



OFFICE OF THE LORD MAYOR

Mr Michael Lennon
Chair
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

Sent via e-mail: saplanningcommission@sa.gov.au

Dear Mr Lennon *Michael*

Historic Area Statements for Phase Three Councils

Thank you for the opportunity for the City of Adelaide to continue working collaboratively with the Department of Planning, Transport and Infrastructure to assist in the drafting of the Historic Area Statements that will apply to the Historic Area Overlay of the Planning and Design Code.

The City of Adelaide is a proud advocate of protecting our State’s important and unique historic areas. The City of Adelaide has 647 listed State Heritage Places and 1850 listed Local Heritage Places, representing approximately 27% of South Australia’s listed heritage places. Whilst these listed places are found throughout the City of Adelaide, we also have two Historic (Conservation) Zones, being,

North Adelaide Historic (Conservation) Zone and Adelaide Historic (Conservation) Zone.



The City of Adelaide has drafted 14 Historic Area Statements that reflect our existing Policy Areas within the North Adelaide Historic (Conservation) Zone and the Adelaide Historic (Conservation) Zone. As shown on the map on the left.

The Historic Area Statements within Attachment A were endorsed by Council at its meeting on 19 November 2019.

Methodology

The approach taken in drafting these Historic Area Statements has been to utilise the existing Desired Character Statements

found within the existing Zone or Policy Area. No new policy has been incorporated into the drafted Historic Area Statements for the City of Adelaide.

In drafting the Historic Area Statements, it was necessary to deviate from the headings outlined in DPTI's example template as many of the headings did not work for the complex history of North Adelaide or Adelaide Historic (Conservation) Zone areas. This being that these areas were fundamental to the start of South Australia, with buildings still remaining from these early starts as well as infill development over time which has added to the rich tapestry of historic importance.

New headings including 'Townscape', 'Building Form', 'Interface', 'Views and Vistas' and 'Access' have been included as the key headings within each Historic Area Statement where it is applicable. The headings 'Era of Development' and 'Subdivision Pattern' have been removed from the Statements as current policy for each area did not consistently contain the information required for these headings. We were also concerned that stating an 'Era of Development' for North Adelaide was too constrictive. There are several modern examples of listed heritage places, such as Robin Boyd's Walkley House which are important to the historic attributes of North Adelaide as it has evolved over time.

Adelaide contains a number of historic areas that are rich, complex and diverse in character with differing and unique traits such as varying townscapes, built form and prominence of important historic buildings. The example template did not capture all of the important elements and was considered to be too simplistic for the complex nature of the North Adelaide and Adelaide Historic Conservation areas. The template did not fully reflect the local, unique and historic attributes which are important to each of the areas. The inclusion of information relating to these headings are important to ensure that these unique and critically important elements of these areas are appropriately reflected and conserved through the planning system.

Guiding Future Development

The Historic Area Statements have been drafted to guide the future form of development also. Following our methodology, which has solely relied on transitioning the existing relevant Desired Character Statements, these statements inherently guide future development in order to conserve the historic attributes critically important to the area to ensure the 'desired character' is achieved. We consider that new development should consider and protect important elements that contribute to the character of the area. From some testing of the draft Historic Area Overlay, City Living Zone and Subzones, we are concerned that these will not provide the localised approach necessary to protect these historical attributes, thus the importance of the Historic Area Statements in providing guidance for future development.

Through our collaborative work with DPTI staff, Council staff were advised that the Historic Area Statements should provide local details, an example being to include statements stating that two-storey rear additions should be located behind existing buildings to ensure they are not visible from the street and to maintain the single-storey building frontage to the street. This statement is required within the Historic Area Statement, as nowhere else in the draft

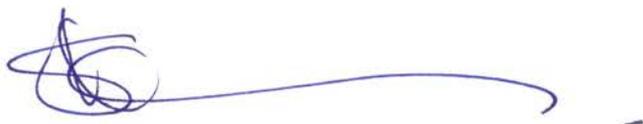
Planning and Design Code provides such localised and essential design details. This statement guides future development to maintain the historic attribute of a single-storey frontage appearance to street. Given this important local context is not detailed elsewhere in the Planning and Design Code, we believe the Historic Area Statements will be relied on heavily to guide future development and should be included within these Statements.

Recommendations

Fencing policies commonly apply to all of the existing North Adelaide Historic (Conservation) Zone and Adelaide Historic (Conservation) Zone. Within each of the Historic Area Statements the fencing provisions are the same and have been duplicated. Although there are some additional fencing provisions that apply to specific areas, to avoid repetition and ensure consistency it is recommended that the provisions that are duplicated would be better placed within the City Living Zone and where applicable the local variations are retained within the relevant Statement. This is possible in this instance as the City Living Zone is only proposed to be applied to areas within the City of Adelaide. This approach would simplify the Historic Area Statements by reducing repetition.

Lastly, it would be beneficial for each provision within template to be numbered so they are identifiable and capable of being referenced in the assessment of future planning applications.

Yours sincerely



Sandy Verschoor
LORD MAYOR

27 November 2019

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Hill Street (Policy Area 1)

Heritage Characteristics	Examples
Townscape	<p>19th century and early 20th century elegant and finely detailed mansions and large villas set on large allotments and low and medium density cottages, villas and terrace houses of 1 and 2 storeys.</p> <p><u>Mills Terrace and Strangways Terrace</u> (west of Hill Street)</p> <ul style="list-style-type: none"> - Imposing townscape character of the Park Lands frontages established by various styles of detached dwellings of heritage value. <p><u>Gibbon Lane</u></p> <ul style="list-style-type: none"> - Primarily detached and semi-detached 2 storey dwellings and a single storey detached dwelling of local heritage value. <p><u>Hill Street</u></p> <ul style="list-style-type: none"> - 1 and 2 storey large detached and semi-detached Local and State heritage places. - Prominent corner sites containing St. Lawrence's Church and Calvary Hospital. <p><u>Buxton Street</u></p> <ul style="list-style-type: none"> - Highly cohesive frontages of single storey detached dwellings of local heritage value and 1 and 2 storey State heritage places, including finely detailed Italianate villas. - Prevailing building set-back except for traditional corner shop. <p><u>Molesworth Street</u></p> <ul style="list-style-type: none"> - South side - semi-detached Heritage Places of similar architectural design. - North side - detached Victorian Italianate houses and detached dwellings of local heritage value. - Church of Perpetual Adoration makes a valuable contribution to the historic character of the area. <p><u>Barnard Street</u></p> <ul style="list-style-type: none"> - Detached and semi-detached Heritage Places. - Calvary Hospital Chapel forms an important part of the street character. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - Diversity of traditional dwelling types and the consistent character of large dwellings will be conserved through the retention of Heritage Places. <p><u>Childers Street</u></p> <ul style="list-style-type: none"> - Large, low density, single storey detached local heritage places.

	<p><u>Ward Street and Strangways Terrace (east of Hill Street)</u></p> <ul style="list-style-type: none"> - Single storey detached residences of consistent architectural style, form and siting. - Calvary Hospital is a prominent corner site that contributes to the character of the area.
Architectural Buildings	<ul style="list-style-type: none"> - Mansions and large villas. - Victorian Italianate villas. - Cottages, villas and terraces. - Detached and semi-detached dwellings. - Helping Hand Aged Care - multi-functional aged care facility. - St Dominic's Priory College - educational land uses. - Calvary Hospital and Chapel. - Church of Perpetual Adoration. - St. Lawrence's Church.
Building Materials	<ul style="list-style-type: none"> - Stone and cast-iron fencing.
Setting and Public Realm	<ul style="list-style-type: none"> - Landscape grounds.
Building Form	<ul style="list-style-type: none"> - Detached, semi-detached or group dwellings, residential flat buildings, or alterations and additions to existing buildings. - New row dwellings are not envisaged. <p><u>Mills Terrace and Strangways Terrace (west of Hill Street)</u></p> <ul style="list-style-type: none"> - Detached dwellings, group dwellings or residential flat buildings of 1 or 2 storeys that contribute to the imposing townscape character of these Park Lands frontages established by various styles of detached dwellings of heritage value. - Reinforce built form character by incorporating articulation, bay windows, hip or hip-gable roof profiles, verandahs, balconies and porches and set within landscaped grounds. <p><u>Gibbon Lane</u></p> <ul style="list-style-type: none"> - Limited change in the townscape character. - Detached dwellings with a frontage to the street. - Pitched roofs or incorporated behind parapets. - Design and composition of facades to reflect traditional proportions of surrounding Heritage Places. <p><u>Hill Street</u></p> <ul style="list-style-type: none"> - Detached or semi-detached dwellings with frontage and access to the street. <p><u>Buxton Street</u></p> <ul style="list-style-type: none"> - Single storey detached or group dwellings with a street frontage. - Helping Hand - additional residential accommodation on under-utilised land to the side or behind existing buildings provided the value of Heritage Places is retained. <p><u>Molesworth Street</u></p> <ul style="list-style-type: none"> - Development for additional residential accommodation is limited to under-utilised land behind or adjacent existing buildings where the value of Heritage Places is not compromised. - All dwelling types should be considered within established institutional sites. - Development adjacent the primary street frontage that reinstates or reinforces the building set-back and subdivision pattern established by Heritage Places. - Development of St Dominic's Priory College to incorporate the use of landscaped open space to break up building mass. <p><u>Barnard Street</u></p> <ul style="list-style-type: none"> - Complement and reinstate the building set-backs established by 1 and 2 storey Heritage Places. - Development compatible with Heritage Places. - Maintain heritage value and prominence of the Chapel by retaining views and vistas to the Chapel. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - Development limited to the replacement of non-Heritage Places.

	<ul style="list-style-type: none"> - Replacement development comprising large, single storey detached dwellings that reinstate the prevailing building set-back established by Heritage Places. - Corner sites may comprise buildings set on or close to the primary street frontage. <p><u>Childers Street</u></p> <ul style="list-style-type: none"> - Development limited to the replacement of non-Heritage Places. - Development that is a single storey detached dwelling in appearance to the street and reinstates the prevailing building set-back established by Heritage Places. <p><u>Barton Terrace West</u></p> <ul style="list-style-type: none"> - Development limited to the replacement of non-Heritage Places. - Development comprising detached, semi-detached and group dwellings or residential flat buildings that reinstate the building set-back and orientation to the Park Lands established by Heritage Places. <p><u>Ward Street and Strangways Terrace (east of Hill Street)</u></p> <ul style="list-style-type: none"> - Retain the visual prominence of Calvary Hospital. - Maintain the orientation and frontage of the hospital to Strangways Terrace. - Incorporate the use of landscaped open space to break up building mass. - Consolidate car parking and access areas and establish landscaping.
Siting	<p><u>Calvary Hospital, St Dominic's Priory College, Helping Hand</u></p> <ul style="list-style-type: none"> - provide a compatible set back from the street, adjoining residential allotments and State and Local Heritage Places. <p><u>Hill Street</u></p> <ul style="list-style-type: none"> - Continue the regular building set-back from the primary street frontage and the established regular pattern of siting of Heritage Places. <p><u>Buxton Street</u></p> <ul style="list-style-type: none"> - Helping Hand Aged Care - complement the setback of Heritage Places and avoid unbroken frontages and incorporate the use of landscaped open space to break up building mass.
Interface	<ul style="list-style-type: none"> - Non-residential development to respect the generally lower scale of residential buildings and provide a transition of built form at site boundaries. - <u>Calvary Hospital, St Dominic's Priory College, Helping Hand</u> - minimise building mass at the interface from an adjoining boundary by siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing and overshadowing through alternative design methods.
Height	<ul style="list-style-type: none"> - Development of Calvary Hospital that: <ul style="list-style-type: none"> (a) is in accordance with Concept Plan Fig HS/1; (b) ensures new buildings up to a maximum of 5 building levels or 15 metres above the median natural or finished ground level at any or any part of a building are designed to: <ul style="list-style-type: none"> (i) be located in central areas of the site and in areas identified as Taller Built Form; (ii) ensure buildings up to 4 building levels are located along Hill Street and in areas identified as Taller Built Form; (iii) ensure buildings up to 3 building levels are in areas identified as Low Scale Built Form. - Development of St Dominic's Priory College that: <ul style="list-style-type: none"> (a) is in accordance with Concept Plan Fig HS/2; and should: (b) ensures new buildings up to a maximum of 3 building levels and 9 metres above the median natural or finished ground level at any point or any part of a building are designed to: <ul style="list-style-type: none"> (i) be located in areas identified as Taller Built Form;

	<p>(ii) locate Low Scale Built Form up to 2 building levels/6 metres in height along the Barnard Street, Hill Street, Molesworth Street and Priory Lane frontages.</p> <ul style="list-style-type: none"> - Development of Helping Hand Aged Care that: <ul style="list-style-type: none"> (a) is in accordance with the Concept Plan Fig HS/3; (b) ensures new buildings up to a maximum of 4 building levels or 12 metres above the median natural or finished ground level at any point or any part of a building-are designed to: <ul style="list-style-type: none"> (i) be located in areas identified as 'Taller Built Form'; (ii) locate Low Scale Built Form between 1 to 2 building levels along the Molesworth Street, Buxton Street and Childers Street.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Views/Vistas/Visually prominent places	<ul style="list-style-type: none"> - Maintain the visual prominence of the Church of Perpetual Adoration by retaining views and vistas with suitable building setbacks from the side and street frontages of the Church. - Maintain the heritage value and prominence of the Calvary Hospital Chapel by retaining views and vistas. - Retain the visual prominence of Calvary Hospital.
Access	<ul style="list-style-type: none"> - <u>St Dominic's Priory College</u> - minimise impact of vehicular access and student pick up and drop off on residential amenity. - <u>Helping Hand</u> - improve the pedestrian environment and access across Buxton Street.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Childers East Policy Area 2

Heritage Characteristics	Examples
Townscape	<p>19th century and early 20th century elegant and finely detailed mansions, large villas set on large allotments and 1 and 2 storeys low and medium density detached and semi-detached residences of cottages and terrace houses on narrower frontages.</p> <p><u>Childers Street</u></p> <ul style="list-style-type: none"> - North side - single storey local heritage places, including row cottages, detached cottages and the occasional terrace houses with narrow frontages. - South side - detached and semi-detached cottages. <p><u>Gover Street</u></p> <ul style="list-style-type: none"> - Primarily single storey detached dwellings. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - Diversity of traditional dwelling types reflecting the different stages of early residential development. - North of Childers Street - low scale row cottages. - Elsewhere - larger detached bay window and gable-fronted villas on individual sites. <p><u>Barton Terrace West</u></p> <ul style="list-style-type: none"> - Character highly modified over time. - Limited opportunities to increase the number of dwellings. <p><u>Hack Street</u></p> <ul style="list-style-type: none"> - Intimate character established by single storey cottages. <p><u>Mansfield Street</u></p> <ul style="list-style-type: none"> - Single storey detached dwellings.
Architectural Buildings	<ul style="list-style-type: none"> - Mansions - Villas - Detached and semi-detached - Cottages - Terrace houses, row cottages
Building Materials	<p><u>Front fences</u></p> <ul style="list-style-type: none"> - Stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry, but not metal sheeting. - Solid masonry fences not appropriate except where consistent with fencing of identified heritage value. <p><u>Side fences on secondary street frontage</u></p>

	<ul style="list-style-type: none"> - Brick, rendered masonry and timber. <p><u>Rear and side property boundary fences</u> (behind main face of the building)</p> <ul style="list-style-type: none"> - Corrugated metal sheeting.
Setting and Public Realm	<ul style="list-style-type: none"> - Street trees. - High quality paving and landscaping. - Tall trees at the Barton Terrace West and Jeffcott Street intersection to create an imposing 'gateway' entrance to North Adelaide.
Building Form	<p>Residential development in the form of detached, semi-detached or group dwellings, residential flat buildings, or alterations and additions to existing buildings.</p> <p>Row dwellings are not appropriate.</p> <p><u>Childers Street</u></p> <ul style="list-style-type: none"> - Little change to the historic townscape. - North side - single storey detached or semi-detached dwellings, and the continuity of parapets, verandahs and roof profiles. - South side - single storey detached or semi-detached dwellings. <p><u>Gover Street</u></p> <ul style="list-style-type: none"> - North side - single storey detached or semi-detached dwellings. - South side - single storey detached dwellings. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - North of Childers Street - townscape to remain unchanged. Where opportunities exist, development comprising of single storey detached or semi-detached dwellings. - Complement the established continuity of roof and verandah profiles. - South of Childers Street - single storey detached dwellings. <p><u>Barton Terrace West</u></p> <ul style="list-style-type: none"> - Replace non-Heritage Places with 1 or 2 storey detached or semi-detached dwellings. - Remove non-contributory elements from the primary street frontage e.g. garages <p><u>Hack Street</u></p> <ul style="list-style-type: none"> - East side - additional single storey detached dwellings. <p><u>Mansfield Street</u></p> <ul style="list-style-type: none"> - Retain single storey cottages character through conservation of Heritage Places. <p><u>Other minor streets</u></p> <ul style="list-style-type: none"> - Single storey detached dwellings.
Siting	<p><u>Childers Street</u></p> <ul style="list-style-type: none"> - North side - consistently sited row cottages. - South side - dwellings with varying set-backs <p><u>Gover Street</u></p> <ul style="list-style-type: none"> - North side - reinstate the historic pattern of development. - Locate garages behind the main face of a dwelling. - South side (west of Mansfield Street) - complement the generous scale and siting patterns of Heritage Places. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - North of Childers Street - consistent and intensive built form edge to the eastern frontage sited on or close to the primary street frontage. - South of Childers Street - dwellings sited close to the primary street frontage. <p><u>Barton Terrace West</u></p> <ul style="list-style-type: none"> - Reinststate a more cohesive edge along terrace.
Height	<ul style="list-style-type: none"> - Buildings may be allowed to the maximum height or number of levels where compatible with the scale and siting of adjacent buildings and there is no adverse impact on established residential amenity. - Childers Street, Gover Street, Jeffcott Street, Hack Street and Mansfield Street – single storey built scale to the streetscape.

Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Access	<ul style="list-style-type: none"> - Barton Terrace West - utilise existing vehicle access points. - Hack Street (east side) - single width carparking where appropriate.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Wellington Square Policy Area 3

Heritage Characteristics	Examples
Townscape	<ul style="list-style-type: none"> - Important historical public space. - The townscape is contiguous with and complementary to the townscape character of the major streets which lead into the Square.
Architectural Buildings	<ul style="list-style-type: none"> - Detached dwellings. - Semi-detached dwellings.
Building Materials	<p><u>Front fences</u></p> <ul style="list-style-type: none"> - Stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry, but not metal sheeting. - Solid masonry fences not appropriate except where consistent with fencing of identified heritage value. <p><u>Side fences on secondary street frontage</u></p> <ul style="list-style-type: none"> - Brick, rendered masonry and timber. <p><u>Rear and side property boundary fences (behind main face of the building)</u></p> <ul style="list-style-type: none"> - Corrugated metal sheeting.
Setting and Public Realm	<ul style="list-style-type: none"> - Pedestrian paths and informal recreation areas provide attractive and safe shelter and seating. - Preserve and enhance the Square's informal character and unity by appropriate landscaping, paving, planting, lighting and street furniture.
Building Form	<ul style="list-style-type: none"> - Cohesive built form edge to the Square through sensitive infill development of buildings that reflect the prevailing setbacks of adjacent development. - 1 or 2 storey detached, semi-detached or group dwellings, residential flat buildings, or alterations and additions to existing buildings. - Row dwellings are not appropriate. - Complement the historic built form comprising large, single storey local heritage places and 1 or 2 storey State heritage places. - Redevelop corner sites not identified as Heritage Places and provide an attractive facade to each street frontage that emphasise the historic townscape of the junction of Square and street by their siting, scale and shape. - Balconies or verandahs over Wellington Square footpaths are not appropriate.
Siting	<ul style="list-style-type: none"> - Enclose the Square with buildings sited close to side boundaries provided they are not forward of any adjoining Heritage Place.

Interface	<ul style="list-style-type: none"> - Development that respects the lower scale of residential buildings and provides a transition of built form at site boundaries.
Height	<ul style="list-style-type: none"> - Buildings may be allowed up to the maximum height or number of levels where such buildings are compatible with adjacent buildings and their settings in respect of their scale and siting and where there is no adverse impact on established residential amenity.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Access	<ul style="list-style-type: none"> - Maintain a safe, pleasant pedestrian environment within Wellington Square and on the adjacent footpaths. - No additional vehicle access on the Wellington Square frontage.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Tynte Policy Area 4

Heritage Characteristics	Examples
Townscape	Formal and dignified historic character derived from its traditional community uses and its wide tree-lined streetscape.
Architectural Buildings	<ul style="list-style-type: none"> - Post Office - Library - Hotel, - Church - Kindergarten
Building Materials	<p><u>Front fences</u></p> <ul style="list-style-type: none"> - Stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry, but not metal sheeting. - Solid masonry fences not appropriate except where consistent with fencing of identified heritage value. <p><u>Side fences on secondary street frontage</u></p> <ul style="list-style-type: none"> - Brick, rendered masonry and timber. <p><u>Rear and side property boundary fences</u> (behind main face of the building)</p> <ul style="list-style-type: none"> - Corrugated metal sheeting.
Setting and Public Realm	<ul style="list-style-type: none"> - Wide tree lined streets - Wide footpaths. - Quality landscaping, paving and street furniture that complement its historic context. - Attractive streetscape of Archer Street enhanced by landscaping of adjacent development.
Building Form	<p><u>Tynte Street</u></p> <ul style="list-style-type: none"> - Reinforce the dignity and quality of public buildings. - Verandahs or balconies established across footpaths where street tree growth permits. - Maintain the continuity of 2 storey built form. - Development off Tynte and Archer Streets that reflects the more intimate scale and siting of historic and established built form. - The site identified in Concept Plan Fig T/1, formerly occupied by Channel 9, provides the opportunity for an integrated redevelopment with low to medium scale residential development complemented by small restaurants and cafes that activate Tynte Street.

	<p><u>Mansfield Street</u></p> <ul style="list-style-type: none"> - Low-scale development along the street frontage. <p><u>Wellington Square</u></p> <ul style="list-style-type: none"> - Low scale historic built-form around the perimeter of Wellington Square.
Siting	<ul style="list-style-type: none"> - Within the site identified in Concept Plan Fig T/1, medium rise dwellings up to 6 building levels will be centrally located within the site to limit impacts to residential amenity and historic streetscapes. <p><u>Tynte Street</u></p> <ul style="list-style-type: none"> - Buildings on or sited close to the street frontage. <p><u>Mansfield Street</u></p> <ul style="list-style-type: none"> - Cohesive streetscape that enhances the historic pattern of development. <p><u>Wellington Square</u></p> <ul style="list-style-type: none"> - Replace 1960s store building within the hatched area on Concept Plan Fig T/1 on Gover Street with low scale dwellings that reinforce the historic development pattern of detached dwellings and complement the more generous scale and siting patterns of Heritage Places. - North of Tynte Street and west of Mansfield Street (excluding hatched area on Concept Plan, Fig T/1) incorporate separate individual buildings to break up building mass and avoid long sections of continuous buildings.
Interface	<ul style="list-style-type: none"> - New buildings that respects the lower scale of residential buildings and provide a transition of built form at site boundaries. - Development in Archer Street that creates a gradual transition from the more contemporary building forms and townscape character of O'Connell Street to the east. - Within the site identified in Concept Plan Fig T/1, medium rise dwellings will transition down in scale to provide a suitable built form interface to sensitive development including existing low scale dwellings and Heritage Places.
Height	<ul style="list-style-type: none"> - New buildings or built form up to a maximum of 6 building levels are located within the area identified as Taller Built Form in Concept Plan Fig T/1; and <ul style="list-style-type: none"> · designed to minimise building mass at the interface with adjoining low-scale residential development by siting buildings within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, unless a variation to the building envelope demonstrates minimal adverse impacts upon adjacent residential development in terms of massing and overshadowing through alternative design methods. · provide an area along the northern boundary to accommodate landscaping to soften and relieve any large building mass at the interface with low scale residential premises.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ol style="list-style-type: none"> of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.

Views/Vistas/Visually prominent places	- Maintain views to the prominent landmark buildings of Bishops Court and Carclew.
Access	- Locate new vehicle access points on Mansfield Street: (a) away from the northern boundary of the Former Channel 9 site identified on Concept Plan Fig T/1 to provide adequate sight line distances to the north; and (b) to avoid conflict with existing vehicle access points. - Maintain a high level of pedestrian safety with convenient access to O'Connell Street to the east. - Incorporate through-site pedestrian links to the North Adelaide Village Centre where practicable.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Carclew Policy Area 5

Heritage Characteristics	Examples
Townscape	<p>Intact and cohesive townscapes of 19th and 20th century detached houses set in landscaped grounds and imposing 2-storey terrace houses.</p> <p><u>Montefiore Hill, Palmer Place and Brougham Place</u></p> <ul style="list-style-type: none"> - Large mansions set in landscaped grounds. - Heritage Places that are articulated and modelled with intricate detailing and ornamentation and exhibiting variations in architectural style. <p><u>Strangways Terrace</u></p> <ul style="list-style-type: none"> - West - large detached Victorian villas. - Cohesive pattern of detached houses, consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - North of Ward Street - low scale and close grouping of small cottages and row dwellings. - South of Ward Street - detached residences, institutional buildings and a large contemporary apartment building with unifying elements such as articulated masonry facades, gable frontages, pitched roofs, verandahs and cast iron decoration. <p><u>Ward Street (east of Jeffcott Street)</u></p> <ul style="list-style-type: none"> - Detached and semi-detached dwellings and residential flat buildings. <p><u>Ward Street (west of Jeffcott Street)</u></p> <ul style="list-style-type: none"> - Single-storey detached residences of consistent architectural style, form and siting.
Architectural Buildings	<ul style="list-style-type: none"> - Mansions. - Victorian villas. - Detached houses. - Cottages. - Row dwellings. - 2-storey terrace houses.
Building Materials	<ul style="list-style-type: none"> - Traditional materials. - Stone and brick. - Masonry facades with cast iron decoration.

	<p><u>Front fences</u></p> <ul style="list-style-type: none"> - Stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry, but not metal sheeting. - Solid masonry fences not appropriate except where consistent with fencing of identified heritage value. <p><u>Side fences on secondary street frontage</u></p> <ul style="list-style-type: none"> - Brick, rendered masonry and timber. <p><u>Rear and side property boundary fences (behind main face of the building)</u></p> <ul style="list-style-type: none"> - Corrugated metal sheeting.
Setting and Public Realm	<ul style="list-style-type: none"> - Dwellings set in landscape grounds. - Palmer Gardens - Park Lands below Montefiore Hill
Building Form	<p>Generously proportioned detached or semi-detached dwellings or residential flat buildings up to 2 storeys set in landscaped grounds.</p> <p><u>Montefiore Hill, Palmer Place and Brougham Place</u></p> <ul style="list-style-type: none"> - Landscaped open space incorporated to break up building mass at Aquinas College. - Development subordinate to the prevailing traditional built form and should be generously proportioned 1 or 2 storey detached or semi-detached dwellings or residential flat buildings set in landscaped grounds. - Limited infill development opportunities due to the need to conserve an appropriate landscape setting to Heritage Places. - Ancillary buildings set back from the road frontage and subordinate to Heritage Places. - Development of similar height and building levels provided it does not detract from the heritage value of a place or adversely affect the high quality streetscapes and settings. <p><u>Strangways Terrace</u></p> <ul style="list-style-type: none"> - Reinforce the character of detached and semi-detached dwellings set on large allotments. - Accommodate contemporary residential styles towards the southern part of Strangways Terrace. - Limited infill development opportunities due to the need to conserve an appropriate landscape setting to Heritage Places. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - Low density detached and semi-detached dwellings. - New buildings limited to replacing non-contributory buildings of a height and form established by Heritage Places. - Reinstate the character of residential buildings close to the street frontage compatible with adjacent Heritage Places. - Redevelop the squash courts with detached or semi-detached dwellings of sympathetic design, proportions and building set-backs to adjacent Heritage Places. <p><u>Ward Street (east of Jeffcott Street)</u></p> <ul style="list-style-type: none"> - Development domestic in scale that contributes to the creation of a cohesive townscape that respects and interprets existing nineteenth century building forms in a sensitive, contemporary manner. <p><u>Ward Street (west of Jeffcott Street)</u></p> <ul style="list-style-type: none"> - North side - development limited to replacing non Heritage Places. - South side - maintain the intimate development pattern derived from the close grouping of smaller detached cottages of local heritage value. - Maintain the prominence of the early limestone walls and outbuildings. - Reinforce plain or articulated gabled frontages with a high proportion of solid to void in the façade composition.
Siting	<ul style="list-style-type: none"> - Jeffcott Street - dwellings sited close to the street frontage. - North side of Ward Street (west of Jeffcott Street) - reinstate the building set-back established by Heritage Places.

	<ul style="list-style-type: none"> - South side of Ward Street (west of Jeffcott Street) - locate buildings on or near the street.
Height	<p>Height of development at Aquinas College that:</p> <ul style="list-style-type: none"> (a) is in accordance with the Concept Plan as Fig C5/1; (b) ensures new buildings up to a maximum of 3 building levels or 9 metres above the median natural or finished ground level at any point or any part of a building are located and designed to: <ul style="list-style-type: none"> · be located in areas identified as 'Taller Built Form'; · provide compatible setbacks with adjoining residential allotments and State and Local Heritage Places; and · minimise building mass at the interface from an adjoining boundary by siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing through alternative design methods. · <u>minor streets</u>: single storey built scale to the streetscape.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres. - Boundary fencing to Jeffcott Street is desirable.
Views/Vistas/Visually prominent places	<ul style="list-style-type: none"> - Retain vistas to major landmark buildings, particularly in the vicinity of Bishops' Court, where a distinctive silhouette is created by the juxtaposition of steeply pitched roof profiles, gables and tall narrow chimneys, and on Montefiore Hill by the distinctive roof forms of the prominent mansion, Carclew. - Maintain the prominence of the Heritage Places and the visual integrity of the street along the Palmer Place frontage. - Development at Aquinas College to retain the prominence of the State Heritage Places by retaining the views and vistas from Palmer Place and Montefiore Hill.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Margaret Street Policy Area 6

Heritage Characteristics	Examples
Townscape	<p><u>Gover Street</u> - 1 and 2 storeys.</p> <p><u>Archer Street</u> - Victorian terrace housing, Victorian institutional buildings, a former traditional corner hotel and Victorian detached houses of 1 and 2 storeys.</p> <p><u>Ward Street</u> - Mainly single-storey detached cottages.</p> <p><u>Ralston Street</u> - Single-storey semi-detached dwellings. - Eastern side - cohesive group of brick Edwardian historic houses. - Western side - varied townscape in scale, siting and character.</p> <p><u>Beviss Street</u> - Consistently sited, detached and semi-detached single-storey cottages.</p> <p><u>Curtis Street</u> - Consistent townscape of 19th century detached and semi-detached houses.</p> <p><u>Murray Street</u> - Victorian style row housing of closely sited semi-detached pairs. - Almost exclusively comprised of local heritage places. - Consistent roof forms and verandahs.</p> <p><u>Margaret Street</u> - Single storey detached or semi-detached Local heritage places.</p>
Architectural Buildings	<ul style="list-style-type: none"> - Victorian institutional buildings. - Corner shop. - Former traditional corner hotel. - Victorian terrace housing. - Victorian style row housing. - Victorian detached houses. - Edwardian historic houses. - Detached and semi-detached single-storey cottages.
Building Materials	<ul style="list-style-type: none"> - Brick.

Setting and Public Realm	<ul style="list-style-type: none"> - Street trees - High standard of paving and landscaping.
Building Form	<p>One of the most historically intact residential areas in South Australia.</p> <p><u>Gover Street</u></p> <ul style="list-style-type: none"> - North side - development limited to replacing non-Heritage Places and alterations and additions to the rear of Heritage Places. - South side - development designed with the appearance of detached or semi-detached dwellings or residential flat buildings when viewed from the street and limited to the rear of allotments subject to suitable access arrangements that do not require new crossovers on Gover Street. <p><u>Tynte Street</u></p> <ul style="list-style-type: none"> - Buildings larger in scale and frontage than that prevailing elsewhere. - Tynte and Margaret Streets intersection – adjacent development should be 2-storey, built to the street and compatible with the corner shop and the historic row dwellings. - West of Margaret Street - mixture of dwellings up to 2-storeys in height, set close to the street frontage. - East of Margaret Street - conserve the mixture of dwelling characterised by generous landscaped grounds and deeper set-backs. <p><u>Archer Street</u></p> <ul style="list-style-type: none"> - 1 and 2 storey dwellings. <p><u>Ward Street</u></p> <ul style="list-style-type: none"> - Development limited to replacing non-contributory buildings. - Establish a cohesive built form character by sympathetic interpretation of traditional residential forms. <p><u>Ralston Street</u></p> <ul style="list-style-type: none"> - Preserve the single storey character of the street. <p><u>Curtis Street</u></p> <ul style="list-style-type: none"> - Infill development limited primarily to the rear of existing allotments. <p><u>Murray Street</u></p> <ul style="list-style-type: none"> - Development limited to alterations and additions to the rear of Heritage Places. - Maintain and enhance consistent roof forms and verandahs that contribute to the cohesive townscape. <p><u>Margaret Street</u></p> <ul style="list-style-type: none"> - Development limited to replacing non-Heritage Places and alterations and additions to the rear of Heritage Places. <p><u>Row dwellings</u></p> <ul style="list-style-type: none"> - Maximum of 6 dwellings in any one group. - Garaging is not incorporated into the principal street frontage.
Siting	<p><u>Gover Street</u></p> <ul style="list-style-type: none"> - Continue the regular pattern of Heritage Places with a consistent building set-back from the street. <p><u>Tynte Street</u></p> <ul style="list-style-type: none"> - Development adjacent Tynte and Margaret Streets intersection - built to the street. - East of Margaret Street - buildings characterised by generous landscaped grounds and deep set-backs. <p><u>Archer Street and Curtis Street</u></p> <ul style="list-style-type: none"> - Buildings situated close to the street frontage. <p><u>Murray Street</u></p> <ul style="list-style-type: none"> - Closely sited semi-detached pairs. <p><u>Beviss Street</u></p> <ul style="list-style-type: none"> - Consistently sited dwellings. <p><u>Ward Street</u></p> <ul style="list-style-type: none"> - Maintain the pattern of frontages established by individual dwellings set close to the street.

Height	<ul style="list-style-type: none"> - Buildings may be allowed to the maximum height or number of levels where compatible with the scale and siting of adjacent buildings and there is no adverse impact on established residential amenity. - Two-storey development abutting the street at corners of major streets and minor street junctions may be appropriate. - Margaret Street, Beviss Street. Ralston Street – single-storey built scale to the streetscape.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Access	<ul style="list-style-type: none"> - Vehicle access to row dwellings provided from laneways or minor streets. - Sites along Margaret Street to provide rear access where it can be accommodated within the existing street network.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Lefevre Policy Area 7

Heritage Characteristics	Examples
Townscape	<p><u>Lefevre Terrace</u></p> <ul style="list-style-type: none"> - Cohesive townscape character established by the grand style and setting of 19th century terrace houses and Italianate villas, groupings of smaller early 20th century villas and bungalows. - Terraces and Italianate villas exhibit a high degree of facade articulation and modelling, with richly detailed masonry and cast-iron ornamentation. - Stone and cast-iron boundary walling reinforces the built form qualities of these residences. - Architectural character and detailing of the 20th century villas and bungalows are more restrained. <p><u>Barton Terrace East</u></p> <ul style="list-style-type: none"> - Late 19th and early 20th century residences comprising of single storey detached and semi-detached cottages and villas. <p><u>Ward Street</u></p> <ul style="list-style-type: none"> - Historic single storey cottages and a mix of dwellings of varied architectural form and height.
Architectural Buildings	<ul style="list-style-type: none"> - 19th century terrace houses and Italianate villas, - Early 20th century villas and bungalows. - Late 19th and early 20th century residences. - Detached and semi-detached cottages and villas.
Building Materials	<ul style="list-style-type: none"> - Stone, brick, detailed masonry and cast-iron ornamentation. - Stone and cast-iron boundary walling.
Setting and Public Realm	<ul style="list-style-type: none"> - Park Lands. - Street trees. - High standard of paving and landscaping. - Landscaping along Lefevre Terrace, Barton Terrace East and Brougham Place . - Large low density grand residential buildings overlooking the Park Lands set in generous landscaped grounds.
Building Form	<p><u>Lefevre Terrace</u></p> <ul style="list-style-type: none"> - Large detached and semi-detached dwellings or residential flat buildings set in generous landscaped grounds. <p><u>Brougham Place</u></p> <ul style="list-style-type: none"> - Development subordinate to the prevailing historic built form character.

	<ul style="list-style-type: none"> - New buildings not desired unless non-contributory buildings are replaced. - Large detached and semi-detached dwellings or residential flat buildings that complement existing historic houses set in landscaped grounds. - Row or terrace housing is inappropriate. <p><u>Barton Terrace East</u></p> <ul style="list-style-type: none"> - Maintain the scale, heights, setbacks and low-density character of the street. <p><u>Ward Street</u></p> <ul style="list-style-type: none"> - Redevelop buildings incompatible with the historic streetscape. - Orientate development to the street, enhance the pedestrian environment and provide a compatible and enhanced streetscape. - Incorporate landscaped open space to break up building mass.
Siting	<ul style="list-style-type: none"> - Development at Lincoln College along the Ward Street frontage to comprise of a number of separate buildings to avoid long sections of unbroken buildings. - Barton Terrace East – New buildings sited to complement the regular pattern and setback of existing Heritage Place detached dwellings.
Height	<p>Height of development at Lincoln College that:</p> <p>(a) is in accordance with the Concept Plan Fig LF/1;</p> <p>(b) ensures new buildings or additions up to a maximum of 6 building levels or 18 metres above the median natural or finished ground level at any point or any part of a building are designed to:</p> <ul style="list-style-type: none"> · be located in areas identified as Taller Built Form; · achieve an orderly transition in scale from O’Connell Street to the historic low scale built form. · locate Low Scale Built Form up to 3 building levels along Ward Street and Margaret Street. · enhance the streetscapes with high quality visually interesting building frontages with a high level of fenestration, detailing and clear orientation to the streetscape.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Views/Vistas/Visually prominent places	<p>Retain the visual prominence of the Lincoln College State Heritage Places by retaining views and vistas of the former houses from Brougham Place and the Park Lands.</p>

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Cathedral Policy Area 8

Heritage Characteristics	Examples
Townscape	<p>A predominantly residential area and its unique character is established by its distinctive topography, diverse range of 19th century architecture and its extensive Park Lands frontages.</p> <p><u>Brougham Place, Palmer Place</u> - Low scale 19th century detached housing character.</p> <p><u>Brougham Court</u> - Closely sited semi-detached and detached local heritage places.</p> <p><u>Kermode Street</u> - West of Bagot Street -late 19th century detached residences on individual allotments and semi-detached buildings of local heritage value.</p> <p><u>Pennington Terrace</u> - State heritage places with considerable siting, set-back, scale and character variation.</p> <p><u>Lakeman Street</u> - Small cottages and single storey dwellings sited on the street frontage.</p> <p><u>King William Road</u> - St Peters Cathedral and the grand, spacious character of the townscape and its environs.</p>
Architectural Buildings	<ul style="list-style-type: none"> - St Peters Anglican Cathedral - 19th Century Mansions - Detached, semi-detached, cottages
Setting and Public Realm	<ul style="list-style-type: none"> - Park Lands. - Balcony or verandah shelter over footpaths on the south-west corner of King William Road and Kermode Street.
Building Form	<p><u>Brougham Place, Palmer Place</u> - Retain the low scale, detached housing character.</p> <p><u>Brougham Court</u> - Complement existing townscape of closely sited semi-detached and detached dwelling with consistent set-backs. - Maintain the strong built form definition at the junction of Brougham Place and Brougham Court.</p>

	<p><u>Kermode Street</u></p> <ul style="list-style-type: none"> - West of Bagot Street - single storey detached or semi-detached buildings or residential flat buildings when viewed from the street. - North side (east of Bagot Street) - development replacing non-Heritage Places that respectfully interprets the traditional residential forms and subdivision pattern of individual 1 or 2 storey dwellings. - Development at St Mark's College to retain the visual prominence of St Peter's Anglican Cathedral when viewed from the surrounding locality. - Retain the visual prominence of the State Heritage Places. - Conserve the open landscaped setting and curtilage to Pennington Terrace. - Avoid long sections of unbroken buildings. <p><u>Pennington Terrace</u></p> <ul style="list-style-type: none"> - Little change to the townscape. <p><u>Lakeman Street</u></p> <ul style="list-style-type: none"> - Retain the side boundary walling of larger residences with frontages to Pennington Terrace and Kermode Street as a dominant feature. - Maintain the low-scale character of the townscape. - Setback 2-storey development so they are not readily visible from the street. <p><u>King William Road</u></p> <ul style="list-style-type: none"> - No new buildings developed on this site. - Opportunity to redevelop the shops on the Kermode Street corner to restore the townscapes continuity and architectural cohesion while preserving the important view of the north-east elevation of the Cathedral. - East side - new buildings should acknowledge the scale, siting and character of the Cathedral Hotel and Anglican Church Offices.
Siting	<ul style="list-style-type: none"> - Maintain the cohesive lines of buildings set behind attractive landscaping. - Kermode Street - maintain the existing pattern of development characterised by freestanding buildings within landscaped grounds. - Brougham Court - closely sited dwellings with consistent set-backs. - Pennington Terrace - State heritage places with considerable siting and set-back - Lakeman Street - dwellings sited on the street frontage.
Height	<ul style="list-style-type: none"> - Brougham Court, Brougham Place (west of Brougham Court) and Palmer Place (north of Kermode Street - confine 2-storey development to the rear of properties away from street frontages, subject to overshadowing and privacy constraints. - Height of development at St Mark's College that: <ul style="list-style-type: none"> (a) is in accordance with the Concept Plan Fig C8/1; (b) ensures new buildings up to a maximum of 3 building levels or 9 metres above the median natural or finished ground level at any point or any part of a building are designed to: <ul style="list-style-type: none"> (i) ensures the height, scale and siting of any new building does not detract from the landmark significance of St Peters Cathedral; and (ii) ensure Low Scale Built Form up to 2 building levels is located along Abbott Lane.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres.

	<ul style="list-style-type: none">- Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Views/Vistas/Visually prominent places	<p>Retain the visual prominence of the following landmark Heritage Places:</p> <ul style="list-style-type: none">- St Peter's Anglican Cathedral;- sandstone dwelling at the junction of Kermode Street and Palmer Place;- bluestone terrace house at the junction of Kermode Street and Lakeman Street;- former North Adelaide Church of Christ Chapel; and- Queens Head Hotel.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Women’s and Children’s Policy Area 9

Heritage Characteristics	Examples
Townscape	State Heritage Places representative of traditional institutional architecture are the most significant historic townscape elements. The Heritage Places complement the low scale townscape character of the adjacent Cathedral area.
Architectural Buildings	<ul style="list-style-type: none"> - Women’s and Children’s Hospital. - Memorial Hospital.
Setting and Public Realm	<ul style="list-style-type: none"> - High quality spaces to the street. - High degree of pedestrian amenity. - Shelter provided by street trees and on-site landscaping. - Street tree planting and on-site landscaping to frontage of King William Street, Kermode Street, and Sir Edwin Smith Avenue. - Activated building interface to Kermode Street. - Improve Kermode Street streetscape by providing land uses and building facades that activate the street and contribute to a high-quality public realm.
Building Form	<ul style="list-style-type: none"> - Replacement of buildings not identified as Heritage Places. - Conserve individual historic elements viewed from the public road frontages. - Reinforce the existing scale of development. - North of Kermode Street - development may expand building footprints to allow for facility upgrades. - Buildings fronting Kermode Street to have a high proportion of windows, fine grain appearance. - Provide a visually interesting streetscape with buildings having a high level of fenestration, detailing and orientation towards the street. - Incorporate taller buildings within Development within the central parts of a site. - Complement the architectural quality of the locality, particularly when viewed from key vistas including the Riverbank and Park Lands. - Where practicable incorporate buildings at the street edges that achieve a scale and character compatible with the lower scale and historical residential character of Lower North Adelaide to the north-east. - Improve the frontage of the Memorial Hospital and the outlook over the Park Lands. - Avoid visible blank walls.
Siting	<ul style="list-style-type: none"> - Buildings sited off side and rear boundaries and - Incorporate landscaped open space to break up building mass.

	<ul style="list-style-type: none"> - Development complemented by landscaping to soften and relieve any large building mass and provide quality spaces.
Interface	<ul style="list-style-type: none"> - Minimise building mass at the interface from an adjoining boundary by locating Taller elements siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing and overshadowing through alternative design methods.
Height	<ul style="list-style-type: none"> - <u>North of Kermode Street</u> development not exceeding 14 building levels or locate a ceiling more than 43 metres above the median natural or finished ground level at any point or any part of a building. - <u>King William Road (north of Kermode Street)</u> development not exceeding 2 buildings levels or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or part of a building. - <u>South of Kermode Street</u> development in accordance with Concept Plan Fig WC/1; and <ul style="list-style-type: none"> (a) retain set back and sense of address and open character to the Park Lands; (b) ensure new buildings up to a maximum of 6 building levels or 18 metres above the median natural or finished ground level at any point or any part of a building are designed to: <ul style="list-style-type: none"> (i) be located in areas identified as 'Taller Built Form'; (ii) locate Low Scale Built Form up to 4 building levels in areas identified as 'Low Scale Built Form' except where located on Sir Edwin Smith Avenue and Pennington Terrace where built form will be up to 2 storeys to be compatible with State Heritage Places; (iii) complement and enhance the skyline that incorporates key land marks including St Peter's Anglican Cathedral and Adelaide Oval.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Views/Vistas/Visually prominent places	<ul style="list-style-type: none"> - Maintain long ranging views, vistas and visual prominence of St Peter's Anglican Cathedral.
Access	<ul style="list-style-type: none"> - Maintain pedestrian safety and ease of access to the adjacent Park Lands. - Remove visual impact of existing car parking, vehicle access and egresses by siting car parking away from the street frontages. - Facilitate the use of all modes of transport including cycling, walking, public transport, car share and vehicular access.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Stanley West Policy Area 10

Heritage Characteristics	Examples
Townscape	<p>One of the lowest density residential areas in Upper North Adelaide with a distinctive and cohesive character derived from its townscapes. These are established by large 19th and early 20th 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> <ul style="list-style-type: none"> - Large 1 and 2 storey detached residences on individual allotments set close to the street with a Park Lands frontage. - Imposing rear elevations of 2 large mansions fronting Stanley Street towards Lefevre Terrace dominate the townscape. <p><u>Stanley Street (northern side)</u></p> <ul style="list-style-type: none"> - 2 large mansions well setback from the northern frontage on elevated ground above Stanley Street. - Large detached and semi-detached residences. <p><u>Stanley Street (south side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <ul style="list-style-type: none"> - 2 storey residences single storey in appearance along Stanley Street and Brougham Place due to the sloping topography. - West of New Street - close subdivision pattern and consistent set-back of stone Victorian villas typified by rich detailing and cast-iron ornamentation, contribute to a distinctive and cohesive built form. The elegant character is reinforced by stone and cast iron front boundary fencing. <p><u>Brougham Place (western Policy Area boundary)</u></p> <ul style="list-style-type: none"> - Imposing and finely detailed Brougham Place Uniting Church with its dominant central tower. - Closely developed group of low scaled buildings at St Ann's College that step down the Brougham Place frontage reflecting the topography of the locality.
Architectural Buildings	<ul style="list-style-type: none"> - Victorian, Edwardian and Georgian Revival villas. - Other low density detached and semi-detached dwellings.
Building Materials	<ul style="list-style-type: none"> - Masonry. - Stone. - Cast iron ornamentation. - Stone and cast-iron boundary fencing.

Setting and Public Realm	<ul style="list-style-type: none"> - Park Lands. - Street trees and landscaping. - Avenue planting. - High standard of paving - Quality private open space.
Building Form	<ul style="list-style-type: none"> - Preserve imposing residential built-form edge to Brougham Gardens and the Park Lands along Brougham Place. - Buildings on Stanley Street, Kingston Terrace and Brougham Place constructed to take advantage of the landfall to provide semi-basement floors. <p><u>Kingston Terrace</u></p> <ul style="list-style-type: none"> - Complement existing residences that are modelled, articulated and have a high proportion of solid to void in the composition of facades and often feature verandahs and balconies. - Development limited to replacing non-Heritage Places and alterations and additions to the rear of Heritage Places or development on vacant land held in an existing Certificate of Title. <p><u>Stanley Street (northern side)</u></p> <ul style="list-style-type: none"> - Development limited to replacing non-Heritage Places and alterations and additions to the rear of Heritage Places or development of detached or semi-detached buildings on vacant land held in an existing Certificate of Title. <p><u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <ul style="list-style-type: none"> - Development limited to replacing non-Heritage Places and alterations and additions to the rear of Heritage Places. - Buildings that reinstate the traditional built form comprising detached or semi-detached dwellings presenting as single storey to the street frontage, with front and side boundary building set-backs consistent with adjoining Heritage Places. <p><u>Brougham Place (western Policy Area boundary)</u></p> <ul style="list-style-type: none"> - Development limited to the conservation of the Brougham Place Uniting Church. - Height and scale of new development at St Ann's College that does not detract from the landmark significance of the Brougham Place Uniting Church. - Development at St Ann's College designed to address to the Park Lands, Brougham Place and Melbourne Street. - Development that respects the topography, scale, massing, materials and colours of domestic architectural form and avoids brightly coloured, black or highly reflective surfaces. - Development at St Ann's College that takes advantage of the landfall to provide semi-basement floors and views southwards over the City.
Siting	<p><u>Kingston Terrace</u></p> <ul style="list-style-type: none"> - Consistent building set-backs aligning with the main face of adjacent Heritage Places. - When the site is between 2 Heritage Places the greater of the set-backs is applied. <p><u>Stanley Street (south side) and Brougham Place (where it is a visual continuation of Stanley Street)</u></p> <ul style="list-style-type: none"> - West of New Street - the close subdivision pattern and consistent set-back of stone Victorian villas contribute to the distinctive and cohesive built form. <p><u>Brougham Place (western Policy Area boundary)</u></p> <ul style="list-style-type: none"> - Incorporation of high-quality landscape open space incorporated to break up building mass.
Interface	<ul style="list-style-type: none"> - Height of development at St Ann's College that minimises building mass at the interface from an adjoining residential boundary by siting built form within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing and overshadowing through alternative design methods.

Height	<ul style="list-style-type: none"> - Brougham Place (south side) and Stanley Street (west of New Street) - the level of the top-most floor does not exceed that of existing adjacent development. - Jerningham Street – development that does not exceed 1 building level or locate a ceiling more than 3 metres above the median natural or finished ground level at any point or any part of a building; - Old Street (west of New Street) - development that does not exceed 2 building levels built above one level of undercroft parking or locate a ceiling more than 6 metres above the median natural or finished ground level at any point or any part of a building; and - Height of development of St Ann’s College that: <ul style="list-style-type: none"> (a) is in accordance with the Concept Plan Fig SW/1; (b) ensures new buildings up to a maximum of 4 building levels or 12 metres above the median natural or finished ground level at any point or any part of a building are designed to: <ul style="list-style-type: none"> (i) be located in areas identified as ‘Taller Built Form’; (ii) ensure that Low Scale Built Form up to 2 building levels is located near adjacent properties of Stanley Street; (iii) retain the character of the natural landfall; (iv) be set back 3.5 metres from Melbourne Street; (v) provide a compatible setback with adjoining residential allotments and State and Local Heritage Places.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Views/Vistas/Visually prominent places	<ul style="list-style-type: none"> · Protect views of the City from Stanley Street and Brougham Place properties. · Vistas to the Park Lands, Brougham Place and Stanley Street (eastern end). · Protect views to Brougham Place Uniting Church which is of landmark significance.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Kentish Arms Policy Area 11

Heritage Characteristics	Examples
Townscape	<p>Townscapes of large 19th and early 20th century 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.</p> <p><u>Stanley Street (south side), East and West Pallant Streets</u></p> <ul style="list-style-type: none">- Comprises of some Adelaide's earliest single-storey residential buildings. <p><u>Stanley Street (north side)</u></p> <ul style="list-style-type: none">- Single-storey detached, semi-detached and row housing of the Victorian and Edwardian periods. <p><u>Sussex Street</u></p> <ul style="list-style-type: none">- Variety of building types including early German settler cottages, Victorian row dwellings, blocks of flats, row dwellings and commercial premises.- Eastern and western ends of the street contain small scale, closely sited and cohesive development which formerly characterised the street.- North side - early settler cottages.- South side - Victorian row houses. <p><u>Kingston Terrace</u></p> <ul style="list-style-type: none">- Single-storey row housing and detached and semi-detached houses of the late Victorian to Edwardian periods, with more recent detached houses and contemporary 3 storey row houses.- Diversity of architectural styles and housing types, while presenting a cohesive townscape. <p><u>Jerningham Street</u></p> <ul style="list-style-type: none">- Single-storey 19th century detached and semi-detached dwellings. <p><u>Mackinnon Parade</u></p> <ul style="list-style-type: none">- East of Dunn Street - detached and semi-detached houses of similar scale and design of heritage value.- West of Dunn Street - a built form that has eroded the established cohesive streetscape pattern evident elsewhere on the Park Lands frontage. <p><u>Mann Terrace</u></p> <ul style="list-style-type: none">- South of Melbourne Street - a group of identical villas of local heritage value. The articulated and gabled facades, pitched roof profiles and verandahs create a highly cohesive character.

	<ul style="list-style-type: none"> - North of Melbourne Street – a cohesive townscape with closely developed detached and semi-detached dwellings mostly of local heritage value and regular building set-back from the street <p><u>Hart Street</u></p> <ul style="list-style-type: none"> - Detached stone cottages of consistent scale, built form character and siting. - The intensity of development, masonry construction, fenestration, pitched roofs and verandahs establish a cohesive built form. <p><u>Bower Street/Provost Street</u></p> <ul style="list-style-type: none"> - Small detached cottages and row dwellings set on or close to the street.
Architectural Buildings	<ul style="list-style-type: none"> - Early German settler cottages. - Victorian row dwellings. - Blocks of flats. - Row dwellings. - Victorian and Edwardian villas. - Detached and semi-detached dwellings. - Row cottages and detached cottages.
Building Materials	<ul style="list-style-type: none"> - Masonry
Setting and Public Realm	<ul style="list-style-type: none"> - Street trees and landscaping. - High standard of paving.
Building Form	<p><u>Stanley Street (south side), East and West Pallant Streets</u></p> <ul style="list-style-type: none"> - 2-storey development setback behind single storey frontages and not readily visible from the street may be appropriate and the lowering of eaves may be necessary along these frontages to be consistent with adjoining buildings of heritage value. <p><u>Stanley Street (north side)</u></p> <ul style="list-style-type: none"> - Reflect the close siting of houses, verandahs along the street frontages and hipped roofs or parapets to front facades. - Redevelopment of the North Adelaide School of Art that creates a built form consistent with the scale, siting and design of the northern side of Stanley Street established by closely sited detached and semi-detached dwellings is sympathetic with the character . - Retain or reinforce the single storey historic character of the street. <p><u>Sussex Street</u></p> <ul style="list-style-type: none"> - Infill development consisting of single storey detached dwellings on smaller frontages that re-establishes the scale, character and rhythm of residential buildings. - 2 storey development that is designed in a traditional form using traditional materials and not visible from the street. <p><u>Kingston Terrace</u></p> <ul style="list-style-type: none"> - Between Fuller Street and Francis Street (west) – single storey residential buildings. - Elsewhere - 1 and 2 storey detached, semi-detached or residential flat buildings subject to their compatibility with adjoining development. <p><u>Jerningham Street</u></p> <ul style="list-style-type: none"> - Development limited to alterations and additions to the rear of Heritage Places <p><u>MacKinnon Parade</u></p> <ul style="list-style-type: none"> - Development limited to replacing non-Heritage Places and alterations and additions to the rear of Heritage Places. - Reinforce the scale and siting established by the single storey Heritage Places. - East of Dunn Street - townscape to remain largely unchanged. - West of Dunn Street - detached or semi-detached dwellings. <p><u>Mann Terrace</u></p> <ul style="list-style-type: none"> - Development limited to replacing non-Heritage Places and alterations and additions to the rear of Heritage Places. <p><u>Hart Street</u></p> <ul style="list-style-type: none"> - Opportunity for single storey dwellings located to the rear of sites.

	<p><u>Bower Street/Provost Street</u></p> <ul style="list-style-type: none"> - Reinforce the character of the detached dwellings of local heritage value. <p><u>Arthur Street</u></p> <ul style="list-style-type: none"> - Contain 2 storey development within the roof space or locate the second level to the rear of site away from the primary street frontage to retain the low scale character townscape. <p><u>Row dwellings</u></p> <ul style="list-style-type: none"> - Maximum of 6 dwellings in any one group. - Garaging not incorporated into the principal street frontage.
Siting	<ul style="list-style-type: none"> - Conserve or reinstate a strong residential built-form edge to the Park Lands and Mann Terrace through the regular siting and pattern of buildings addressing the principal road frontage. - Stanley Street (south side), East and West Pallant Streets - allotments containing closely sited single-storey buildings.
Height	<ul style="list-style-type: none"> - Buildings may be allowed up to the maximum height or number of levels where such buildings are compatible with adjacent buildings and their settings in respect of their scale and siting, and where there is no adverse impact on established residential amenity. - Jerningham Street, Stanley Street, MacKinnon Parade, Sussex Street, Hart Street, Arthur Street and East and West Pallant Streets - 2 storey development, including additions to existing buildings, located at the rear of the site away from the street frontage and not visible from the street. - Kingston Terrace - single storey residential buildings between Fuller Street and Francis Street (west).
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Access	<ul style="list-style-type: none"> - Vehicle access to row dwellings provided from laneways or minor streets. - Car parking located behind buildings on the frontages to Kingston Terrace, Mann Terrace, MacKinnon Parade, Melbourne Street and Sussex Street and behind or beside buildings on the Stanley Street and Jerningham Street frontages.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Finniss Policy Area 12

Heritage Characteristics	Examples
Townscape	<p><u>Finniss Street (north side)</u></p> <ul style="list-style-type: none"> - Victorian and Edwardian villas and the terraces and cottages to the east. <p><u>Finniss Street (south side)</u></p> <ul style="list-style-type: none"> - Detached and semi-detached dwellings.
Architectural Buildings	<ul style="list-style-type: none"> - Victorian and Edwardian villas, terraces and cottages. - Detached and semi-detached dwellings.
Building Materials	<ul style="list-style-type: none"> - High standard of materials.
Setting and Public Realm	<ul style="list-style-type: none"> - Landscaped private open space. - Adjacent Park Lands. - Avenue planting in Finniss Street and MacKinnon Parade.
Building Form	<ul style="list-style-type: none"> - Respect the low scale, environmental quality, character and historic value of the area, incorporating high standards of design, materials and landscaping. - Development comprising detached, semi-detached or group dwellings, residential flat buildings, or alterations and additions to existing buildings. - Row dwellings are not be developed. <p><u>Finniss Street (north side)</u></p> <ul style="list-style-type: none"> - Single storey, detached and semi-detached dwellings. - Conserve and complement the consistent siting and scale of the Victorian and Edwardian villas and the terraces and cottages to the east. - Incorporation of verandahs, gable roofs, bay window frontages, open style fences or simple facades of the early vernacular. - Facades constructed with a high solid to void ratio. <p><u>Finniss Street (south side)</u></p> <ul style="list-style-type: none"> - Detached and semi-detached dwellings presenting as single storey buildings to the street. - Complement the scale and siting of the Victorian and Edwardian villas on the northern side of Finniss Street. - Kathleen Lumley College - avoid long sections of unbroken buildings and unarticulated facades and incorporate landscaped open space to break up building mass. - Retain the visual prominence of the State Heritage Place of Kathleen Lumley College.

	<ul style="list-style-type: none"> - Maintain the prominence of the British Hotel through careful design and set-back of adjacent development. <p><u>MacKinnon Parade</u></p> <ul style="list-style-type: none"> - Contemporary residential buildings reflecting the shape and form of traditional buildings styles including roof pitch, verandahs, eaves, materials, setbacks and fencing. - Facades constructed with a high solid to void ratio. - Detached and semi-detached dwellings of 1 or 2 storeys, excluding existing large amalgamated sites of no heritage value, where residential flat buildings may be appropriate provided development reinforces the traditional siting pattern of individual detached dwellings. - Development should not take reference from buildings of 2 or more storeys that conflict with the historic character of the area. - Kathleen Lumley College - incorporate sympathetically designed alterations of up to 4 building levels to the existing State Heritage place. - Retain visual prominence of the State Heritage Place of Kathleen Lumley College. <p><u>Brougham Place:</u></p> <ul style="list-style-type: none"> - Additional dwellings on the frontage is not desired.
Siting	<ul style="list-style-type: none"> - Reinstate the strong built-form edge to the Park Lands through the regular siting and pattern of single storey buildings addressing the street. - Finnis Street - siting and scale consistent with the Victorian and Edwardian villas and the terraces and cottages to the east.
Height	<ul style="list-style-type: none"> - Height of new buildings at Kathleen Lumley College up to a maximum of 4 building levels or 12 metres above the median natural or finished ground level are designed to: <ul style="list-style-type: none"> (a) be located in areas identified for Taller Built Form and set back from the Finnis Street frontage; (b) ensure that Low Scale Built Form between 1 to 2 storeys is located along Finnis Street; and (c) minimise building mass at the interface with adjoining boundaries by locating Taller elements in the centre of the site and within a building envelope consisting of a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an adjoining residential allotment, except where a variation to the building envelope demonstrates minimal adverse impacts upon adjacent housing in terms of massing and overshadowing through alternative design methods.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Views/Vistas/Visually prominent places	<ul style="list-style-type: none"> - Retain the visual prominence of the State Heritage Place of Kathleen Lumley College and the British Hotel.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Archer West Policy Area 15

Heritage Characteristics	Examples
Townscape	<p><u>Archer Street</u></p> <ul style="list-style-type: none"> - Contemporary building forms and townscape character of O'Connell Street that transitions to the low scale historic built form surrounding Wellington Square. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - Lutheran Seminary buildings, detached 1 and 2 storey Heritage Places of consistent architectural style, form and siting. - Historic character derived from the prominent historic buildings of Hebart Hall and nearby Bishops Court. <p><u>Ward Street</u></p> <ul style="list-style-type: none"> - Lutheran Seminary buildings, single storey detached and semi-detached dwellings and recent 2 and 3 storey buildings. <p><u>Walter Street</u></p> <ul style="list-style-type: none"> - Intimate scale and siting of the historic and established built form.
Building Materials	<ul style="list-style-type: none"> - Stone, brick, render, galvanized steel and terracotta.
Setting and Public Realm	<ul style="list-style-type: none"> - Lutheran Seminary – new buildings fronting internal streets and spaces to create intimacy and enclosure of spaces.
Building Form	<ul style="list-style-type: none"> - Low scale development to street frontages to create cohesive townscapes that respect the 19th and early 20th century building forms in a responsive, sensitive and contemporary manner. - Low scale development around Hebart Hall set back to provide visual relief and maintain the setting of the Heritage Place. <p><u>Archer Street</u></p> <ul style="list-style-type: none"> - Achieve a gradual transition from the contemporary building forms and townscape character of O'Connell Street to the low scale historic built form surrounding Wellington Square. <p><u>Jeffcott Street</u></p> <ul style="list-style-type: none"> - Maintain the historic character derived from the prominent historic buildings of Hebart Hall and nearby Bishops Court. - Development limited to alterations to existing buildings that respect and interpret the buildings in a sensitive, contemporary manner. <p><u>Ward Street</u></p>

	<ul style="list-style-type: none"> - West - maintain the historic character derived from the prominent historic buildings of Hebart Hall and nearby Bishops Court. - East - opportunities to redevelop under-utilised land with contextually designed new buildings and additions. <p><u>Walter Street</u></p> <ul style="list-style-type: none"> - Development that responds to the more intimate scale and siting of the historic and established built form. - East-West section - development responsive to Heritage Places and provides a transition to the medium scale development of O'Connell Street.
Siting	<ul style="list-style-type: none"> - Size, proportions and orientation of development to reinforce the historic grid pattern and smaller building footprints. - Continue the prevailing setbacks of buildings fronting Wellington Square.
Interface	<ul style="list-style-type: none"> - Provide a suitable built interface to sensitive development including existing low scale residential development and Local and State Heritage Places.
Height	<ul style="list-style-type: none"> - Ward Street, Jeffcott Street and Archer Street - development should complement the established low scale streetscape and not exceed 2 building levels or the height of an existing building fronting the street, whichever is greater. - Walter Street (North-South section) development should be more intimate in scale and character and may incorporate 2-storey elements away from the street frontage behind a single storey façade. - New buildings fronting the Square should be low scale and not exceed the existing height of buildings fronting the Square. - Development up to a maximum of 6 building levels or 18 metres above the median natural or finished ground level at any point or any part of a building may be appropriate where buildings are designed to: <ul style="list-style-type: none"> (a) locate taller built form is located on large and consolidated sites; (b) be compatible to the zone context and heritage values and contribute positively to the public realm; (c) incorporate appropriately sited and orientated forms to reflect the predominant historic grid pattern and reinforce the linear streetscape form; (d) be sited away from existing street frontages to retain the low scale historic streetscape character and preserve the visual prominence of State and Local Heritage Places; (e) comprise a series of smaller building footprints that are adequately separated by high quality landscaped open space to provide views through the built form to the sky beyond and non-contiguous shadows in adjoining areas and which optimise privacy, light and air; (f) incorporate well-proportioned architectural treatments and rhythm in the built form through modulation and articulation to create small components and elements in the appearance of buildings to reinforce the human scale and historic character of the streetscape; (g) provide a high ratio of solid to void; (h) be sited off side and rear boundaries and avoid blank walls; and (i) occur in a coordinated manner.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres.

	<ul style="list-style-type: none"> - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Views/Vistas/Visually prominent places	<ul style="list-style-type: none"> - Maintain views to Heritage Places. - Preserve the visual prominence and landscaped setting of landmark Hebart Hall including the centre clock tower spire and cast iron and stone walling along the Jeffcott and Ward Street frontages.
Access	<ul style="list-style-type: none"> - Except for low scale buildings car parking should be located in the basement to provide for the maximum utilisation of land and limit the visual impact on the amenity and Historic character of the area. - Redevelopment of larger consolidated parcels, new car parking should be at basement level to optimise the use of land and to limit the visual impact on the amenity of the area. Additional surface car parking and above ground car parking should be avoided except in the case of low scale residential development. - Access points that: <ul style="list-style-type: none"> (a) are narrow and consolidated to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development; (b) are from Ward Street for parking, servicing or deliveries for development with high traffic volumes to minimise traffic and vehicle queuing on Archer Street; and (c) remove the visual impact of existing car parking, access and egresses to the area by siting any new car parking away from street frontages.

Historic Area Statements

Version 2 – 13 November 2019

Historic Area Statement for North Adelaide HCZ and Adelaide HCZ

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce this unified, consistent historic streetscape character.

New development will generally be limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or toward the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Adelaide Historic (Conservation) Area

Heritage Characteristics	Examples
Townscape	<p>Cohesive groups of nineteenth century buildings of historic significance.</p> <p><u>Ada Street</u></p> <ul style="list-style-type: none">- Variety of dwellings, including row cottages, small semi-detached cottages and detached bay window cottages. <p><u>Carrington Street</u> (east of Marion Street)</p> <ul style="list-style-type: none">- A cohesive townscape comprising of single-storey detached, semi-detached and row cottages, terrace houses and contemporary attached dwellings. <p><u>Carrington Street</u> (west of Marion Street)</p> <ul style="list-style-type: none">- Closely sited single-storey cottages, row cottages, and terrace houses. <p><u>Castle Street</u></p> <ul style="list-style-type: none">- Small semi-detached and detached cottages and a single terrace. <p><u>Corryton Street</u> (north of Halifax Street)</p> <ul style="list-style-type: none">- Single-storey semi-detached and detached cottages sited close to the street frontage. <p><u>Corryton Street</u> (south of Halifax Street)</p> <ul style="list-style-type: none">- Long single-storey row of cottages. <p><u>Gilles Street</u></p> <ul style="list-style-type: none">- Single storey attached and detached cottages in a close pattern of development and exhibit a variety of architectural forms.- East of St John Street - an open subdivision pattern of large detached residences set in landscaped grounds that create a transition from the intimate cottage character of Gilles Street to the grand mansion character of East Terrace. <p><u>Gladstone Street</u></p> <ul style="list-style-type: none">- Single-storey row and semi-detached cottages sited close to the street frontage. <p><u>Halifax Street</u> (east of Hutt Street)</p> <ul style="list-style-type: none">- Single-storey detached and semi-detached cottages of a consistent built form character and the occasional terrace house.- St John's Church is a prominent landmark. <p><u>Halifax Street</u> (west of Hutt Street)</p> <ul style="list-style-type: none">- Single-storey attached and detached cottages, a large bay window residence and a two-storey Victorian former corner shop.

	<p><u>Kate Court</u></p> <ul style="list-style-type: none"> - Single-storey semi-detached cottages, detached gable-fronted cottages and terrace house sited close to the street frontage. <p><u>Marion Street</u></p> <ul style="list-style-type: none"> - Close grouping of 19th century small semi-detached and detached cottages and row cottages. <p><u>McLaren Street and Regent Street South</u></p> <ul style="list-style-type: none"> - Closely sited, single-storey scale cottages and row houses. <p><u>Royal Avenue</u></p> <ul style="list-style-type: none"> - Single single-storey cottages and villas in a close pattern of development. <p><u>St. John Street</u></p> <ul style="list-style-type: none"> - The north east townscape is dominated by the substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory. - Western frontage - group of consistently sited, gable-fronted villas. - Eastern frontage - small group of narrow fronted cottages. <p><u>Tomsey Street</u></p> <ul style="list-style-type: none"> - Single-storey semi-detached and detached cottages.
Architectural Buildings	<ul style="list-style-type: none"> - Single-storey detached, semi-detached and row cottages. - Terrace houses. - Contemporary attached dwellings. - Large detached residences. - Victorian former corner shop - St John's Church, Meeting Hall and Rectory - Villas. - Late 1870's and 1880's grand residences. - 1850's, 1870's and 1880's small cottages.
Building Materials	<ul style="list-style-type: none"> - Stone, brick and/or brick render. - Coated surfaces visible from the street finished in natural render, limewash, cement or mineral paints, not plastic coatings or acrylic renders. - Brightly coloured or highly reflective surfaces are not appropriate. <p><u>Front fences</u></p> <ul style="list-style-type: none"> - Traditional materials such as stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry, but not metal sheeting. - Solid masonry fences not appropriate except where consistent with fencing of identified heritage value on the site. <p><u>Rear and side property boundary fences (behind main face of the building)</u></p> <ul style="list-style-type: none"> - Traditional materials such as corrugated metal sheeting. <p><u>Side fences on secondary street frontage</u></p> <ul style="list-style-type: none"> - Traditional materials such as brick, rendered masonry and timber.
Setting and Public Realm	<ul style="list-style-type: none"> - Attractive streetscapes. - High quality public environment, with appropriate planting. - Landscaped open space arranged and planted for the retention of existing significant vegetation and enhancement of the established landscape character of the locality. - Private and public open spaces incorporating attractive landscaping to street frontages where appropriate and available within building set-backs.
Building Form	<ul style="list-style-type: none"> - Redevelop and replace discordant buildings and enhance the historic character through careful attention to the subdivision pattern, siting, form and composition of new and replacement dwellings and building alterations and additions. - Retain and conserve heritage places. - Reflect the historic built form and its visual character through residential development of complementary design, form and density. - Increase the amount of residential accommodation by: <ul style="list-style-type: none"> (a) adapting or redeveloping non-residential buildings for residential purposes; (b) developing vacant and under-utilised sites; and

(c) redevelop sites containing buildings that are incompatible with the historic character of the Zone.

- Overhanging verandahs or balconies extending over the public road verge should only occur where development is sited on property boundaries to the major street frontages, and particularly on street corners.
- Complement the characteristic features and any distinctive, architectural elements and forms and avoid discordant, foreign and uncharacteristic building styles.
- Corner sites (excluding heritage places) that provide facades to each street frontage and are sited on or close to the corner frontages where the development complements the siting of heritage places.
- Pitched roofs that reinforce the prevailing character of historic roof forms. Mono-pitch or flat roof forms falling to the street frontage or asymmetrically to a side boundary are not appropriate.

Ada Street

- Largely single-storey scale and close development pattern of residences.
- Consistent pitched roof profiles, verandahs, fenestration and materials establish a cohesive built form character.

Carrington Street (east of Marion Street)

- Dwellings with vertically proportioned openings, pitched roofs and verandahs comprise the streets character.

Carrington Street (west of Marion Street)

- Maintain and reinforce window proportions, pitched roof profiles, verandahs and materials.

Castle Street

- Dwellings closely sited to the street with narrow frontages, verandahs along the street and pitched roofs and reflected in any infill development.

Corryton Street (north of Halifax Street)

- Cohesive built form character established by the rhythm of narrow dwelling facades, fenestration, pitched roof profiles and verandahs.

Corryton Street (south of Halifax Street)

- Horizontal emphasis created by the common roof, verandah profiles and continuous picket fencing.

Gilles Street

- Variety of architectural forms.
- Cohesive character established by consistent fenestration, pitched roof profiles and verandah styles.
- East of St John Street - open subdivision pattern of large detached residences set in landscaped grounds creating a transition from the intimate cottage character of Gilles Street to the grand mansion character of East Terrace.

Gladstone Street

- Intimacy and sense of enclosure derived from the low scale character and horizontal form of dwellings sited close to the street frontage.

Halifax Street (east of Hutt Street)

- Dwellings sited close to the street frontage with minimal side boundary set-backs.
- Consistent window proportions, high proportion of solid to void, pitched roof profiles and verandahs.
- Development to present as single storey to the street.

Halifax Street (west of Hutt Street)

- Interpret and reinforce the patterns and forms established by the elements of traditional character.

Kate Court

- Sited close to the street frontage, with consistent window proportions, roof forms and verandah styles.

Marion Street

- Close grouping of dwellings.

	<ul style="list-style-type: none"> - Low horizontal emphasis established by the front parapet line of the row cottages and by the consistent roof and verandah forms of other dwellings. <p><u>McLaren Street and Regent Street South</u></p> <ul style="list-style-type: none"> - Reinforce the prevailing subdivision pattern, vertically proportioned openings and the consistent form of pitched roofs and verandahs. <p><u>Royal Avenue</u></p> <ul style="list-style-type: none"> - Maintain close pattern of development.
Siting	<ul style="list-style-type: none"> - Development consistent with the established building set-backs from front, side and rear allotment boundaries prevail. - Where no consistent building set-back, buildings are not to project forward of heritage places adjacent to the site. - Building to side boundaries (except party walls in semi-detached, row dwellings or residential flat buildings) or to a rear boundary is not appropriate, unless demonstrated that it will not detrimentally effect residential amenity or adjacent heritage place(s). - Division of land to conform with the established historic allotment pattern in particular the allotment frontages of dwellings in the relevant street and achieve regularly proportioned allotments capable of containing dwelling types consistent with the desired character. - The division of land in the form of a hammerhead allotment or similar allotment is not appropriate.
Height	<ul style="list-style-type: none"> - Height of new buildings, including the floor to ceiling clearances that take reference from the prevailing building heights within the locality, particularly adjacent Heritage Places. - Where single storey development prevails, low profile two storey additions to the rear of an existing building may be appropriate provided it does not impact on the historic character of the streetscape or have overshadowing, bulk and privacy impacts on neighbouring land.
Fencing	<ul style="list-style-type: none"> - Fencing to a street frontage (including secondary street frontage) and returning along the side boundaries to the alignment of the main face of the principal building on the land, that are: <ul style="list-style-type: none"> (a) of traditional style and detailing compatible with the style of the building, or for new buildings, its design should reflect historic fencing styles evident in the streetscape; (b) on the primary street frontage, comprise low fencing or open character fencing combined with solid pillars and plinths or similar fencing styles that allow views of the associated building, by their height and design. - Fences on corner sites - front fence that return on the secondary street frontage at the same height up to the alignment of the main face of the building on the land. The remaining rear section of side fences on a secondary street frontage are no higher than 1.8 metres. - Rear and side property boundary fences (behind the main building face) - no higher than 2 metres. - Side fences or walls (forward the main building face) - of a scale that allows oblique views of buildings and no higher than 1.2 metres.
Views/Vistas/Visually prominent places	<ul style="list-style-type: none"> - St John's Church, Meeting Hall and Rectory.
Access	<ul style="list-style-type: none"> - Vehicle access via minor streets, side or rear lanes and existing crossovers. - Avoid new crossovers on streets and on-site car parking is not required where vehicle access does not prevail on the primary street frontage. - New vehicle crossovers that: <ul style="list-style-type: none"> (a) are kept to a minimum width necessary for safe and convenient access and to preserve and enhance street character; (b) designed to narrow the crossover width towards the road pavement and located to avoid the need to remove historic kerbing and significant trees; and (c) separated from each other to minimise visual impact on the street character - Undercroft parking or parking or access arrangements not in keeping with the Zone's historic character are not appropriate.

- | | |
|--|---|
| | <ul style="list-style-type: none">- Development that provides on-site car parking and open car parks and buildings for parking vehicles that are:<ul style="list-style-type: none">(a) located at the rear of sites wherever possible;(b) designed and sited to ensure garage doors do not visually dominate the primary street frontage; and(c) located behind the main face of the associated building. |
|--|---|