

# DRAFT PLANNING AND DESIGN CODE



## HISTORIC AREA STATEMENTS AND CHARACTER AREA STATEMENTS PROPOSAL TO AMEND PHASE 3 (URBAN AREAS) PLANNING AND DESIGN CODE AMENDMENT City of Port Adelaide Enfield





# 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.



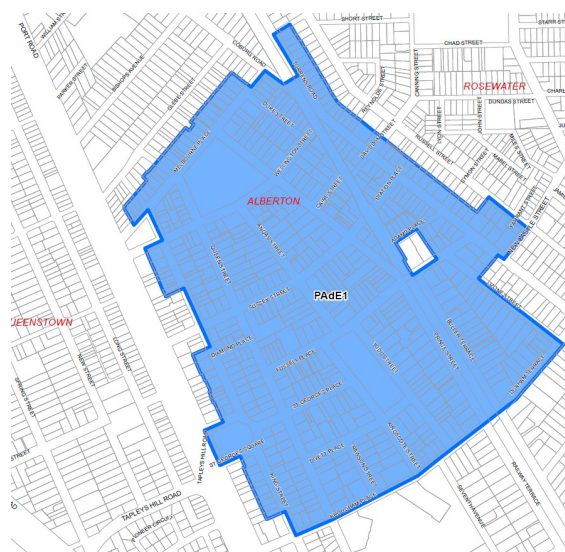
# Historic Areas affecting City of Port Adelaide Enfield

## 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.

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	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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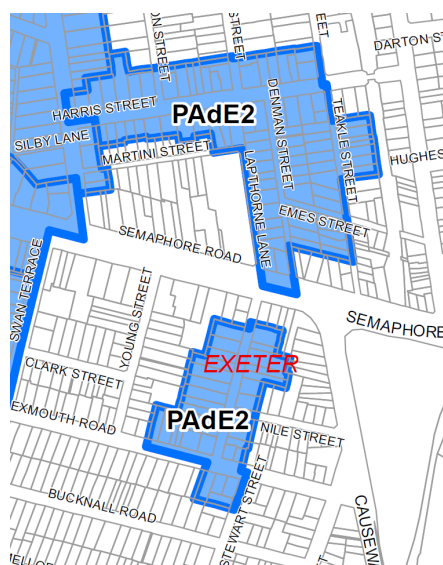


## Exeter Historic Area Statement (PAdE2)

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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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'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

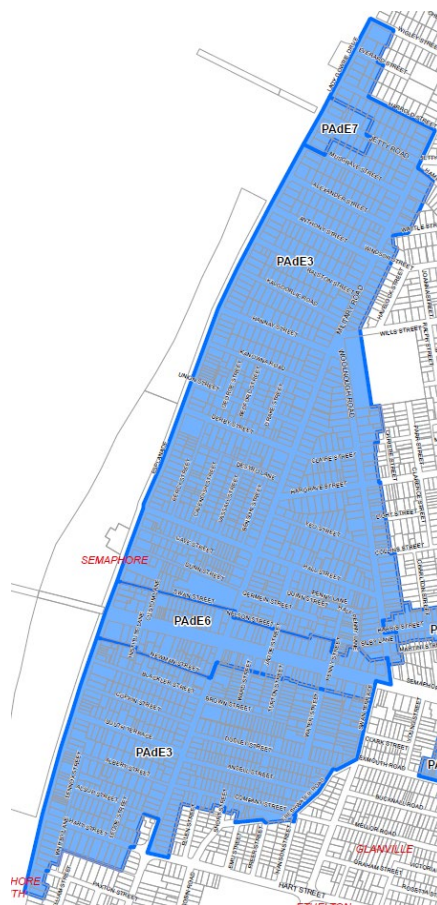
	brick residences, early timber houses and later corrugated iron houses all retaining original detailing. A second small residential pocket on the south side of Semaphore Road which also has a local village character with single storey brick and stone cottages and a two storey hotel and paired terrace.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

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 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.

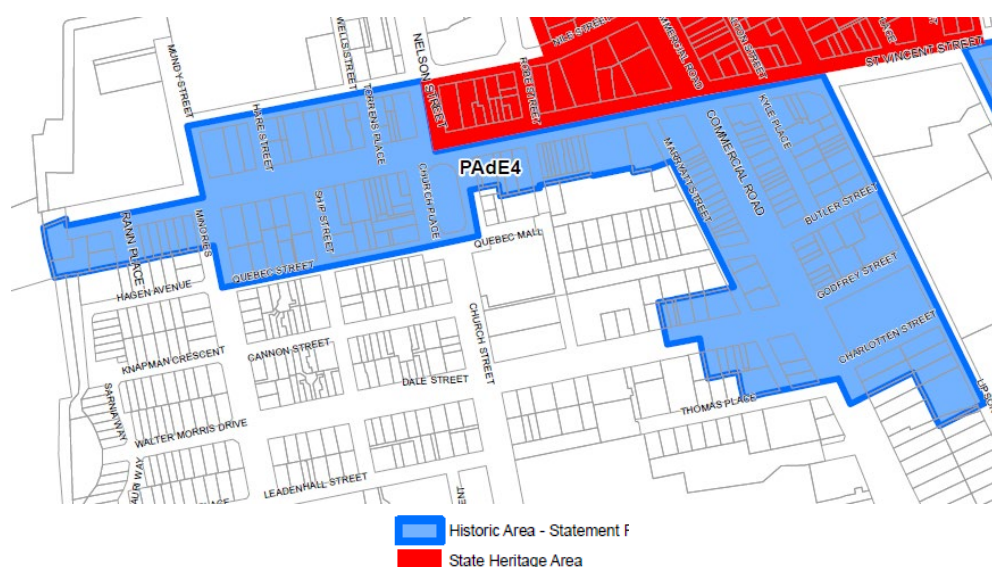
Materials	Materials consistent with the style of building and era of its original construction. Timber and masonry housing.
Fencing	Low and/or open consistent with the style and era of construction of the building it is associated with. Fences associated with Victorian and Edwardian houses including 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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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	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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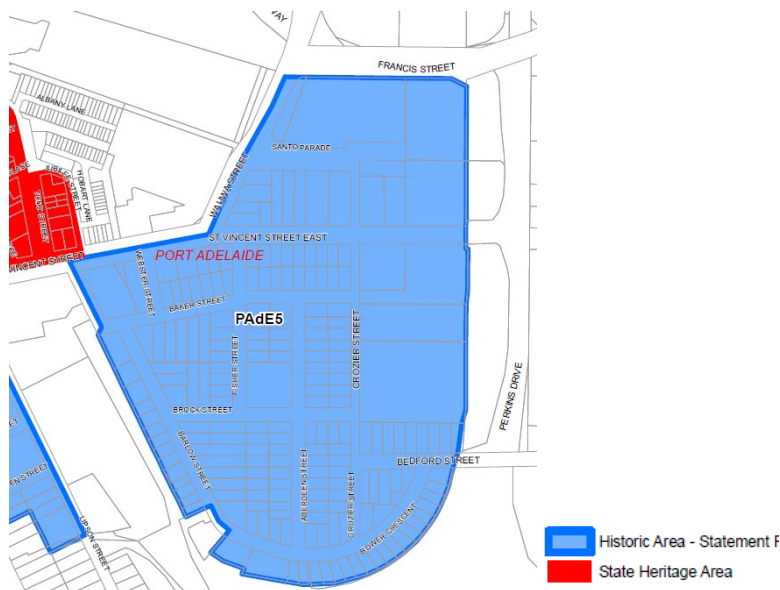


## Woolstores Historic Area Statement (PAdE5)

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]

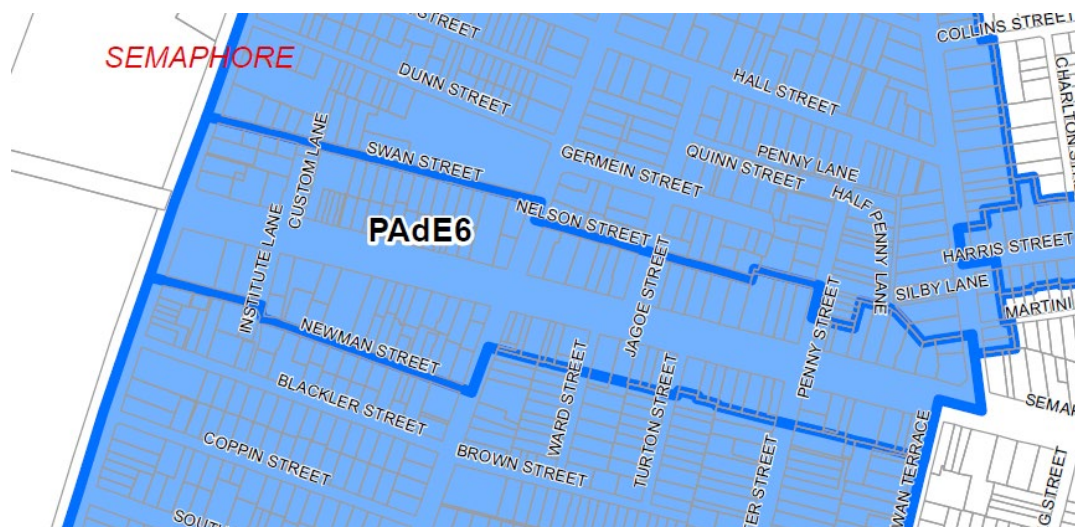
<p>Setting and public realm features</p>	<p>A key characteristic of this area is the compact group of large, well detailed warehouses associated with the wool export trade and located close to the dockside. The woolstores buildings are highly visible and prominent from eastern approaches into the Port 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.

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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. 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.

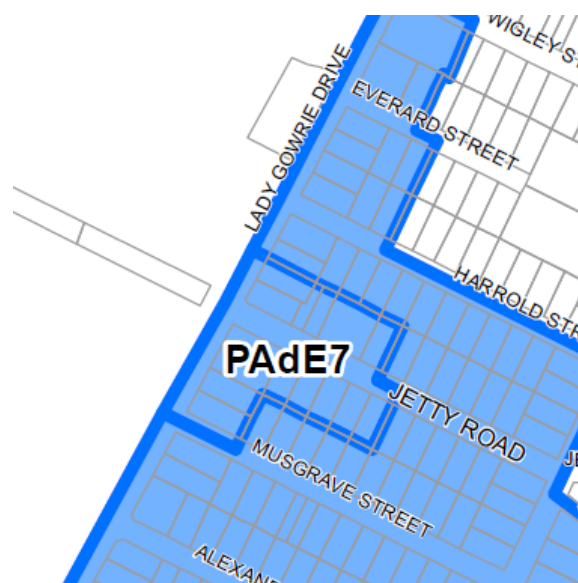
Fencing	<p>None for retail and commercial buildings.</p> <p>Low and/or open consistent with the style and era of construction of the building it is associated with.</p> <p>Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence 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.

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. 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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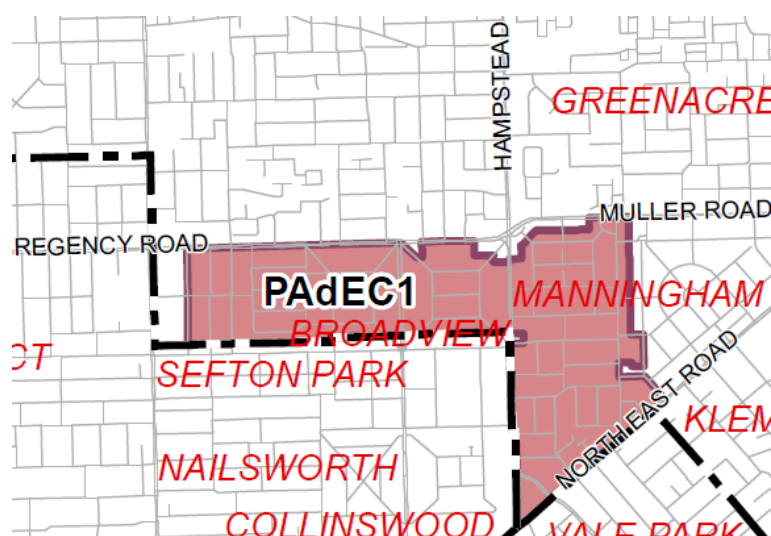
# Character Areas affecting City of Port Adelaide Enfield

## 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>

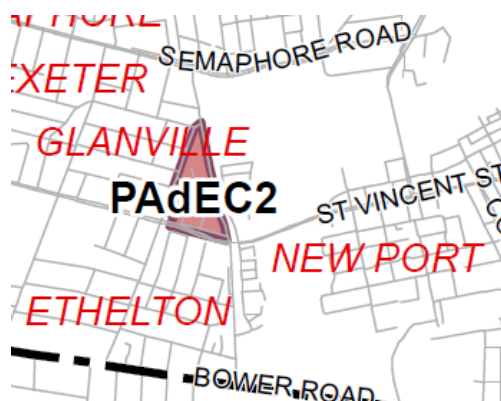
	Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences.
Setting and Public Realm	<p>The 1920's street pattern in this area is distinctive and reflects the garden suburb approach to town planning and subdivision.</p> <p>It results in wide nature 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.

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.



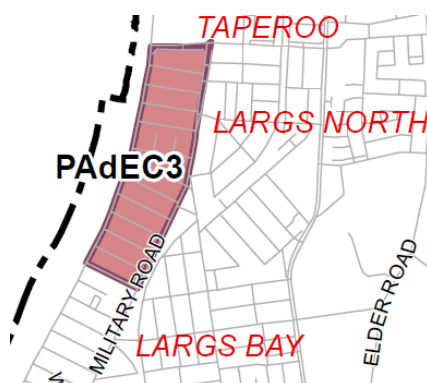
Eras and theme	1860's – 1920's built development
Allotments and subdivision patterns.	The allotment pattern is shaped to accommodate the alignments of Carlisle Street and Causeway Road. Small allotment sizes with narrow frontages. Dwellings are built close to streets.
Architectural features	Housing styles 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.

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 – 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.

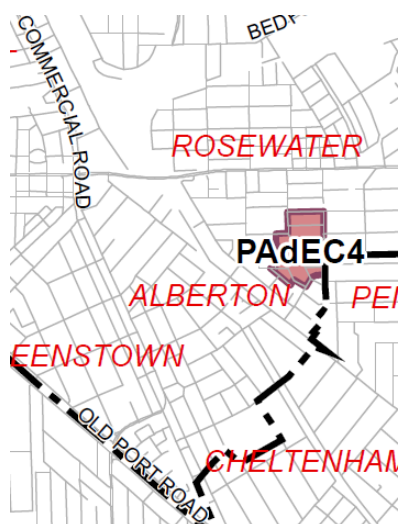
Setting and Public Realm	<p>The southern boundary of this area adjoins the Semaphore/Largs Historic Area. It abuts the coast and contains a significant number of dwellings built during the period from 1915-1940.</p> <p>It has a strong relationship with the coast and features tree lined streets with footpaths 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.

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 – 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.