

# 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 Unley





# 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.



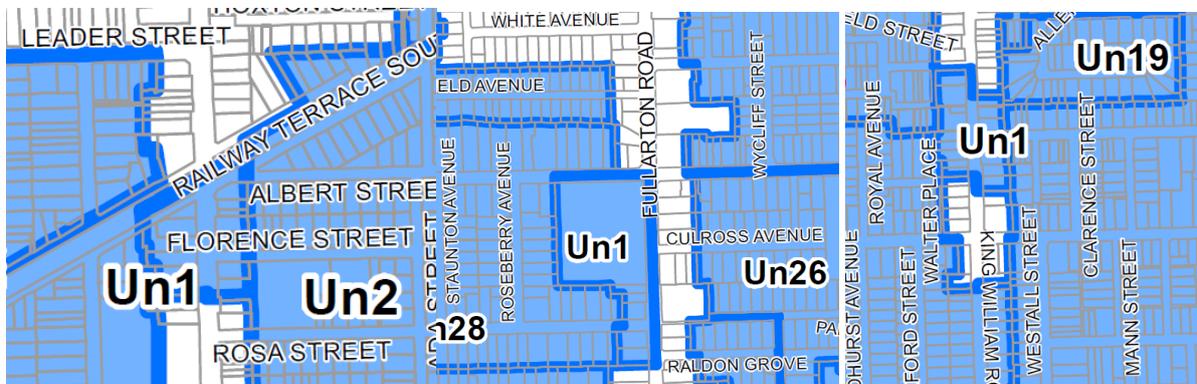
# Historic Areas affecting City of Unley

## Centres Conservation – Goodwood, King William and Fullarton Roads Historic Area Statement (Un1)

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	1880 to 1940's built development.
Allotments and subdivision patterns	<p>-Goodwood Road - prominent original imposing buildings, homogeneous historic nature and intrinsic features formed by the close-knit development to the street alignment, balconies and verandahs extending over the footpath.</p> <p>-King William Road - early era buildings and quaint unique close-knit character formed by the parade of buildings of narrow fronted shops to the street alignment, with simple continuous series of ornate parapet facades and verandahs over the footpath.</p> <p>-Fullarton Road - significant and early era residential forms of buildings with appropriate setbacks, low-key commercial uses adaptation and substantial landscaped frontages north of Cheltenham Street and small scale simple straight facade shopfronts to south.</p> <p>Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.</p>
Architectural features	Victorian, Turn-of-Century, Inter-War, complementary main street shopfronts, parapet walls and verandahs over footpaths and residential forms.
Building height	Maximum two storey street presentation.

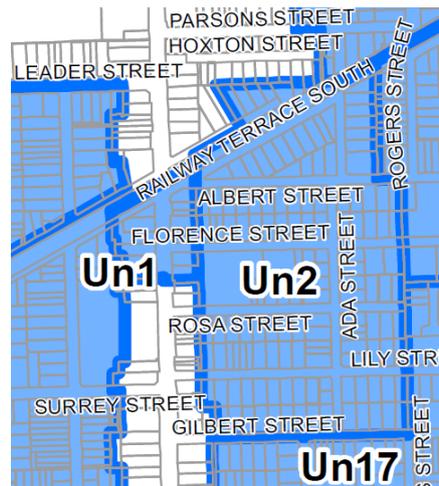
Fencing	Forward of the front façade of the building should only occur on Fullarton Road and be of a form to complement the associated building and generally be of low masonry pier and plinth, cast iron, brush, timber or similar nature.
Setting and public realm features	<p>Limited street trees, except Fullarton Road with dominant well-established street trees.</p> <p>Goodwood Road - early commercial centre from the late nineteenth century comprising large imposing buildings, including landmark two-storey State Heritage Place, Local Heritage two-storey Place and Church buildings, and smaller narrow fronted premises.</p> <p>King William Road - early commercial centre from the late nineteenth century comprising some larger buildings and primarily small narrow fronted premises.</p> <p>Fullarton Road - residential buildings, some converted to community and commercial uses, and low-key, well landscaped gardens and State Heritage significant mansion</p>

## Residential Compact Goodwood Estate Historic Area Statement (Un2)

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.

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Eras and themes	1870 to 1900 built development.
Allotments and subdivision patterns	Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian double fronted, symmetrical and asymmetrical cottages. Complementary Victorian Corner shops that are landmarks and features of the area. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.
Materials	Sandstone, Bluestone, Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts, Brick quoins, occasionally rendered, around windows and doors, Brick or rendered string courses and plinths, Corrugated Iron roof cladding.

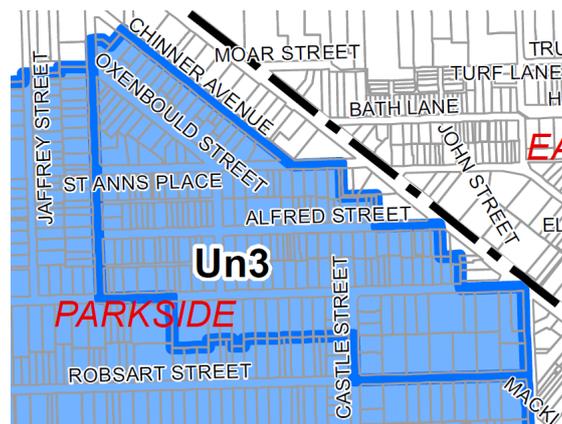
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the front building façade. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); Hedges, with or without fencing.</p>
Setting and public realm features	<p>Compact streetscape character, simple grid of short and narrow streets, narrow verges, modest street trees.</p>

## Residential Compact Parkside St Ann’s Estate Historic Area Statement (Un3)

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	1860 to 1940 built development.
Allotments and subdivision patterns	Village initial layout and development in 1854. Tightly angled pattern of short and narrow streets. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting. Varied allotment sizes and site frontages reflective of the architectural era of the building.
Architectural features	Victorian and Turn-of-the-Century double fronted cottages and villas, single-fronted, attached and row cottages. Later complementary Inter-War styles, together with corner shop variations and institutional buildings, including school and church buildings. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.3 to 3.5 metres, total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.
Materials	Sandstone, Bluestone, Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated Iron roof cladding.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated

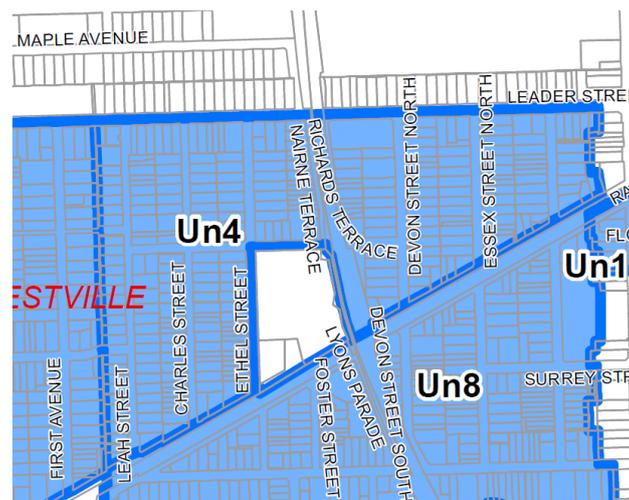
	<p>building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Compact streetscape character, Tightly angled pattern of short and narrow streets, Narrow verges, Modest street trees.</p>

## Residential Compact Forestville (North) Historic Area Statement (Un4)

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	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.
Materials	Sandstone, Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the

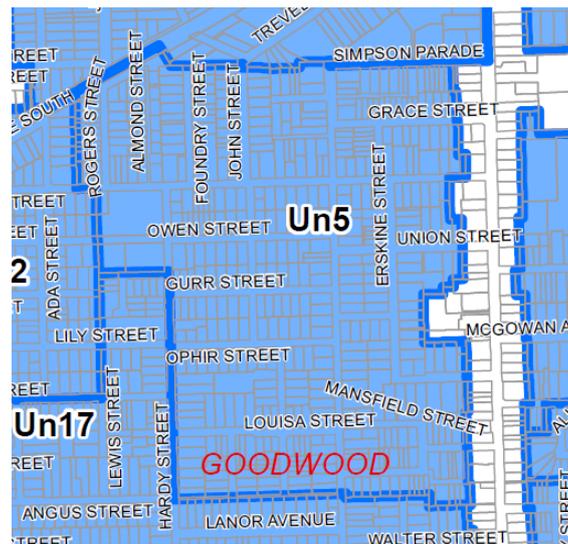
	<p>building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.</p>

## Residential Compact Goodwood and Hyde Park Historic Area Statement (Un5)

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	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.- Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.
Materials	Sandstone, Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

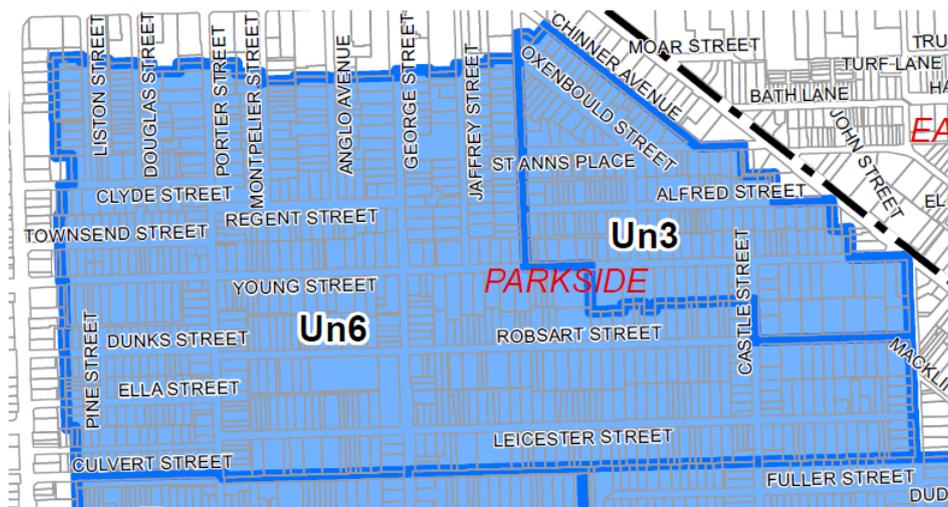
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Compact streetscape character, Simple grid of short and narrow streets. Narrow verges and Modest street trees.</p>

## Residential Compact Parkside North Historic Area Statement (Un6)

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	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres, total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.
Materials	Sandstone, Bluestone, Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

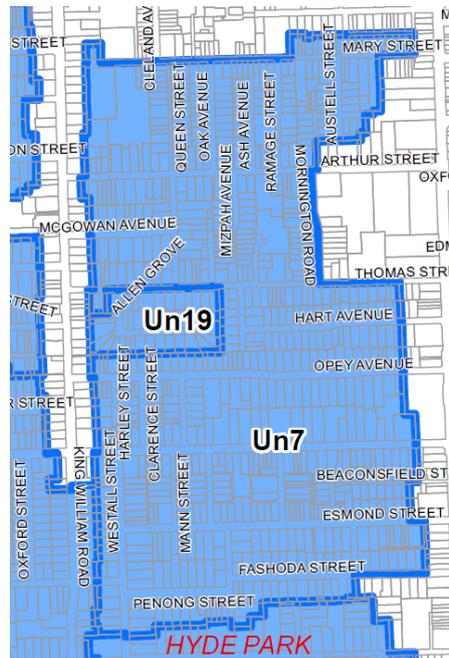
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.</p>

## Residential Compact Unley West and Hyde Park Historic Area Statement (Un7)

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	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.

Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.

## Residential Compact Forrestville and Fullarton Historic Area Statement (Un8)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting
Architectural features	Victorian, Turn-of-Century, Inter-War,-Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences.
Building height	Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco

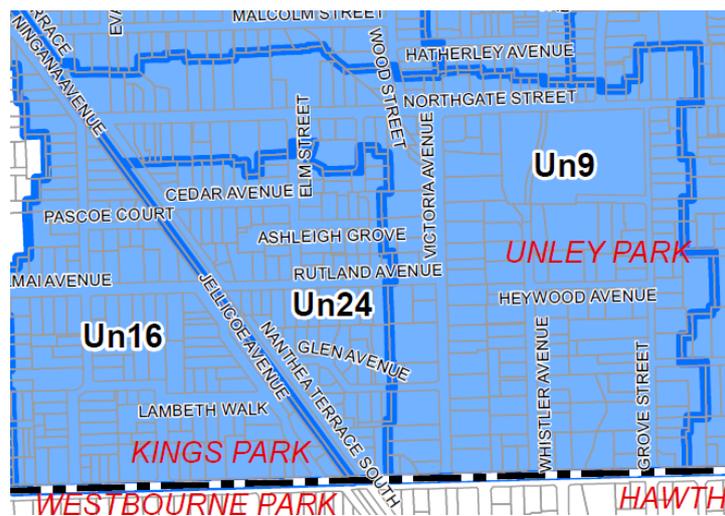
	masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Compact streetscape character, narrow verges, and modest street trees.

## Residential Grand Unley Park Heywood Estate Historic Area Statement (Un9)

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	1860 to 1940's built development.
Allotments and subdivision patterns	Generous allotments and site frontages. Prevailing rhythm of building siting, setbacks, spacing and grand garden landscape setting.
Architectural features	Victorian Villas and Mansions. Turn-of-the-Century Villas and Mansions. Inter-War period Bungalow, particularly Gentleman's Bungalows, Tudor, particularly Gentleman's Tudors, Old English, Georgian Revival and other International Styles. Individualised by original architectural inspirations.
Building height	Maintain and respect the grand built scale and form of existing historic buildings.
Materials	Consistent with the materials typically associated with the style and era of the dwelling. For example (but not limited to): stone with brick or rendered embellishments, iron roof and timber joinery for Victorian and Turn-of-the-Century; stone with brick embellishments, tiled roof and timber joinery for Bungalows; brick with rendered embellishments, tiled roof and timber joinery and gable details for Tudors, brick or render with restrained detailing, flat roof forms and timber, steel and/or concrete features for International Styles.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated

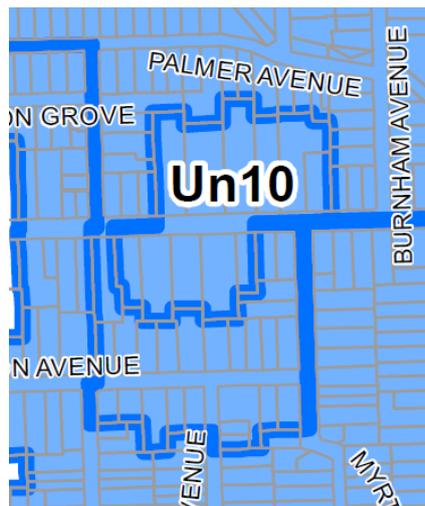
	<p>building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Wide streets and verges. Avenues of substantial street trees. Expansive allotments, street frontages with substantial well landscaped gardens including trees. Heywood Park.</p>

## Residential Grand Myrtle Bank Historic Area Statement (Un10)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Generous, wide, long street. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century grand villas. Inter-War era, primarily Bungalow but also Tudor, Art Deco, Mediterranean and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone, Bluestone Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-

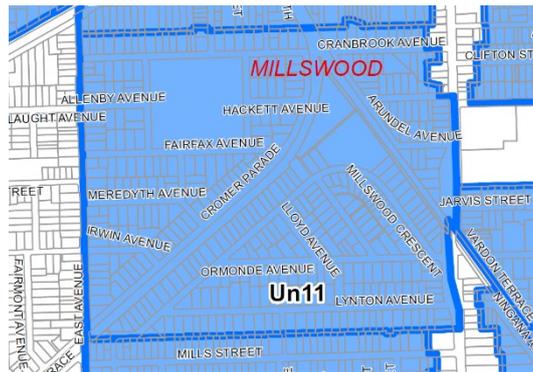
	<p>through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Grand streetscape character. Generous wide street. Wide verges. Large street trees.</p>

## Residential Spacious Millswood Page Estate Historic Area Statement (Un11)

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	1900 to 1930's built development.
Allotments and subdivision patterns	Basic grid street layout around the central recreation feature of Goodwood Oval, but with long curvilinear and some truncated streets around the bisecting train lines previously laid in the 1870's. Spacious streetscape character of long, short and curved, wide, tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century villa styles. Primarily distinctive Inter-War period bungalows, art deco, tudor and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.- Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on later style buildings.

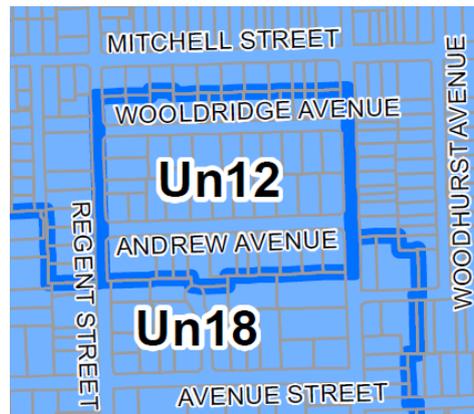
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Simple grid of long, short and curved, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees.</p>

## Residential Spacious Millswood Wooldridge Estate Historic Area Statement (Un12)

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	1920 to 1940's built development.
Allotments and subdivision patterns	Short grid street layout of short, wide tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting
Architectural features	Central to this estate is the notable original homestead "Bella Vista" c1862. Late Inter-War period (between 1934 and 1940) in particular of bungalow, tudor, art deco and complementary latter English domestic styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on later style buildings.

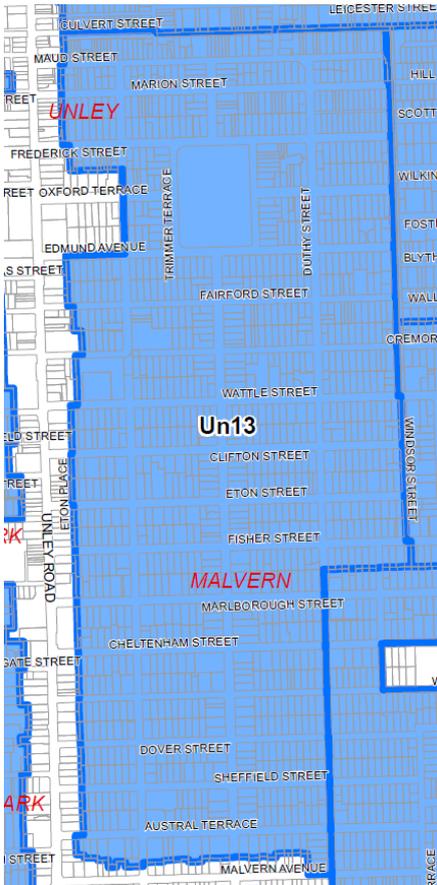
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees.</p>

# Residential Spacious Unley and Malvern Trimmer Estate Historic Area Statement (Un13)

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	1880 to 1920 built development.
Allotments and subdivision patterns	Spacious streetscape character of regular grid layout (with axial views focussed on the central oval feature) of wide, tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century villas (asymmetrical and symmetrical), double-fronted cottages and limited complementary, Inter-war era, styles. More affluent, original owners developed some larger, amalgamated allotments in the southern areas of Malvern establishing grander residences and gardens. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.

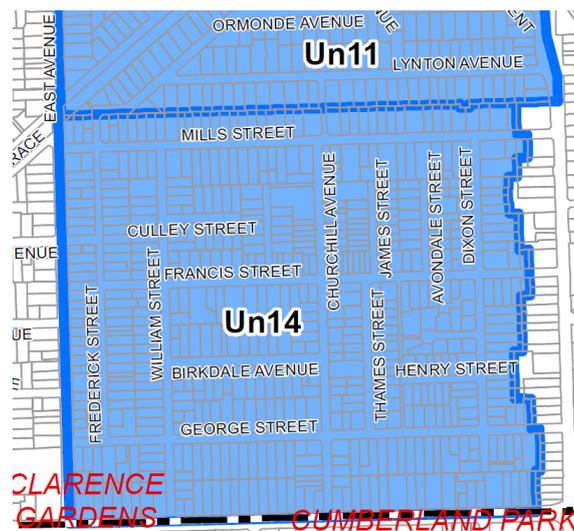
Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting and public realm features	Spacious streetscape character. Regular grid layout of wide tree-lined streets, with axial views focussed on the central oval feature. Large front gardens. Wide verges. Large street trees.

## Residential Spacious Clarence Park Historic Area Statement (Un14)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

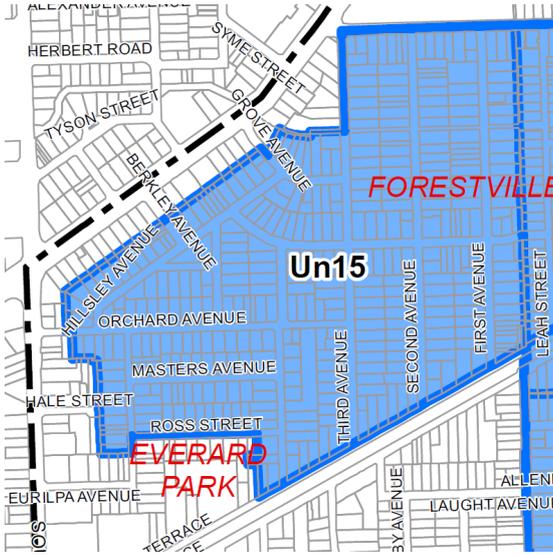
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

# Residential Spacious Everard Park and Forestville (East) Historic Area Statement (Un15)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

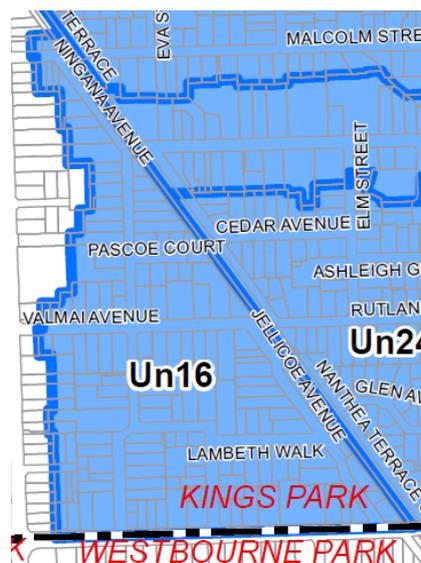
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Kings Park Historic Area Statement (Un16)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may

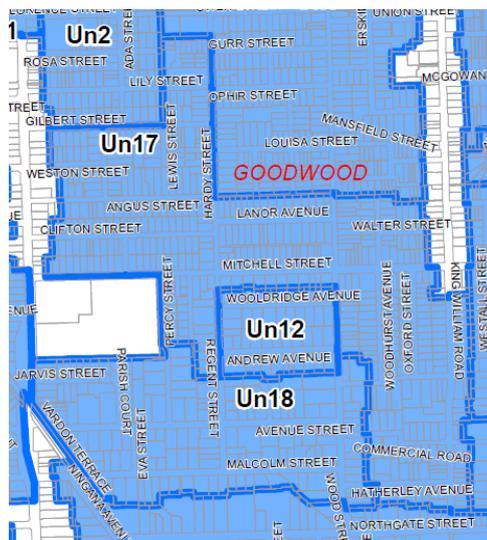
	<p>include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Millswood Hyde Park (West) and Goodwood (South) Historic Area Statement (Un17)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Millswood (South) Historic Area Statement (Un18)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also tudor, art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or

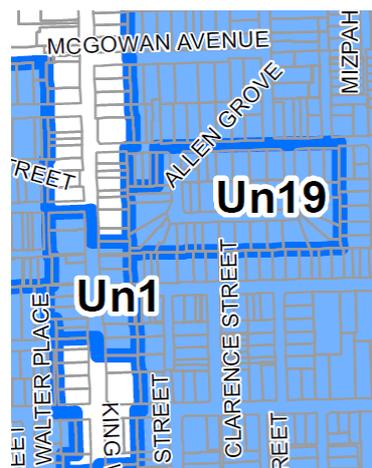
	<p>paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Unley (Allen Grove) Historic Area Statement (Un19)

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	1920 to 1940 built development.
Allotments and subdivision patterns	Simple loop parallel layout of a wider street. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Inter-War era housing, primarily art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels

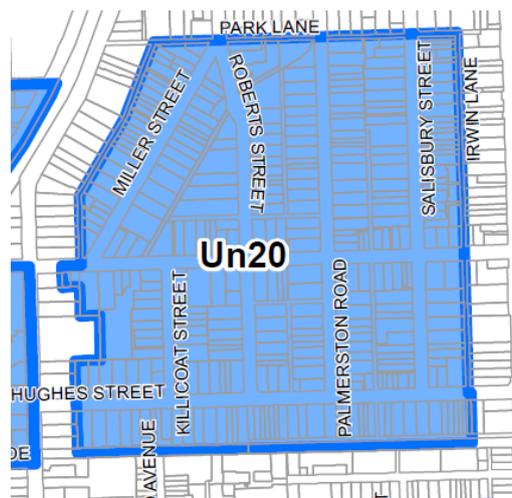
	<p>within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Unley (North) Historic Area Statement (Un20)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout of pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century cottages, double-fronted and narrow-fronted styles, and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated

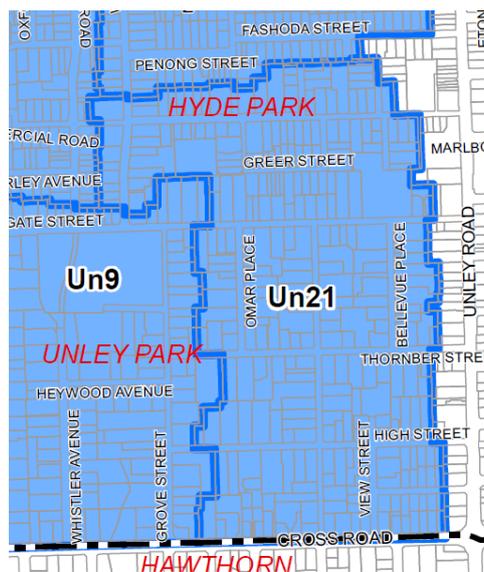
	<p>building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Unley Park (East) Historic Area Statement (Un21)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

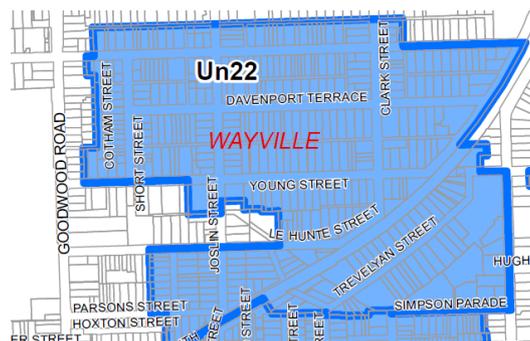
Fencing	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
Setting and public realm features	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Wayville Historic Area Statement (Un22)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout of pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century cottages, double-fronted and narrow-fronted styles, and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel

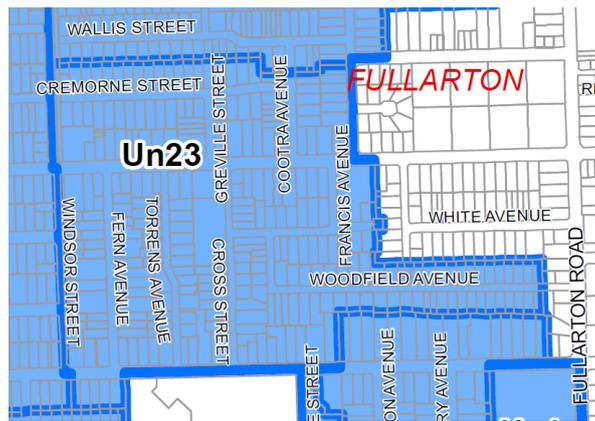
	<p>strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Fullarton (West) Historic Area Statement (Un23)

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	1900 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout of pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Inter-War era housing, primarily bungalow, tudor and art deco but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on

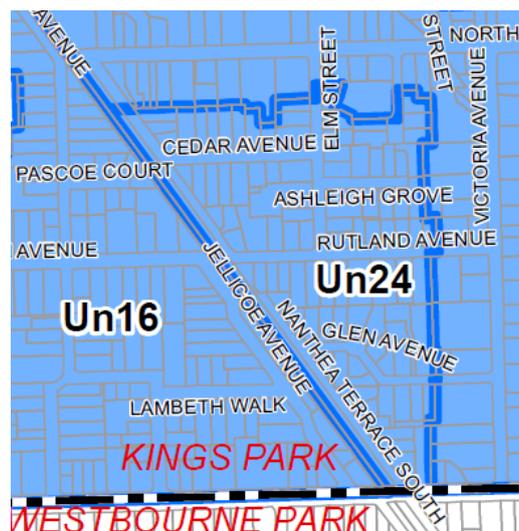
	<p>timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Unley Park (West) Historic Area Statement (Un24)

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	1900 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Turn-of-the-Century double-fronted cottages and villas. -Inter-War era housing, primarily bungalow but also tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-

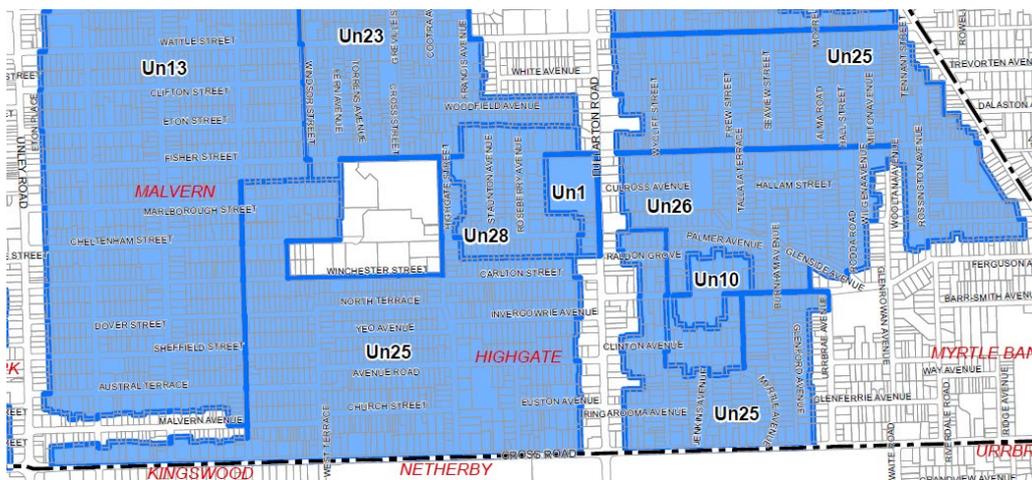
	<p>through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</p>

## Residential Spacious Malvern Highgate Fullarton and Myrtle Bank (South) Historic Area Statement (Un25)

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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian. Turn-of-Century. Inter-War. Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences.
Building height	Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels

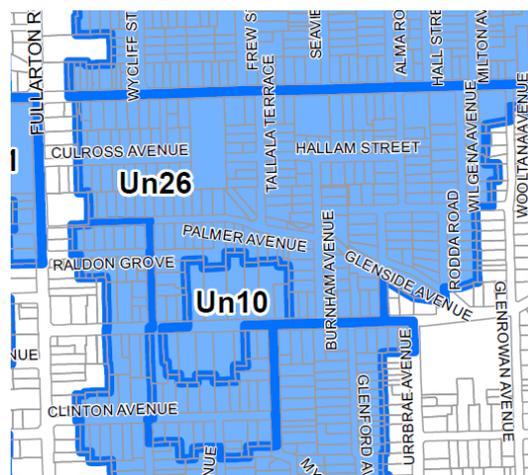
	<p>within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Modest verges. Large street trees.</p>

## Residential Spacious Myrtle Bank (North) Historic Area Statement (Un26)

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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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	1880 to 1940 built development.
Allotments and subdivision patterns	Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Victorian. Turn-of-Century. Inter-War. Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences.
Building height	Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on

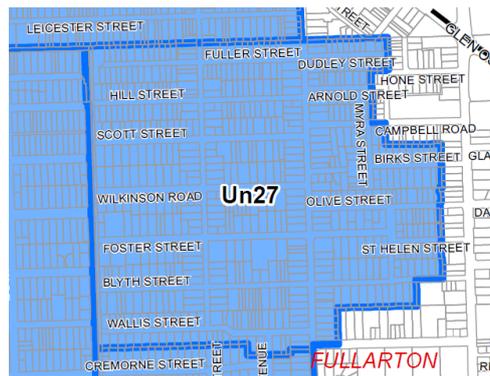
	<p>timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Modest verges. Large street trees.</p>

## Residential Compact Parkside (South) Historic Area Statement (Un27)

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	1880 to 1930 built development.
Allotments and subdivision patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular allotment sizes and site frontages. Prevailing and coherent rhythm of building siting, setbacks and garden landscape setting.
Architectural features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.
Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated

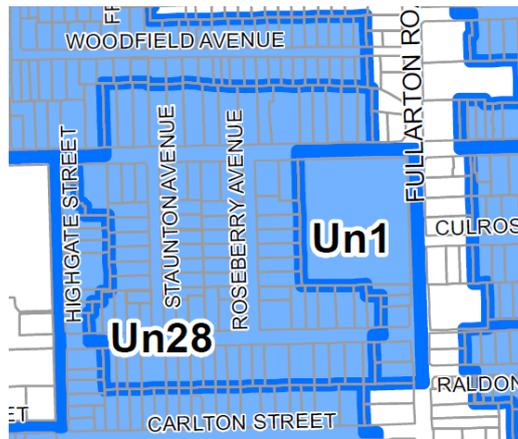
	<p>building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.</p>

## Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28)

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	1840 to 1940 built development.
Allotments and subdivision patterns	Spacious streetscape character of regular grid of short, wide, tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, setbacks, spacing and garden landscape setting.
Architectural features	Notable original homesteads include “Rosefield” c1842 and “Woodfield” c1883. Victorian and Turn-of-the-Century double fronted cottages and villas. Inter-War period primarily bungalows, and some unique Spanish mission and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.  Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry.-Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.

<p>Fencing</p>	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Low in height, typically less than 1.0 metre but up to 1.2 metres forward of the principal façade of the building. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintain an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>
<p>Setting and public realm features</p>	<p>Spacious streetscape character. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. Regular street-fronting dwelling format, primarily of detached dwellings, and complementary community buildings.</p>