

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 Holdfast Bay



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.

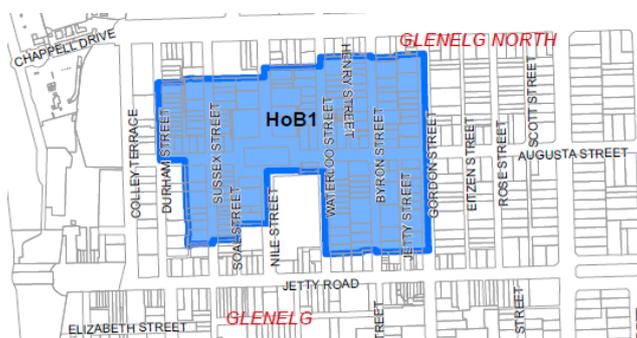
Historic Areas affecting City of Holdfast Bay

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.

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-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>

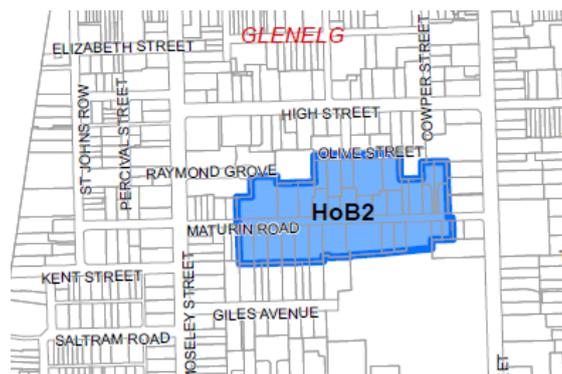
	<p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade</p> <p>Rectilinear plan forms</p> <p>High degree 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)

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	1920s or 30s
Allotments and subdivision patterns	Original subdivision of The Olives and Bromley Allotments on southwest end were subdivided in 1886 and 1912 Mixed allotment sizes with large frontages Substantial building setbacks Large front setbacks Side setbacks provide visual spacing between dwellings
Architectural features	Typical 1890s to early 20th Century dwellings Victorian dwellings Inter-War dwelling styles including Bungalow, Tudor, Art Deco and Mediterranean Rectilinear plan forms High degree of modulation and articulation Low scale Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings) Short roof spans Hip and gable roof forms Deep verandahs and porches 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	Single storey and two storey (some in-roof or partly in-roof).

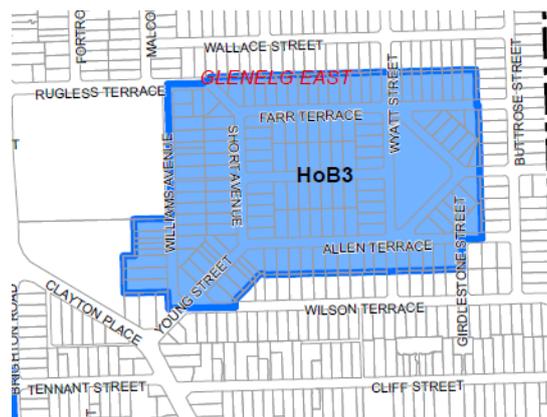
Materials	<p>Consistent with the materials used in the 1880s to 1930s period.</p> <p>Sandstone, red brick, rendered facades</p> <p>Corrugated iron and terracotta tiled roofing</p> <p>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</p> <p>Timber 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	1923 subdivision 1920s – 1930s dwellings
Allotments and subdivision patterns	Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve Garden city theory in practice The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered Large allotments with large frontages Consistent, large front setbacks Side setbacks provide visual spacing between dwellings
Architectural features	Inter-War style dwellings including: Tudor Revival Californian bungalow Art Deco Some Spanish mission 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 Hip and gable roof forms Deep verandahs and porches Fine-grain detail in elements such as plinths, string courses, projecting sills

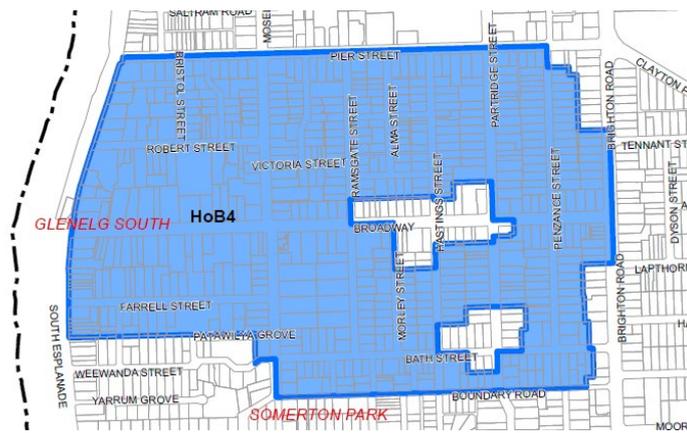
	<p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Single storey
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Terracotta tiled and corrugated iron roofing</p> <p>Brick, sandstone, and stucco and part-rendered finishes</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.



<p>Eras and themes</p>	<p>Subdivided in 1850 Buildings 1860s – 1900s and 1920s – 1930s Most intense development occurred in 1870s and 1880s Further development in 1920s – 1930s (Interwar period)</p>
<p>Allotments and subdivision patterns</p>	<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>
<p>Architectural features</p>	<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) Late Victorian to early 20th Century Period architecture Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing 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 Inter-War buildings, mostly Bungalows Many dwellings without vehicle garaging. 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>

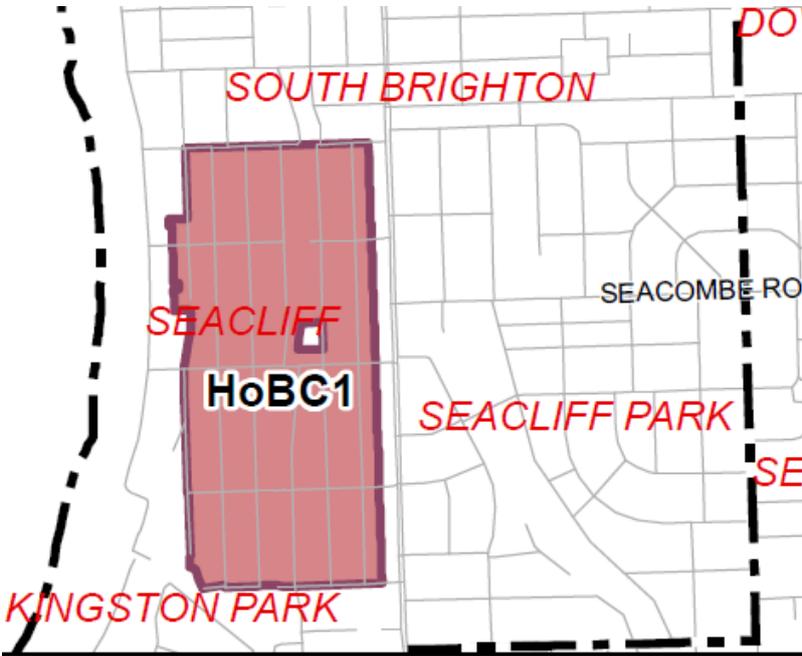
Character Areas affecting City of Holdfast Bay

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 th 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

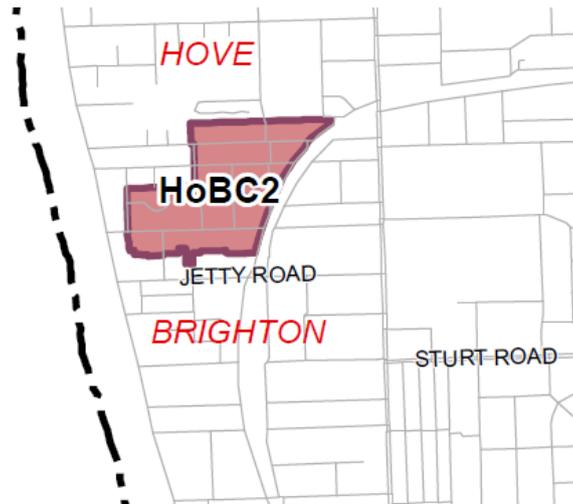
	<p>Hip and gable roof forms</p> <p>Deep verandahs and porches</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Single storey
Materials	<p>Red and cream brick</p> <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

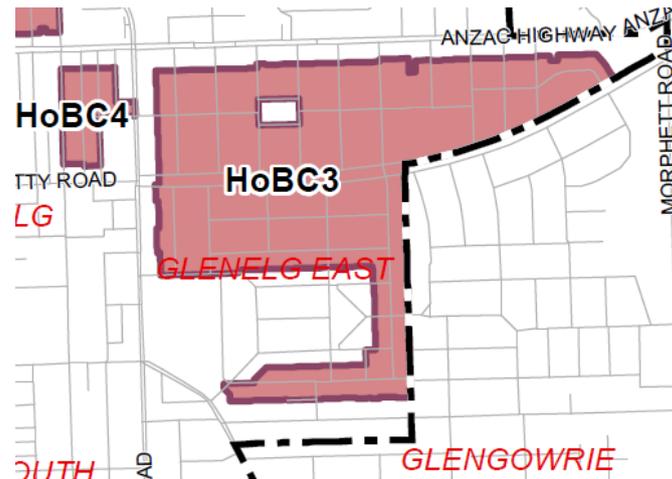
Materials	<p>Corrugated iron or terracotta tile roofing</p> <p>Brick, stone, timber and part-rendered finishes</p> <p>Fenestration, doorways, windows, eaves and roof forms generally dark in colour</p>
Fencing	<p>Fencing associated with the era and style of the building. Woven wire. Low masonry with geometric 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>

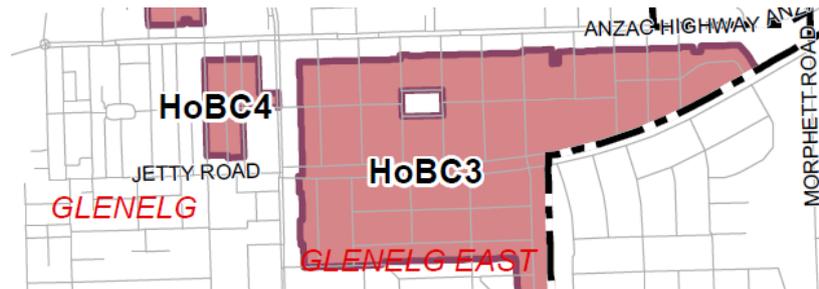
	<p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Materials	<p>Consistent with the materials used in the 1920s to 1930s period.</p> <p>Corrugated iron or terracotta tile roofing. Brick, sandstone, and stucco and part-rendered finishes</p> <p>Roofing, facades and fenestration 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.

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	<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>

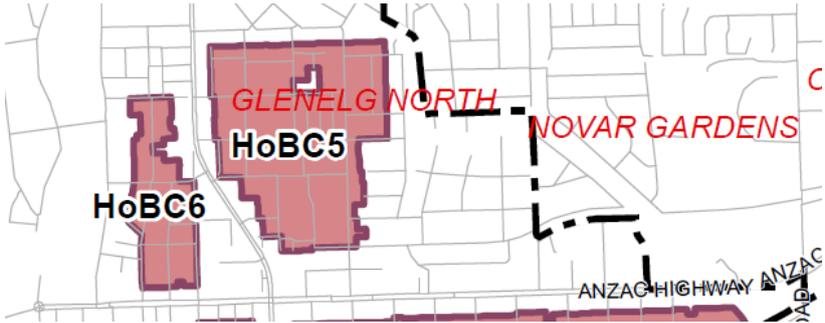
	<p>Low scale</p> <p>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</p> <p>Short roof spans</p> <p>Hip and gable roof forms</p> <p>Concave, bullnose and straight-pitched verandahs</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting 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.

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	1850s to 1920s
Allotments and subdivision patterns	<ul style="list-style-type: none"> Rectangular allotment shapes in varying sizes Some allotments have been amalgamated to make way for residential flat buildings and units Mix of front setback patterns, with older dwellings having small front setbacks, and later dwellings set further back from the street Generally small front setbacks Side setbacks provide visual spacing between dwellings
Architectural features	<ul style="list-style-type: none"> Small scale, simplified building forms Single storey detached and semi-detached villas Single storey detached cottages Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing 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 Some Inter-War buildings, mostly Tudor style Many dwellings without vehicle garaging. 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. Rectilinear plan forms High degree of modulation and articulation Low scale Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings) Short roof spans

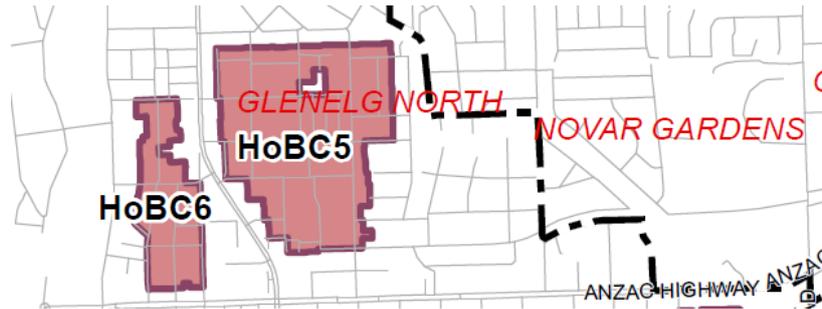
	<p>Hip and gable roof forms</p> <p>Concave, bullnose and straight-pitched verandahs</p> <p>Fine-grain detail in elements such as plinths, string courses, projecting sills</p> <p>High solid to void ratio</p> <p>Vertical proportions in windows and doors</p>
Building height	Predominantly single storey but 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>