

**SUMMARY****COUNCIL NAME:** City of Norwood Payneham & St Peters**ZONE:** Residential 3N**NAME IDENTIFIER FOR AREA:** College Park**Summary rating**

- |          |                                       |
|----------|---------------------------------------|
| <b>1</b> | 1 Land Form                           |
| <b>2</b> | 2 Subdivision Pattern                 |
| <b>3</b> | 3 Building Stock                      |
| <b>2</b> | 4 Lot Size and Frontage               |
| <b>3</b> | 5 Setbacks, Site Coverage, Open Space |

**Summary Statement**

The Collège Park Character Area is located along North Terrace and Trinity Street. It is a small pocket adjacent to the College Park Policy Area within the Residential Historic (Conservation) Zone.

The area is characterised by a variety of allotment sizes and a range of dwelling styles built between 1865 and 1940. It is the variety in allotment sizes and the older housing stock, that make up the distinct character of this small area. The single storey dwellings consist of bluestone detached and row dwellings along North Terrace, which were constructed in the mid to late 19<sup>th</sup> Century and two bungalows along Trinity Street, built in the early 20<sup>th</sup> Century. The area contains 3 Local Heritage Places.

A distinguishing feature of this character area is the small front and side setbacks, which give these dwellings a more intimate presence.

Established street trees make a positive contribution to the character of Trinity Street.

**Designated Area**

Refer to attached map College Park Proposed Character Area.

# DESK-BASED ANALYSIS

## 1 Land Form

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

Slope  <1°  1°-5°  5°-10°  10°-20°  >20°

Explanation

Supporting evidence Attachment Number: **College Park Land Form**  
 Plan  Photo  Other

## 2 Subdivision Pattern

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

Pattern  Regular grid  Distorted grid  Other  
 Fit to contours  Yes  Partially  No  
 Street types  Main  Other, please select:  Collector  Local  Rear lanes  
 Predominant street width 8-15 m  
 Through traffic  Yes  Partially  No

Explanation

Supporting evidence Attachment Number: **College Park Allotment Size**  
 Plan  Photo  Other

### 3 Building Stock

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

Era	<input type="checkbox"/> 1836-1865	Percentage of area (approx.)	
	<input checked="" type="checkbox"/> 1866-1895		60%
Style	<input type="checkbox"/> 1896-1915	Percentage of area (approx.)	
	<input checked="" type="checkbox"/> 1916-1940		40%
	<input type="checkbox"/> Mansion		40%
	<input type="checkbox"/> Return verandah villa		
<input type="checkbox"/> Villa	40%		
<input checked="" type="checkbox"/> Cottage			
<input type="checkbox"/> Row	40%		
<input type="checkbox"/> Terrace			
<input checked="" type="checkbox"/> Bungalow			
<input type="checkbox"/> Art Deco			
<input type="checkbox"/> Tudor			
<input type="checkbox"/> Other inter-war			
<input type="checkbox"/> Pre-1940s converted			
Heritage Items	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Not present		

**Explanation**  
 The building stock analysis has been based mainly on the information extracted from the Atlas mapping. It should be noted that the information contained on the Atlas mapping does not always accurately reflect the on-ground character. For this reason the Atlas statistics contained in this section should be used as a general indication rather than an absolute reflection of the areas character.

**Supporting evidence**  
 Attachment Number: **College Park Building Era, College Park Building Style, College Park Heritage Places, College Park Photographs 1-4**  
 Plan  Photo  Other

### 4 Lot Size and Frontage

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

<b>Lot sizes</b>	<input type="checkbox"/> <150m <input checked="" type="checkbox"/> 150-350sqm <input checked="" type="checkbox"/> 350-500sqm <input type="checkbox"/> 500-850sqm <input checked="" type="checkbox"/> >850sqm
<b>Dominant range</b>	- sqm <input checked="" type="checkbox"/> Mixed
<b>Frontages</b>	<input type="checkbox"/> <6m <input checked="" type="checkbox"/> 6-10m <input checked="" type="checkbox"/> 10-16m <input checked="" type="checkbox"/> 16-20m <input type="checkbox"/> >20m
<b>Dominant range</b>	- mtrs <input checked="" type="checkbox"/> Mixed

**Explanation**

**Supporting evidence**  
 Attachment Number: **College Park Allotment Size, College Park Allotment Frontage, College Park Photos 1-4**  
 Plan  Photo  Other

## 5 Setbacks, Site Coverage and Private Open Space

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

<b>Front setback</b>	<input checked="" type="checkbox"/> <5m <input type="checkbox"/> 5-9m <input type="checkbox"/> >9m
Dominant range	<5 m <input type="checkbox"/> Mixed

<b>Side setbacks</b>	<input checked="" type="checkbox"/> <900mm <input checked="" type="checkbox"/> 900mm-2m <input type="checkbox"/> >2m
Dominant range	<900 mm <input type="checkbox"/> Mixed

<b>Rear setback</b>	<input checked="" type="checkbox"/> <3m <input type="checkbox"/> 3-15m <input type="checkbox"/> 15-30m <input type="checkbox"/> >30m
Dominant range	<3m <input type="checkbox"/> Mixed

<b>Site coverage</b>	60 – 80 percent
Dominant range	- percent <input checked="" type="checkbox"/> Mixed

<b>Private open space</b>	<input type="checkbox"/> Front	-	sqm
	<input type="checkbox"/> Side	-	sqm
	<input checked="" type="checkbox"/> Rear	20 – 80	sqm
	<b>Total</b>	20 - 80	sqm
Dominant range	-	sqm	<input type="checkbox"/> Mixed

Explanation

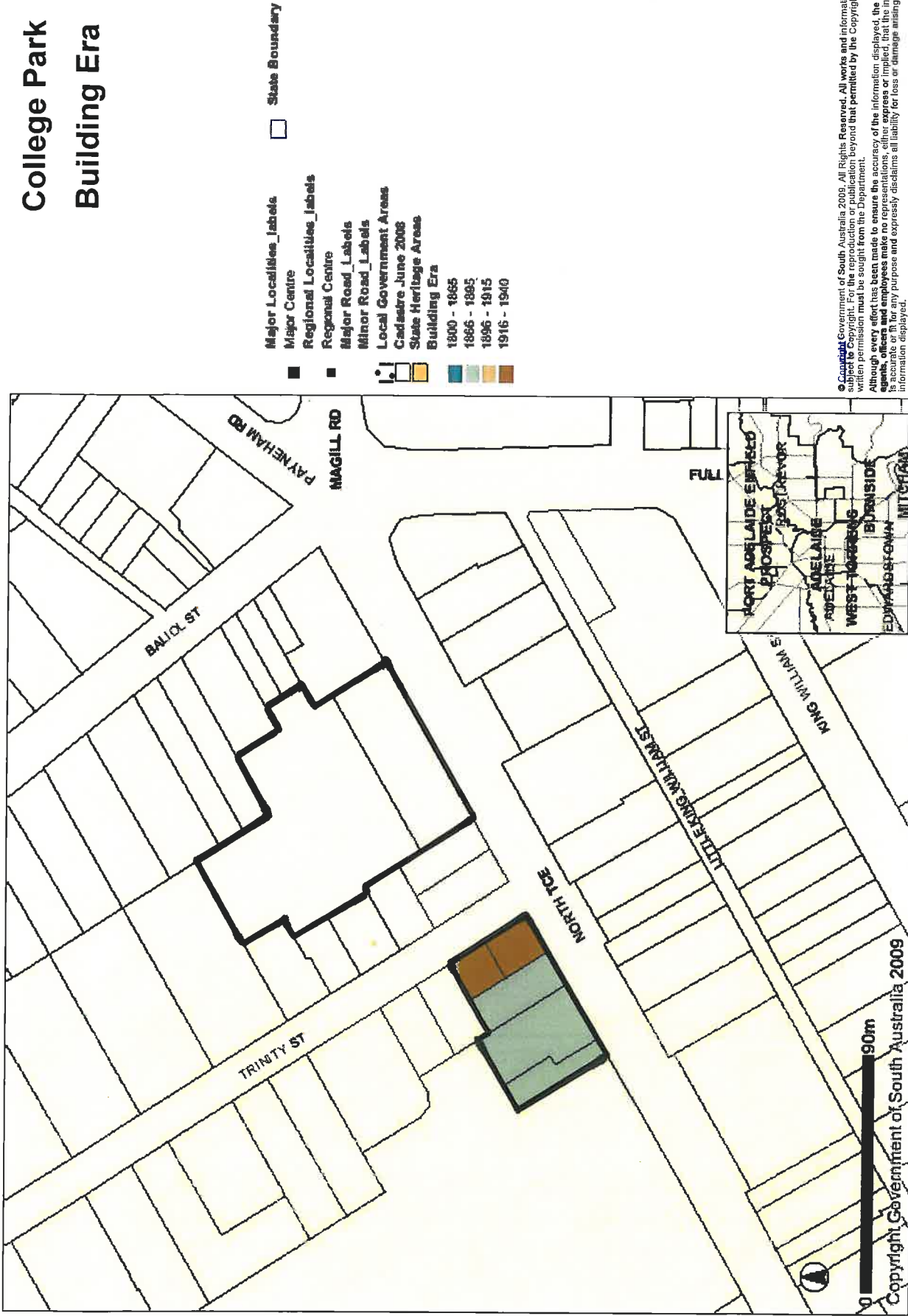
Supporting evidence

Attachment Number: <b>College Park Aerial Photograph, College Park College Park Photographs 1-4</b>
<input checked="" type="checkbox"/> Plan <input checked="" type="checkbox"/> Photo <input type="checkbox"/> Other

College Park  
Proposed Character  
Area



# College Park Building Era



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# College Park Building Style



- Major Localities\_Labels
  - Major Centre
  - Regional Localities\_Labels
  - Regional Centre
  - Minor Road\_Labels
  - Minor Road\_Labels
  - Local Government Areas
  - Cadastral June 2008
  - State Heritage Areas
  - Building Style 2008
  - Mansion
  - Return Verandah Villa
  - Villa
  - Cottage (cont)
- ROW
  - Terrace
  - Bungalow
  - Art Deco
  - Tutor
  - Other Inter-War
  - Pre-1940s Converted
  - State Boundary

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# College Park Heritage Places



- Major Localities\_Labels
- Major Centre
- Regional Centres\_Labels
- Regional Centre
- Major Road\_Labels
- Minor Road\_Labels
- Heritage site points
- State
- Local
- Contributory
- Local Government Areas
- Cadastre June 2008
- State Boundary

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0 90m

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# College Park Allotment Size



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# College Park Allotment Frontage



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# College Park Land Form



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# College Park Aerial Photograph





**College Park Photo 1:**

Bungalow on Trinity Street, College Park with reduced front setback.



**College Park Photo 2:**

Bungalow on Trinity Street, College Park with reduced front setback.



**College Park Photo 3:**

Consistency in siting of bluestone dwellings on North Terrace.



**College Park Photo 4:**

Bluestone row dwellings along North Terrace.