

**SUMMARY**

**COUNCIL NAME:** City of Norwood Payneham & St Peters

**ZONE:** Residential 2A, Residential 3N, Residential 3

**NAME IDENTIFIER FOR AREA:** Evandale

Summary rating	Summary Statement
1 1 Land Form	The Evandale Character Area is contained within the boundaries of Payneham Road, Portrush Road, Janet Street, Frederick Street and Bakewell Road.
3 2 Subdivision Pattern	Central to this character area is the area around Kapunda Terrace, Harcourt Road and Portrush Road, which is zoned Residential and Mixed Use Historic (Conservation) Zone.
3 3 Building Stock	The character area of Evandale comprises of a range of architectural style dominated mainly by bungalows, villas and cottages in both spacious and intimate settings. The high concentration of dwellings ranging from 1895 to 1940 is an important character element of this area. One of the positive attributes of this area is the existing low density character of the single storey stone fronted character homes.
3 4 Lot Size and Frontage	The area includes 1 State Heritage and 1 Local Heritage Place.
3 5 Setbacks, Site Coverage, Open Space	The homogeneous nature of individual streets within this character area, such as Llandower Avenue, Elizabeth Street and Wellesley Street, is reflected in the consistent housing styles, allotment sizes, frontages and setbacks, all of which contribute significantly to the character of the area.
	Whilst most streets are tree lined, the contribution that they make to the character varies from street to street due to species selection, theme consistency and maturity.

**Designated Area**

Refer to attached map Evandale 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: **Evandale Land Form**  
 Plan  Photo  Other

### 2 Subdivision Pattern

Contribution to character area

- 3 Very Important  
 2 Important  
 1 Limited Importance

<b>Pattern</b>	<input checked="" type="checkbox"/> Regular grid <input type="checkbox"/> Distorted grid <input type="checkbox"/> Other
<b>Fit to contours</b>	<input type="checkbox"/> Yes <input type="checkbox"/> Partially <input checked="" type="checkbox"/> No
<b>Street types</b>	<input type="checkbox"/> Main <input type="checkbox"/> Other, please select: <input type="checkbox"/> Collector <input checked="" type="checkbox"/> Local <input type="checkbox"/> Rear lanes
<b>Predominant street width</b>	Approximately 7.8- 11.5 m
<b>Through traffic</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partially <input type="checkbox"/> No

Explanation

Supporting evidence

Attachment Number: **Evandale Allotment Size**  
 Plan  Photo  Other

### 3 Building Stock

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

<b>Era</b>	<input type="checkbox"/> 1836-1865 <input checked="" type="checkbox"/> 1866-1895 <input checked="" type="checkbox"/> 1896-1915 <input checked="" type="checkbox"/> 1916-1940	Percentage of area (approx.) 9% 25% 32%
<b>Style</b>	<input type="checkbox"/> Mansion <input checked="" type="checkbox"/> Return verandah villa <input checked="" type="checkbox"/> Villa <input checked="" type="checkbox"/> Cottage <input type="checkbox"/> Row <input type="checkbox"/> Terrace <input checked="" type="checkbox"/> Bungalow <input type="checkbox"/> Art Deco <input checked="" type="checkbox"/> Tudor <input type="checkbox"/> Other inter-war <input type="checkbox"/> Pre-1940s converted	Percentage of area (approx.) 4% 11% 19%  23%  1%
<b>Heritage Items</b>	<input checked="" type="checkbox"/> Present <input 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: **Evandale Building Era, Evandale Building Style, Evandale Heritage Places, Evandale Photographs 1-8**  
 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 type="checkbox"/> 150-350sqm <input checked="" type="checkbox"/> 350-500sqm <input checked="" type="checkbox"/> 500-850sqm <input checked="" type="checkbox"/> >850sqm
<b>Dominant range</b>	500 – 850 sqm <input type="checkbox"/> Mixed
<b>Frontages</b>	<input type="checkbox"/> <6m <input type="checkbox"/> 6-10m <input checked="" type="checkbox"/> 10-16m <input checked="" type="checkbox"/> 16-20m <input checked="" type="checkbox"/> >20m
<b>Dominant range</b>	10 – 16 mtrs <input type="checkbox"/> Mixed

**Explanation**

**Supporting evidence**  
 Attachment Number: **Evandale Allotment Size, Evandale Allotment Frontage, Evandale Photographs 1-8**  
 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 checked="" type="checkbox"/> 5-9m <input type="checkbox"/> >9m
Dominant range	- m <input checked="" type="checkbox"/> Mixed

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

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

<b>Site coverage</b>	30 - 65 percent
Dominant range	- percent <input checked="" type="checkbox"/> Mixed

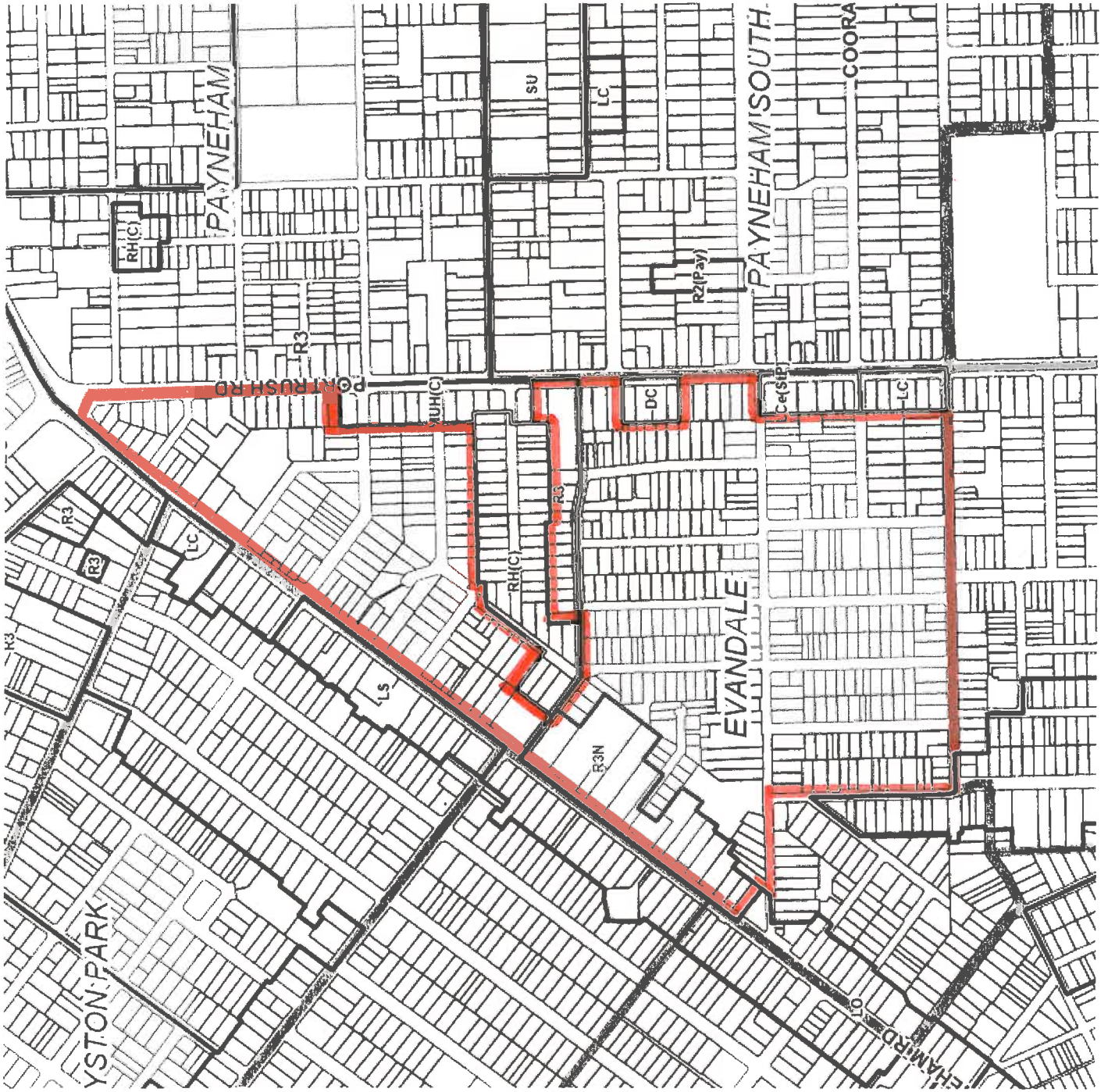
<b>Private open space</b>	<input type="checkbox"/> Front	- sqm
	<input checked="" type="checkbox"/> Side	10 - 40 sqm
	<input checked="" type="checkbox"/> Rear	60 - 250 sqm
	<b>Total</b>	70 - 290 sqm
Dominant range	- sqm <input checked="" type="checkbox"/> Mixed	

Explanation

Supporting evidence

Attachment Number: <b>Evandale Aerial Photograph, Evandale Photographs 1-8</b>
<input checked="" type="checkbox"/> Plan <input checked="" type="checkbox"/> Photo <input type="checkbox"/> Other

# Evandale Proposed Character Area

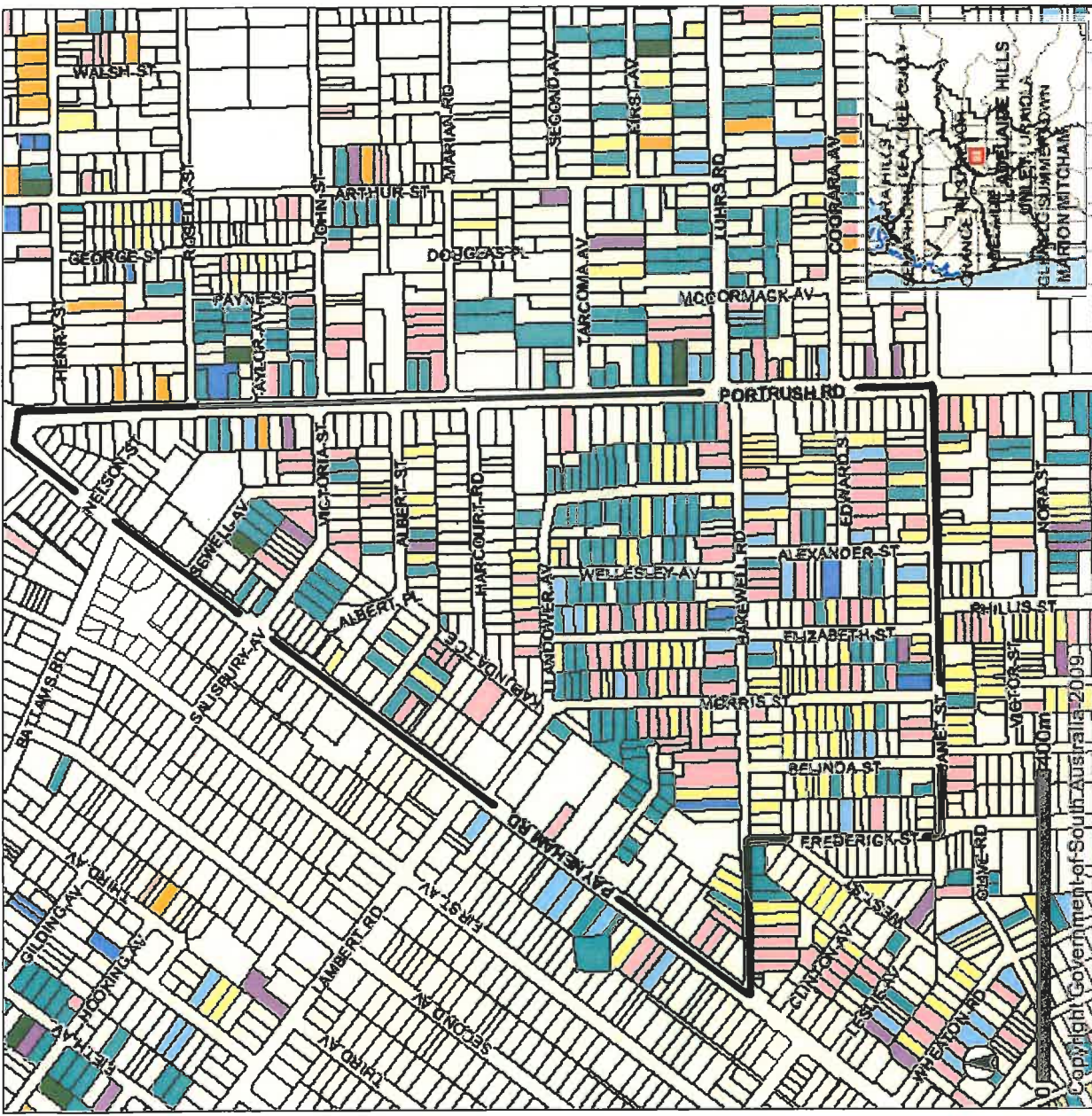




# Evandale Building Style

- Major Localities\_labels
- Major Centre
- Regional Localities\_labels
- Regional Centre
- Major Road\_labels
- Minor Road\_labels
- Local Government Areas
- Cadastral June 2008
- State Heritage Areas
- Building Style 2008
- Manabon
- Return Venetianish Villas
- Villas
- Collage
- (cont)

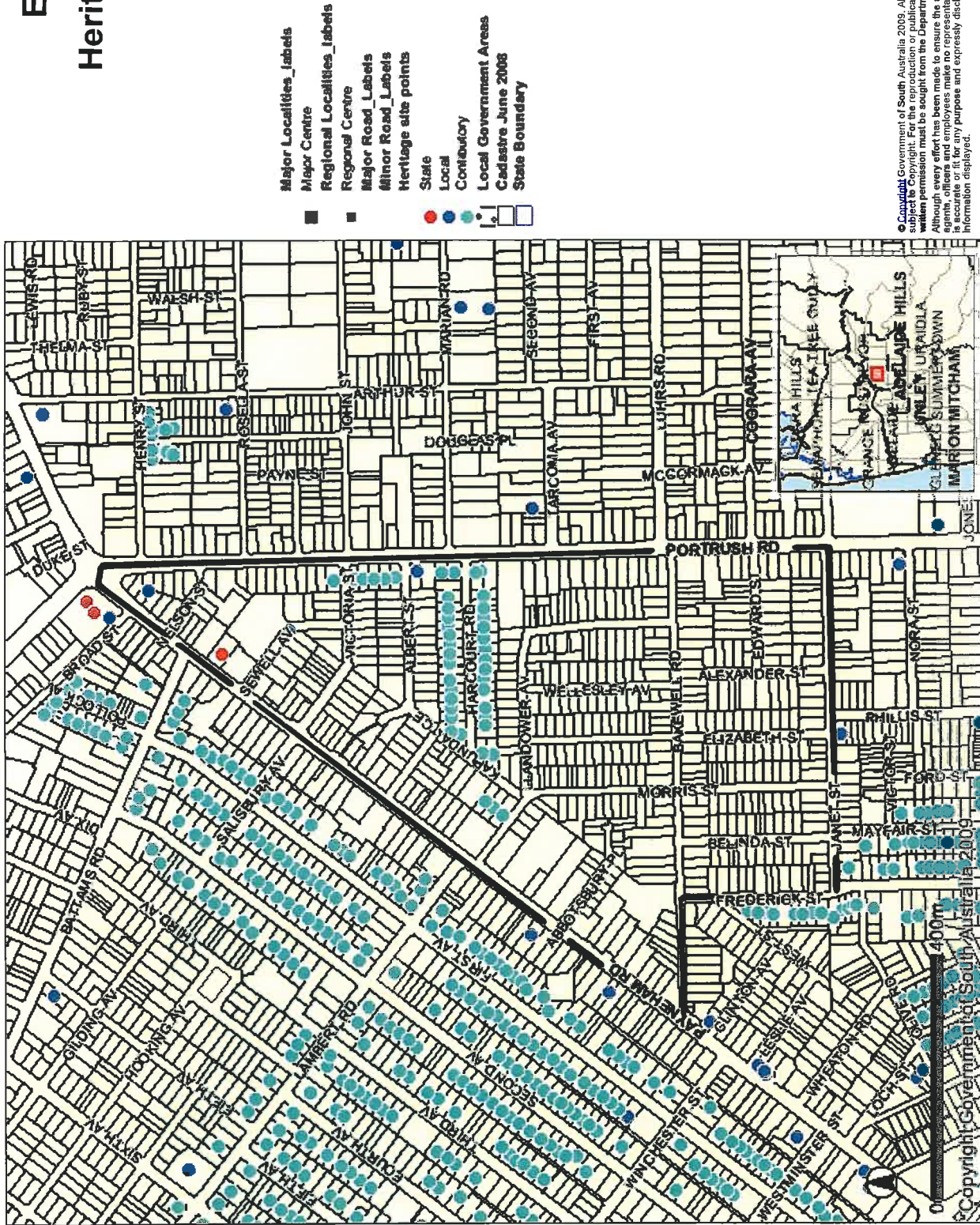
- Row
- Terrace
- Bungalow
- Art Deco
- Tudor
- Other Inter-War
- Pre-1940s Converted
- State Boundary



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# Evandale Heritage Places



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# Evandale Allotment Frontage



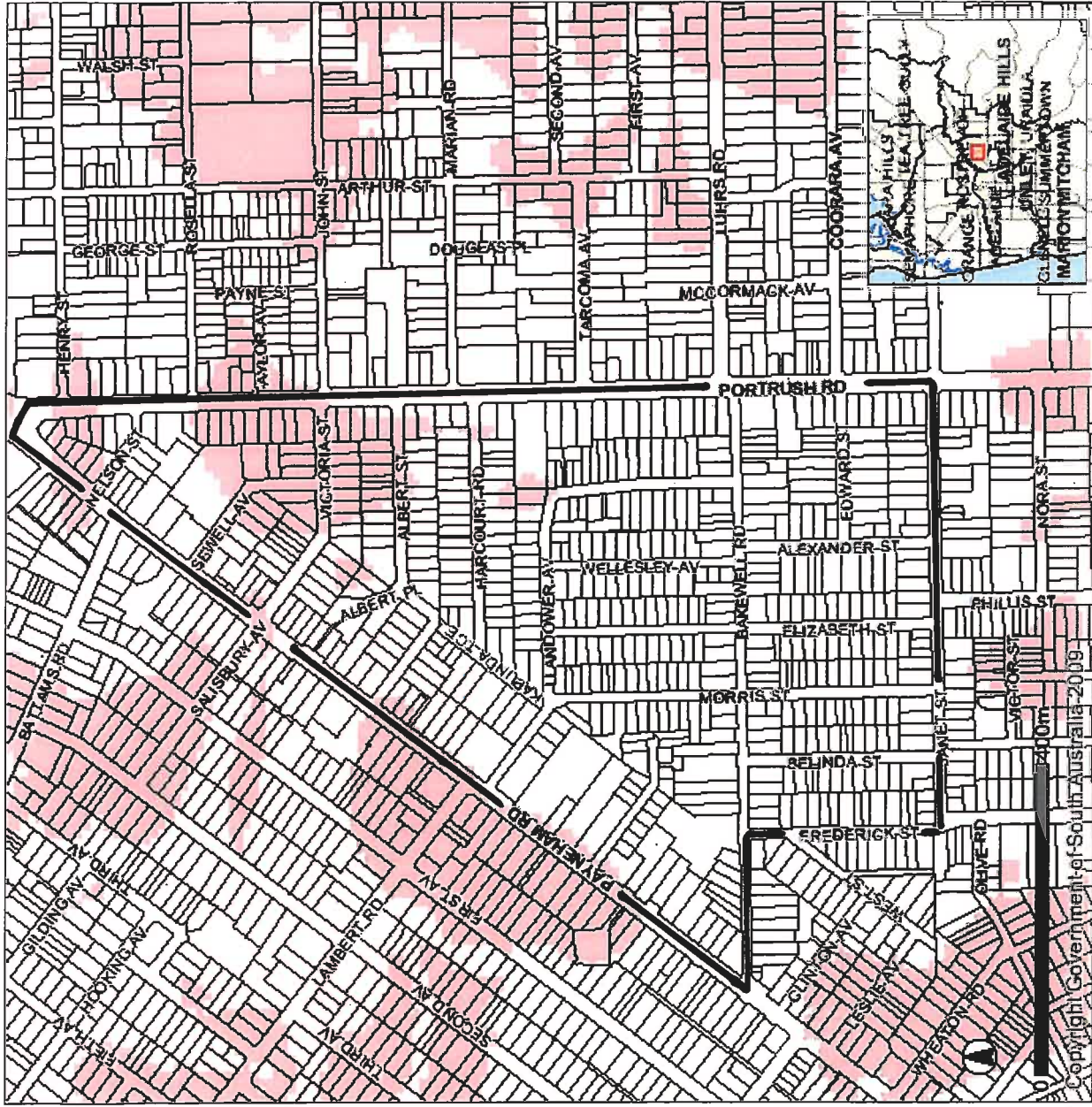
- Major Localities\_Labels
- Major Centre
- Regional Localities\_Labels
- Regional Centre
- Minor Road\_Labels
- Local Government Areas
- Cadastral June 2008
- State Heritage Areas
- Frontage Width 2007
- 0 - 5.99m
- 6 - 9.99m
- 10 - 15.99m
- 16 - 19.99m
- (cont)



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# Evandale Land Form

- Major Localities\_Labels
- Major Centre
- Regional Localities\_Labels
- Regional Centre
- Major Road\_Labels
- Minor Road\_Labels
- Local Government Areas
- Cadastral June 2008
- State Heritage Areas
- Slope
  - Less than 1 degree
  - 1 - 5 degrees
  - 5 - 10 degrees
  - 10 - 20 degrees
  - (cont)
- More than 20 degrees
- State Boundary

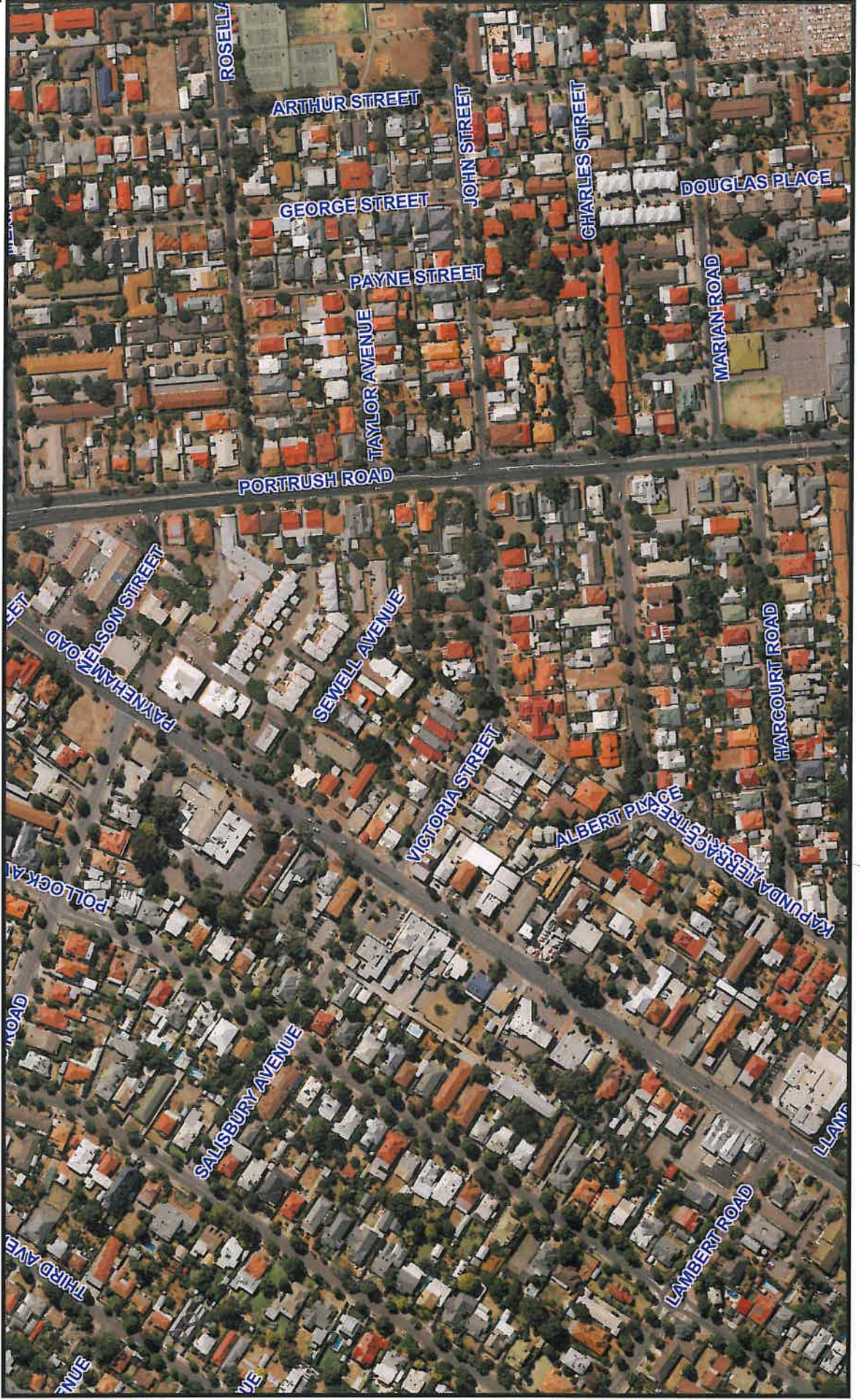


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# Evandale Aerial Photo (northern section)

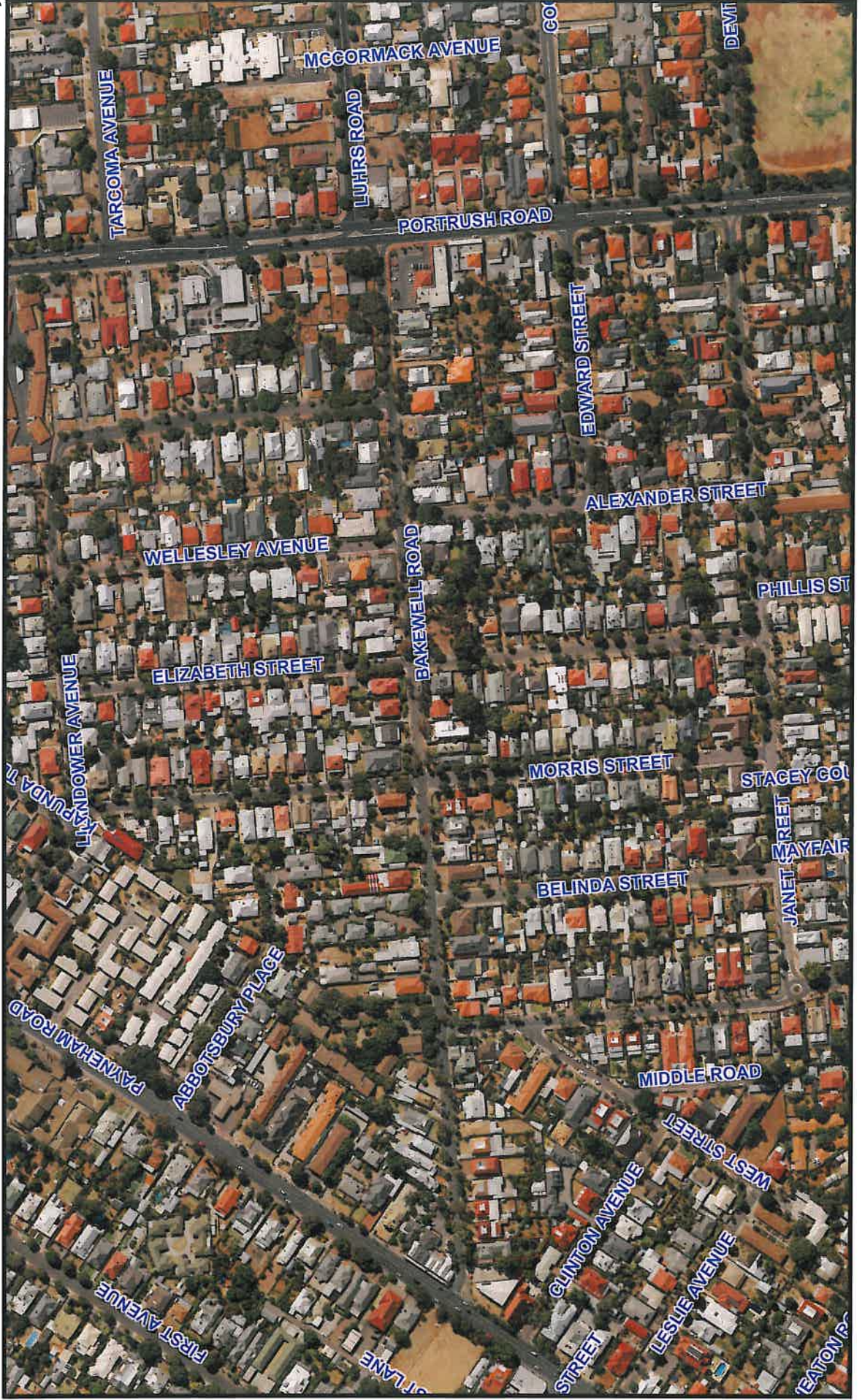


City of  
Newcastle  
Newcastle  
& S. Pittwater





# Evandale Aerial Photo (southern section)





**Evandale Photo 1:**

Photo illustrating consistency in bungalow style dwellings with repetition of roofing elements and consistent setbacks.



**Evandale Photo 2:**

Bungalow style dwellings with battered roof ends over verandahs.



**Evandale Photo 3:**

Example of villa dwellings on Elizabeth Street showing front setbacks, materials and verandah detailing.



**Evandale Photo 4:**

Consistency in bungalows on Llandower Avenue.



**Evandale Photo 5:**

Small pocket of villas and bungalows on Bakewell Road with interesting angled front setback.



**Evandale Photo 6:**

Angled setback is a feature of this small pocket of dwellings.



**Evandale Photo 7:**

Bungalows on Elizabeth Street with consistent roof and verandah elements.



**Evandale Photo 8:**

Example of bungalow with low open fencing allowing good presentation to the streetscape.