

# DRAFT PLANNING AND DESIGN CODE



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

City of Charles Sturt





# Purpose

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

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

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

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

## What is proposed?

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

### State Heritage Places and Areas

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

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

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

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

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

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

## Local Heritage Places

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

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

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

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

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

## Historic Areas

### A new Historic Areas Overlay

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

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

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

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

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

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

## **New Historic Area Statements**

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

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

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

## **Character Areas**

### **Character Area Overlay**

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

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

### **Character Area Statements**

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



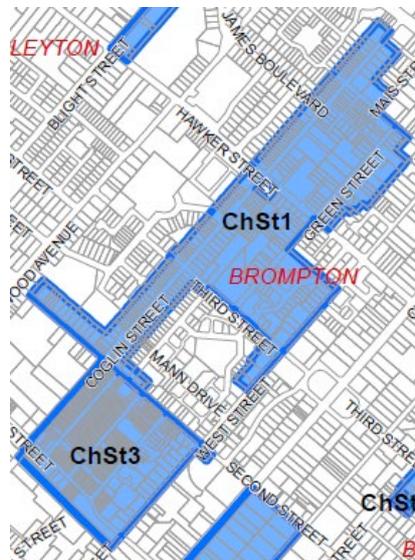
# Historic Areas affecting City of Charles Sturt

## Bowden / Brompton Historic Area Statement (ChSt1)

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

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

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



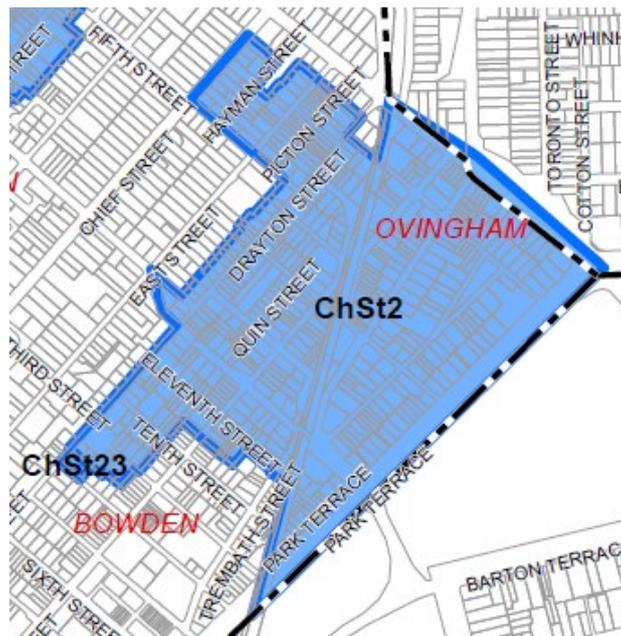
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|-------------------------------------|--|
| Eras and themes                     | 1850s to early 1900s<br>Victorian era  |
| Allotments and subdivision patterns | Small, narrow lots   |
| Architectural features              | Single storey, detached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

## Ovingham Historic Area Statement (ChSt2)

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

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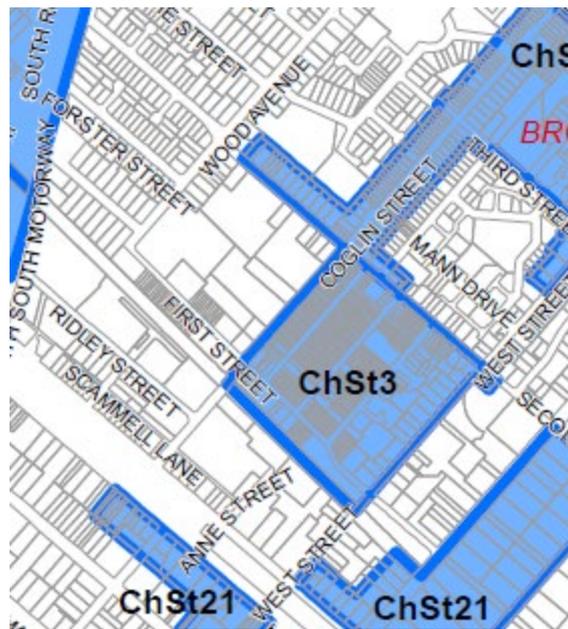
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| Eras and themes                     | 1850s to 1900s<br>1930s to 1940s<br>1970s to 1980s (SA Housing Trust)   |
| Allotments and subdivision patterns | Small narrow lots, often on strongly sloping sites  |
| Architectural features              |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

## Brompton Park Historic Area Statement (ChSt3)

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

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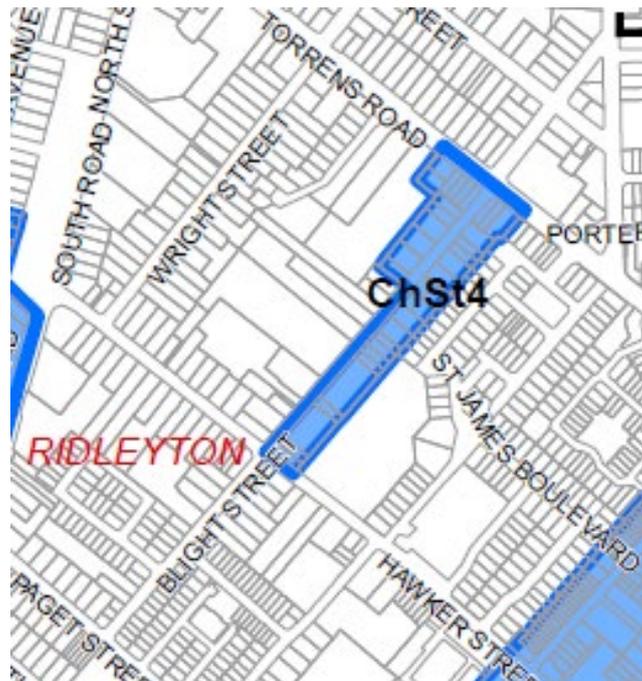
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| Eras and themes                     | 1870s to 1890s<br>Victorian era  |
| Allotments and subdivision patterns | Very small, narrow lots  |
| Architectural features              | Single storey, detached and attached, single and double fronted workers'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

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

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

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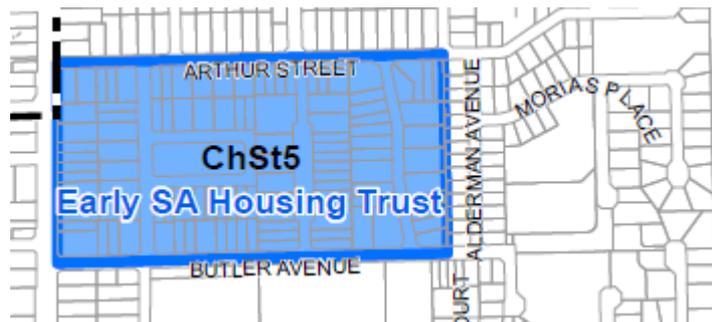
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| Eras and themes                     | 1939<br>Early SA Housing Trust   |
| Allotments and subdivision patterns | Regular rectangular allotments with central shared boundary and small side boundary setbacks for driveways   |
| Architectural features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

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

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

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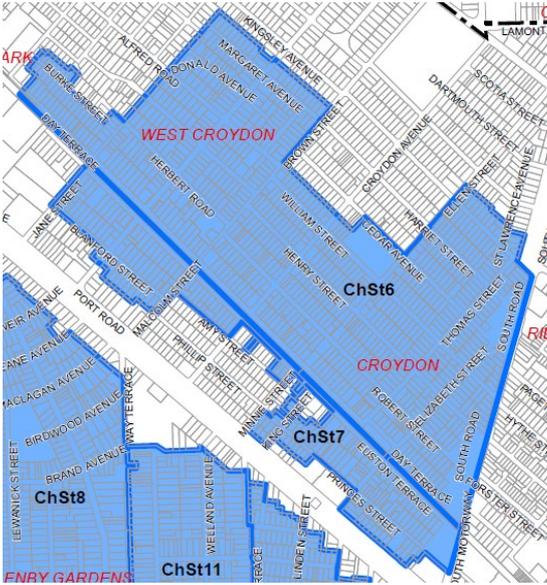
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| Eras and themes                     | From 1938<br>Early SA Housing Trust  |
| Allotments and subdivision patterns | Layout reflects 'Garden Suburb' design concept, generally with shared central boundary and small side boundary setbacks for driveways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

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

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

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

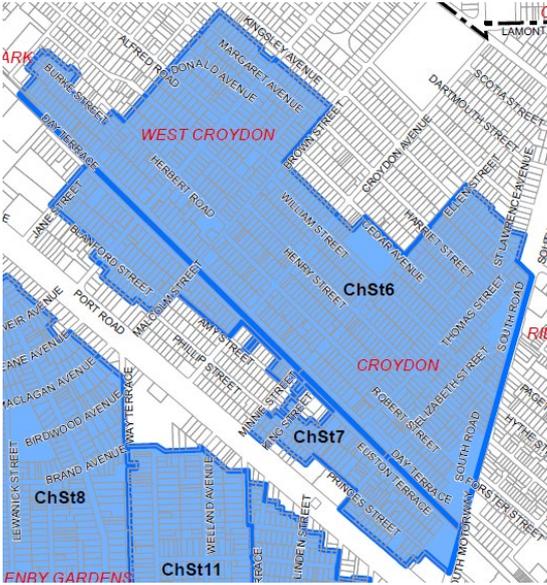
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| Fencing                           | low masonry fencing with simple masonry piers, sometimes with simple iron and steel infill panels (from hume iron to tubular steel variations) |
| Setting and public realm features | small to medium front setbacks,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

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

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

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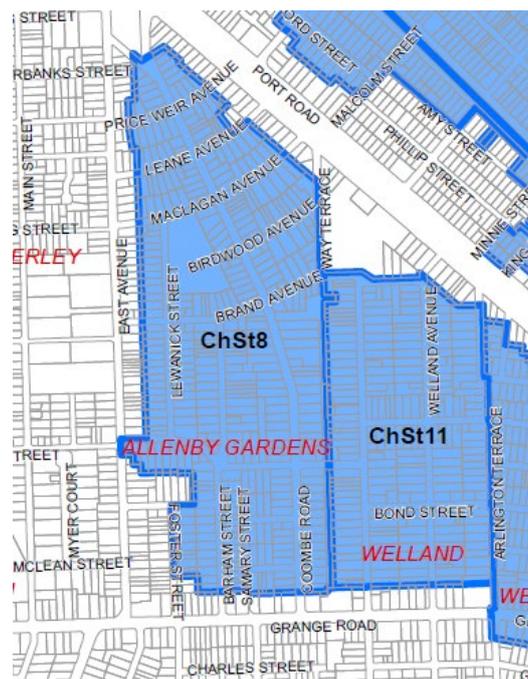
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| Eras and themes                     | 1890s – 1910s   |
| Allotments and subdivision patterns | Very regular and consistent rectangular allotments, with large widths   |
| Architectural features              | Villas and symmetrical cottages, with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

## Allenby Gardens Historic Area Statement (ChSt8)

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

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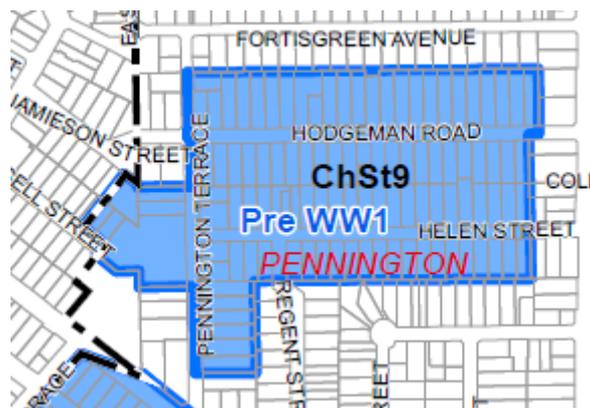
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| Eras and themes                     | 1920s – 1930s   |
| Allotments and subdivision patterns | Very regular and consistent rectangular allotments, with large widths   |
| Architectural features              | Late Edwardian, Federation and bungalow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

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

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

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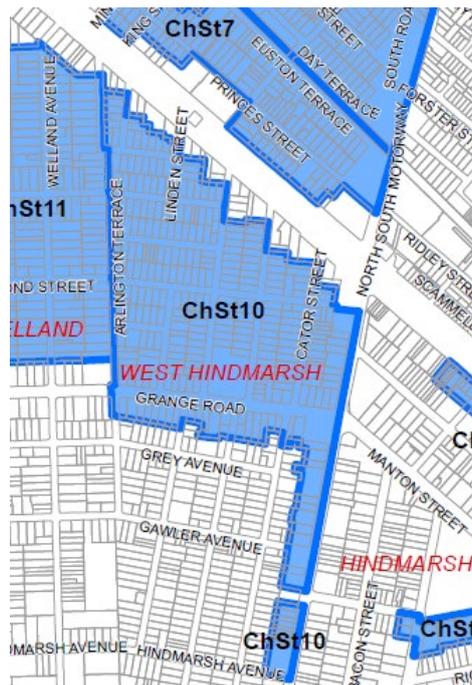
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| Eras and themes                     | 1900s to 1920s, some 1940s/50s eastern side  |
| Allotments and subdivision patterns | Uniform allotment size and street layout<br>Typically large frontages  |
| Architectural features              | Edwardian,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

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

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

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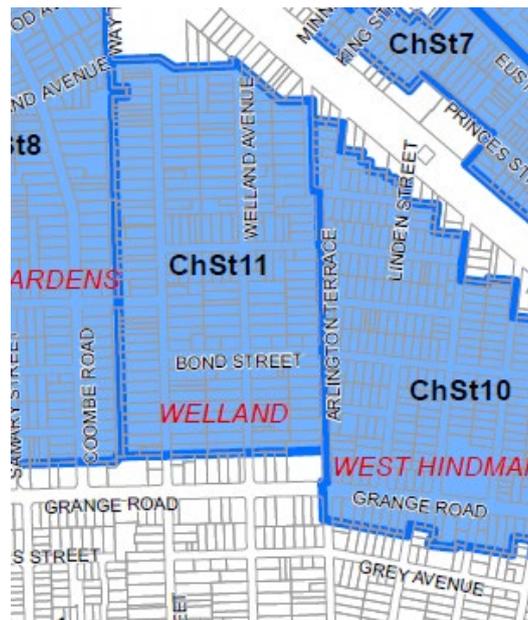
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| Eras and themes                     | 1890s to 1910s  |
| Allotments and subdivision patterns | Uniform allotment size and street layout<br>Typically large frontages   |
| Architectural features              | Symmetrical cottages and villas<br>Edwardian,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

## Welland Historic Area Statement (ChSt11)

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

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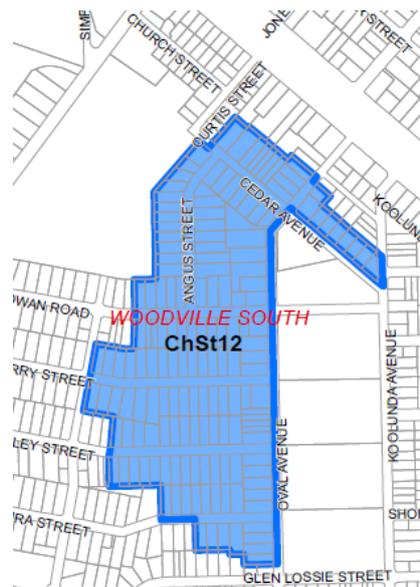
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| Eras and themes                     | 1910s to 1920s   |
| Allotments and subdivision patterns | Very regular and consistent rectangular allotments, typically very wide  |
| Architectural features              | Late-Edwardian and Federation housing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

## Woodville South Historic Area Statement (ChSt12)

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

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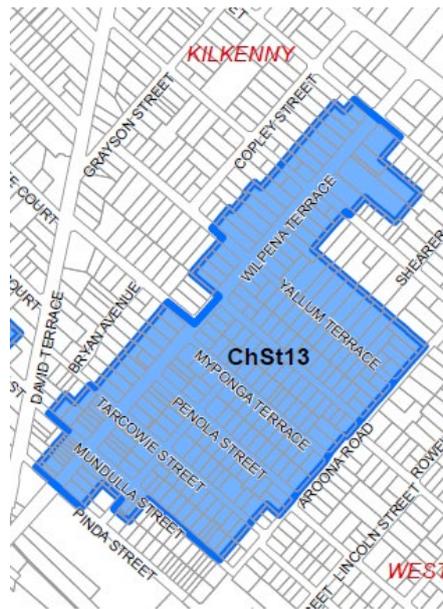
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| Eras and themes                     | 1910s to 1940s  |
| Allotments and subdivision patterns | Substantial allotments with uniformity of layout and buildings, particularly in the 'Glen' Streets and Angus Street<br>Predominantly large frontages 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

## Kilkenny Historic Area Statement (ChSt13)

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

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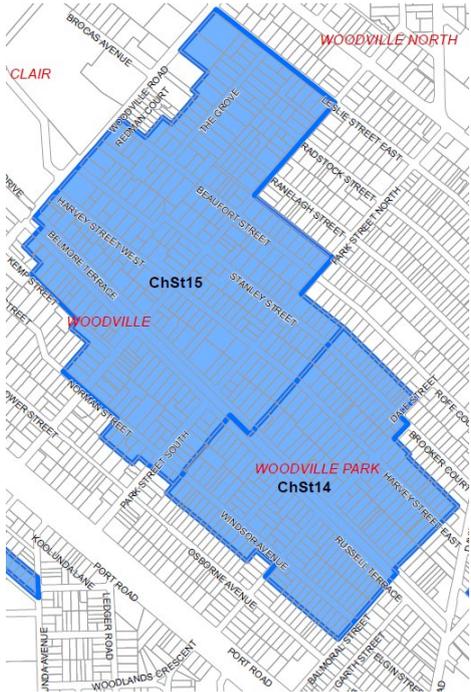
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| Eras and themes                     | 1850s to 1950s<br>Predominant era is 1920s to 1930s in the north and 1910s to 1920s in the south   |
| Allotments and subdivision patterns | Very regular and consistent rectangular allotments, typically very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

# Woodville Park Historic Area Statement (ChSt14)

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

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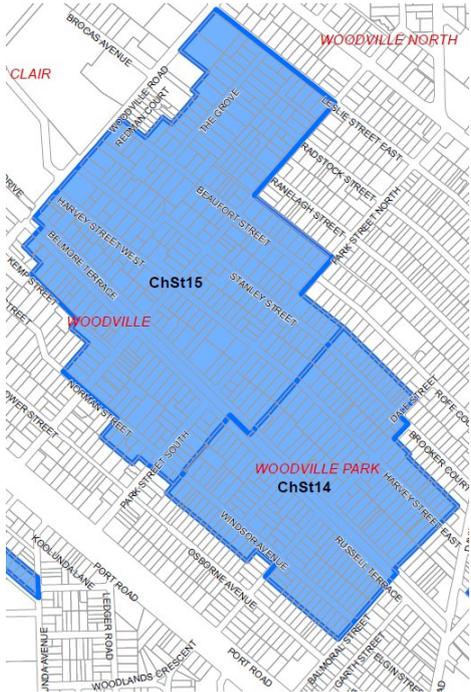
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| Eras and themes                     | 1900s to 1940s   |
| Allotments and subdivision patterns | Very regular and consistent rectangular allotments, typically very wide  |
| Architectural features              | Late symmetrical cottages, Villas,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

# Woodville Historic Area Statement (ChSt15)

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

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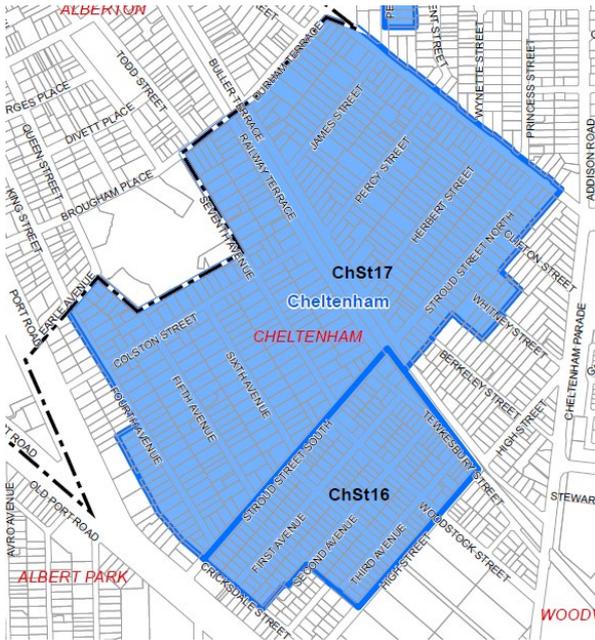
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| Eras and themes                     | 1880s to 1930s  |
| Allotments and subdivision patterns | Large allotments typically very wide with slightly smaller scale housing south of the railway line.                                       |
| Architectural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

# Cheltenham East Historic Area Statement (ChSt16)

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

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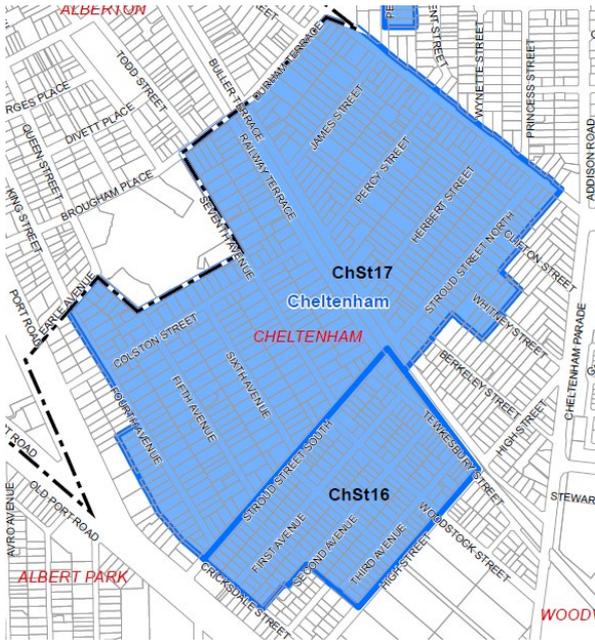
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| Eras and themes                     | 1880s  |
| Allotments and subdivision patterns | Small allotment sizes, typically wide  |
| Architectural features              | Villas and symmetrical cottages, bungalows styles<br>Predominantly detached<br>Hipped,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

# Cheltenham West Historic Area Statement (ChSt17)

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

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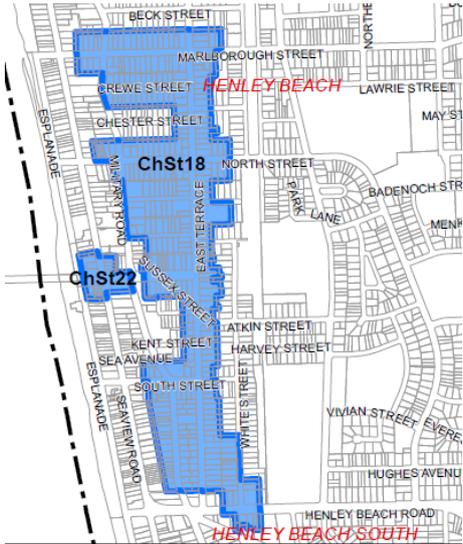
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| Eras and themes                     | 1910s to 1930s   |
| Allotments and subdivision patterns | Typically, wide streets, with large allotments typically very wide   |
| Architectural features              | Villas, Post-Edwardian, Federation and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

# Henley Beach Historic Area Statement (ChSt18)

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

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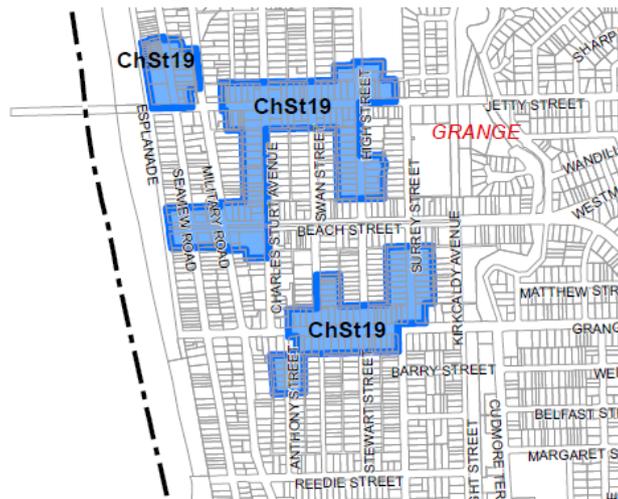
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| Eras and themes                     | 1880s to 1930s   |
| Allotments and subdivision patterns | Regular and consistent rectangular allotments, typically very wide   |
| Architectural features              | Marlborough Street and Crewe Street, south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

## Grange Historic Area Statement (ChSt19)

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

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

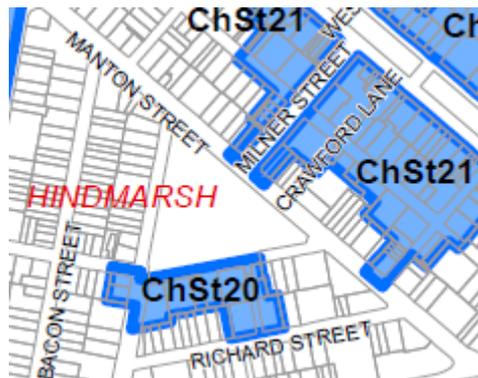
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|                                   | <p><u>Grange Esplanade</u><br/>The Marines (State Heritage Place)<br/>Grange Hotel (Local Heritage Place)<br/>Hipped, gable and louvre roofs</p>  |
| Building height                   | <p>Single storey with ceiling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

## Hindmarsh Place Historic Area Statement (ChSt20)

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

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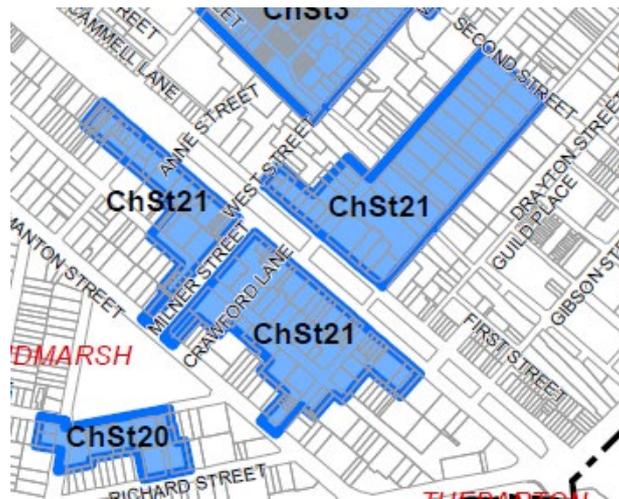
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| Eras and themes                     | 1860s – 1930s  |
| Allotments and subdivision patterns | Uniform small allotments interspersed with larger allotments   |
| Architectural features              | <p>Single storey attached and detached cottages,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

## Hindmarsh District Centre Historic Area Statement (ChSt21)

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

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

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

## Henley Beach Historic Area Statement (ChSt22)

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

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

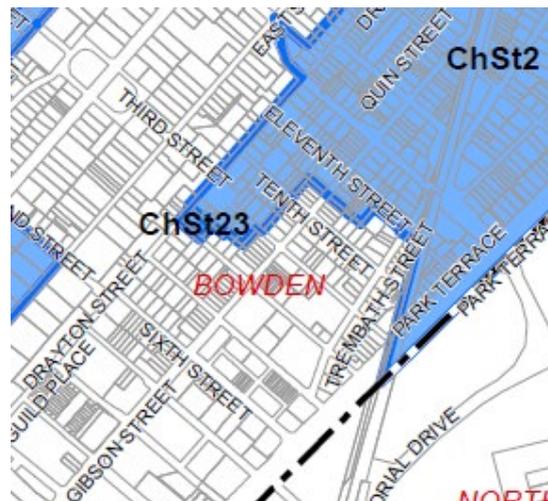
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| Fencing                           | Some low masonry walling<br>Typically, open shop fronts with verandahs over public realm                     |
| Setting and public realm features | Historic heart of Henley Beach and the principal area for a range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

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

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

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