

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 Norwood Payneham & St Peters



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 Norwood, Payneham and St Peters

College Park Historic Area Statement (NPSP1)

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	1870s-1900; 1900s-1920s; Residential
Allotments and subdivision patterns	Large, spacious allotments fronting wide, tree-lined streets; Low density
Architectural features	Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.
Building height	Single storey
Materials	Bluestone and Sandstone Stone, brick and rendered masonry
Fencing	Traditional materials and designs, such as: timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; corrugated iron or mini orb within timber framing for Edwardian dwellings

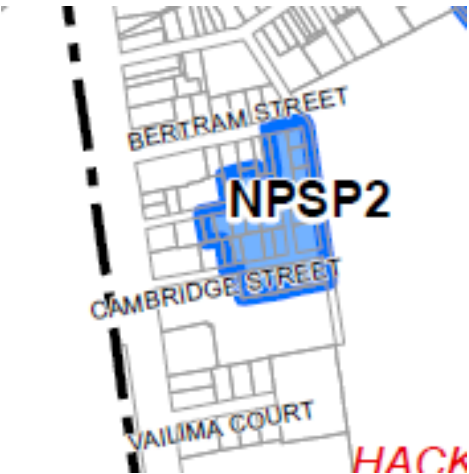
<p>Setting and public realm features</p>	<p>Dwellings have sizeable setbacks from all boundaries and are typically set in impressive landscaped grounds with front boundaries defined by fencing of various styles;</p> <p>Open landscape character to front garden, which enhances dwelling and streetscape quality;</p> <p>Streets lined with mature trees</p>
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Hackney North Historic Area Statement (NPSP2)

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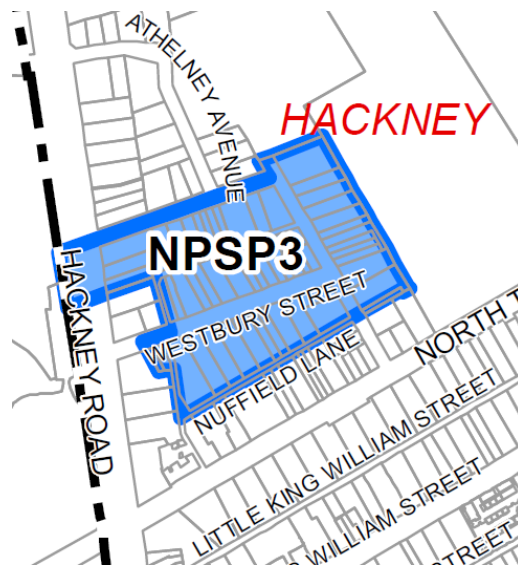
Eras and themes	Residential
Allotments and subdivision patterns	Small narrow fronted allotments
Architectural features	humble, mainly double fronted (with some single fronted) single storey cottages, in detached, semi-detached and row dwelling configurations
Building height	Single storey
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Consistent pattern of narrow streets; Dwellings built close to street with minimal setbacks and separation distances

Hackney South Historic Area Statement (NPSP3)

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
Allotments and subdivision patterns	Mainly small narrow fronted allotments; Some sizeable allotments along parts of Osborne Street
Architectural features	Small, mainly single-fronted dwellings, in detached, semi-detached and row dwelling configurations; Some elevated dwellings along eastern side of Westbury Street
Building height	Single-storey
Materials	<i>[Not stated]</i>
Fencing	Generally low in height. original design and materials, such as timber picket, timber dowelling or simple masonry and cast iron palisade
Setting and public realm features	Consistent pattern of narrow streets and rear service lanes; Rear lanes used for vehicular access; Streets lined with mature exotic street trees; Landscaped gardens to sizeable allotments.

Joslin / Royston Park Historic Area Statement (NPSP4)

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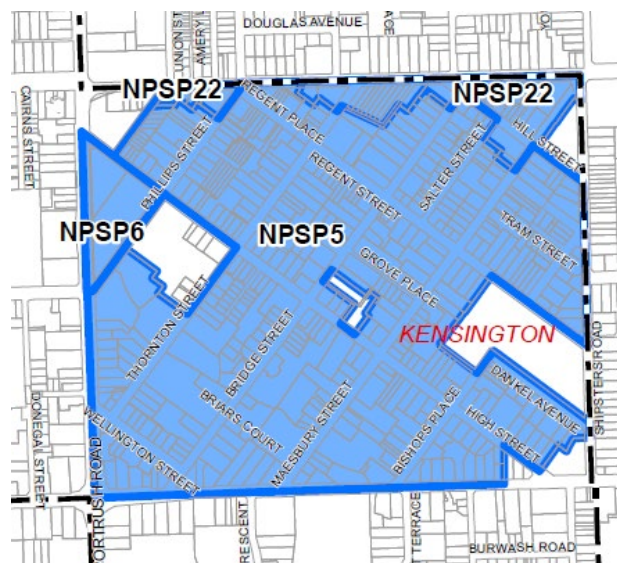
Eras and themes	1900s-1920s; Residential; two separate locations
Allotments and subdivision patterns	Regular large allotments
Architectural features	Edwardian (such as Queen Anne) and Federation dwelling styles; some Tudor style dwellings with a steeper roof pitch, tiled roof and heavy columns
Building height	Single-storey
Materials	Stone dwelling walls
Fencing	generally low in height and open so not restrict the visibility of the dwelling; original design and materials, such timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other Victorian dwellings Timber picket, timber paling or woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings Timber paling, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for Bungalow and Tudor house styles
Setting and public realm features	Wide tree-lined regular avenues. Landscaped garden setting, particularly in front of dwelling; Streets lined with distinctive street trees

Kensington 1 Historic Area Statement (NPSP5)

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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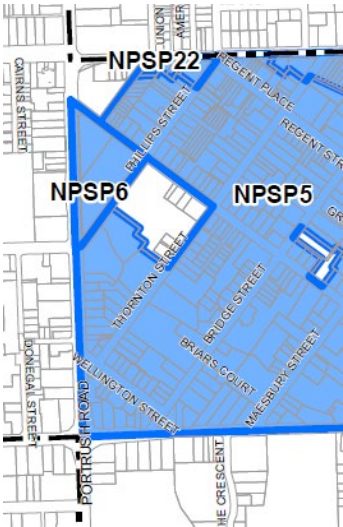
Eras and themes	1838-1860; 1861-1880; 1881-1900; 1901-1915; 1916-1939 Residential urban village
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	larger Victorian-style brick and stone buildings, Federation era brick and stone buildings and bungalow-styled buildings of the post-1918 period.
Building height	<i>[Not stated]</i>
Materials	Pise, stone or brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	The unique diagonal street pattern of Kensington is an important part of its character.

Kensington 2 Historic Area Statement (NPSP6)

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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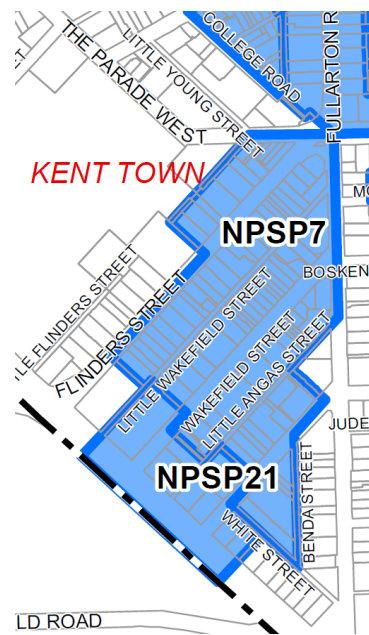
Eras and themes	Dominant and historic institutional buildings of the St Joseph’s Convent
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	St Joseph’s Convent buildings
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

Kent Town 1 Historic Area Statement (NPSP7)

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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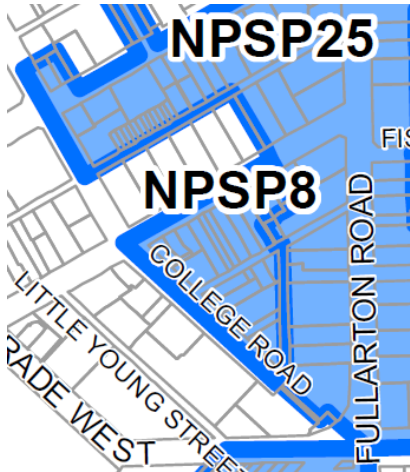
Eras and themes	Pre 1890 (Victorian) and 1890-1915 (turn-of-the-century), 1915-1940(bungalows).
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	large-scale Victorian and turn-of-the-century villas set well back from the street frontage in mature garden settings together with other historic buildings including cottages and bungalows.
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

Kent Town 2 Historic Area Statement (NPSP8)

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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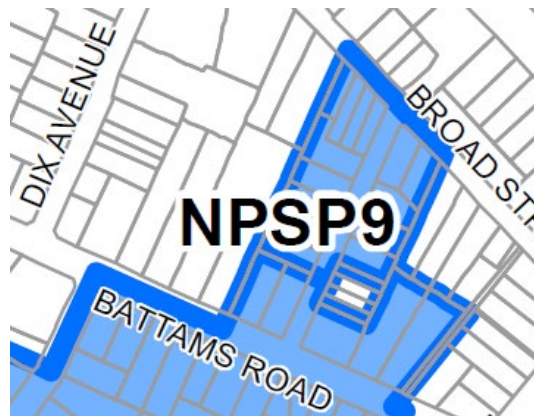
Eras and themes	residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	double and single-fronted cottages
Building height	<i>[Not stated]</i>
Materials	bluestone or sandstone
Fencing	<i>[Not stated]</i>
Setting and public realm features	consistency of front set-backs, in particular, the row of double-fronted houses in Grenfell Street.

Marden (Broad Street / Pollock Avenue) Historic Area Statement (NPSP9)

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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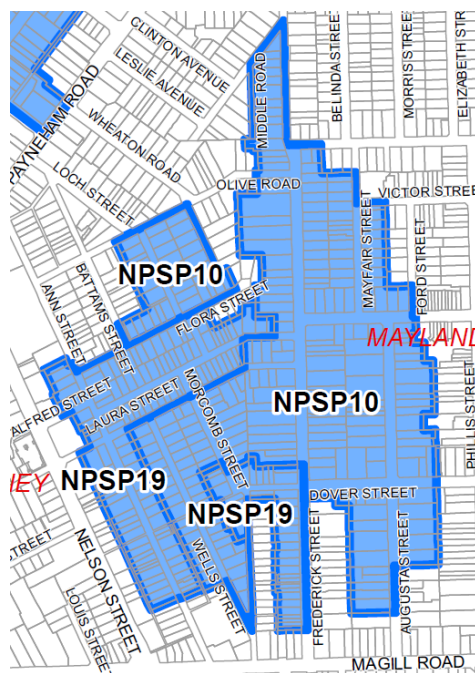
Eras and themes	1910s residential
Allotments and subdivision patterns	detached dwellings of modest proportions, set relatively close to Pollock Avenue mix of detached and semi-detached dwellings on Broad Street.
Architectural features	Features such as the typical bull-nose verandah and gable ends, which are elaborated with strapping or finials
Building height	single-storey
Materials	unpainted stone, corrugated iron roofing materials and joinery
Fencing	fencing that is compatible with the period and style of the dwellings
Setting and public realm features	narrow street width, street plantings and footpath treatments of Pollock Avenue.

Maylands Historic Area Statement (NPSP10)

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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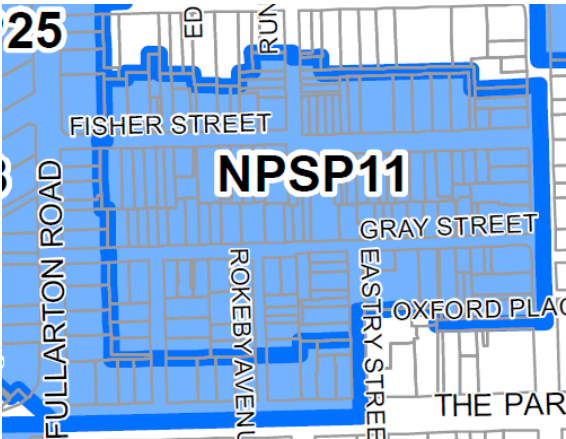
Eras and themes	late 1800s residential and corner shops
Allotments and subdivision patterns	Similar to Stepney area but with greater percentage of larger allotments, with proportionately larger homes
Architectural features	double-fronted detached villas and cottages of modest proportions with substantial established gardens remaining corner shop structures
Building height	single-storey
Materials	sandstone and bluestone
Fencing	compatible with the age and style of the dwelling
Setting and public realm features	Landscaping around a dwelling, particularly in the front garden, is an important design element in this Policy Area as it enhances the dwelling and adds to the appearance and quality of the streetscape. Street trees are present in most of the streets and make a solid contribution to the overall character.

Norwood 1 Historic Area Statement (NPSP11)

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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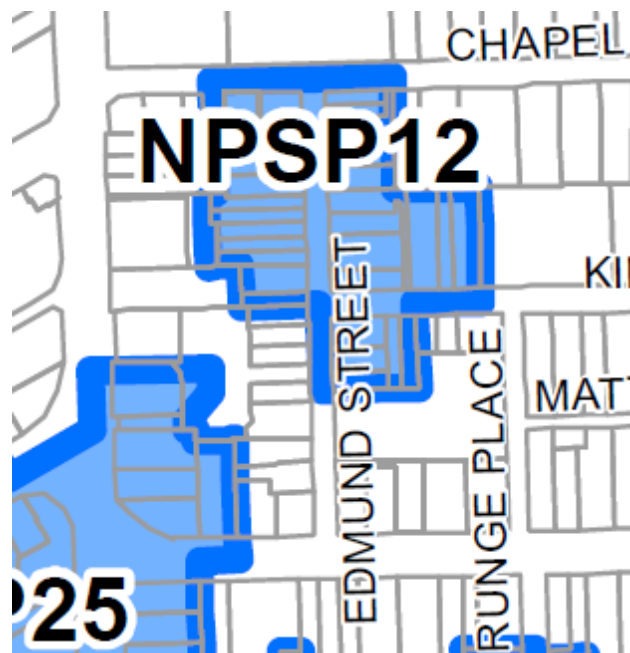
Eras and themes	Late 19th Century residential
Allotments and subdivision patterns	[Not stated]
Architectural features	single-fronted and double-fronted cottages
Building height	[Not stated]
Materials	bluestone, sandstone, pise or brick
Fencing	[Not stated]
Setting and public realm features	[Not stated]

Norwood 2 Historic Area Statement (NPSP12)

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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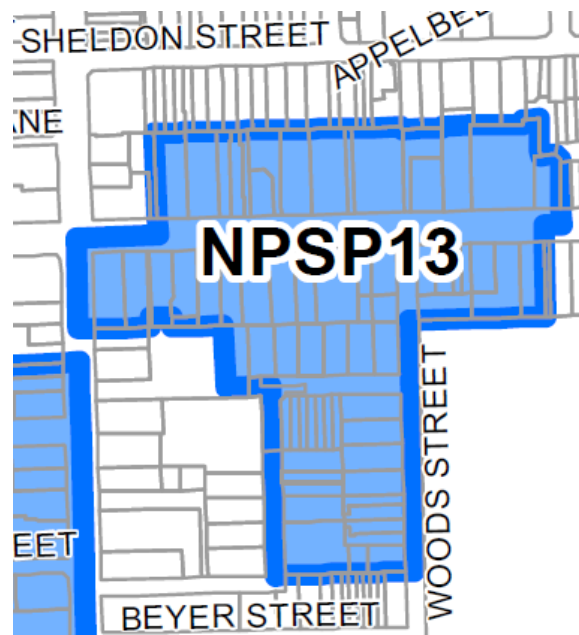
Eras and themes	late 19th Century and turn-of-the-century residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	single-fronted, double-fronted, semi-detached and row cottages limited front and side set-backs
Building height	<i>[Not stated]</i>
Materials	bluestone or sandstone with brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

Norwood 3 Historic Area Statement (NPSP13)

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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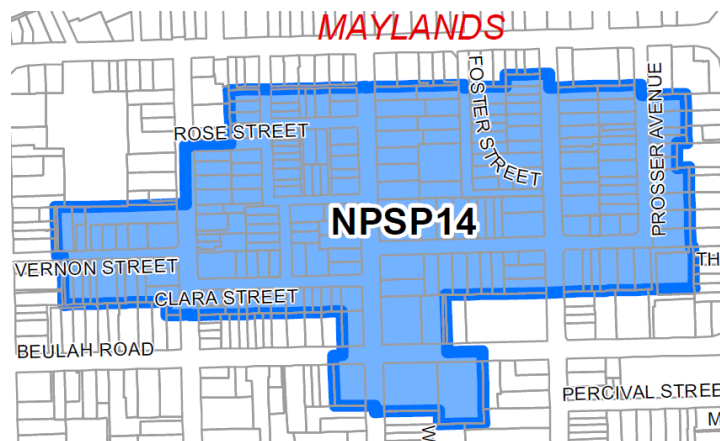
Eras and themes	Pre 1890s (Victorian) and turn-of-the-century residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	villas and double-fronted cottages set-back consistently with landscaped frontages
Building height	<i>[Not stated]</i>
Materials	sandstone or bluestone with brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

Norwood 4 Historic Area Statement (NPSP14)

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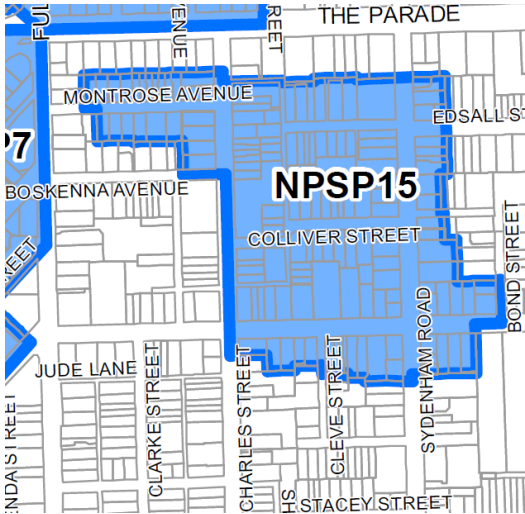
Eras and themes	late 19th Century, early 20th Century and some later period (bungalows) residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	late 19th Century small-scale maisonettes and single and double-fronted cottages (mainly in Moulden, Clara, Bonney, Vernon and Foster Streets), early 20th Century villas (mainly in George and Queen Streets, the western side of Moulden Street and the western end of Prosser Avenue) and some later period bungalows, including Tudor-style bungalows. generally with landscaped frontages
Building height	<i>[Not stated]</i>
Materials	bluestone or sandstone and brick
Fencing	<i>[Not stated]</i>
Setting and public realm features	<i>[Not stated]</i>

Norwood 5 Historic Area Statement (NPSP15)

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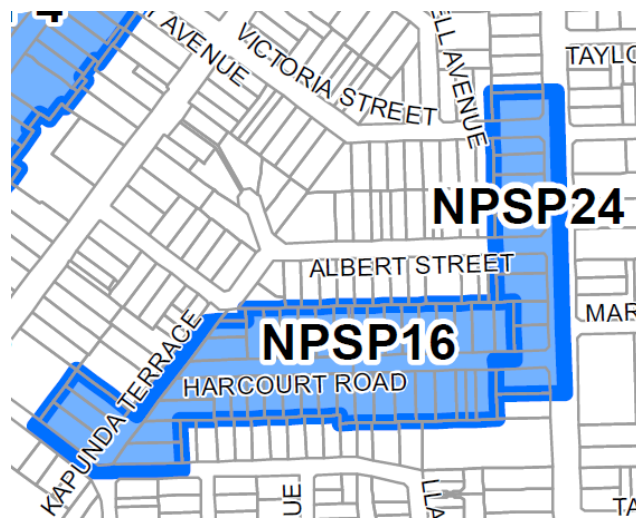
Eras and themes	1860 to 1920 Residential and Corner shops
Allotments and subdivision patterns	The consistency of the streetscapes of Willis and Colliver Streets, Montrose Avenue and the western side of Charles Street either side of the intersection with Montrose Avenue. development of a more generous scale which fronts William Street. overall topography relating to the alignment of First Creek through the area.
Architectural features	single-fronted and double-fronted cottages, semi-detached cottages, other semi-detached dwellings, villas of various forms, and a mansion remaining corner shop structures
Building height	[Not stated]
Materials	bluestone or sandstone, often with the side and rear walls of brick or rubble, and incorporating hipped or gable-end roofs of corrugated iron together with verandahs typical of the era in which the respective buildings were constructed
Fencing	[Not stated]
Setting and public realm features	[Not stated]

Payneham (Harcourt Road) Historic Area Statement (NPSP16)

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	early 1900s and 1918-30 (State Bank bungalows) residential local shop
Allotments and subdivision patterns	medium sized allotments
Architectural features	1900s architectural housing styles in Harcourt Road State Bank bungalows in Kapunda Terrace. local shop and attached dwelling at the junction of Harcourt Street and Kapunda Terrace original verandahs
Building height	single-storey
Materials	unpainted stone, corrugated iron roofing materials and joinery
Fencing	fencing that is compatible with the age and style of the dwelling
Setting and public realm features	The consistent early tree planting of mature natives species, including Lilly Pillys and Myrtles, particularly along Harcourt Avenue, will continue to define and unify the historic character of this street.

Payneham (Henry Street/George Street) Historic Area Statement (NPSP17)

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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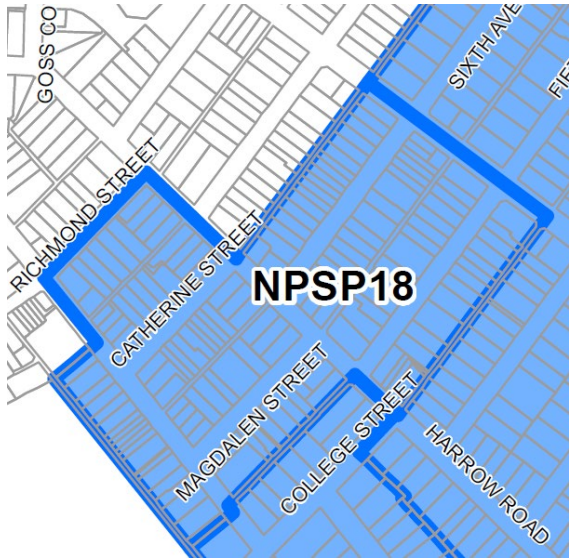
Eras and themes	pre 1890s (Victorian) and 1890s-1910s (Edwardian / Federation) residential
Allotments and subdivision patterns	historic settlement sections of George Street and Henry Street, Payneham closely set on small, narrow fronted allotments and built close to the street with minimal setbacks and separation distances. original verandahs
Architectural features	small Victorian and Edwardian / federation cottages in detached and semi-detached configurations
Building height	Single storey
Materials	unpainted sandstone and bluestone, corrugated iron roofing materials and joinery
Fencing	fencing that is compatible with the dwelling
Setting and public realm features	narrow streets

St Peters Historic Area Statement (NPSP18)

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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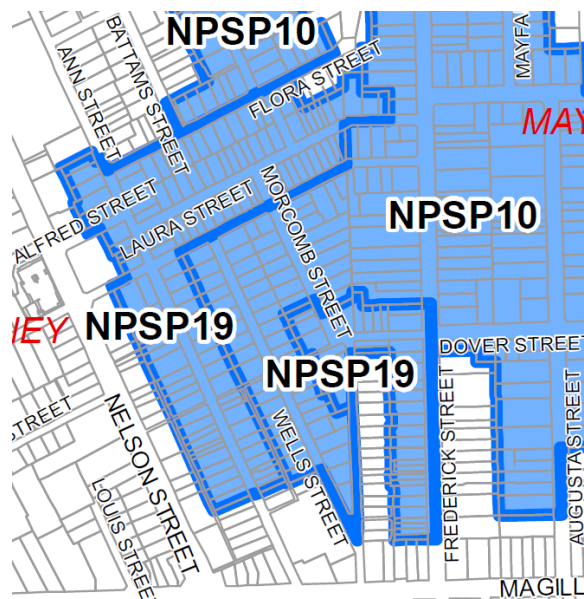
Eras and themes	residential
Allotments and subdivision patterns	<p>mix of close-set, single-fronted cottages on narrow allotments and a range of cottages and villas set on larger allotments with more substantial established gardens, in wide streets, often with rear service lanes</p> <p>In College Park and along Fifth and Sixth Avenue - small to medium sized allotments</p> <p>In this section of First Avenue - modest sized allotments</p>
Architectural features	<p>In College Park and along Fifth and Sixth Avenue - mainly single-storey double-fronted villas and detached dwellings of modest proportions with some single-fronted dwellings</p> <p>In this section of First Avenue - reasonably compact single-fronted, double-fronted, and villa-type dwellings</p>
Building height	single storey
Materials	sandstone and bluestone construction
Fencing	fencing that is compatible with the period and style of the dwelling
Setting and public realm features	<p>In College Park and along Fifth and Sixth Avenue - Reasonably wide streets are characteristic of this area, with significant street planting and fenced front boundaries</p> <p>Rear access lanes</p>

Stepney Historic Area Statement (NPSP19)

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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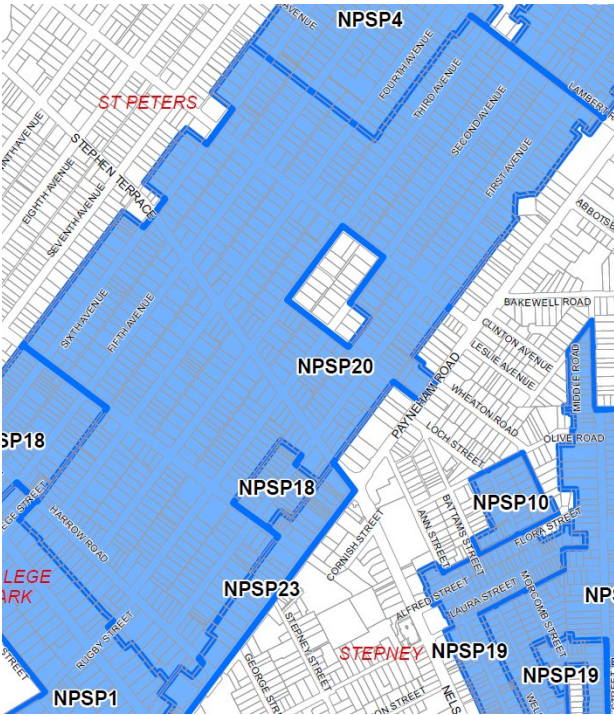
Eras and themes	residential
Allotments and subdivision patterns	intricate pattern of development narrow streets and built on small, narrow-fronted allotments close to the street frontage with minimal setbacks and separation
Architectural features	single and double fronted single storey cottages, in detached, semi-detached and row dwelling configurations, with some modest villas and bungalows.
Building height	<i>[Not stated]</i>
Materials	bluestone and sandstone
Fencing	fencing that is compatible with the period and style of the dwelling
Setting and public realm features	Street trees Rear access lanes

The Avenues Historic Area Statement (NPSP20)

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	late 1870s and 1900, 1900s and the 1920s, and inter-war residential
Allotments and subdivision patterns	regularity of the avenues and the development patterns that have formed around them
Architectural features	<p>In St Peters - regular pattern of large allotments with rear service lanes</p> <p>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.</p> <p>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions</p> <p>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.</p> <p>Verandahs along the front elevation</p>

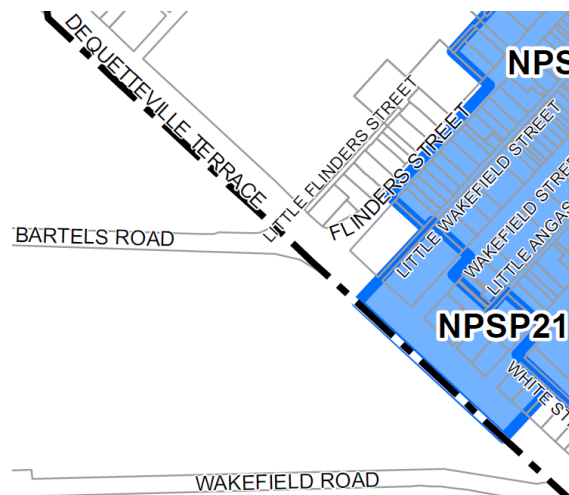
	<p>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.</p> <p>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows.</p> <p>Landscaping around a dwelling, particularly in the front garden</p>
Building height	predominantly single-storey
Materials	bluestone or sandstone dressed and coursed
Fencing	fencing that is compatible with the period and style of the dwelling
Setting and public realm features	<p>Wide tree lined streets, with mature street trees</p> <p>Rear access lanes</p>

Dequetteville Terrace Historic Area Statement (NPSP21)

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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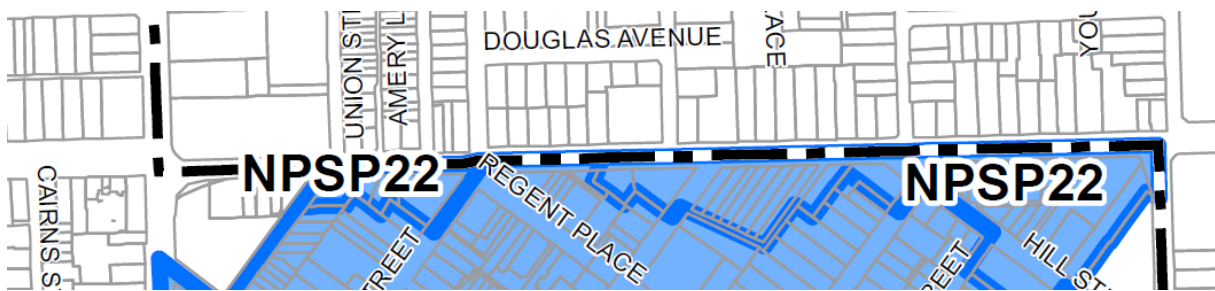
Eras and themes	late 19th Century and early 20th Century residential
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Grand scale late 19th Century and early 20th Century mansions set well back from the Dequetteville Terrace frontage two detached single-storey buildings (large former dwelling and a bungalow-style dwelling) in established garden settings
Building height	<i>[Not stated]</i>
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vehicular movement is dominated by Dequetteville Terrace, which provides primary access for delivery, service, visitors and residents' vehicles, in preference to access via the adjoining residential area.

Kensington (Mixed Use) Historic Area Statement (NPSP22)

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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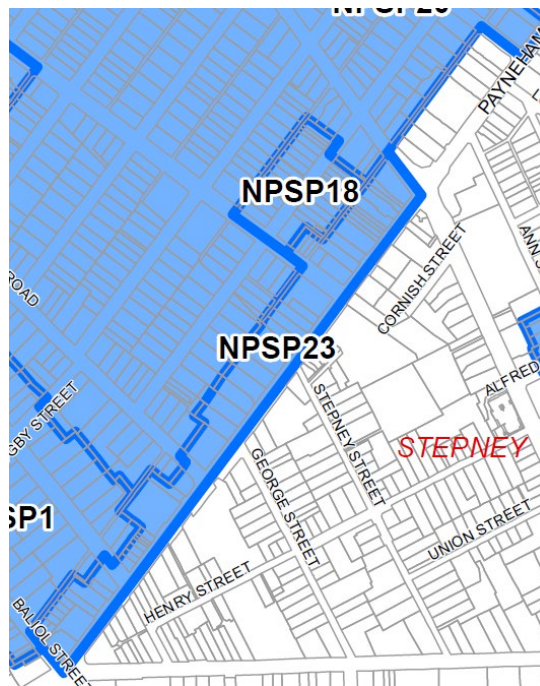
Eras and themes	Pre 1890s, Victorian and post 1918 period Residential 'Urban village'
Allotments and subdivision patterns	<i>[Not stated]</i>
Architectural features	Early buildings of pise, stone or brick construction, larger Victorian-styled brick and stone buildings, Federation era brick and stone buildings bungalow-styled buildings of the post-1918 period
Building height	<i>[Not stated]</i>
Materials	pise, stone or brick construction
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vehicular movement is dominated by The Parade which abuts the northern edge of the policy area. This frontage provides primary access for delivery, service, visitors' and residents' vehicles, in preference to access via the adjoining residential area, except where vehicular access to sites with frontages to Hill Street, Shipsters Road, Bowen Street and Phillips Street is provided from those streets.

Payneham Road Historic Area Statement (NPSP23)

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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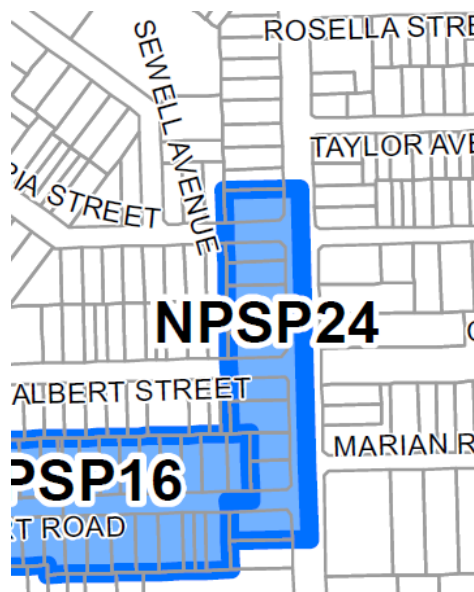
Eras and themes	1870s and 1880s, early 1900s, and post-World War II Commercial - shops, shop/dwellings, civic and institutional buildings
Allotments and subdivision patterns	minimal set back from the Payneham Road frontage
Architectural features	verandahs, façade treatments (including windows and entrances) and parapets.
Building height	Single and two -storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vehicular movement is dominated by Payneham Road, which provides primary access for delivery, service and visitors vehicles.

Portrush Road Historic Area Statement (NPSP24)

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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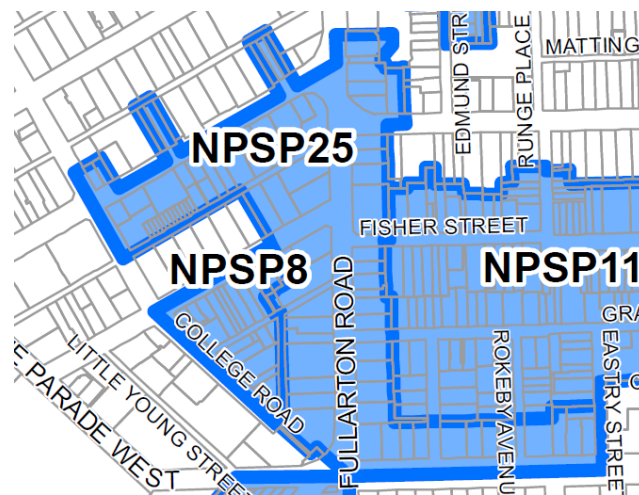
Era and themes	1880s and 1890s residential
Allotments and subdivision patterns	consistent setbacks
Architectural features	verandahs, original openings (ie doors and windows) in external walls, and façade treatments residential character the historically significant Funeral Parlour on Portrush Road, Payneham
Building height	[Not stated]
Materials	[Not stated]
Fencing	[Not stated]
Setting and public realm features	Vehicular movement is dominated by Portrush Road, which provides primary access for delivery, service and visitors vehicles.

The Parade / Fullarton Road Historic Area Statement (NPSP25)

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	Pre 1890s (Victorian)
Allotments and subdivision patterns	
Architectural features	Victorian villas, large two storey mansion buildings, double-fronted houses and groups of two storey row houses well established garden settings consistent set-backs. Buildings which address Fullarton Road and The Parade have deep set-backs.
Building height	<i>[Not stated]</i>
Materials	sandstone or bluestone
Fencing	<i>[Not stated]</i>
Setting and public realm features	Vehicular movement is dominated by The Parade, Fullarton Road, Rundle Street and Little Dew Street, which provides primary access for delivery, service, visitors' and residents' vehicles, in preference to access via the adjoining residential areas.

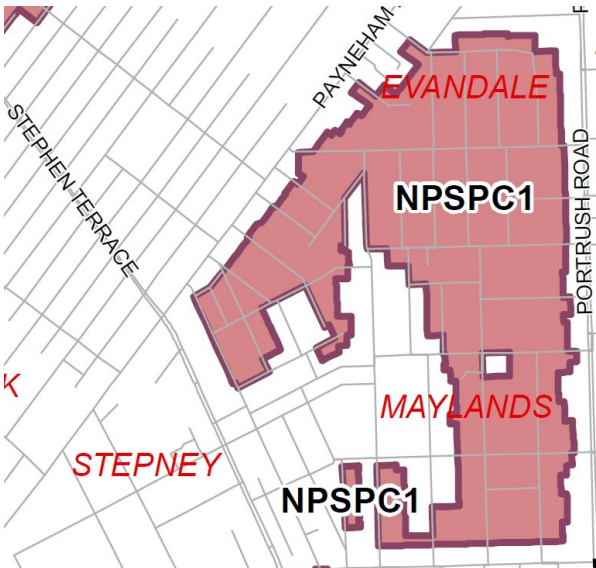
Character Areas affecting City of Norwood, Payneham and St Peters

Evandale/Maylands/Stepney Character Area Statement (NPSP-C1)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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

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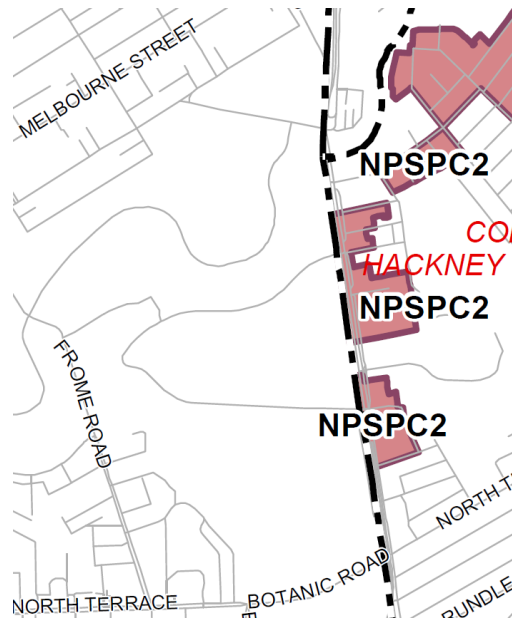
Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone Vehicle garaging, driveways and front fences are not dominant streetscape elements in most areas mature street tree plantings provide an overall visual coherence to the streets.

Hackney Character Area Statement (NPSP-C2)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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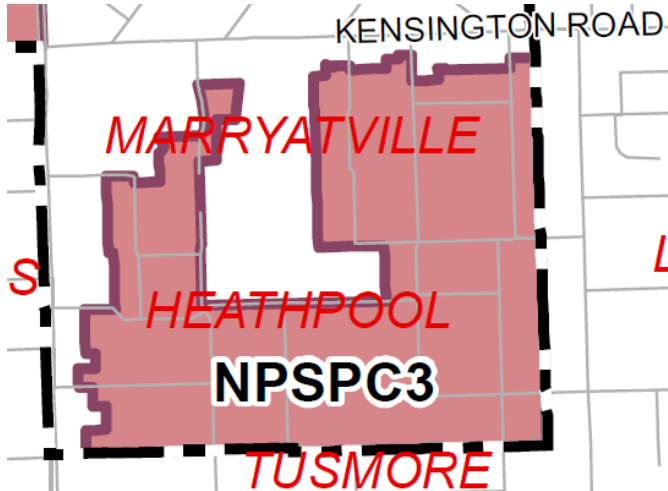
Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone Vehicle garaging, driveways and front fences are not dominant streetscape elements in most areas mature street tree plantings provide an overall visual coherence to the streets.

Heathpool/Marryatville Character Area Statement (NPSP-C3)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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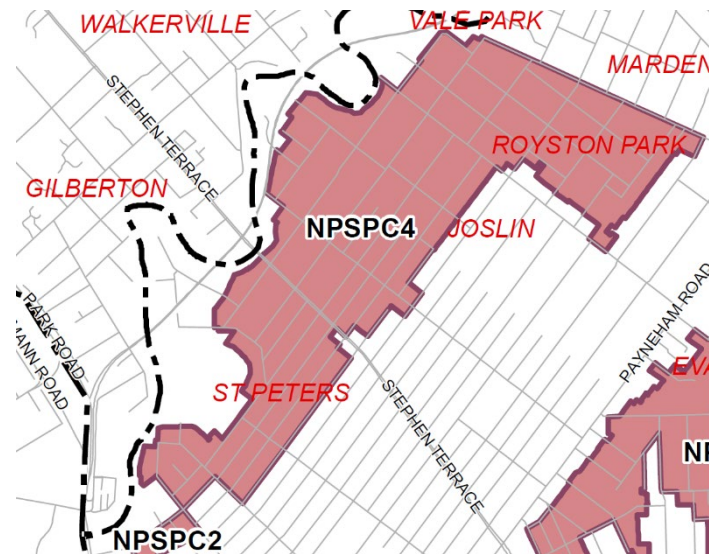
Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone Vehicle garaging, driveways and front fences are not dominant streetscape elements in most areas mature street tree plantings provide an overall visual coherence to the streets.

St Peters/Joslin/Royston Park Character Area Statement (NPSP-C4)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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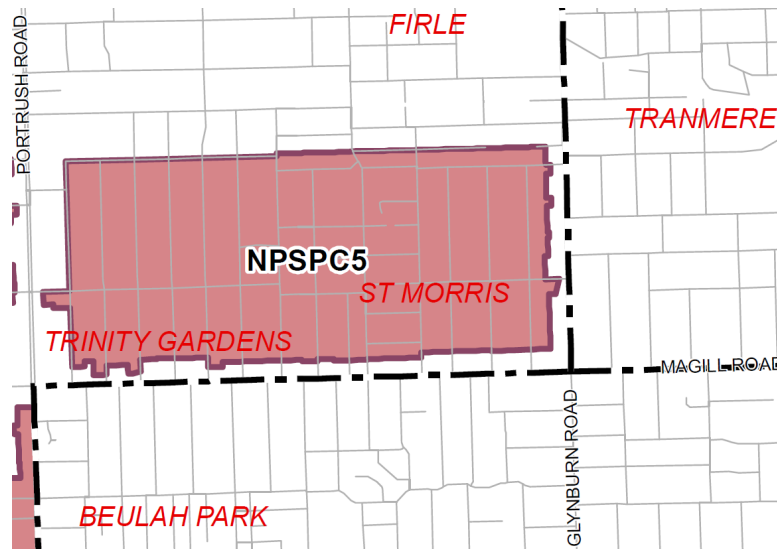
Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone Vehicle garaging, driveways and front fences are not dominant streetscape elements in most areas mature street tree plantings provide an overall visual coherence to the streets.

Trinity Gardens/St Morris Character Area Statement (NPSP-C5)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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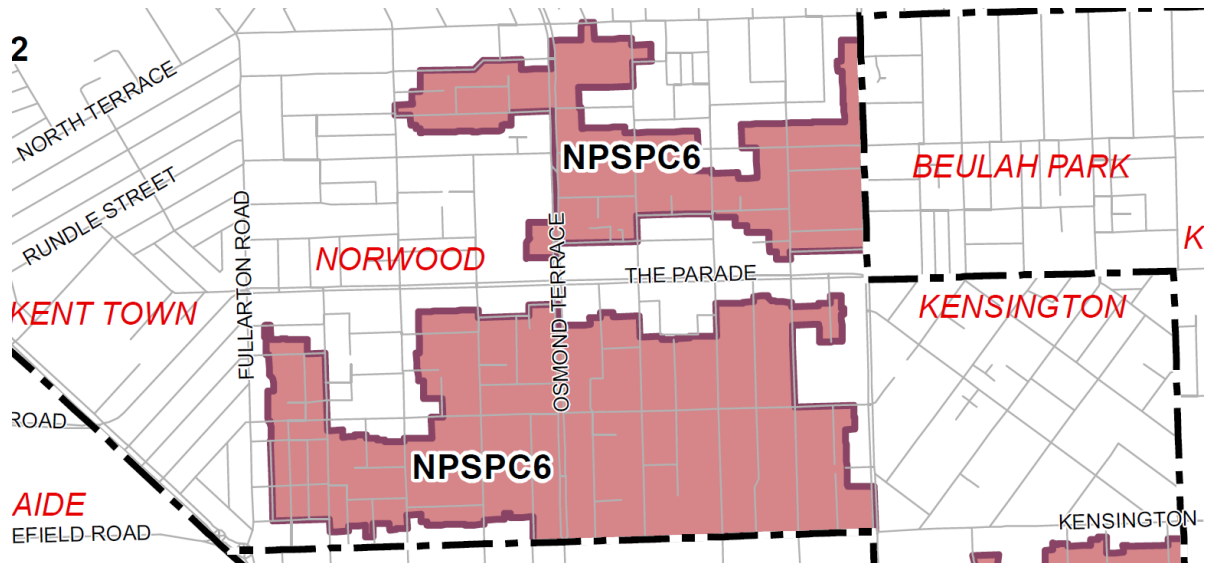
Eras and themes	prior to 1940 residential
Allotments and subdivision patterns	Roof forms, eaves, front verandah treatments, window proportions
Architectural features	<i>[Not stated]</i>
Building height	Single storey
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone Vehicle garaging, driveways and front fences are not dominant streetscape elements in most areas mature street tree plantings provide an overall visual coherence to the streets.

Residential Character (Norwood) Area Statement (NPSP-C6)

Character Area Overlays identify localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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

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Eras and themes	residential
Allotments and subdivision patterns	broad mix of allotment sizes and a diversity of residential accommodation options, including affordable housing
Architectural features	pre-1940s dwellings, in particular the roof forms, front verandah treatments, window proportions and the use of different materials and finishes. a mix of housing styles, including workers cottages, bungalows and villas and a variety of post war dwellings, including walk-up flats, townhouses and a range of contemporary detached, attached and group housing styles. This has, over the years, established a broad mix of allotment sizes and provided a diversity of residential accommodation options, including affordable housing.
Building height	Single storey streetscape appearance.
Materials	<i>[Not stated]</i>
Fencing	<i>[Not stated]</i>
Setting and public realm features	distinct rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets