restored and where appropriate, extended, (utilizing the same species of planting currently in existence) as an alternative to constructed fences.

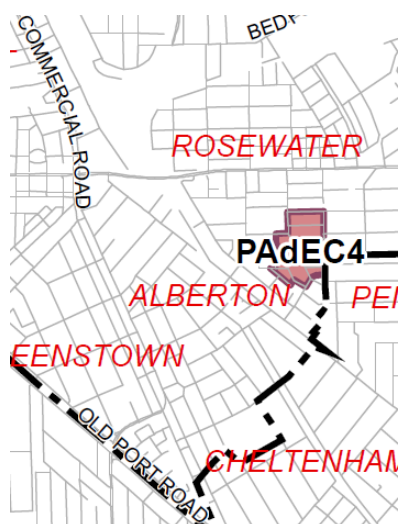
Setting and Public Realm	<p>The southern boundary of this area adjoins the Semaphore/Largs Historic Area. It abuts the coast and contains a significant number of dwellings built during the period from 1915-1940.</p> <p>It has a strong relationship with the coast and features tree lined streets with footpaths on both sides that provide vistas and ready walking access to the foreshore and beach.</p> <p>Wide allotment frontages with generous spacing between driveways make a significant contribution to the walkability of these footpaths and the character of the area.</p> <p>An imposing stand of Norfolk Island pines along Lady Gowrie Drive is a key feature of the area.</p>
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## Rosewater Character Area Statement (PAdE-C4)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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Eras and themes	1900's – 1940's built development
Allotments and subdivision patterns	Grid pattern distorted by the alignment of Newcastle Street. Small allotments with narrow frontages. Front setbacks are consistent on a street by street basis
Architectural features	A variety of housing styles but cottages, villas and bungalows are the principle styles.
Building height	Single storey.
Materials	Materials of existing buildings retained where practicable and missing elements reinstated consistent with the style of building and era of its original construction.
Fencing	Low and/or open consistent with the style and era of construction of the building it is associated with. Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences.
Setting and Public Realm	Newcastle Street is a well landscaped road that provides the main access into this area. It features well established avenue tree planting that includes plane trees and jacarandas. Simple, single storey, historic detached dwellings built on allotments with consistent widths laid out in a grid pattern, and the adjacent Mt Carmel school and the reserve to the north west, combine to establish a country town like character.

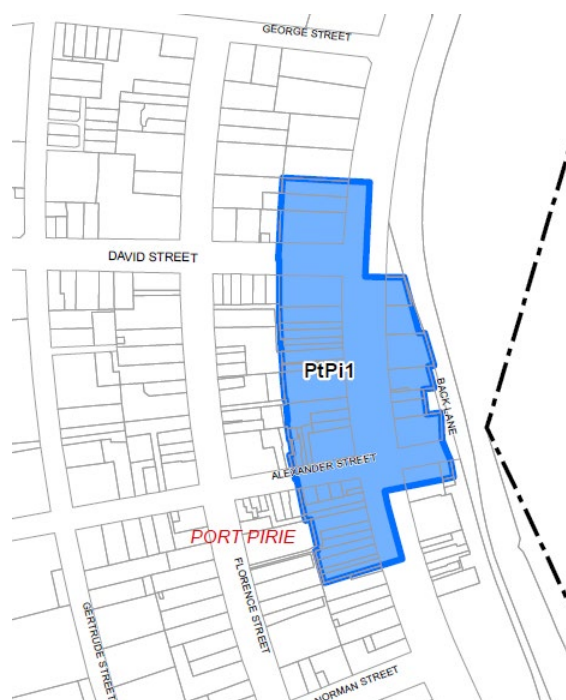
# Historic Areas affecting Port Pirie Regional Council

## Port Pirie Historic Area Statement (PtPi1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Integral part of the Port Pirie Regional Centre. 19th and early 20th century.
Allotments and subdivision patterns	Buildings on Ellen Street and Alexander Street built to the allotment boundary. Traditional allotment pattern, frontages and widths
Architectural features	Traditional designs, roof forms and building features such as verandas, awnings and balconies.
Building height	One and two storeys
Materials	Original or otherwise complementary materials, colours and finishes.
Fencing	Front fences and gates associated with traditional period, style and form of the building, up to 1.2 m in height.
Setting and public realm features	The distinctive historic character is created and enhanced by the interaction between built form, spaces, plantings and general street pattern within the area.



## Crystal Brook Historic Area Statement (PtPi2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Integral part of Crystal Brook Town Centre
Allotments and subdivision patterns	Traditional allotment pattern, frontages and widths
Architectural features	Traditional designs, roof forms and building features such as verandas, awnings and balconies.
Building height	Predominantly single storey with two storey structures in suitable locations.
Materials	Original or otherwise complementary materials, colours and finishes.
Fencing	Front fences and gates associated with traditional period, style and form of the building, up to 1.2 m in height.
Setting and public realm features	The distinctive historic character is created and enhanced by the interaction between built form, spaces, plantings and general street pattern within the area.

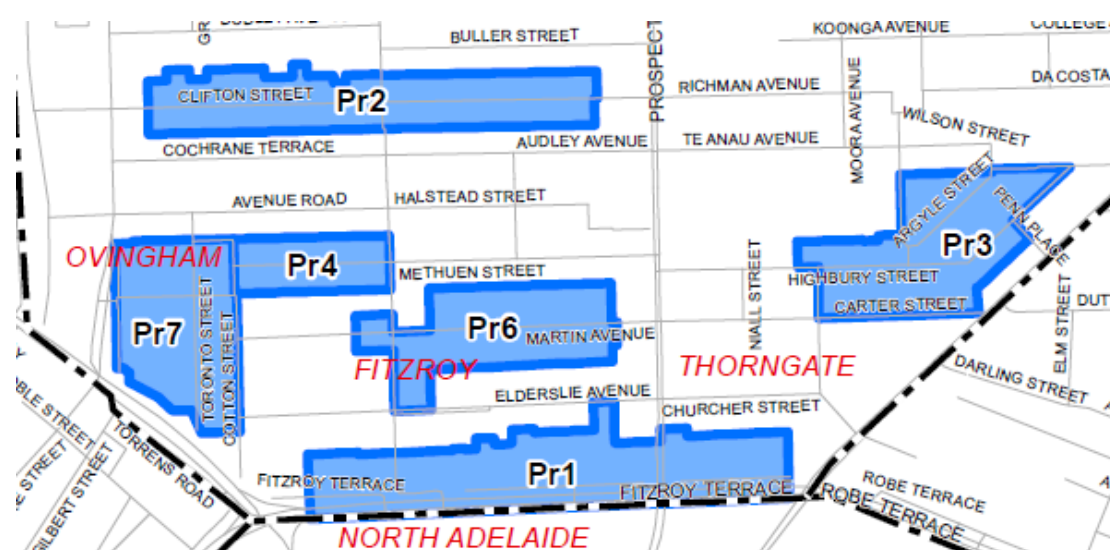
# Historic Areas affecting City of Prospect

## Fitzroy Terrace Historic Area Statement (Pr1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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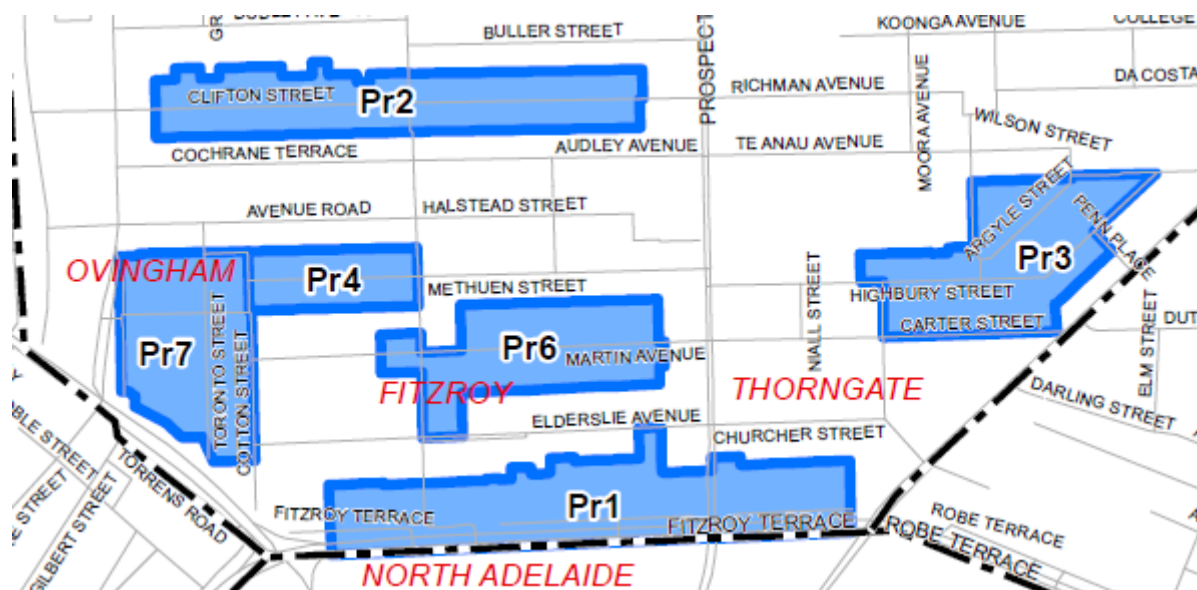
Eras and themes	Late 19th and Early 20th century mansion style housing.
Allotments and subdivision patterns	Very large spacious allotments with wide frontages Sizable setbacks from all boundaries with sizable spaces between buildings. The established pattern of buildings sited away from allotment boundaries makes a significant contribution to the character.
Architectural features	Very large mansion style dwellings. Additions to the rear or side of dwellings. Range of designs with homogeneity derived from decorative front facades, pitched roofs, brick chimneys & front verandahs and building placement on allotments.
Building height	Up to 2 storeys.
Materials	Variety of materials and colour finishes with additional detailing around windows, doors and edges of walls.
Fencing	Low open style (to 1.2 metres high). Fencing that associated with the period and style of the dwelling
Setting and public realm features	Substantial well landscaped gardens with front yards that complement the style of the dwelling. Landscaping around dwellings.

## Clifton Street Historic Area Statement (Pr2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Late 1870s, late 19th housing for middle class home buyers
Allotments and subdivision patterns	Original subdivisions of 1881, 1882 and larger allotments of 1894-95 at western end of street. Consistent, large front setbacks. Large and small asymmetrical side setbacks to dwellings. The set-back and pattern of coverage creates a notable streetscape with vistas and views towards the west.
Architectural Features	Consistent front verandahs with highly decorative cast iron and timber trim, hipped and gabled pitched roofs and brick chimneys. 1880s-1890s residential designs along Clifton Street reflecting speculative subdivision. Double fronted cottages with central gable feature and front steps to raised finished floor levels to respond to the falling topography to the west.
Building height	Single storey, moderate residential scale. Essentially single storey residences which take advantage of the sloping topography to the west.
Materials	Stone walls and limited external colour palette with detailing around windows, doors and edges of walls.
Fencing	Low open style (to 1.2 metres high) with mainly masonry and iron materials.

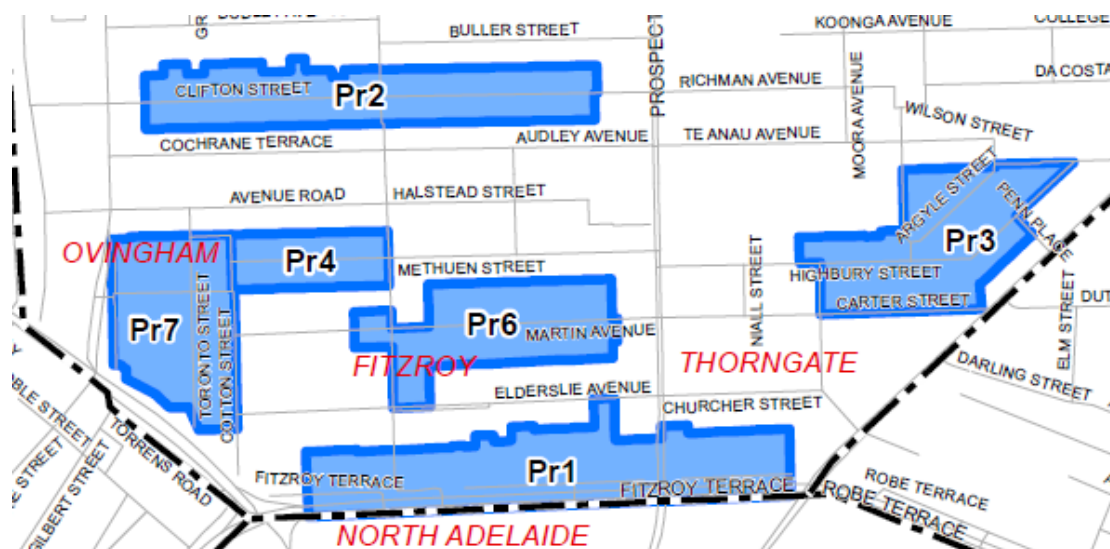
Setting and public realm features	<p>Homogenous streetscape of houses and associated buildings.</p> <p>Substantial well landscaped gardens with front yards that complement the style of the dwelling.</p> <p>Narrow verge with mature street trees.</p>
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## Little Adelaide Historic Area Statement (Pr3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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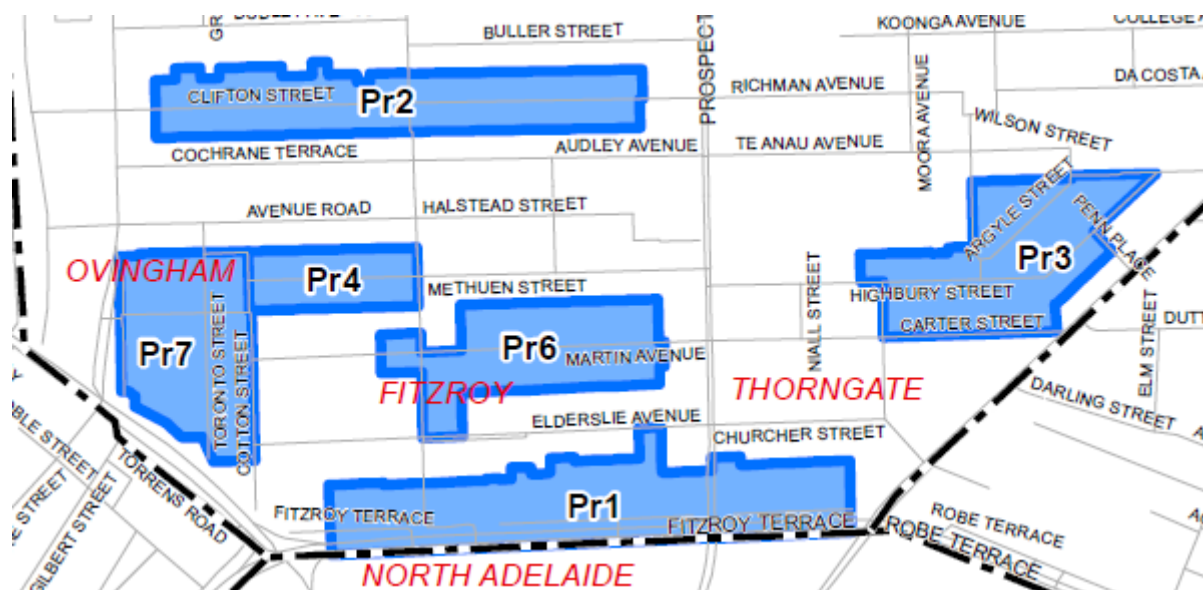
Eras and themes	Little Adelaide Village formed in late 1839.
Allotments and subdivision patterns	Is centred on a triangle created by Main North Road, Carter Street, Highbury Street and Argyle Street. Narrow allotments of varying widths and narrow streets Small setbacks from all boundaries with compact spaces between buildings.
Architectural features	Coherent pattern of small cottages with common features including pitched roofs, brick chimneys & front verandahs. Single fronted and attached cottages are predominant, mainly from 1870-1890s. The village retains a church, corner shops (former) and other buildings typical of early village settlement.
Building height	Single storey. Compact small single fronted and attached cottages.
Materials	Stone walls and limited external colour palette with detailing around windows, doors and edges of walls. Corrugated iron roofs.
Fencing	Low open style (to 1.2 metres high). Fencing associated with the period and style of the dwelling.
Setting and public realm features	Small front yards and limited space between buildings. Public realm characterised by narrow street and verge with limited room for landscaping. Village atmosphere.

## Whinham Street Historic Area Statement (Pr4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Late 19th century villas
Allotments and subdivision patterns	Regular subdivision pattern. Consistent moderate street setbacks. Large and small asymmetrical side setbacks to dwellings.
Architectural features	Consistent front verandahs with highly decorative cast iron and timber trim, hipped and gabled pitched roofs and brick chimneys. 19th century villas with face stone walls and gable ends, verandahs with cast iron or timber trim, steeply pitched corrugated iron roofs and elaborate rendered trim to window surround.
Building height	Single storey, moderate residential scale. Additions at the rear or side dwellings.
Materials	Bluestone walls and limited external colour palette with detailing around windows, doors and edges of walls.
Fencing	Low open style (to 1.2 metres high). Masonry and iron. Fencing associated with the period and style of the dwelling.
Setting and public realm features	Substantial well landscaped gardens with front yards that complement the style of the dwelling. Narrow verge with mature street trees. Relative lack of high, solid fencing enables the principal elevation of the homes to be visible from the public realm.

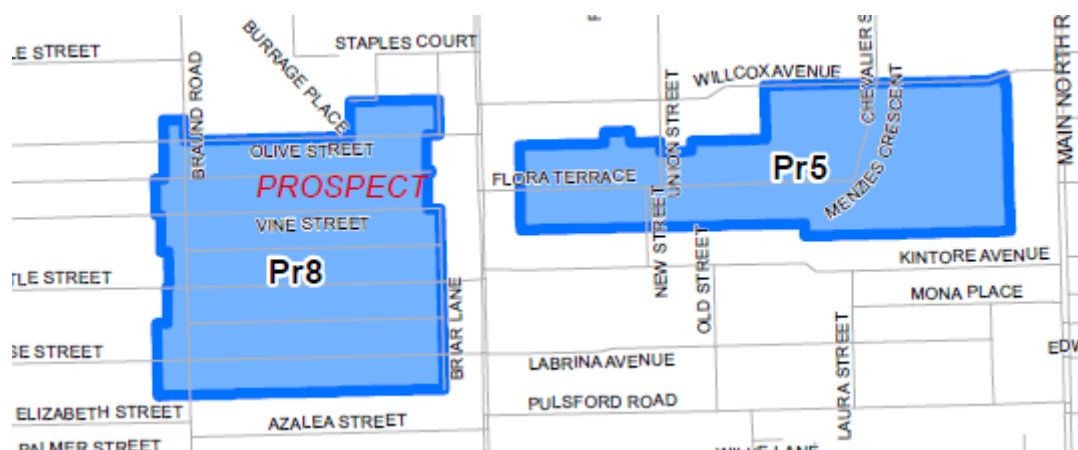


## Flora Terrace Historic Area Statement (Pr5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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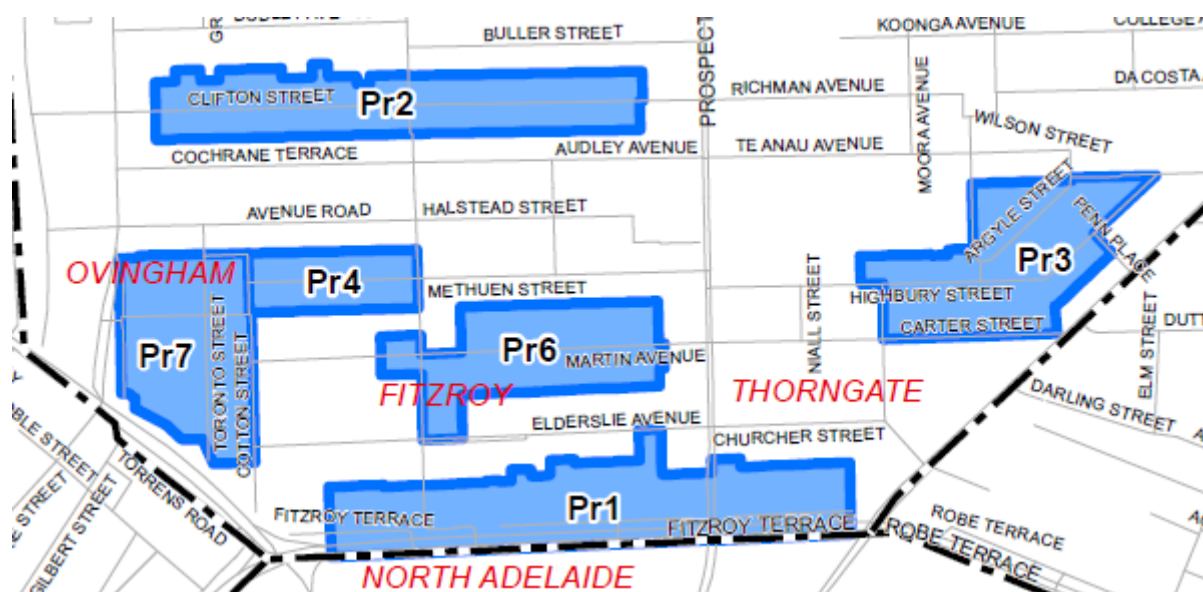
Eras and themes	Late 19th and early 20th centuries residential. Focus of commemoration of war service, civic activities and important sporting events.
Allotments and subdivision patterns	Regular subdivision pattern. Three separate land divisions between 1892 and 1923 – part of the Oxford subdivision of 1892 on south side of the Terrace with, part of St John's Wood South subdivision in 1909 on north side with larger allotments of and part of a 1923 division of the eastern end to the Memorial Gardens of. Consistent setbacks. Large and small asymmetrical side setbacks to dwellings
Architectural features	Range of designs. Decorative front facades (detailing around windows, doors verandahs & gables), pitched roofs, brick chimneys & front verandahs. Houses display style, form and detail of the relevant periods of historic development – 1892 to the 1920s
Building height	Single storey and large residential scale.
Materials	Face stone and brick walls and corrugated iron or terra cotta roofs.
Fencing	Low open style (to 1.2 metres high). Fencing associated with the period and style of the dwelling.
Setting and public realm features	Substantial front gardens. Very leafy streetscape. Civic and residential character Strong visual axis between the Town Hall and the Memorial Gates to Prospect Oval.

## Martin Avenue Historic Area Statement (Pr6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Inter-War residential
Allotments and subdivision patterns	Large allotments Regular generous front setbacks. Large and small asymmetrical side setbacks to dwellings.
Architectural features	Mix of bungalows, 'gentleman's residence' and tudor homes. Range of designs with homogeneity derived from decorative front facades, pitched roofs, brick chimneys & front verandahs. Additions to the side and rear of dwellings. Two storey additions within roof space or to rear of buildings.
Building height	Single to two storey and large residential scale.
Materials	Face stone and brick walls and terracotta tiled roofs, original finishes.
Fencing	Low open style (to 1.2 metres high). Fences comprising low masonry plinth with regularly spaced columns and iron above to a medium height.
Setting and public realm features	Large, well landscaped front yards as an extension of a green and leafy streetscape with mature canopy over grassed verges. Street trees and wide grassed verges combine with the generous setbacks to contribute to the spacious appearance of the public realm.

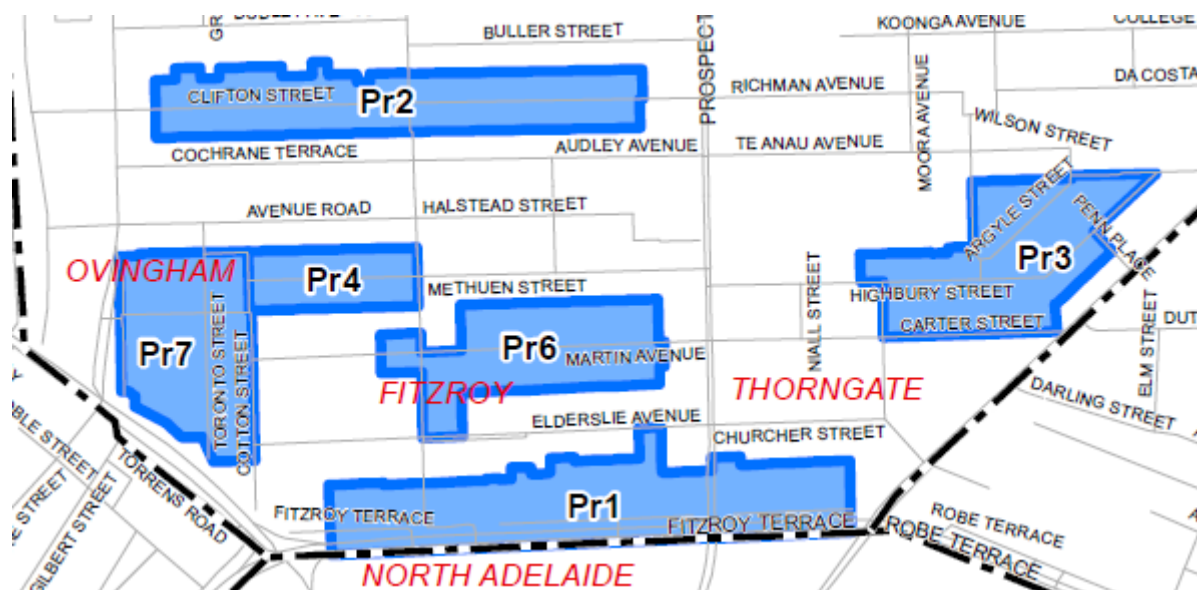


## North Ovingham Historic Area Statement (Pr7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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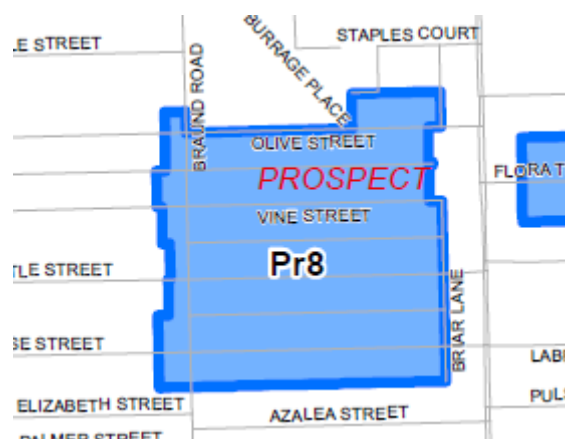
Eras and themes	Late 19th Century housing. 1877 – 1879
Allotments and subdivision patterns	Small allotments. Double fronted, narrow, deep allotments between Toronto Street and Cotton Street. Small setbacks from all boundaries with compact spaces between buildings
Architectural features	Coherent pattern of small cottages with common features including pitched roofs, brick chimneys & front verandahs. Primarily double fronted cottages with central gable feature and front steps to raised finished floor levels to respond to the falling topography on individual allotments from east to west. Small symmetrically fronted or attached stone houses remain in Toronto Street and larger examples of similar style fronting Churchill Road.
Building height	Single storey and small residential scale.
Materials	Stone walls and steps facing stone and brick houses and attached cottages with verandahs, corrugated iron roofs
Fencing	Low open style (to 1.2 metres high).
Setting and public realm features	Small front yards and limited space between buildings. Public realm characterised by narrow street and verge and moderate canopy cover from semi-mature street trees. Mature gardens which spill onto the street.

## Prospect Lanes Historic Area Statement (Pr8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



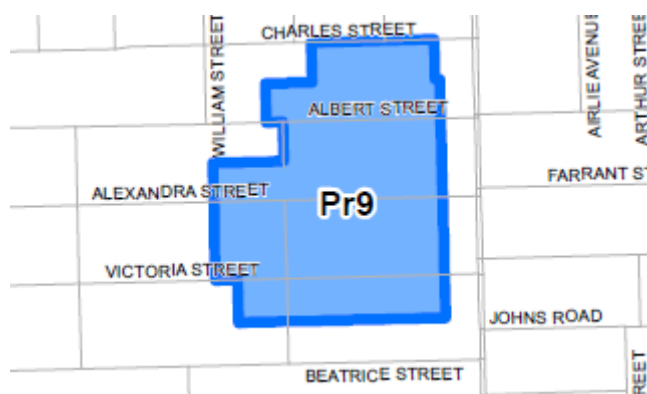
Eras and themes	Turn of the century development of Prospect (1880s to early 1900s)
Allotments and subdivision patterns	Regular subdivision pattern with consistent large frontages and site areas. The series of laneways that link the allotments are distinctive features within the sub division. Regular moderate front setbacks. Large and small asymmetrical side setbacks to dwellings.
Architectural features	Homogeneity derived from front facades with detailing around windows/doors/verandahs & gables, pitched roofs, brick chimneys & front verandahs. Cottages and villa homes on higher areas overlooking Churchill Road and beyond. Housing in the area displays a consistency of character reflecting the styles of domestic architecture at the turn of the century. Houses incorporate concave or bull-nosed verandahs and other typical detail and generally comprise face stone front walls, with brick or rendered quoins, and window and door dressings.
Building height	Single storey.
Materials	Stone walls and limited external colour palette with detailing around windows, doors and edges of walls. Corrugated iron roofs.
Fencing	Low open style (to 1.2 metres high). Fencing associated with the period and style of the dwelling.
Setting and public realm features	Consistent moderate street setbacks Large and small asymmetrical side setbacks to dwellings. Rear lane access.

## Highbury Historic Area Statement (Pr9)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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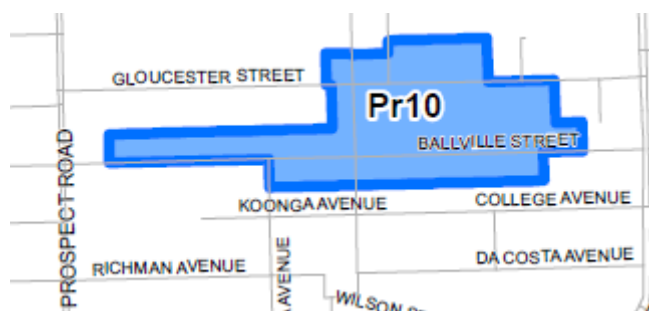
Eras and themes	1882 subdivision. Turn of the century residential development.
Allotments and subdivision patterns	Regular subdivision pattern with consistent large frontages and site areas. Regular moderate front setbacks. Large and small asymmetrical side setbacks to dwellings
Architectural features	Homogeneity derived from front facades with detailing around windows/doors/verandahs & gables, pitched roofs, brick chimneys & front verandahs. Bull-nosed verandahs, brick quoining, and stone front walls.
Building height	Single storey and moderate residential scale.
Materials	Stone walls and limited external colour palette with detailing around windows, doors and edges of walls. Corrugated iron roofs.
Fencing	Low open style (to 1.2 metres high).
Setting and public realm features	Well landscape front yards as an extension of a green leafy streetscape.

## Ballville/Gloucester Historic Area Statement (Pr10)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



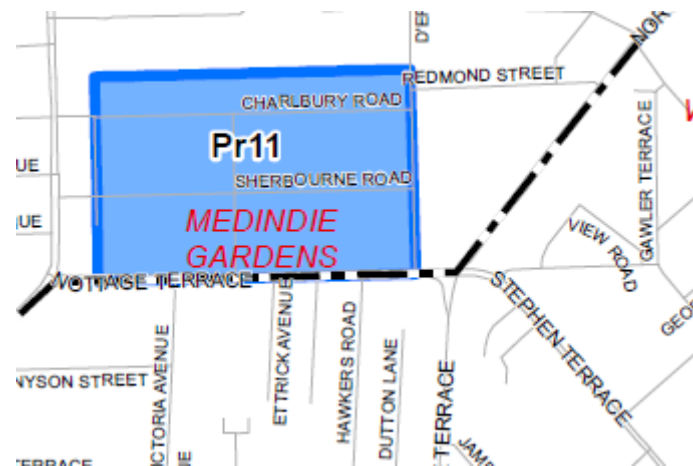
Eras and themes	1878 subdivision. Turn of century residential development.
Allotments and subdivision patterns	Original subdivision, modest allotments with large frontages. Consistent moderate street setbacks. Large and small asymmetrical side setbacks to dwellings.
Architectural features	Primarily detached housing reflecting styles of domestic architecture at the turn of the century. Homogeneity derived from front facades with detailing around windows/doors/verandahs & gables, pitched roofs, brick chimneys & front verandahs.
Building height	Single storey and moderate residential scale.
Materials	Stone walls and limited external colour palette with detailing around windows, doors and edges of walls. Corrugated iron roofs.
Fencing	Low open style (to 1.2 metres high). Fencing associated with the period and style of the dwelling.
Setting and public realm features	Limited landscaping and dominant built form from small front yards and narrow road verges. Gloucester Street has greener front yards and public realm. St Cuthbert's Anglican Church and its adjacent manse are prominent landmarks.

## Medindie Gardens Historic Area Statement (Pr11)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Inter-War period housing, particularly pre 1930.
Allotments and subdivision patterns	Original, regular subdivision pattern of generously sized allotments and wide frontages. Consistent large front and side setbacks
Architectural features	Predominantly bungalows to the east of Corbin Road and tudor-style houses to the west.  Homogeneity derived from front facades with detailing around windows/doors/verandahs & gables, pitched roofs, brick chimneys & front verandahs.
Building height	Single storey and large residential scale. Two storey within roof space or to rear of buildings.
Materials	Stone and brick walls and limited external colour palette with detailing (including glazed bricks) around windows, doors and edges of walls and corrugated iron or terra cotta roofs.  Consistent use of materials including rock faced stone and masonry, face red brick, terracotta roof tiles or corrugated iron, glazed bricks for trim and other details and materials typical of the housing of the Inter-War Period.
Fencing	Low open style (to 1.2 metres high). Fencing associated with the period and style of the dwelling.
Setting and public realm features	Large well landscaped front yards and tree lined streets above grassed verges. Consistent pattern of prestigious single storey detached dwellings on generous allotments fronting tree-lined street. Spacious and open feel.

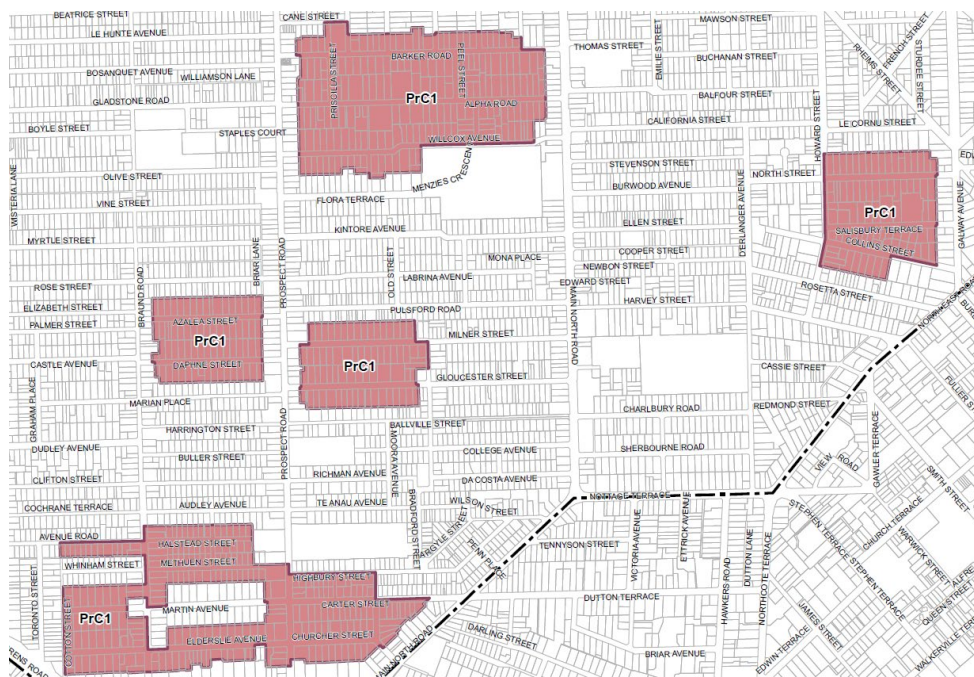
# Character Areas affecting City of Prospect

## Suburban Neighbourhood 1 Character Area Statement (Pr-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Late 19th and Early 20th centuries residential. Limited post-1950s residential.
Allotments and subdivision patterns	Spacious allotments. Large allotment frontages. Large front setbacks. Street facing front dwelling facades. Large spaces around and between dwellings including generous and asymmetrical (one side larger than the other) side setbacks between dwellings. Typically two storey dwellings display consistent side boundary setbacks on both sides.
Architectural features	<p>Majority bungalows and villas of a significant scale.</p> <p>Pitched roofs with their vertical proportion similar to wall height and typically around 25 to 49 degree pitch.</p> <p>Prominent front verandahs of bull-nose or concave design.</p> <p>Moderate front façade detailing and articulation (wall off-sets, verandahs and deep eaves) with walls with a solid to void ratio of greater than 1:1 and fenestrations showing a vertical prominence.</p>
Building height	Primarily single storey presentation to the street with two storey components sited behind.

	<p>1 to 2 storey dwellings with vertical proportions consistent with traditional dwellings (wall height at least 3 metres and no more than 3.6 metres for single storey and up to 7 metres for two storeys).</p> <p>Large scale buildings in context with large to very large allotments and frontages.</p>
Materials	<p>Stone, brick and rendered finishes.</p> <p>Detailing around doors, windows, wall edges and gables.</p> <p>Limited colour palette for the majority of building façade (sandstone to reds; bluestone and grey tones) with colour highlights in the detailing.</p>
Fencing	<p>Open style and low in height (to 1.2 metres high). Fencing style associated with dwelling style and era of development.</p>
Setting and public realm features	<p>Leafy public realm that visually dominates or supports the built form.</p> <p>Extensively landscaped front yards with mature vegetation. Mature vegetation in public realm.</p>

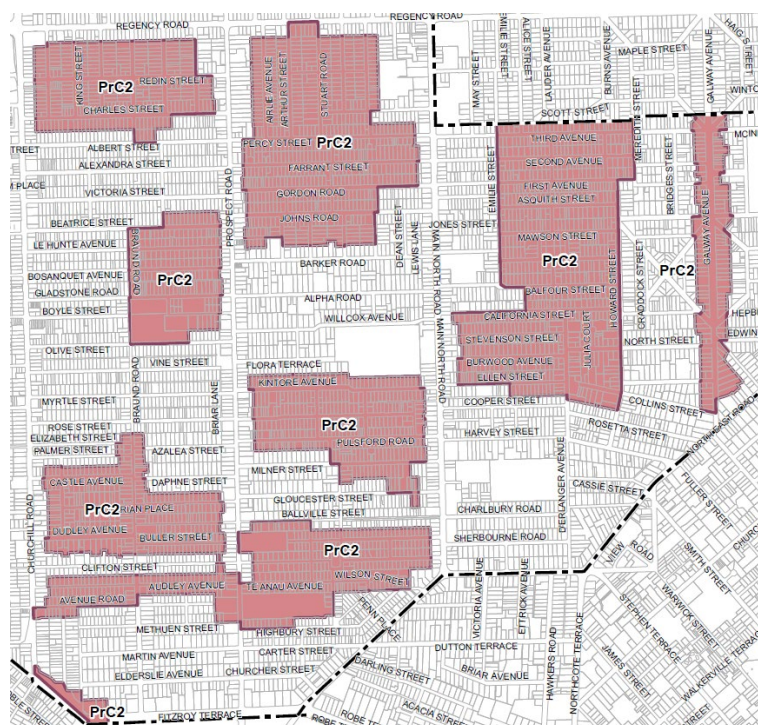


## Suburban Neighbourhood 2 Character Area Statement (Pr-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Late 19th and Early 20th centuries residential. Limited post-1950s residential.
Allotments and subdivision patterns	<p>Large allotments. Large allotment frontages. Large front setbacks along with reasonable side setbacks. Street facing front dwelling facades.</p> <p>Moderate spaces around dwellings including asymmetrical (one side larger than the other) side setbacks between dwellings. Typically two storey dwellings to display consistent side boundary setbacks on both sides.</p>
Architectural features	<p>Mainly single storey detached bungalows, cottages and villas.</p> <p>Pitched roofs with the vertical proportion similar to wall height and typically around 25 to 49 degree pitch.</p> <p>Front verandahs (with bull-nose or concave design) with façade detailing and moderate articulation. Moderate front façade detailing and articulation (wall offsets, verandahs and deep eaves) with walls with a solid to void ratio of greater than 1:1 and fenestrations showing a vertical prominence.</p>
Building height	<p>Primarily single storey presentation to the street with any two storey components sited behind.</p> <p>Predominantly 1 storey dwellings with vertical proportions consistent with traditional dwellings at least 3 metres and no more than 3.6 metres in wall height for single storey and up to 7 metres for two storeys.</p>



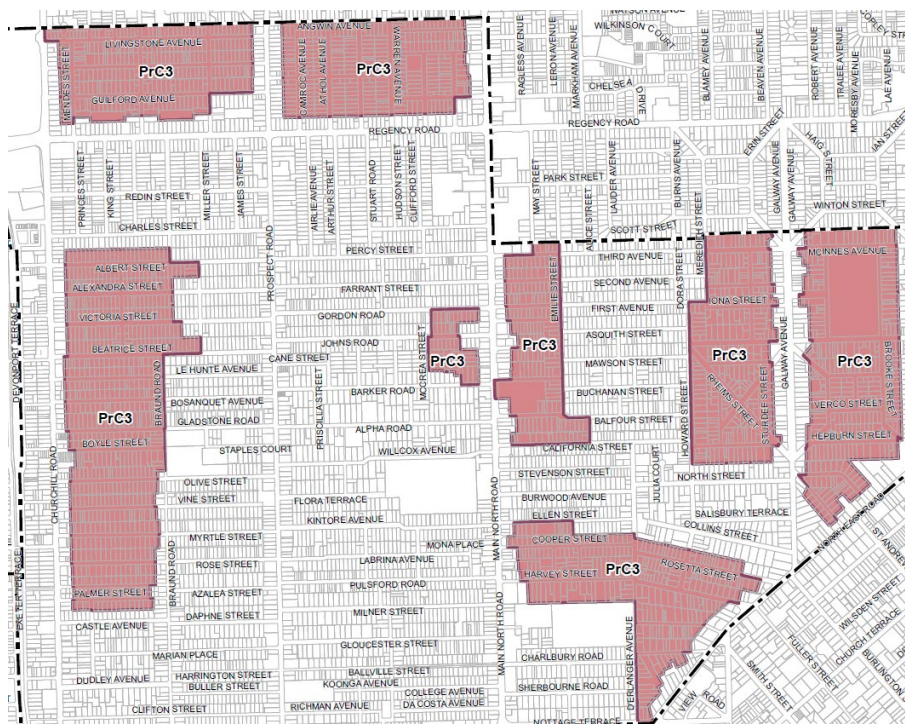
	Moderate scale in context with low rise development, allotment size and frontages.
Materials	<p>Stone, brick and rendered finishes.</p> <p>Detailing around doors, windows, wall edges and gables</p> <p>Limited colour palette for the majority of building façade and roof areas (sandstone to reds; bluestone and grey tones) with complementary colour highlights in the detailing.</p>
Fencing	Open style and low in height (to 1.2 metres high). Style associated with dwelling style and era of development.
Setting and public realm features	<p>Leafy public realm that supports the built form.</p> <p>Well landscaped front yards with mature vegetation. Front and side garden landscaping. Leafy, garden suburb character and visual separation between houses.</p>

## Suburban Neighbourhood 3 Character Area Statement (Pr-C3)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Early 20th century residential. Some examples of residential infill comprising units, conventional and recent dwellings.
Allotments and subdivision patterns	Moderate sized allotments Moderate to compact allotment frontages. Street facing front dwelling facades. Moderate to compact asymmetrical spaces between dwellings providing physical and visual separation between dwellings. Typically two storey dwellings to display consistent side boundary setbacks on both sides.
Architectural features	Many bungalows with some cottages, tudor and art deco housing. Pitched roofs with the vertical proportion similar to wall height and typically around 25 to 49 degree pitch. Front verandahs with façade detailing and moderate articulation (wall off-sets, verandahs and deep eaves) walls with a solid to void ratio of greater than 1:1 and fenestrations showing a vertical prominence.
Building height	Primarily single storey presentation to the street with two storey components sited behind. Predominantly 1 storey dwellings with vertical proportions consistent with traditional dwellings (at least 3 metres and no more than 3.6 metres in wall height).

	Moderate to compact scale in context with low rise development, allotment size and frontages.
Materials	<p>Stone, brick and rendered finishes and durable materials.</p> <p>Detailing around doors, windows, wall edges and gables</p> <p>Limited palette for the majority of building façade and roof areas with colour highlights in the detailing (sandstone to reds; bluestone and grey tones) with complementary colour highlights in the detailing.</p>
Fencing	Open style and low in height (to 1.2 metres high). Style associated with dwelling style and era of development.
Setting and public realm features	<p>Leafy public realm that supports the built form.</p> <p>Landscaped front yards with mature vegetation. Leafy garden suburb character and maintaining visual separation between houses.</p>

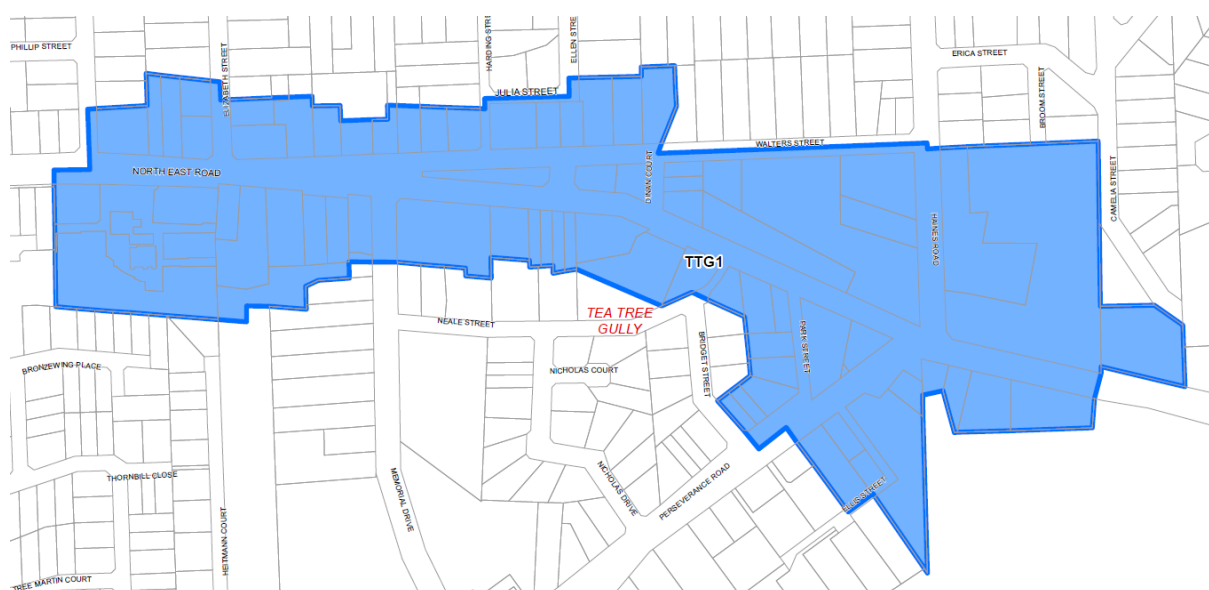
# Historic Areas affecting City of Tea Tree Gully

## Tea Tree Gully Township Historic Area Statement (TTG1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	The village core of Tea Tree Gully. Mid to late 19th Century to early 20th Century.
Allotments and subdivision patterns	Traditional subdivision layout focussed on North East Road as the major approach route to the township in both directions. Allotments are varied in size and shape. Generally consistent siting and space / setbacks between buildings. Sites address North East Road.
Architectural features	Colonial style flat facades articulated with post-supported verandas. Symmetrical designs with simple footprints. Roof forms are generally hipped or gable roofs with pitches between 30-40 degrees. Detached dwellings, churches, row shops, a war memorial, former police station, institute building, hotel, former bakehouses, flour mill and winery. Tea Tree Gully museum and former council chambers building as State Heritage Places. Historic homestead relics and a stone retaining wall in Pine Park.
Building Height	Single storey, with the exception of the Old Flour Mill and Tea Tree Gully Museum.

Materials	A combination of sandstone and bluestone construction with corners and window and door reveals formed with quoin work. Generally, all dwellings include corrugated roofs in galvanised or light to mid-tone greys, green or red. Unpainted stone / brick. Modern dwellings are consistent with the above materials, but also include a combination of raw brick and rendered brick in natural, earthy colours.
Fencing	Low, open front fencing to height of 900mm. Associated with the tradition period, style and form of building. Hedges, timber picket, pailing or railing, stone, rendered brick or block.
Setting and Public Realm features	<p>Undulating and natural setting with minimal cut and fill, and extensive planting and landscaping.</p> <p>The Township provides for a visual transition between the rural landscape of the hills to the east and the suburban plains to the west.</p> <p>Angove's tower and cellar are recognised as landmark buildings and are important elements of the western gateway. Vistas of the tower.</p> <p>The North East Road entrance to Anstey Hill Recreation Park is also an important gateway and features historic building relics that line the entrance walk inside the park.</p> <p>The communal focal point is Haines Memorial Park, which features a European landscape theme surrounded by native street tree planting which illustrates the history of European settlement. Views to and from Haines Memorial park.</p> <p>Strong landscape setting dominated by undulating topography.</p> <p>Significant stands of native trees and intensively landscaped watercourse of Tea Tree Creek</p> <p>Discreet, low scale advertising comprising typefaces, colours, sizes and forms associated with the clear and simple styles used on the 19th and early 20th centuries.</p>

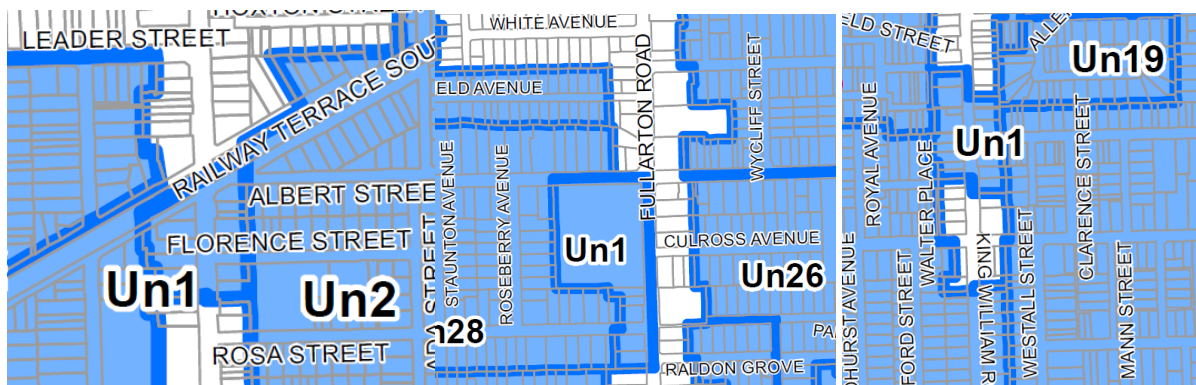
# Historic Areas affecting City of Unley

## Centres Conservation – Goodwood, King William and Fullarton Roads Historic Area Statement (Un1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880 to 1940's built development.
Allotments and subdivision patterns	<p>-Goodwood Road - prominent original imposing buildings, homogeneous historic nature and intrinsic features formed by the close-knit development to the street alignment, balconies and verandahs extending over the footpath.</p> <p>-King William Road - early era buildings and quaint unique close-knit character formed by the parade of buildings of narrow fronted shops to the street alignment, with simple continuous series of ornate parapet facades and verandahs over the footpath.</p> <p>-Fullarton Road - significant and early era residential forms of buildings with appropriate setbacks, low-key commercial uses adaptation and substantial landscaped frontages north of Cheltenham Street and small scale simple straight facade shopfronts to south.</p> <p>Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.</p>
Architectural features	Victorian, Turn-of-Century, Inter-War, complementary main street shopfronts, parapet walls and verandahs over footpaths and residential forms.
Building height	Maximum two storey street presentation.
Fencing	Forward of the front façade of the building should only occur on Fullarton Road and be of a form to complement the associated building and

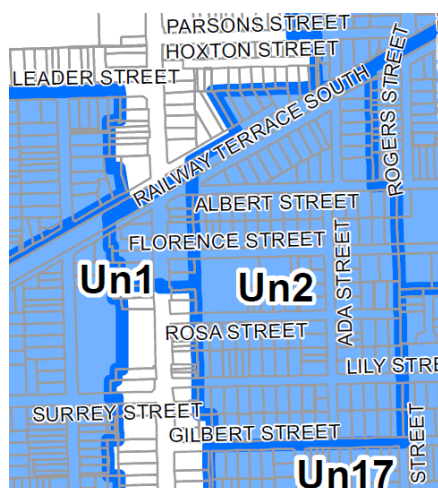
	generally be of low masonry pier and plinth, cast iron, brush, timber or similar nature.
Setting and public realm features	<p>Limited street trees, except Fullarton Road with dominant well-established street trees.</p> <p>Goodwood Road - early commercial centre from the late nineteenth century comprising large imposing buildings, including landmark two-storey State Heritage Place, Local Heritage two-storey Place and Church buildings, and smaller narrow fronted premises.</p> <p>King William Road - early commercial centre from the late nineteenth century comprising some larger buildings and primarily small narrow fronted premises.</p> <p>Fullarton Road - residential buildings, some converted to community and commercial uses, and low-key, well landscaped gardens and State Heritage significant mansion</p>

## Residential Compact Goodwood Estate Historic Area Statement (Un2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1870 to 1900 built development.
Allotments and subdivision patterns	Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian double fronted, symmetrical and asymmetrical cottages. Complementary Victorian Corner shops that are landmarks and features of the area. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.
Materials	Sandstone, Bluestone, Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts, Brick quoins, occasionally rendered, around windows and doors, Brick or rendered string courses and plinths, Corrugated Iron roof cladding.



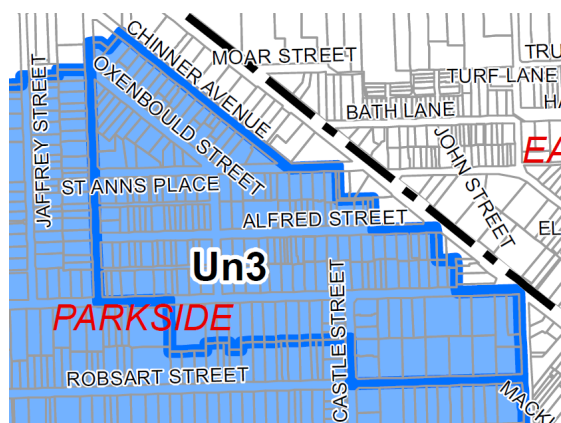
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the front building façade. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); Hedges, with or without fencing.</p>
Setting and public realm features	<p>Compact streetscape character, simple grid of short and narrow streets, narrow verges, modest street trees.</p>

## Residential Compact Parkside St Ann's Estate Historic Area Statement (Un3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1860 to 1940 built development.
Allotments and subdivision patterns	Village initial layout and development in 1854. Tightly angled pattern of short and narrow streets. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting. Varied allotment sizes and site frontages reflective of the architectural era of the building.
Architectural features	Victorian and Turn-of-the-Century double fronted cottages and villas, single-fronted, attached and row cottages. Later complementary Inter-War styles, together with corner shop variations and institutional buildings, including school and church buildings. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.3 to 3.5 metres, total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.
Materials	Sandstone, Bluestone, Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated Iron roof cladding.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated

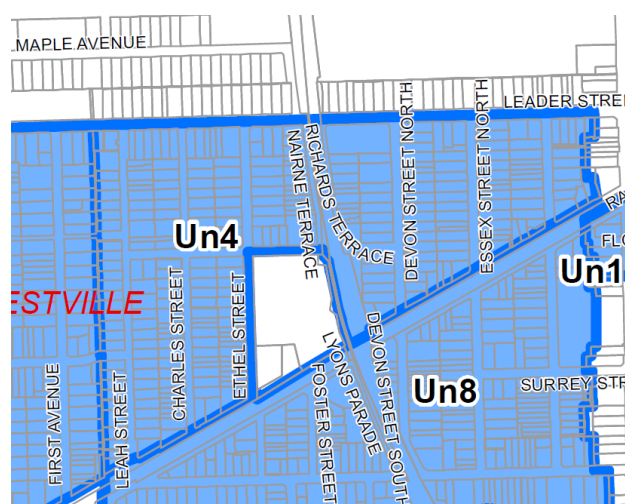
	building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Compact streetscape character, Tightly angled pattern of short and narrow streets, Narrow verges, Modest street trees.

## Residential Compact Forestville (North) Historic Area Statement (Un4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.
Materials	Sandstone, Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the

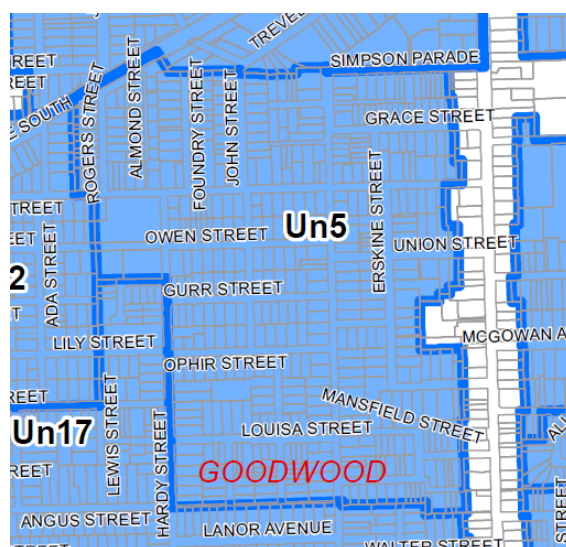
	<p>building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.</p>

## Residential Compact Goodwood and Hyde Park Historic Area Statement (Un5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.- Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.
Materials	Sandstone, Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

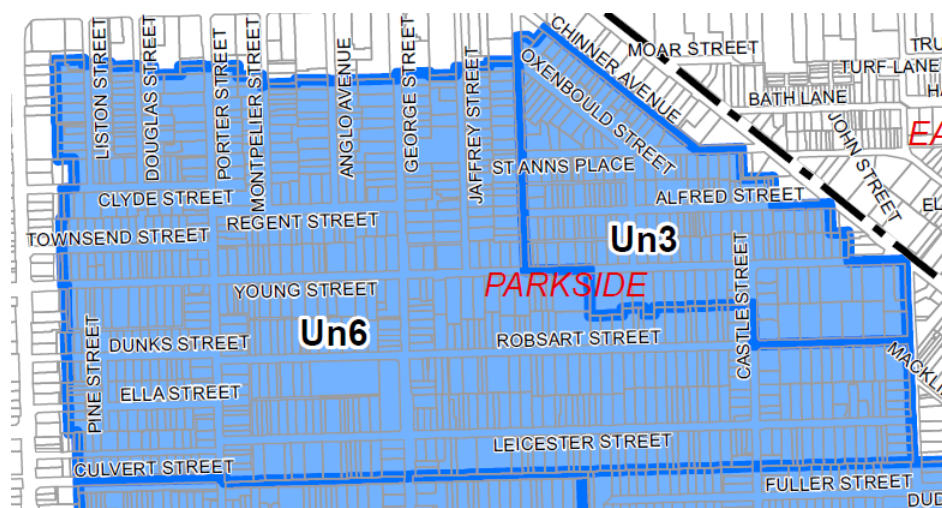
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Compact streetscape character, Simple grid of short and narrow streets. Narrow verges and Modest street trees.</p>

## Residential Compact Parkside North Historic Area Statement (Un6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres, total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.
Materials	Sandstone, Bluestone, Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.



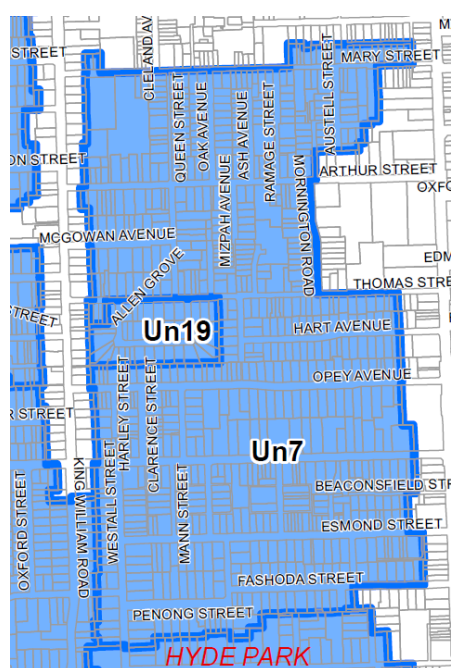
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.</p>

## Residential Compact Unley West and Hyde Park Historic Area Statement (Un7)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.

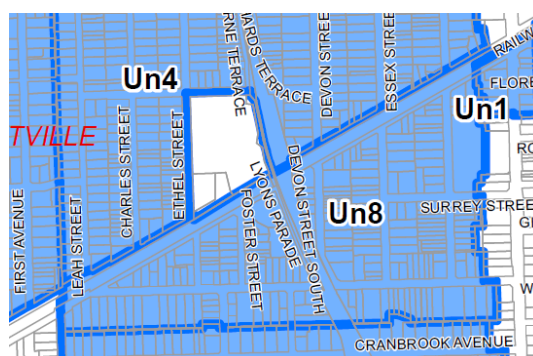
Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.

## Residential Compact Forrestville and Fullarton Historic Area Statement (Un8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Era and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting
Architectural features	Victorian, Turn-of-Century, Inter-War, -Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences.
Building height	Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco

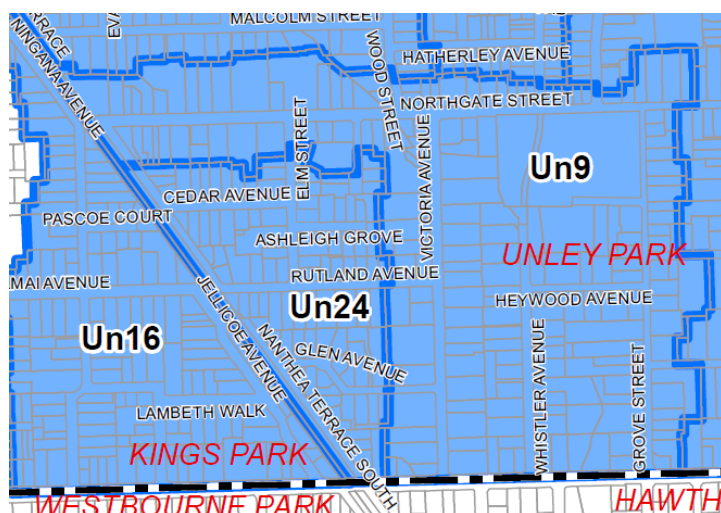
	masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Compact streetscape character, narrow verges, and modest street trees.

## Residential Grand Unley Park Heywood Estate Historic Area Statement (Un9)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1860 to 1940's built development.
Allotments and subdivision patterns	Generous allotments and site frontages. Prevailing rhythm of building siting, setbacks, spacing and grand garden landscape setting.
Architectural features	Victorian Villas and Mansions. Turn-of-the-Century Villas and Mansions. Inter-War period Bungalow, particularly Gentleman's Bungalows, Tudor, particularly Gentleman's Tudors, Old English, Georgian Revival and other International Styles. Individualised by original architectural inspirations.
Building height	Maintain and respect the grand built scale and form of existing historic buildings.
Materials	Consistent with the materials typically associated with the style and era of the dwelling. For example (but not limited to): stone with brick or rendered embellishments, iron roof and timber joinery for Victorian and Turn-of-the-Century; stone with brick embellishments, tiled roof and timber joinery for Bungalows; brick with rendered embellishments, tiled roof and timber joinery and gable details for Tudors, brick or render with restrained detailing, flat roof forms and timber, steel and/or concrete features for International Styles.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated

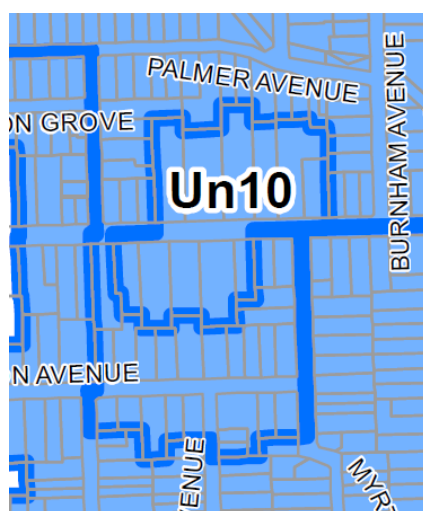
	building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Wide streets and verges. Avenues of substantial street trees. Expansive allotments, street frontages with substantial well landscaped gardens including trees. Heywood Park.

## Residential Grand Myrtle Bank Historic Area Statement (Un10)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Generous, wide, long street. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century grand villas. Inter-War era, primarily Bungalow but also Tudor, Art Deco, Mediterranean and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone, Bluestone Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-



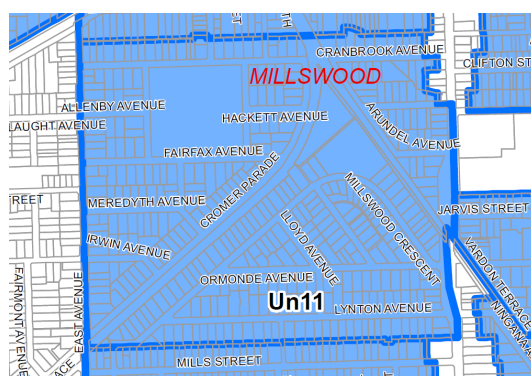
	through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Grand streetscape character. Generous wide street. Wide verges. Large street trees.

## Residential Spacious Millswood Page Estate Historic Area Statement (Un11)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1900 to 1930's built development.
Allotments and subdivision patterns	Basic grid street layout around the central recreation feature of Goodwood Oval, but with long curvilinear and some truncated streets around the bisecting train lines previously laid in the 1870's. Spacious streetscape character of long, short and curved, wide, tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century villa styles. Primarily distinctive Inter-War period bungalows, art deco, tudor and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.- Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on later style buildings.

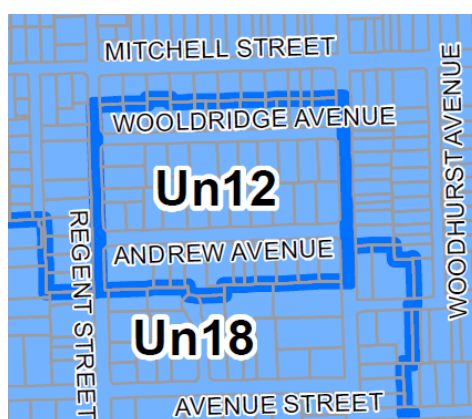
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Simple grid of long, short and curved, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees.</p>

## Residential Spacious Millswood Wooldridge Estate Historic Area Statement (Un12)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1920 to 1940's built development.
Allotments and subdivision patterns	Short grid street layout of short, wide tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting
Architectural features	Central to this estate is the notable original homestead "Bella Vista" c1862. Late Inter-War period (between 1934 and 1940) in particular of bungalow, tudor, art deco and complementary latter English domestic styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on later style buildings.

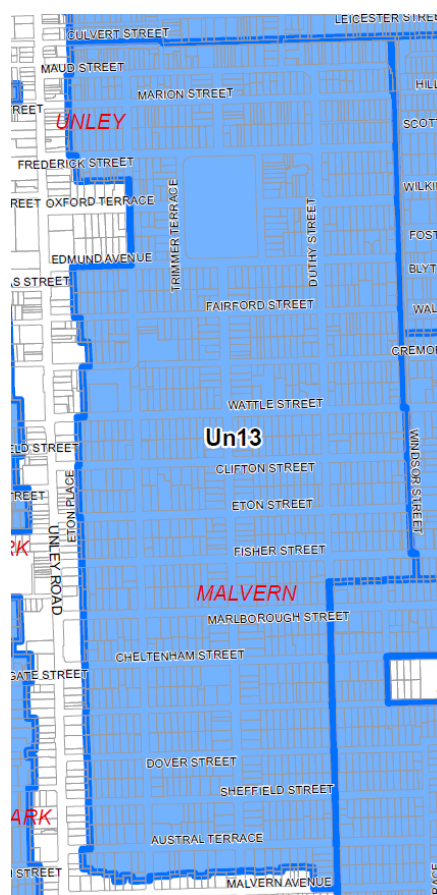
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees.</p>

## Residential Spacious Unley and Malvern Trimmer Estate Historic Area Statement (Un13)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880 to 1920 built development.
Allotments and subdivision patterns	Spacious streetscape character of regular grid layout (with axial views focussed on the central oval feature) of wide, tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century villas (asymmetrical and symmetrical), double-fronted cottages and limited complementary, Inter-war era, styles. More affluent, original owners developed some larger, amalgamated allotments in the southern areas of Malvern establishing grander residences and gardens. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.

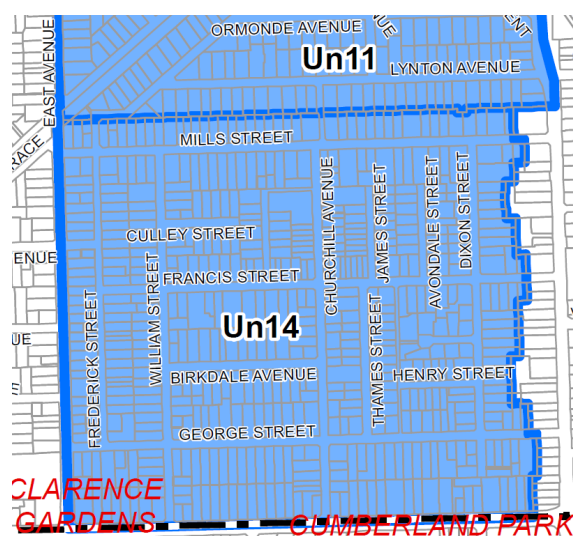
Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Regular grid layout of wide tree-lined streets, with axial views focussed on the central oval feature. Large front gardens. Wide verges. Large street trees.

## Residential Spacious Clarence Park Historic Area Statement (Un14)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.



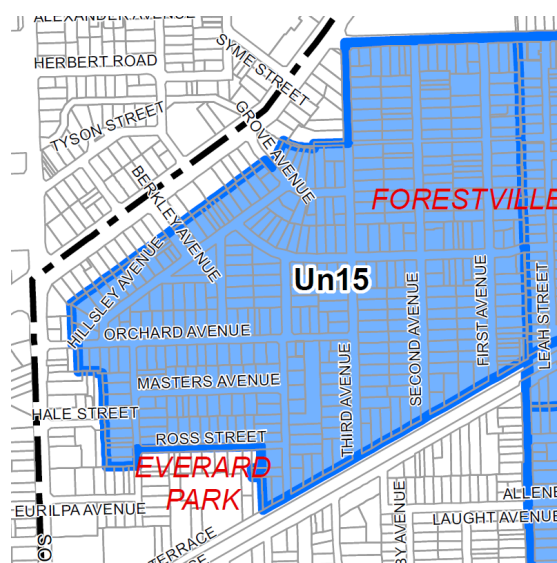
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Everard Park and Forestville (East) Historic Area Statement (Un15)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

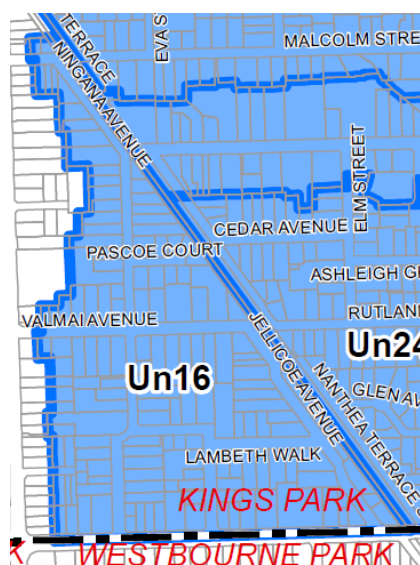
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Kings Park Historic Area Statement (Un16)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may

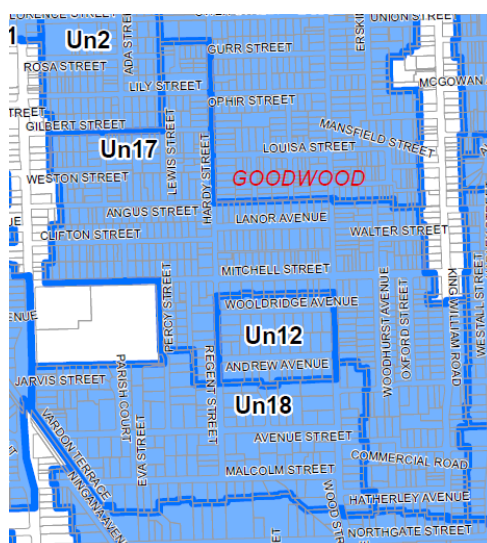
	include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.

## Residential Spacious Millswood Hyde Park (West) and Goodwood (South) Historic Area Statement (Un17)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

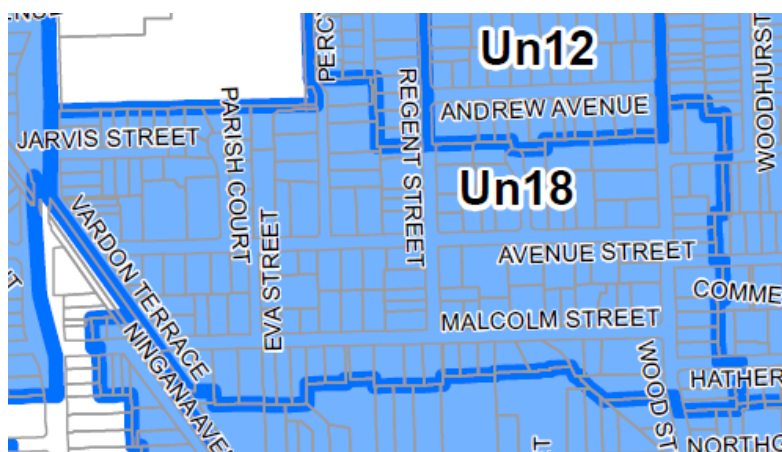
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Millswood (South) Historic Area Statement (Un18)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also tudor, art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or



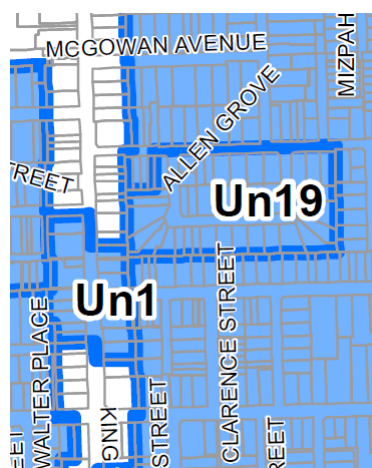
	paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.

## Residential Spacious Unley (Allen Grove) Historic Area Statement (Un19)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1920 to 1940 built development.
Allotments and subdivision patterns	Simple loop parallel layout of a wider street. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Inter-War era housing, primarily art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels

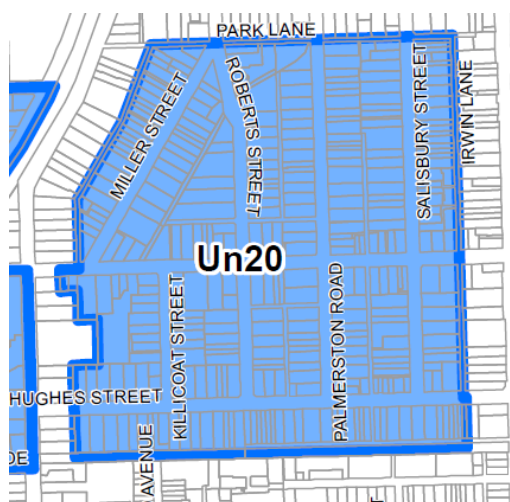
	<p>within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Unley (North) Historic Area Statement (Un20)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout of pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century cottages, double-fronted and narrow-fronted styles, and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated

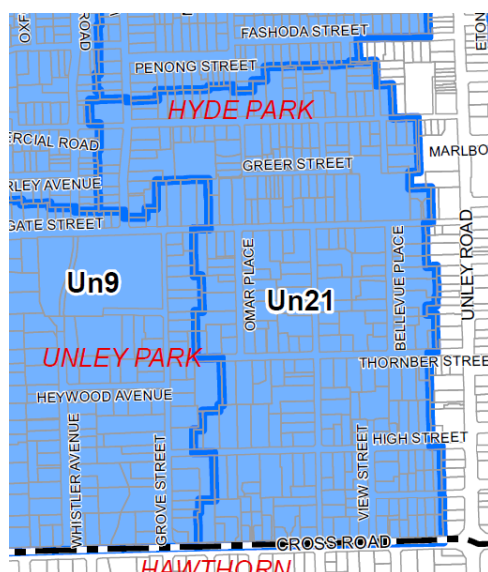
	building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.

## Residential Spacious Unley Park (East) Historic Area Statement (Un21)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

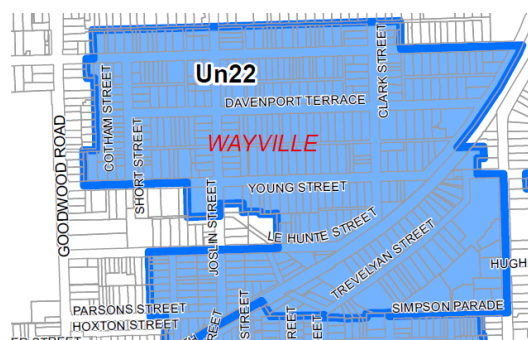
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Wayville Historic Area Statement (Un22)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout of pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century cottages, double-fronted and narrow-fronted styles, and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel



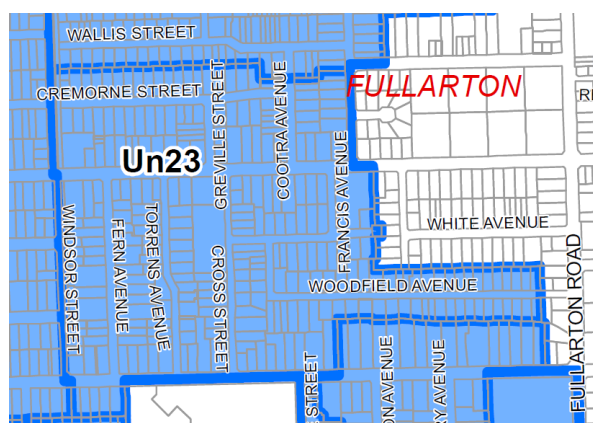
	strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.

## Residential Spacious Fullarton (West) Historic Area Statement (Un23)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1900 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout of pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Inter-War era housing, primarily bungalow, tudor and art deco but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on

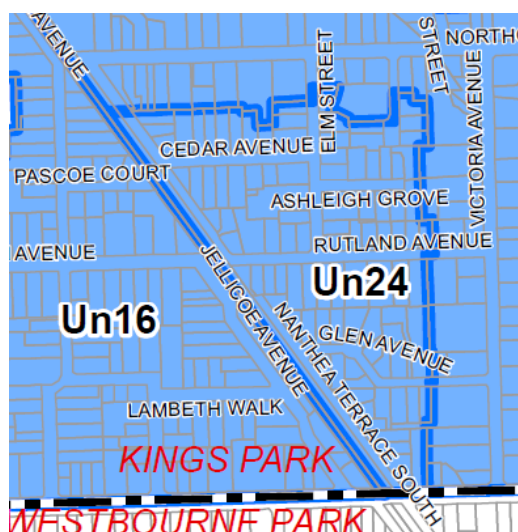
	timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.

## Residential Spacious Unley Park (West) Historic Area Statement (Un24)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1900 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Turn-of-the-Century double-fronted cottages and villas.-Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-

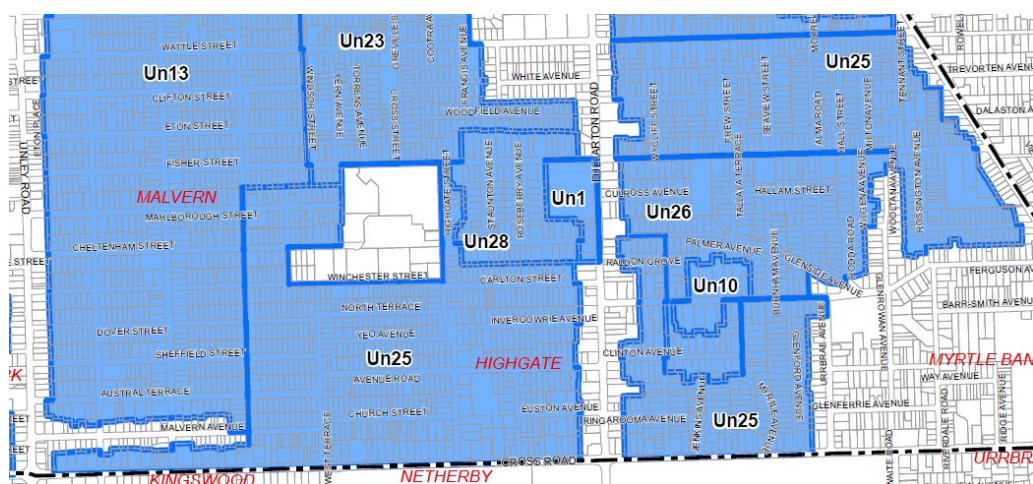
	through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.

## Residential Spacious Malvern Highgate Fullarton and Myrtle Bank (South) Historic Area Statement (Un25)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian. Turn-of-Century. Inter-War. Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences.
Building height	Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels

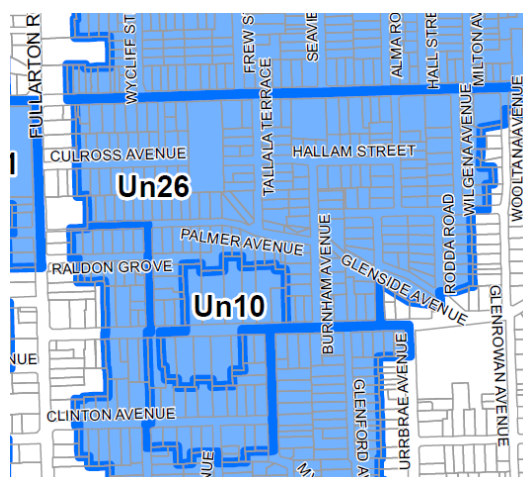
	<p>within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Modest verges. Large street trees.</p>

## Residential Spacious Myrtle Bank (North) Historic Area Statement (Un26)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian. Turn-of-Century. Inter-War. Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences.
Building height	Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on



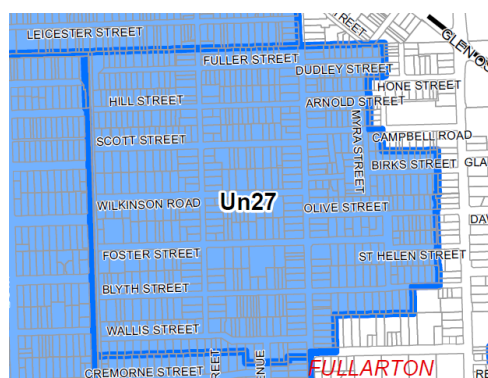
	timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Modest verges. Large street trees.

## Residential Compact Parkside (South) Historic Area Statement (Un27)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotment sizes and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated

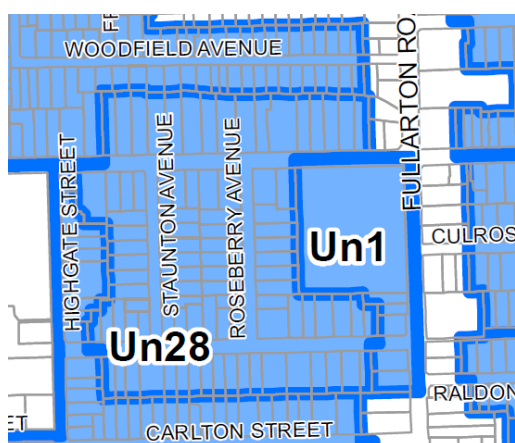
	building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.

## Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Era and themes	1840 to 1940 built development.
Allotments and subdivision patterns	Spacious streetscape character of regular grid of short, wide, tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Notable original homesteads include "Rosefield" c1842 and "Woodfield" c1883. Victorian and Turn-of-the-Century double fronted cottages and villas. Inter-War period primarily bungalows, and some unique Spanish mission and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.  Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry.-Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.

Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. Regular street-fronting dwelling format, primarily of detached dwellings, and complementary community buildings.</p>

# Historic Areas affecting City of Victor Harbor

## Victor Harbor Town Centre Historic Area Statement (ViH1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	1870s to 1890s era, a period of early development in Victor Harbor. 1920s to 1930s when Victor Harbor experienced a boom period as a holiday destination.
Allotments and subdivision patterns	Mostly grid pattern. The intersections of Ocean Street and Coral Street, Coral Street and Flinders Parade and the termination of the Railway Terrace at Warland Reserve are key elements of urban space within the area. No or minimal front and side setbacks.
Architectural features	Commercial premises in Ocean Street, institutional buildings in Coral Street and those supporting facilities associated with the terminus of the railway line along Railway Terrace.  Late 1800s era shops (some with Inter-war additions), dwellings, shop/dwellings, town hall, institute/library, hotels, former banks, railway buildings and associated infrastructure. Victorian stylistic influences.  Inter-War commercial and public buildings, some with Art-Deco and some with Stripped Classical stylistic influences.  Low scale and simple form.  Rectilinear plan form with steeply-pitched roof forms (typically 35 to 40 degrees) on 1800s and early 1900s era buildings, also comprising low-

	pitched roofs behind parapets on Inter-War buildings, reflecting traditional architectural styles and building methods. Short roof spans, minimising roof bulk. Concave, bullnose and straight-pitched verandahs on front and sometimes side facades reduce building bulk and scale and add visual interest. Lean-to forms are also common. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors.
Building height	Prevailing one to two storeys, with limited three storey buildings on Coral Street and on Flinders Parade within roof space.
Materials	Limestone walls, some rendered masonry. Red brick or rendered quoin work and detail. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Corrugated iron or corrugated steel roofing. Variation in materials which assists in breaking down bulk and scale, adding visual interest.
Fencing	Some timber picket fencing and corrugated iron fencing.
Setting and public realm features	Commercial properties provide the main built form and are characteristically single or two-storey buildings aligning with the street boundary. Typically buildings are symmetrical in design with parapets, verandas and balconies over the footpath to further define the pedestrian nature of the area. The railway corridor with its associated buildings and infrastructure is a prominent landscape element.

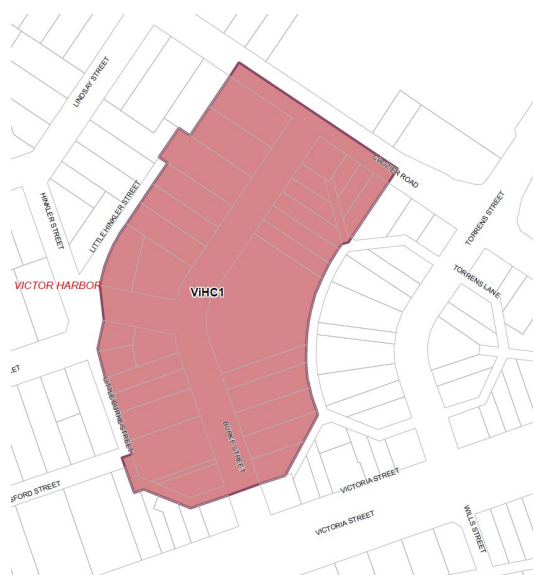
# Character Areas affecting City of Victor Harbor

## Burke Street Character Area Statement (ViH-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Uniform single storey detached dwellings, primarily constructed after World War 1 to the later part of the 19th Century (mid 1800s to 1930s).
Allotments and subdivision patterns	Original street layout including rear access lanes and local roads. Curvilinear street with relatively large allotments roughly perpendicular to the street, most with rear laneway access.
Architectural features	Mix of small mid-1800s detached cottages of early Vernacular style, symmetrical and asymmetrical cottages and villas of the mid to late 1800s with Victorian stylistic influences, early 1900s cottages and villas with Federation stylistic influences, Inter-War bungalows. Church and Hall with late Victorian Gothic stylistic influences located at the bend in the road are landmarks and have Inter-War Manse with Georgian Revival stylistic details. Rectilinear plan form. Typically two or more pavilions rather than a single mass. Steeply-pitched roof forms, typically 35 to 40 degrees on 1800s and early 1900s era buildings and slightly lower on Inter-War buildings, reflecting traditional architectural styles and building methods. Short roof spans, minimising roof bulk. Concave, bullnose and straight-pitched verandahs on front and sometimes side facades reduce the bulk and scale and add visual interest. Lean-to forms are common. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors.



Building height	Predominantly single storey, low scale and simple in form. Two storey within the roof space or to the rear of buildings.
Materials	Limestone walls. Red brick or rendered quoin work and details. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Corrugated iron or corrugated steel roofing. Variation in materials assists in breaking down bulk and scale and adds visual interest.
Fencing	Low, open style construction front fencing (1.2 metres or less) associated with the traditional period and style of building. Low timber pickets, post and rails, pier and plinth masonry or wrought iron. Rear and side fencing behind building line up to 1.8 metres, corrugated iron.
Setting and public realm features	Established garden settings. Varied, small front and side setbacks. Landscaped verges.

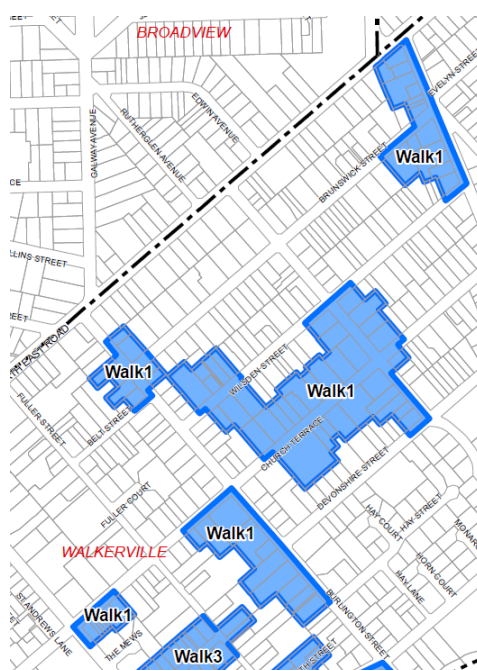
# Historic Areas affecting Town of Walkerville

## Church Terrace Locality Historic Area Statement (Walk1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to late 1920s.
Allotments and subdivision patterns	Predominantly wide, detached dwellings on wide allotments. Detached dwellings on hammerhead allotments or group dwellings with shared access at the rear with wide street frontage. Very large allotments fronting Church Terrace and St Andrews Street, slightly smaller allotments within the remaining parts of the area.
Architectural features	Built form is varied, covering a range of architectural periods including early stone villas and brick cottages such as those in the Lansdowne Terrace, together with Victorian and Edwardian architecture and later bungalows and Tudor houses.
Building height	Generally single storey. Two storey additions to the rear of buildings or within the roof space 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.

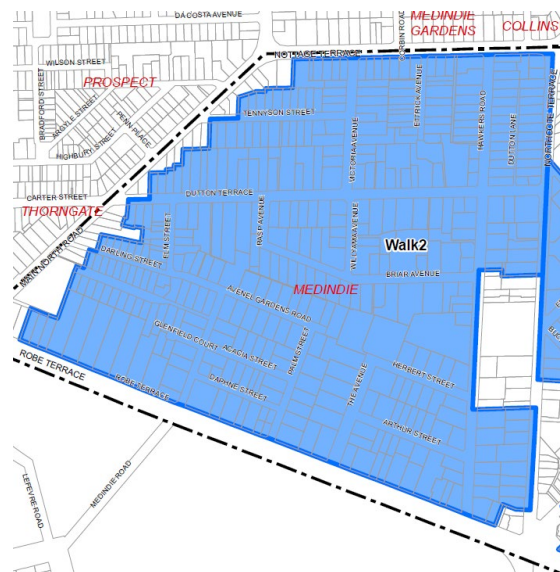
Fencing	Examples of original fencing with bluestone plinths and cast iron fence railings above remains. Low front fencing, or brush fencing or solid pillars and plinths with open style inserts and gates in some locations.
Setting and public realm features	Vegetation in private yards and street tree planting which includes Jacarandas, Golden Rain and Ash trees, particularly in Church Terrace and Devonshire Street.

## Medindie Historic Area Statement (Walk2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Very-low and low density residential. 19th Century and early 20th Century
Allotments and subdivision 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 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. 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.

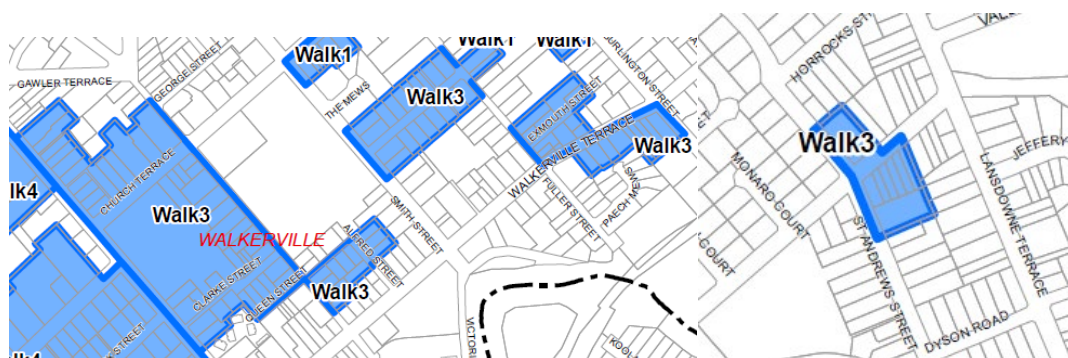
Setting and public realm features	Reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches. Predominantly detached dwellings on allotments that are generous in width. Regular spacing between residential buildings that is primarily achieved through consistent setbacks from each side boundary. Formal avenues and regular spacing of street trees along road verges
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## Walkerville Terrace Historic Area Statement (Walk3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



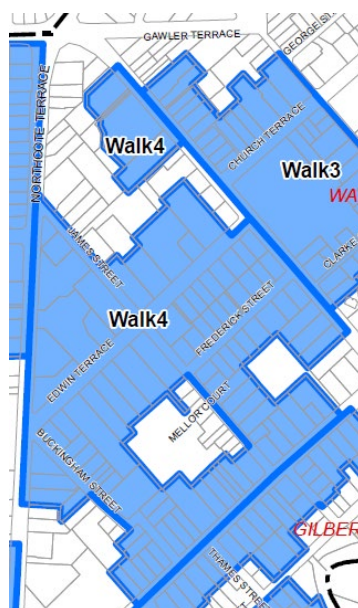
Eras and themes	Low-density residential development. 19th Century and early 20th Century
Allotments and subdivision patterns	Closely sited pattern of development, small allotments with narrow-to-medium frontages.
Architectural features	Range of architectural styles and dwelling types from the late 19th Century and early 20th Century. Existing dwellings are typically double or single fronted cottages, with simple detailing and modest sized rooms.
Building height	Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.
Materials	Residences within this area vary in material application. Residences were constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework. The locality exhibits consistent early stone and brick dwellings on large sites with wide frontages to public roads.
Fencing	Low front fencing, such as picket fencing, or no front fencing at all. High solid fencing up to 2 metres in height on Stephen Terrace.
Setting and public realm features	The locality exhibits regular spacing between residential buildings that is primarily achieved through consistent setbacks from each side boundary.

## Gilberton North Historic Area Statement (Walk4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to late 1920s. Proximity to Walkerville Terrace generally dictates more modest dwellings while grander architecturally designed residences exist on Walkerville Hill, capitalising on views to the Adelaide Hills.
Allotments and subdivision patterns	Predominantly detached dwellings on wide allotments of a range of sizes.
Architectural features	Mixture of architectural styles from turn of the century to early 1900s. Established character of large detached dwellings on spacious allotments, well setback from all allotment boundaries. Pitched roofs and articulated roof forms.
Building height	Predominantly single storey. Two storey additions to the rear of buildings of within the roof space.
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.
Fencing	Front boundary fencing is open in design (including gates) with solid components limited to the base and pillars so as to provide views of the principle dwelling facade.

Setting and public realm features	<p>There is a reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches.</p> <p>Large street trees and generous garden settings visible from the primary street frontage.</p>
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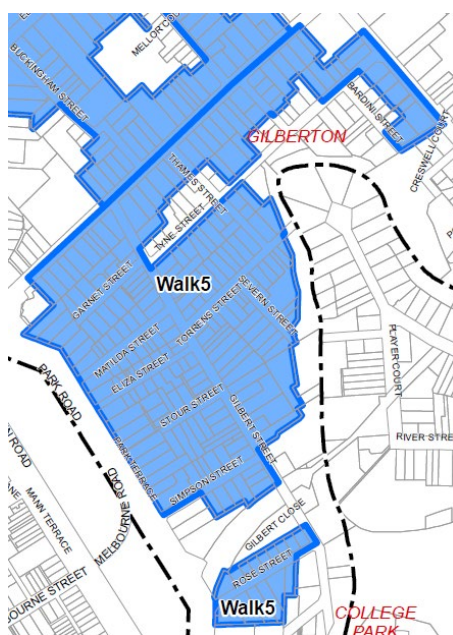


## Gilberton South Historic Area Statement (Walk5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



Eras and themes	Turn of the century to early 1900s. Modest, single storey cottages.
Allotments and subdivision patterns	Predominantly detached dwellings on wide allotments. Range of allotment sizes. Cottages on small allotments with narrow frontages adjacent the narrow residential streets.
Architectural features	Mixture of architectural styles from turn of the century to early 1900s. Larger Victorian-era villas, bungalows and Tudor dwellings on the more spacious allotments with frontage to Walkerville Terrace, Park Terrace and Stephen Terrace.
Building height	Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.
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.
Fencing	Low fences, except on Walkerville and Stephen Terraces where there are higher fences.
Setting and public realm features	There is a reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches. Large street trees and generous garden settings visible from the primary street frontage.

# Character Areas affecting Town of Walkerville

## Gilberton Character Area Statement (Walk-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis Report can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.



Eras and themes	Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to early 1900s.
Allotments and subdivision patterns	Predominantly detached dwellings on allotments that are medium in width and of a range of sizes.
Architectural features	The historic built form exhibits a mixture of architectural styles from the late 1800s and early 1900s. Edwardian villas alongside Victorian cottages pepper the locality providing a significant narrative that reflects the contemporaneous construction styles.
Building height	Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.
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.
Fencing	Original fencing with bluestone plinths and cast iron fence railings above. Low front fencing.

Setting and public realm features	<p>There is a reasonably well established pattern of development, with regular spacings between buildings, front setbacks and roof pitches.</p> <p>The landscape setting, generally open, well vegetated streetscapes through a combination of public and private plantings and low fencing forward each dwelling.</p>
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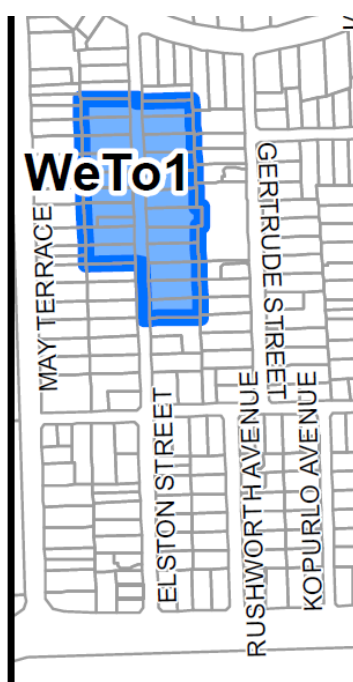
# Historic Areas affecting City of West Torrens

## Elston Street Historic Area Statement (WeTo1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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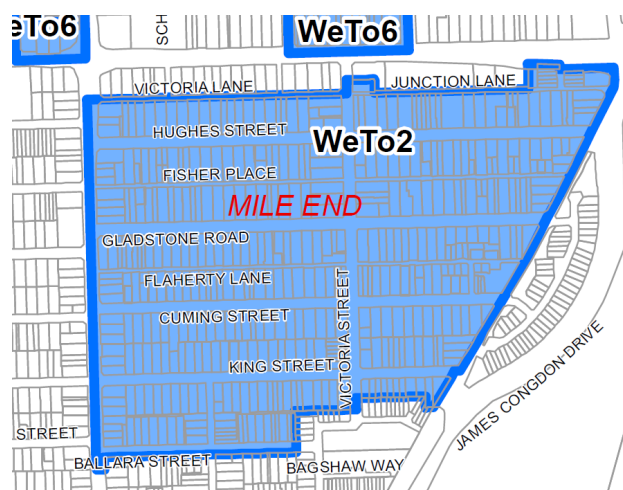
Eras and themes	1890's - 1920's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Detached dwellings on substantial allotments
Architectural features	Predominantly Federation villa style homes with examples of Bungalows and Art Deco dwellings Bay windows. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. Simple façade detailing.
Building height	Generally single storey. Second storey within the roof space
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Traditional well-maintained gardens. Regularly spaced trees.

## Mile End Historic Area Statement (WeTo2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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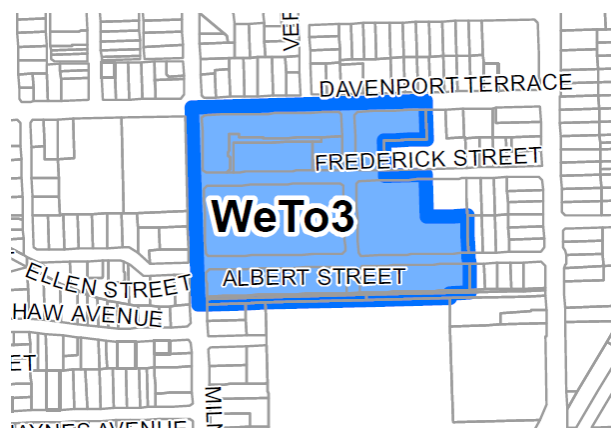
Eras and themes	1860's - 1920's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide frontages. Detached and semi-detached to allotments
Architectural features	Predominantly detached Victorian villas with examples of Victorian semi-detached row dwellings; Victorian single fronted cottages Bungalows; Inter-war Art Deco dwellings; and Parapeted shopfronts. Bay windows. Gable and Dutch gable roofs. Steeply pitched hip roofs. Integrated and complementary verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting and public realm features	Strong uniformity of layout and buildings. Generous side and rear setbacks, maintain large private yards. Traditional well-maintained gardens. Tree lined streets.

## Richmond Historic Area Statement (WeTo3)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.



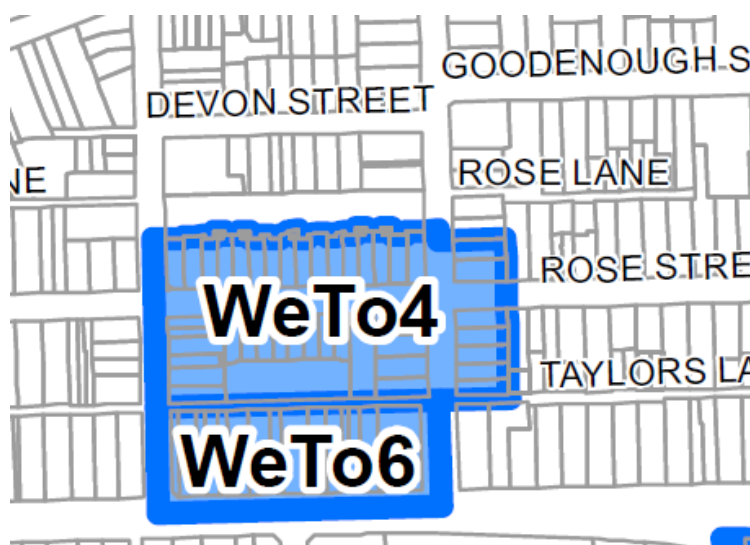
Eras and themes	1900's - 1920's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Medium to low density. Rectangular shaped allotments with direct street frontage. Predominantly Row and semi-detached dwellings.
Architectural features	Predominantly Inter-war dwellings with examples of State Bank Bungalows and Art Deco dwellings Half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos
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 fencing or low fencing facilitating views of the dwelling
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks. Street trees.

## Rose Street Historic Area Statement (WeTo4)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1900's - 1920's
Allotments and subdivision 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
Architectural features	Strong uniformity in architectural style. Predominantly semi-detached Gothic workers cottages. Pitched roofs. Verandahs / porticos. Parapeted gable. Features associated with traditional era and style of buildings.
Materials	Strong uniformity in material palette. Stone. Brick. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Red brick chimneys
Setting and public realm features	Consistent front setbacks. Consistent side and rear setbacks. Traditional well-maintained gardens. Street trees. Vehicle access from laneways, particularly Rose Street.
Fencing	No fencing or low fencing facilitating views of the dwelling. Timber picket to boundary
Building height	Generally single storey. Second storey within the roof space

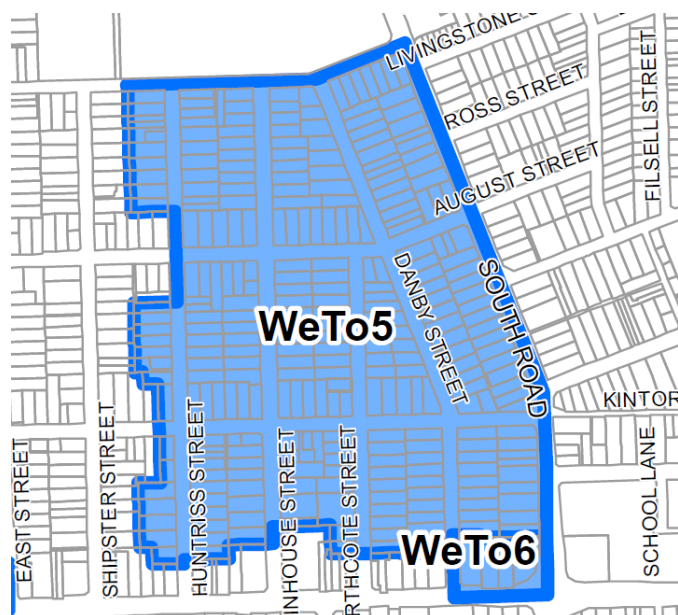


## Torrensville East Historic Area Statement (WeTo5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1890's - 1930's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Narrow and deep allotments. Consistent and uniform allotment pattern
Architectural features	Predominantly Victorian and Federation style villa and cottage dwellings with examples of Californian and State Bank Bungalows; Single fronted cottages; and Parapeted shopfronts. Hip, gable and Dutch gable roofs. Bay windows. Verandahs / porticos. Simple detailing. Window awnings
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Iron and timber filigree. Red brick chimneys
Fencing	Low fencing to facilitate views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Traditional well-maintained gardens. Tree lined streets. Wide streets.

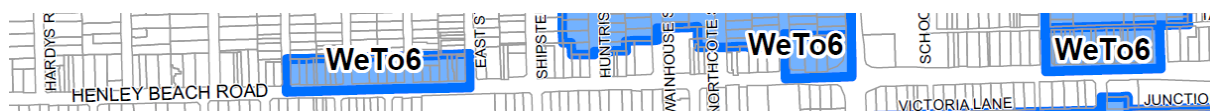


## Urban Corridor (High Street) Historic Area Statement (WeTo6)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1890's - 1920's
Allotments and subdivision patterns	Linear pattern of development along Henley Beach Road. Medium density site areas. Narrow/deep tenancies. Continuous shopfronts. Fine grained
Architectural features	Predominantly ornate parapeted, glazed shopfronts. Pedimented parapets. Hidden roof forms. Elaborate parapet treatments. Traditional verandahs. Ornamental timber verandah posts
Building height	Predominantly single storey. Two 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 eras and styles.
Fencing	<i>[Not stated]</i>
Setting and public realm features	Commercial Strip. Continuous shopfronts. No setback to front boundary. Verandahs over footpath. Tree lined streets. Intimate and engaging public interface

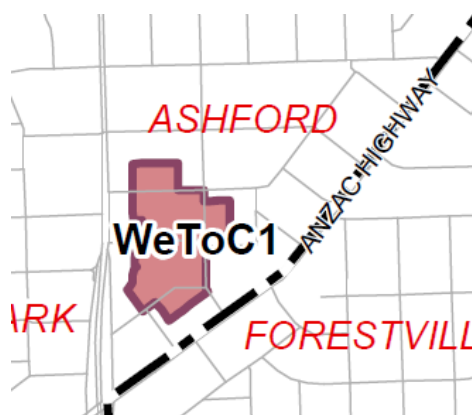
# Character Areas affecting City of West Torrens

## Ashford Character Area Statement (WeTo-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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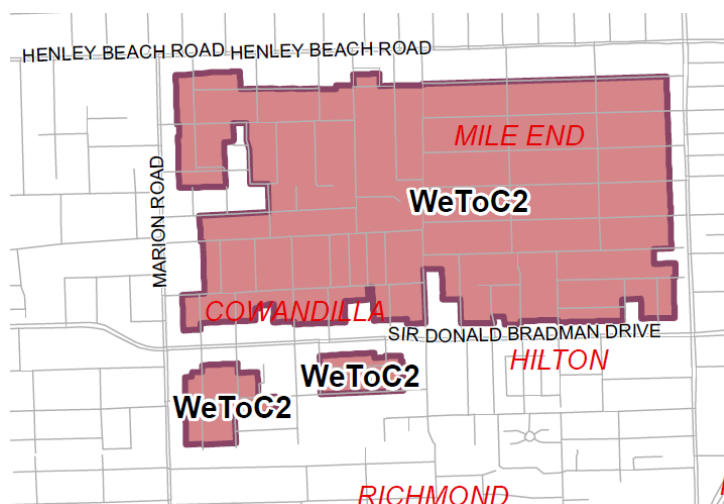
Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Medium sized detached dwellings on substantial allotments
Architectural features	Predominantly Tudor and Bungalow dwellings. Articulated hip and gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure
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 fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets

## Cowandilla / Mile End West Character Area Statement (WeTo-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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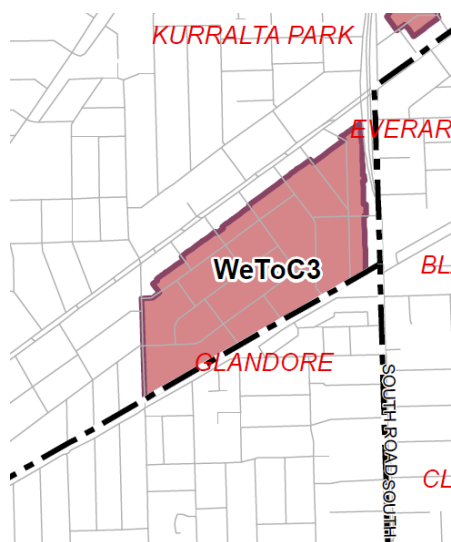
Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Narrow and deep allotments. Detached and semi-detached dwellings on substantial allotments
Architectural features	Predominantly Californian and State Bank Bungalows with some examples of Spanish Mission; Dutch Colonial dwellings; Detached and semi-detached federation cottages/villas; Victorian era cottages/villas; and Early inter-war dwellings. Gable and Dutch gable roofs with hips. Verandahs / porticos
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. Timber windows. Brick/red brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.

## Glandore Character Area Statement (WeTo-C3)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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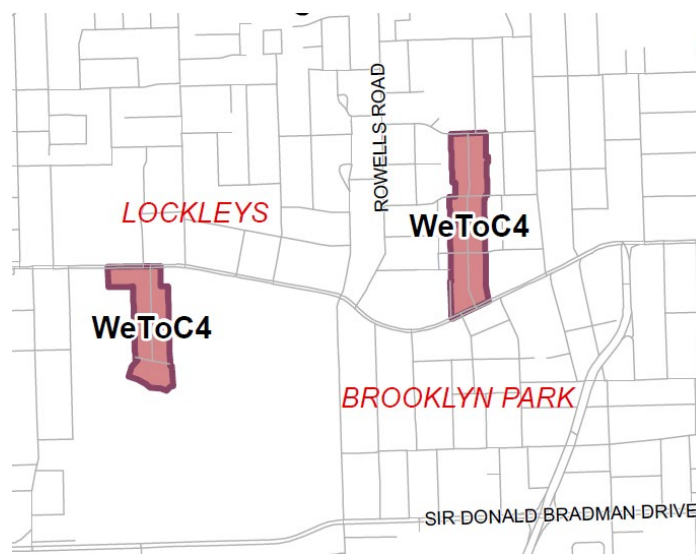
Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached on substantial allotments
Architectural features	Predominantly Bungalows with some examples of Spanish Mission; Dutch Colonial; Tudor; Inter-war old English; and Inter-war Art Deco dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure
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. Timber windows. Brick/red brick chimneys. Painted masonry decorative columns
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.

## Lockleys Character Area Statement (WeTo-C4)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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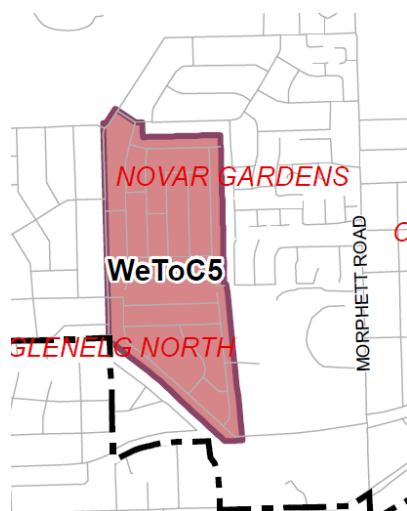
Eras and themes	1920's - 1950's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached and semi-detached dwellings on substantial allotments
Architectural features	Mixture of Bungalows, Tudor, Dutch Colonial and Art deco style dwellings with examples of Spanish Mission and Arts and Crafts. Pitched roofs. Verandahs / porticos
Building height	Single and double storey
Materials	Brick. Painted brick. Stone. Rendered masonry. Tiled roofs. Corrugated pre-coloured or galvanised iron sheeting
Fencing	No or low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Wide side boundaries. Generous traditional well-maintained gardens. Tree lined streets. Low site coverage

## Novar Gardens Character Area Statement (WeTo-C5)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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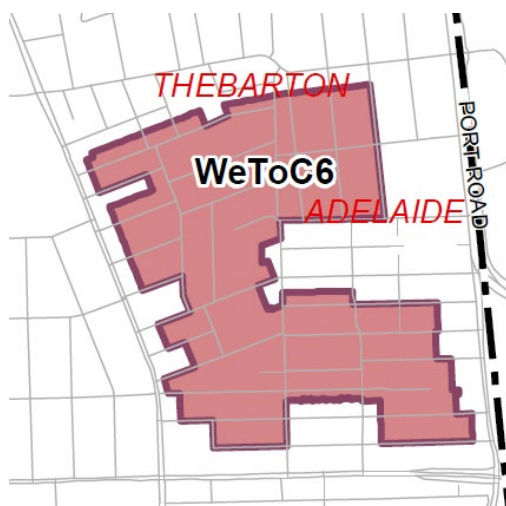
Eras and themes	1950's - 1970's
Allotments and subdivision patterns	Low density site areas. Wide street frontages. Strong uniformity of allotment patterns. Detached dwellings on relatively square allotments
Architectural features	Predominantly Art deco dwellings. Pitched roofs with eaves. Verandahs / porticos
Building height	Single storey. Discreetly integrated two storey elements within roof space
Materials	Brick. Face stone. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Feature stone chimneys
Fencing	No front fences. Side fences no further forward than the building line
Setting and public realm features	Consistent front setbacks. Generous well-maintained gardens

## Thebarton Character Area Statement (WeTo-C6)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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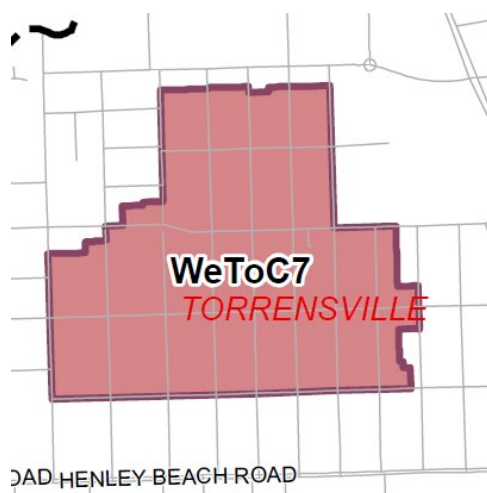
Eras and themes	1890's - 1940's
Allotments and subdivision patterns	Medium to very low density site areas. Subdivision consistent with allotment pattern in the immediate locality. Detached, semi-detached and row dwellings on substantial allotments
Architectural features	Predominantly detached and semi-detached Victorian and Federation villas/cottages and Bungalow style dwellings with examples of Single fronted cottages; Row dwellings; and Tudor style dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Timber verandah posts. Timber filigree. Red brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Front setbacks small to medium front and side setbacks. Large rear setbacks provide sense of space. Low site coverage. Well established tree lined streets. Narrow frontages (east of South Road)

## Torrensville Character Area Statement (WeTo-C7)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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Eras and themes	1890's - 1940's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Commercial development along Henley Beach Road on smaller/ narrower allotments. Detached and semi-detached dwellings on substantial allotments
Architectural features	Predominantly Victorian and Federation Villas, Tudor and Bungalow style dwellings with examples of Row cottages; Single fronted cottages; Spanish Mission dwellings; and Parapeted shopfronts. Strong uniformity of layout and buildings. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos
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. Timber windows. Brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Large front and side setbacks. Consistent rear setbacks, large private yards. Traditional well-maintained gardens. Tree lined streets



# Character Areas affecting Whyalla City Council

## Whyalla Character Area Statement (Wh-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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Eras and themes	1900 – 1940. First 40 years of Whyalla's development. Dwellings constructed for BHP staff
Allotments and subdivision patterns	Pattern of division in predominantly quarter acre lots, generous roads and road reserves with ample provision for on street parking and street planting.
Architectural features	Colonial Cottages with half-hipped roofs, rendered masonry walls with open verandahs the width of the dwelling, symmetrical fronted dwellings with return verandahs and Bungalow dwellings dominate the architectural style of the dwellings
Building height	[Not stated]
Materials	Corrugated iron, rendered masonry and BHP stone (including stone coins) and BHP brick are the predominant construction materials with corrugated irons roofs.
Fencing	Simple low picket or low rendered masonry, low open fencing or hedging.
Setting and public realm features	Pedestrian and cycle connection to the foreshore, Ada Ryan Gardens and Hummock Hill

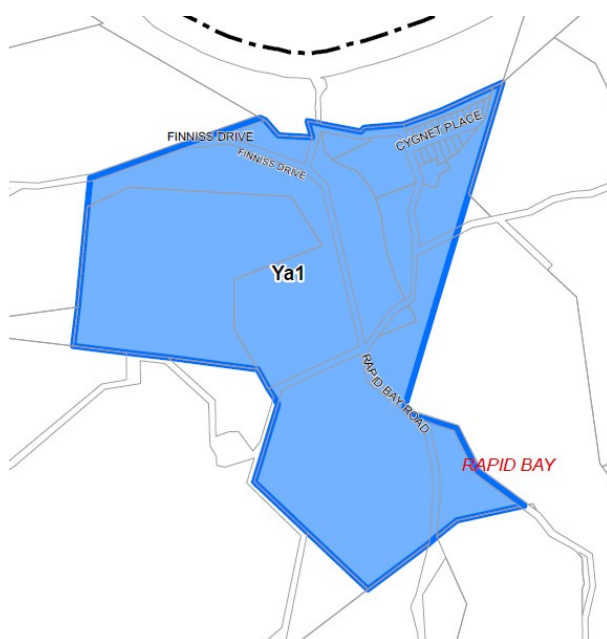
# Historic Areas affecting District Council of Yankalilla

## Rapid Bay Historic Area Statement (Ya1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1948-1949 (School added in 1950). Encompasses housing established by BHP as part of mining/quarrying operations to the west as well as historic buildings and items at the southern end of the town
Subdivision Pattern	<p>Rapid Bay has two residential enclaves which are divided by Yattogolinga River and the town oval. The western section of the town is laid out around the main entrance road and comprises eighteen houses, a former general store and meeting hall. These are without individual subdivision allotments.</p> <p>The eastern section includes fifteen houses either side of Cygnet Place and the primary school. They are constructed on allotments of approximately the same size and are set back the same distance from the road. Allotment sizes provide narrower frontages at the end of the cul-de-sac.</p>
Architectural Buildings	Bungalow in design with painted hipped corrugated roofs, simple and return verandahs, windows surrounds comprising painted concrete lintels and window sills. The 15 houses in Cygnet Place designed with either five or six room dwellings and some have sleep-outs attached.

	On the western side, company dwellings range from simple detached, hipped or gable roof designs to a row of larger stone and brick houses with expansive verandahs
Building height	All buildings in the township are of single storey, low scale character on generous allotments.
Materials	Materials used in housing construction include varying combinations of red brick, concrete brick and stone or limestone.
Fencing	Low rendered walls, but majority wire mesh front fences and corrugated iron side and rear fences.
Setting and Public Realm	<p>The streets are well treed, Norfolk Island pines are the most dominant. The extension of the main entrance road which leads through the western residential area and then branches off towards the quarry is divided by a wide median strip in which Norfolk Island pines and pyramid trees have been planted alternately. About a third of the way along this street a road branches off towards the beach to provide access to the jetty, the foreshore caravan park and camping area and the eastern residential area. Trees have been planted along all these routes and the embankments along the roads have been planted with shrubs, flowers and ground cover.</p> <p>The mouth of the Yattagolina River, which is located near the junction of these three routes, is shallow and filled with reeds. The jetty and the quarry works dominate the western end of the beach.</p>

## Randalsea Historic Area Statement (Ya2)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	Established during the first phase of settlement (1836-1861). A sharp distinction is evident between the unformed groupings of buildings set within the township proper, and the bare hillsides surrounding the town.
Allotments and subdivision patterns	Historic division pattern is maintained around the intersection of Main South Road and Finnis Vale Drive. A range of allotments of various configurations and sizes east and west of Main South Road.
Architectural features	A compact group of small scale, single storey cottages and buildings with randomly aligned frontages to the original road (Gamlen Place), with Randall's cottage and Palm House a former boarding house located west at a distance from the group. The Institute building, school house, school, and Florence's Guest House are higher set on the southern side of Finnis Vale Road. Leonard's Mill, with ancillary buildings is a visually dominant building on the eastern side of Main South Road. The former Mill is State Heritage listed.
Building height	Predominantly single storey heights, in small scale buildings.
Materials	Dominant materials include stone walling, timber fenestration and entrances, slate flooring and corrugated iron roofing. More recent materials include colorbond roofing, mini-orb iron sheeting, brick and rendered surfaces. Evidence of early gum slab construction noted in outbuilding.

Fencing	Minimal fencing retaining an open feel to the shared spatial arrangements of buildings and gardens. A section of existing stone walling on the southern side of the road intersection and some post and wire fencing maintains the informal and open spatial character of the village.
Setting and public realm features	Randalsea is nestled at the bottom of the Parananacooka River at its junction with a smaller tributary. A scattered collection of buildings are located along the valley floor, with trees and grazing land rising steeply behind to the ridge lines which form a contrasting rural backdrop. The public realm includes a creek side reserve and higher level park with walkway in the vicinity of a fenced War Memorial set higher than the Finnis Vale Road.