Introduction

Development in South Australia is assessed against the state-wide Planning and Design Code (the Code). The Code can be accessed on the PlanSA portal and is an electronic database that can be searched by address or development type.

The Code contains Zones, Subzones and Overlays for the assessment of development. The Overlays are of significance in that they can alter the way development applications are assessed.

Within the Code, Historic Area Overlays and Character Area Overlays identify locations that display historic themes, streetscape characteristics and/or development patterns of importance and value to the local area. These attributes are identified in the Historic Area Statements and Character Area Statements supporting the Overlays, and are generally expressed as an era / period of development, or prevailing architectural type or style. Some Historic Area Overlays also include the identification of Representative Buildings that are examples of historic themes that are of value.

Design Advisory Guidelines have been developed to assist applicants and designers to achieve design outcomes consistent with the Code’s Desired and Performance Outcomes, namely development is contextually responsive to historic and character attributes.

Style Identification Advisory Guidelines provided under Section 66(5) of the Planning Development and Infrastructure Act 2016 (the Act), support the Design Advisory Guidelines by assisting applicants and designers to identify those historic and character attributes within a streetscape outlined by the Area Statements. It does this through:

- a diagrammatic timeline, that identifies common architectural styles for periods of development identified in the Area Statements, and
- typical examples of the style.

Importantly, it is not possible for a document such as the Style Identification Advisory Guidelines to provide an example of all architectural styles and variants across all Councils in the State. This document provides examples only. The Desired and Performance Outcomes of the Code seek a design response specific to the historic and character attributes of the relevant location.

This is a living document.
EARLY SETTLEMENT
Workers cottages, sheds, barns, outbuildings

Walkerville

Prospect

Walkerville

Torrens Valley

Strathalbyn

East Torrens
EARLY VICTORIAN COTTAGES
Single-fronted cottages

Walkerville

Prospect

North Adelaide

North Adelaide
EARLY VICTORIAN COTTAGES

Double-fronted cottages

Walkerville

Gawler

Mitcham

Mitcham

Unley

Walkerville
EARLY VICTORIAN COTTAGES
Row cottages

Gawler

Charles Sturt

Adelaide

Unley
VICTORIAN VILLAS / COTTAGES
Villas

Unley

Walkerville

Unley

Unley

Unley

Unley
VICTORIAN VILLAS / COTTAGES
Single-fronted villas / cottages

Unley

Prospect

Prospect

Burnside

Unley

Prospect
VICTORIAN VILLAS / COTTAGES
Double-fronted cottages / villas

Unley

Mitcham

Walkerville

Mitcham

Burnside

Walkerville
VICTORIAN VILLAS / COTTAGES
Return verandah / villas
VICTORIAN VILLAS / COTTAGES
Row cottages

Walkerville

Prospect

Unley

Prospect
VICTORIAN VILLAS / COTTAGES
Terrace houses

North Adelaide

Port Adelaide

North Adelaide

North Adelaide
EDWARDIAN / FEDERATION VILLAS / COTTAGES
Single-fronted cottages

Unley

Unley

Prospect

Port Adelaide

Prospect

Prospect
EDWARDIAN / FEDERATION VILLAS / COTTAGES
Double-fronted cottages

Prospect

Walkerville

Unley

Walkerville

Unley

Unley
EDWARDIAN / FEDERATION VILLAS / COTTAGES

Villas

Unley

North Adelaide

North Adelaide

North Adelaide

Unley

Unley
EDWARDIAN / FEDERATION VILLAS / COTTAGES

Return verandah villas
EDWARDIAN / FEDERATION VILLAS / COTTAGES
Queen Anne / Art Nouveau
EARLY INTER-WAR
Bungalow

Port Adelaide

Port Adelaide

Walkerville

Unley

Port Adelaide
EARLY INTER-WAR
State Bank bungalow

Port Adelaide

Port Adelaide

St Peters

Mitcham
EARLY INTER-WAR
Gentleman’s bungalow

Port Adelaide
Walkerville
Unley
Burnside
Unley
Prospect
EARLY INTER-WAR
Tudor revival

Walkerville

Port Adelaide

Burnside

Burnside

Walkerville

Henley
LATE INTER-WAR
Spanish mission

Burnside

Unley

Unley

Unley
LATE INTER-WAR
Art Deco / Gable-fronted deco

Walkerville
Charles Sturt
Walkerville
Burnside
Walkerville
Unley
EARLY POST WAR
Austerity / War service house

Unley

Burnside

Brighton

Salisbury
EARLY POST WAR
Early housing trust

Charles Sturt

Brighton

Port Adelaide

Charles Sturt