DRAFT PLANNING AND DESIGN CODE

STATE PLANNING REFORM

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

City of Adelaide

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.
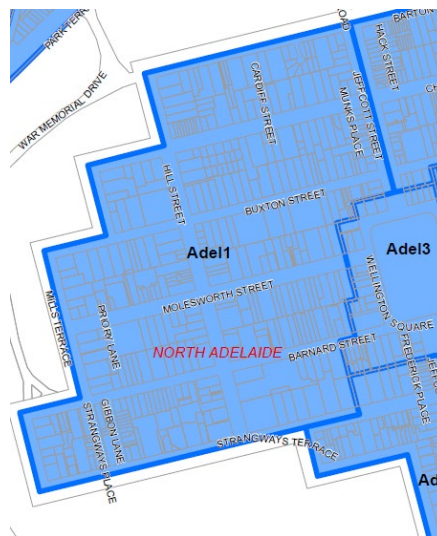
Historic Areas affecting City of Adelaide

North Adelaide Hill Street Historic Area Statement (Adel1)

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

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

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

Eras and themes	Nineteenth and early twentieth century mansions; Low and medium density cottages; Villas and terrace houses; Historically intact residential areas; Long established institutions
Allotments and subdivision patterns	Large allotments together with low and medium density residential; Building set-back and subdivision pattern established by Heritage Places <u>Hill St</u> Regular setbacks from primary street frontage and regular pattern and siting of Heritage Places.
Architectural features	Nineteenth and early twentieth century elegant and finely detailed mansions; Villas and Terrace Houses; Aged care, health care, consulting rooms and educational <u>Mills Tce and Strangways Tce (west of Hill Street)</u> Imposing townscape character of Park Lands frontages established by various styles of detached dwellings of identified heritage value <u>Gibbon Ln</u> Attached and detached two storey dwellings and single storey detached dwellings of Local Heritage value <u>Hill St</u> Single storey Local Heritage places and two storey State Heritage places

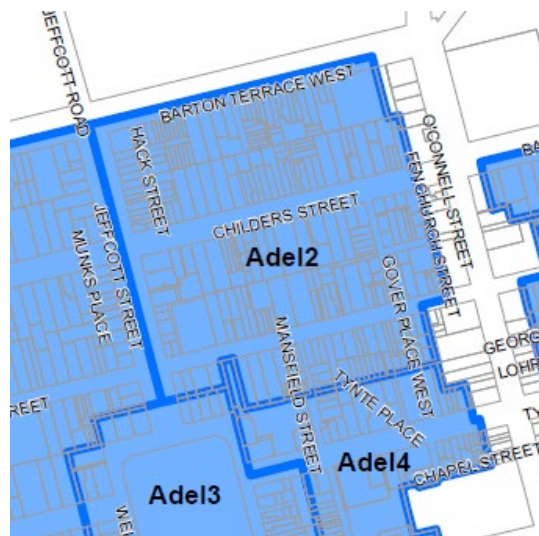|	Large detached and semi-detached dwellings
	Prominent corner sites containing St Lawrence's Church and Calvary Hospital
	<u>Buxton St:</u>
	Highly cohesive frontages of single storey detached Local Heritage listed dwellings, and one and two storey State Heritage places
	Finely detailed Italianate villas
	Traditional corner shop to north-west corner of Buxton and Jeffcott Streets
	<u>Molesworth St</u>
	Similar semi-detached dwellings of similar architectural design to southern side and detached Victorian Italianate houses and other Local Heritage places to the northern side
	Character of Church of Perpetual Adoration.
	<u>Barnard St</u>
	Detached and semi-detached one and two storey Heritage Places of consistent setback.
	<u>Jeffcott St</u>
	Diversity of large Local Heritage listed dwelling types of consistent character.
	<u>Childers St</u>
	Large, low density detached single storey Local Heritage places
	<u>Barton Tce West</u>
	Heritage Places with orientation of dwellings to the Park Lands
	<u>Ward St and Strangways Tce (east of Hill Street)</u>
	Calvary Hospital is prominent corner site
	Single storey detached residences of consistent architectural style, form and siting to the east of Calvary Hospital
Building height	Single and two storey residential
Materials	*[Not stated]*
Fencing	Cast iron fencing to Buxton Street
Setting and public realm features	Visual prominence of the Church of Perpetual Adoration

North Adelaide Childers East Historic Area Statement (Adel2)

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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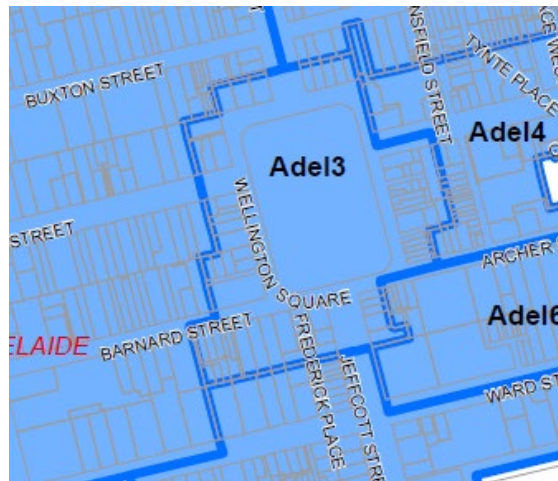| Eras and themes	Nineteenth and early twentieth century mansions; historic low and medium density detached and semi-detached residential development such as typical cottages and terrace houses
Allotments and subdivision patterns	Range of subdivision patterns including large allotments together with low and medium density residential development on narrow frontages
Architectural features	Nineteenth and early twentieth century elegant and finely detailed mansions; Large Villas set on large allotments
	Childers St
	Single storey local heritage places, including consistently sited single-storey row cottages, detached cottages and the occasional terrace houses with narrow frontages on the northern side and on the southern side detached and attached cottages with varying set-backs
	Gover St
	Primarily single storey detached dwellings
	Generous scale and siting patterns of Heritage Places to the southern side of street west of Mansfield St
	Jeffcott St
	Diversity of traditional dwelling types reflecting the different stages of early residential development
	Diversity of traditional dwelling types reflecting the different stages of early residential development
	Larger detached bay window and gable-fronted villas on individual sites
	Continuity of roof and verandah profiles north of Childers Street

	Hack St Single storey cottages Mansfield St Single storey cottages
Building height	Low scale; Single and two storey residential
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Tall trees at the intersection of Barton Terrace West and Jeffcott Street should create an imposing 'gateway' to this major entrance to North Adelaide and complement the character of existing street tree planting Hack St Intimate character of narrow streets

North Adelaide Wellington Square Historic Area Statement (Adel3)

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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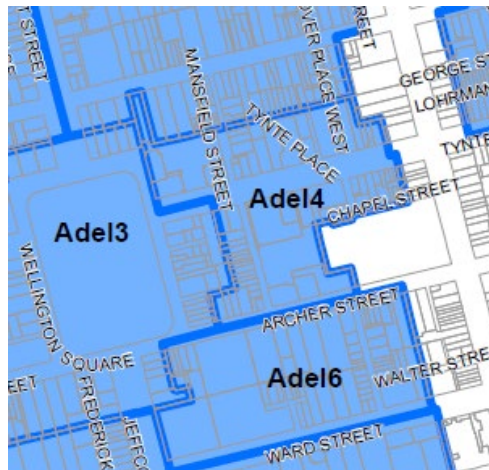

Eras and themes	Residential development
Allotments and subdivision patterns	*[Not stated]*
Architectural features	Historic built form comprising large, single storey local heritage places and one or two storey State heritage places; Townscape is contiguous with and complementary to the townscape character of the major streets which lead into the Square
Building height	Single and two storey residential
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Informal character and unity of Wellington Square

North Adelaide Tynte Historic Area Statement (Adel4)

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	Low and medium density residential development characterised by a range of dwelling types as well as community facilities; Formal and dignified historic character derived from traditional community uses such as the post office, library, hotel, church and kindergarten
Allotments and subdivision patterns	*[Not stated]*
Architectural features	Variety of detached dwelling types; Intimate scale and siting of historic built form; Specific below by street Mansfield St Low scale cohesive historic patterns of development Wellington Sq Low scale historic built from around perimeter of square. Gover St Historic detached dwellings of a generous scale and siting.
Building height	Intimate scale of Tynte and Archer St
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Wide tree-lined streetscape

North Adelaide Carclew Historic Area Statement (Adel5)

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Era and themes	Residential development with intact and generally cohesive townscapes of nineteenth and twentieth century detached houses set in landscaped grounds and imposing two-storey terrace houses
Allotments and subdivision patterns	<u>Strangways Terrace</u> Large allotments <u>Ward Street (west of Jeffcott Street)</u> Intimate development pattern Close grouping of smaller detached cottages of local heritage value located on or near the street to the southern frontage
Architectural features	Nineteenth and twentieth century detached houses. <u>Montefiore Hill, Palmer Place and Brougham Place</u> Unique historic townscapes derived from the setting of large mansions set in landscaped grounds, with articulation and modelling <u>Strangways Terrace</u> Imposing large detached Victorian Villas to the western part of the Terrace Cohesive detached houses , the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches Detached and semi-detached dwellings <u>Jeffcott Street</u> North of Ward Street the residential character is derived from the low scale and close grouping of small cottages and row dwellings sited close to the street frontage

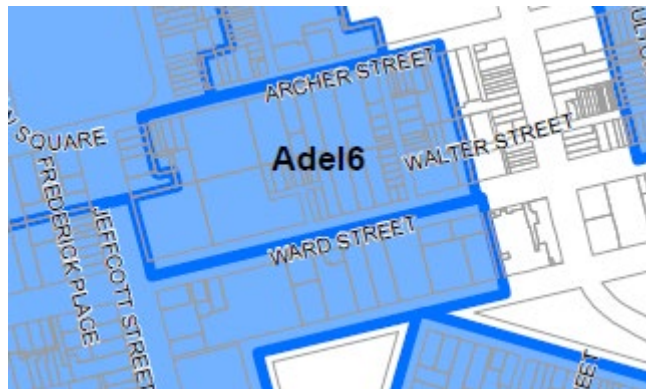| | South of Ward Street, the townscape character is derived from detached residences, institutional buildings and a large contemporary apartment building |
	Gable frontages, pitched roofs, verandahs and cast iron decoration
	<u>Ward Street (east of Jeffcott Street)</u>
	Nineteenth century building forms
	<u>Ward Street (west of Jeffcott Street)</u>
	Single-storey detached residences of consistent architectural style, form and siting
	Plain or articulated gabled frontages with a high proportion of solid to void in the composition of facades of these existing dwellings
Building height	Low scale
Materials	<u>Montefiore Hill, Palmer Place and Brougham Place</u>
	Stone and brick with intricate detailing and ornamentation
	<u>Jeffcott Street</u>
	Masonry Facades and cast iron decoration
Fencing	<u>Montefiore Hill, Palmer Place and Brougham Place</u>
	Fencing to property frontage constructed of brick, stone, or stone and cast-iron
Setting and public realm features	Vistas to major landmark buildings, particularly in the vicinity of Bishops' Court
	<u>Montefiore Hill, Palmer Place and Brougham Place</u>
	Landscape setting to Heritage Places

North Adelaide Archer West Historic Area Statement (Adel6)

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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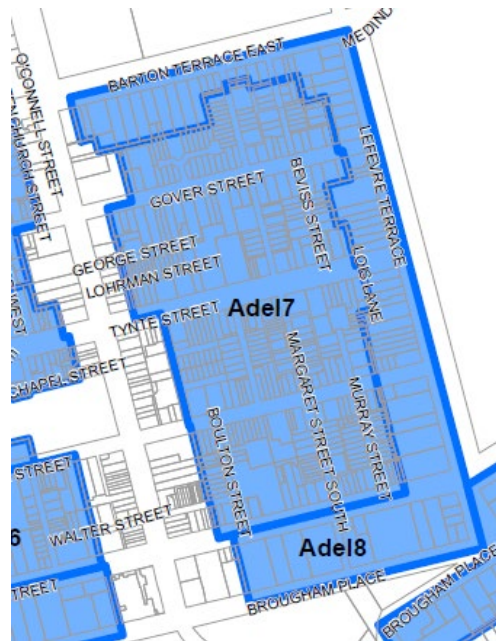

Eras and themes	Nineteenth and early twentieth century building forms
Allotments and subdivision patterns	Large land parcels Historic grid pattern and smaller building footprints
Architectural features	Jeffcott Street Lutheran Seminary buildings and a number of detached single and two storey Heritage Places of consistent architectural style, form and siting Prominent historic buildings of Hebart Hall Ward Street Lutheran Seminary buildings, a number of single storey detached and semi-detached dwellings and former dwellings as well more recent two and three storey buildings Historic character derived from the prominent historic buildings of Hebart Hall Walter Street Intimate scale and siting of the historic and established built form
Building height	Low scale
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Landmark attributes of Hebart Hall

North Adelaide Margaret Street Historic Area Statement (Adel7)

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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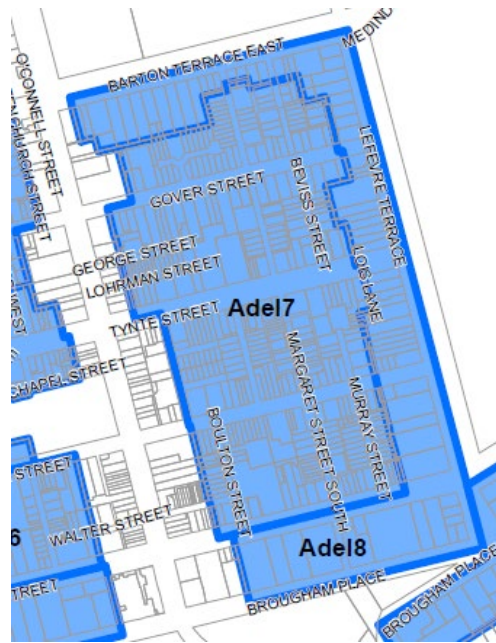| Eras and themes	One of the most historically intact residential areas in South Australia
Allotments and subdivision patterns	*[Not stated]*
Architectural features	Continuous built form edge in an historic streetscape
	<u>Gover Street</u>
	Consistent building set-back from the street of Heritage places
	<u>Tynte Street</u>
	Dwellings of more generous landscaped grounds and deeper setbacks east of Margaret St
	<u>Archer Street</u>
	Victorian terrace housing, Victorian institutional buildings, a former traditional corner hotel and Victorian detached houses situated close to the street frontage
	<u>Ward Street</u>
	Single-storey detached cottages
	Individual dwellings set close to the street and establish a cohesive built form character by sympathetic interpretation of traditional residential forms
	<u>Ralston Street</u>

	single-storey semi-detached dwellings
	Edwardian historic houses of brick construction to the eastern side of the street
	Varying scale, siting and character to the western side of the street
	<u>Beviss Street</u>
	Consistent sited, detached and semi-detached single-storey cottages
	<u>Curtis Street</u>
	Consistent townscape of detached and semi-detached nineteenth century houses built close to the street frontage.
	<u>Murray Street</u>
	Victorian style row housing built in the form of closely sited semi-detached pairs with consistent roof forms and verandahs
	<u>Margaret Street</u>
	single storey detached or semi-detached buildings
Building height	<u>Ward, Ralston, Beviss Streets</u> Single storey
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Street trees and a consistently high standard of paving and other landscaping to the public realm

North Adelaide LeFevre Historic Area Statement (Adel8)

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

Eras and themes	Prime residential frontage overlooking the Park Lands
Allotments and subdivision patterns	Barton Terrace East
	Regular pattern of detached dwellings fronting existing public roads
Architectural features	Large low density residential buildings designed in a grand manner and set in generous landscaped ground
	Lefevre Terrace
	Grand style and setting of nineteenth century terrace houses and Italianate villas, groupings of smaller early twentieth century villas and bungalows
	Terraces and Italianate villas exhibiting a high degree of facade articulation and modelling, with richly detailed masonry and cast iron ornamentation
	Twentieth century villas and bungalows
	Brougham Place
	Existing historic houses set in landscaped grounds
	Barton Terrace East
	Late nineteenth and early twentieth century detached and semi-detached cottages and villas
	Ward Street

	Historic single storey cottages and a mix of dwellings of varied architectural form and height
Building height	Low scale
	Barton Terrace East
	Generally single storey
Materials	Barton Terrace East
	Stone and brick walls
Fencing	Lefevre Terrace
	Stone and cast-iron boundary walling
Setting and public realm features	Generous landscaped ground
	Trees and a high standard of paving and other landscaping to the public realm.

North Adelaide Cathedral Historic Area Statement (Adel9)

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	Diverse range of nineteenth century predominantly residential architecture
Allotments and subdivision patterns	Kermode Street existing pattern of development characterised by freestanding buildings within landscaped grounds. Pennington Terrace considerable siting, set-back, scale and character variation of State Heritage places
Architectural features	Diverse range of nineteenth century architecture Brougham Place, Palmer Place low scale, late nineteenth century detached housing Brougham Court closely sited semi-detached and detached local heritage places, with consistent set-backs strong built form definition at the junction of Brougham Place and Brougham Court Kermode Street late nineteenth century detached residences on individual allotments semi-detached buildings of local heritage value existing pattern of development characterised by freestanding buildings within landscaped grounds. Pennington Terrace State heritage places (including those forming part of St Marks College) Lakeman Street

	small cottages and other single storey dwellings sited on the street frontage.
	Side boundary walling of larger residences with frontages to Pennington Terrace and Kermode Street
	low scale character
	<u>King William Road</u>
	St Peters Cathedral.
Building height	low scale
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Distinctive topography
	Cohesive lines of buildings set behind attractive landscaping
	Visual prominence of St Peter's Anglican Cathedral
	Important view of the north-east elevation of St Peters Cathedral
	Open landscaped setting and curtilage to Pennington Terrace
	<u>Lakeman Street</u>
	Intimate character and enclosure of this narrow street
	<u>King William Road</u>
	St Peters Cathedral and the grand, spacious character of the townscape
	important view of the north-east elevation of the Cathedral

North Adelaide Women's and Children's Historic Area Statement (Adel10)

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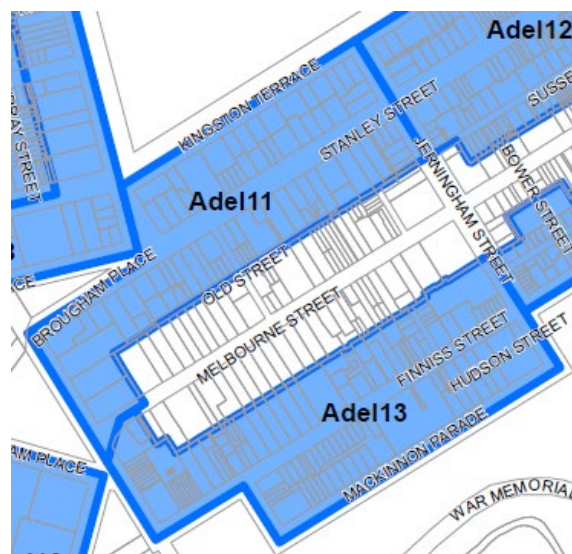

Eras and themes	Key institutional enclave
Allotments and subdivision patterns	Generally fully developed for uses associated with the Women's and Children's Hospital and the Memorial Hospital.
Architectural features	Traditional institutional architecture
Building height	*[Not stated]*
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Visual prominence of St Peter's Anglican Cathedral High degree of pedestrian amenity and shelter provided by street trees and on-site landscaping

North Adelaide Stanley Historic Area Statement (Adel11)

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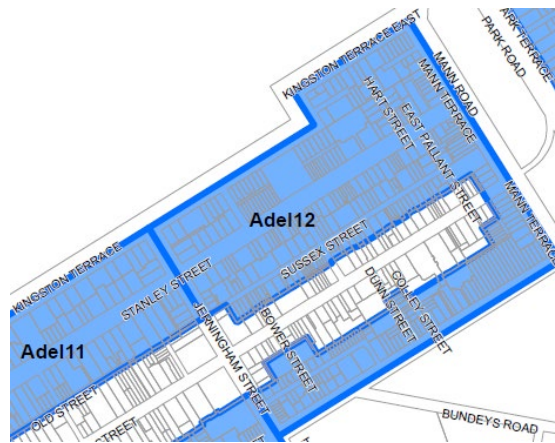| Era and themes	Low density residential with a distinctive and cohesive character derived from large nineteenth and early twentieth century dwellings and other low density detached and semi-detached dwellings in a variety of forms and styles.
	St Ann's College
Allotments and subdivision patterns	Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)
	Close subdivision pattern west of New Street
Architectural features	Large nineteenth and early twentieth 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
	Kingston Terrace
	Large one and two storey detached residences on individual allotments set close to the street with a Park Lands frontage;
	Towards Lefevre Terrace: Imposing rear elevations of two storey mansions with frontages to Stanley Street.
	Modelled and articulated, constructed of masonry, with a high proportion of solid to void in the composition of facades and often feature verandahs and balconies
	Stanley Street (northern side)

	Two large mansions set well back from the northern frontage on elevated ground above Stanley Street and large detached and semi-detached residences
	<u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u>
	Two-storey residences on the southern frontage presenting a single-storey appearance to Stanley Street and Brougham Place due to sloping topography.
	Consistent set-back of stone Victorian villas typified by rich detailing and cast-iron ornamentation west of New Street
	Detached or semi-detached dwellings presenting as single storey to the street frontage.
	<u>Brougham Place (western Policy Area boundary)</u>
	imposing and finely detailed Brougham Place Uniting Church with its dominant central tower
	Low scaled St Ann's College buildings which step down the Brougham Place frontage reflecting the topography of the locality.
Building height	Low scale
	<u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u>
	Single storey to the street frontage
Materials	<u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u>
	Stone with rich detailing and cast iron west of New Street
Fencing	Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)
	Stone and cast iron boundary fencing along street frontage west of New Street.
Setting and public realm features	Views of the City from Stanley Street and Brougham Place.
	Landscape qualities of public and private open space.
	Vistas to the Park Lands, Brougham Place and the eastern end of Stanley Street.
	Street trees and other landscaping and a high standard of paving to the public realm.
	<u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u>
	Sloping topography
	<u>Brougham Place (western Policy Area boundary)</u>
	Step down topography of the locality
	Landmark significance of the Brougham Place Uniting.

North Adelaide Kentish Arms Historic Area Statement (Adel12)

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

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

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

Eras and themes	Residential area reflecting the townscapes of large nineteenth and early twentieth century.
Allotments and subdivision patterns	Stanley Street (south side), East and West Pallant Streets Closely sited single-storey buildings Stanley Street (north side) Close siting of houses
Architectural features	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 Stanley Street (south side), East and West Pallant Streets Adelaide's earliest residential buildings Stanley Street (north side) Cohesive, single-storey detached, semi-detached and row housing of the Victorian and Edwardian periods with verandahs along the street frontages and hipped roofs or parapets to front facades. Sussex Street Early German settler cottages, Victorian row dwellings, blocks of flats and recent row dwellings Sections of small scale, closely sited and cohesive development to the eastern and western end. Early settler cottages on the northern side and Victorian row houses on the southern side. Kingston Terrace

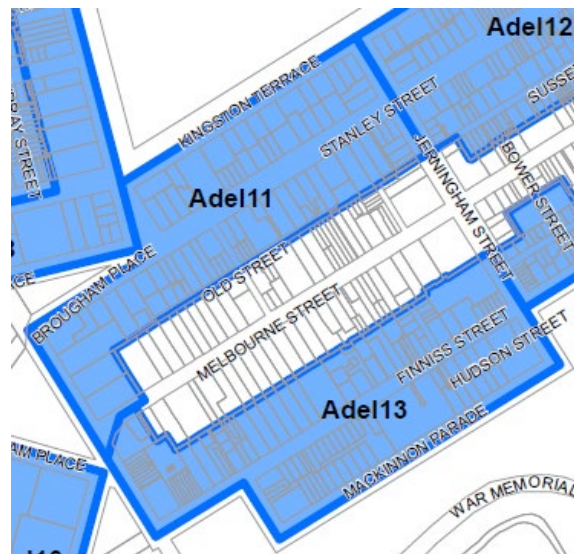|	a mixture of single-storey row housing and detached and semi-detached houses of the late Victorian to Edwardian periods townscape from Jerningham Street to Francis Street (west)
	a diversity of architectural styles and housing types
	<u>Jerningham Street</u>
	Single storey nineteenth century detached and semi-detached dwellings
	<u>MacKinnon Parade</u>
	East of Dunn Street has detached and semi-detached houses of similar scale and design that are of identified heritage value
	West of Dunn Street has eroded streetscape pattern
	<u>Mann Terrace</u>
	South of Melbourne Street the townscape comprises a group of identical villas, all of local heritage value. The articulated and gabled facades, pitched roof profiles and verandahs create a highly cohesive character.
	North of Melbourne Street there is also a cohesive townscape established by closely developed detached and semi-detached dwellings most of which have local heritage value and a regular building set-back from the street
	<u>Hart Street</u>
	Cohesive and intense built form consisting of detached stone cottages of a consistent scale, built form character and siting with masonry construction, fenestration, pitched roofs and verandahs.
	<u>Bower Street/Provost Street</u>
	Small detached cottages and row dwellings set on or close to the street
	<u>Arthur Street</u>
	low scale character
Building height	Small number of two storey heritage places, although most of the buildings identified as Heritage Places are single storey.
Materials	Stone and masonry
Fencing	*[Not stated]*
Setting and public realm features	Landscape qualities of public and private open space.
	Pedestrian amenity and shelter provided by street trees, other landscaping and a high standard of paving within the public realm

North Adelaide Finniss Historic Area Statement (Adel13)

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

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

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

Eras and themes	Low scale residential character.
	Student accommodation and educational activities (Kathleen Lumley College)
Allotments and subdivision patterns	Distinctive built form edge between the Park Lands and Lower North Adelaide
Architectural features	Finniss Street (north side)
	Consistent siting and scale of the Victorian and Edwardian villas and, towards the eastern part, the terraces and cottages.
Building height	Low scale.
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Landscape qualities of private open space, the adjacent Park Lands and the established avenue planting in Finniss Street and MacKinnon Parade
	Prominence of the British Hotel with its fine detailing and cantilevered balcony
	Visual prominence of the State Heritage Place of Kathleen Lumley College

Adelaide Historic Area Statement (Adel14)

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.

Era and themes	Cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide
	Cohesive groups of nineteenth century buildings many of which are individually of historic significance
	Broad range of residential stock, from nearby grand villas / mansions on South and East Terraces overlooking the Park Lands (1870-1880) to humble cottages lining the smaller street.
Allotments and subdivision patterns	Subdivision of town acres in the south-east into a network of streets and lanes.
	Ada Street
	close development pattern of residences
	Carrington Street (west of Marion Street)
	Close siting
	Castle Street
	closely sited to the street with narrow frontages
	Gilles Street
	close pattern of development
	East of St John Street is a more open subdivision pattern
	Royal Avenue
	close pattern of development
Architectural features	Ada Street
	A variety of dwellings, including row cottages, small semi-detached cottages and detached bay window cottages make up this historic townscape.
	A sense of intimacy and enclosure is derived from the narrowness of the street

	Consistent pitched roof profiles, verandahs, fenestration and material
	Carrington Street (east of Marion Street)
	comprises single-storey detached, semi-detached and row cottages, terrace houses and contemporary attached dwellings
	vertically proportioned openings, pitched roofs and verandahs
	Carrington Street (west of Marion Street)
	single-storey cottages, row cottages, and terrace houses with historic window proportions, pitched roof profiles, verandah
	Castle Street
	small semi-detached and detached cottages and the single terrace with verandahs and pitched roofs.
	Corryton Street (north of Halifax Street)
	single-storey semi-detached and detached cottages sited close to the street frontage establishing a rhythm of narrow dwelling facades, fenestration, pitched roof profiles and verandahs
	Corryton Street (south of Halifax Street)
	Long single-storey row of cottages, with a horizontal emphasis created by the common roof, verandah profiles
	Gilles Street
	Intimate attached and detached cottages with consistent fenestration, pitched roof profiles and verandah styles
	large detached residences set in landscaped ground east of John Street
	Gladstone Street
	single-storey row and semi-detached cottages sited close to the street frontage
	Halifax Street (east of Hutt Street)
	detached and semi-detached cottages and the occasional terrace house, sited close to the street frontage with minimal side boundary set-backs and having consistency of window proportions, the high proportion of solid to void, pitched roof profiles and verandahs
	St John's Church is a prominent landmark
	Halifax Street (west of Hutt Street)
	attached and detached cottages, a large bay window residence and a two-storey Victorian former corner shop
	Kate Court
	semi-detached cottages, detached gable-fronted cottages and terrace house sited close to the street frontage, with consistent window proportions, roof forms and verandah styles
	Marion Street
	close grouping of 19th century small semi-detached and detached cottages and row cottages with low front parapet line and consistent roof and verandah forms
	McLaren Street and Regent Street South
	closely sited cottages and row houses with vertically proportioned openings and the consistent form of pitched roofs and verandahs
	Royal Avenue
	cottages and villas
	St. John Street
	substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory

	consistently sited, gable-fronted villas to western frontage.
	small group of narrow fronted cottages on the eastern frontage
	Tomsey Street
	semi-detached and detached cottages
Building height	Single storey and low scale
Materials	Carrington Street (east of Marion Street)
	stone and brick
Fencing	Corryton Street (south of Halifax Street)
	continuous picket fencing
Setting and public realm features	A sense of intimacy and enclosure to Ada, Gladstone, McLaren, Streets, and Regent Street South
	Landmark qualities of St John's Church