

**SUMMARY****COUNCIL NAME:** City of Norwood Payneham & St Peters**ZONE:** Residential 1, Residential 2A**NAME IDENTIFIER FOR AREA:** Joslin**Summary rating**

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

**Summary Statement**

The Joslin Character Area is bound by Lambert Road, Seventh Avenue, Stephen Terrace and the River Torrens.

The character of this area is divided predominantly into two eras, the southern portion which reflects development of the late nineteenth to early twentieth century and the area north of Winchester Street which is dominated by dwellings built between 1916-1940.

The area is characterised by the regular pattern of large allotments fronting wide tree lined streets and the consistent style of predominant single storey, detached bungalows, villas, cottages and tudors, of reasonably substantial proportions set in extensive gardens. Art Deco, although not a predominant building style becomes quite regular in this character area, as a more recent form of earlier infill development.

This section of Joslin, similar to Royston Park, plays an important role in creating a transition from the highly intact areas designated as a Residential Historic (Conservation) Zone to the more eligible redevelopment areas further north such as Marden.

While there is not a high concentration of pre 1940s dwellings, it is the character dwellings combined with the uniformity in subdivision patterns, allotment sizes, frontages and setbacks that make this a unique character area.

Building setbacks are generally between 6 to 10 metres, however there are streets that display a consistently larger setback of around 10 to 12 metres. Frontages range mainly between 15 to 20 metres.

Front boundaries are defined generally by low fencing, which is used quite extensively throughout the area without any prevailing theme. Cross overs and driveways are predominantly single width resulting in minimal disturbance to the streetscape.

The street trees have a moderate impact.

**Designated Area**

Refer to attached map – Joslin 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: **Joslin 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 Approximately 9.4- 14.6 m

Through traffic  Yes  Partially  No

Explanation

Supporting evidence Attachment Number: **Joslin 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 type="checkbox"/> 1866-1895	
Style	<input checked="" type="checkbox"/> 1896-1915	14%
	<input checked="" type="checkbox"/> 1916-1940	28%
	<input checked="" type="checkbox"/> Mansion	1%
	<input checked="" type="checkbox"/> Return verandah villa	1%
	<input checked="" type="checkbox"/> Villa	10%
	<input checked="" type="checkbox"/> Cottage	7%
	<input type="checkbox"/> Row	
	<input type="checkbox"/> Terrace	
	<input checked="" type="checkbox"/> Bungalow	21%
	<input checked="" type="checkbox"/> Art Deco	3%
Heritage Items	<input checked="" type="checkbox"/> Tudor	3%
	<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: **Joslin Building Era, Joslin Building Style, Joslin Heritage Places, Joslin Photographs 1-2**  
 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 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 checked="" 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>	- mtrs <input checked="" type="checkbox"/> Mixed

**Explanation**

**Supporting evidence**  
 Attachment Number: **Joslin Allotment Size, Joslin Allotment Frontage, Joslin Photographs 1-2**  
 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 type="checkbox"/> <5m <input checked="" type="checkbox"/> 5-9m <input checked="" type="checkbox"/> >9m
Dominant range	5 - 9m <input type="checkbox"/> Mixed

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

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

<b>Site coverage</b>	30 - 60 percent
Dominant range	- percent <input checked="" type="checkbox"/> Mixed

<b>Private open space</b>	<input type="checkbox"/> Front	- sqm
	<input checked="" type="checkbox"/> Side	0 - 20 sqm
	<input checked="" type="checkbox"/> Rear	60 - 200 sqm
	<b>Total</b>	60 - 220 sqm
Dominant range	- sqm <input checked="" type="checkbox"/> Mixed	

<b>Explanation</b>	
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<b>Supporting evidence</b>	Attachment Number: <b>Joslin Aerial Photograph, Joslin Photographs 1-2</b>
	<input type="checkbox"/> Plan <input checked="" type="checkbox"/> Photo <input type="checkbox"/> Other

**Joslin  
Proposed Character  
Area**



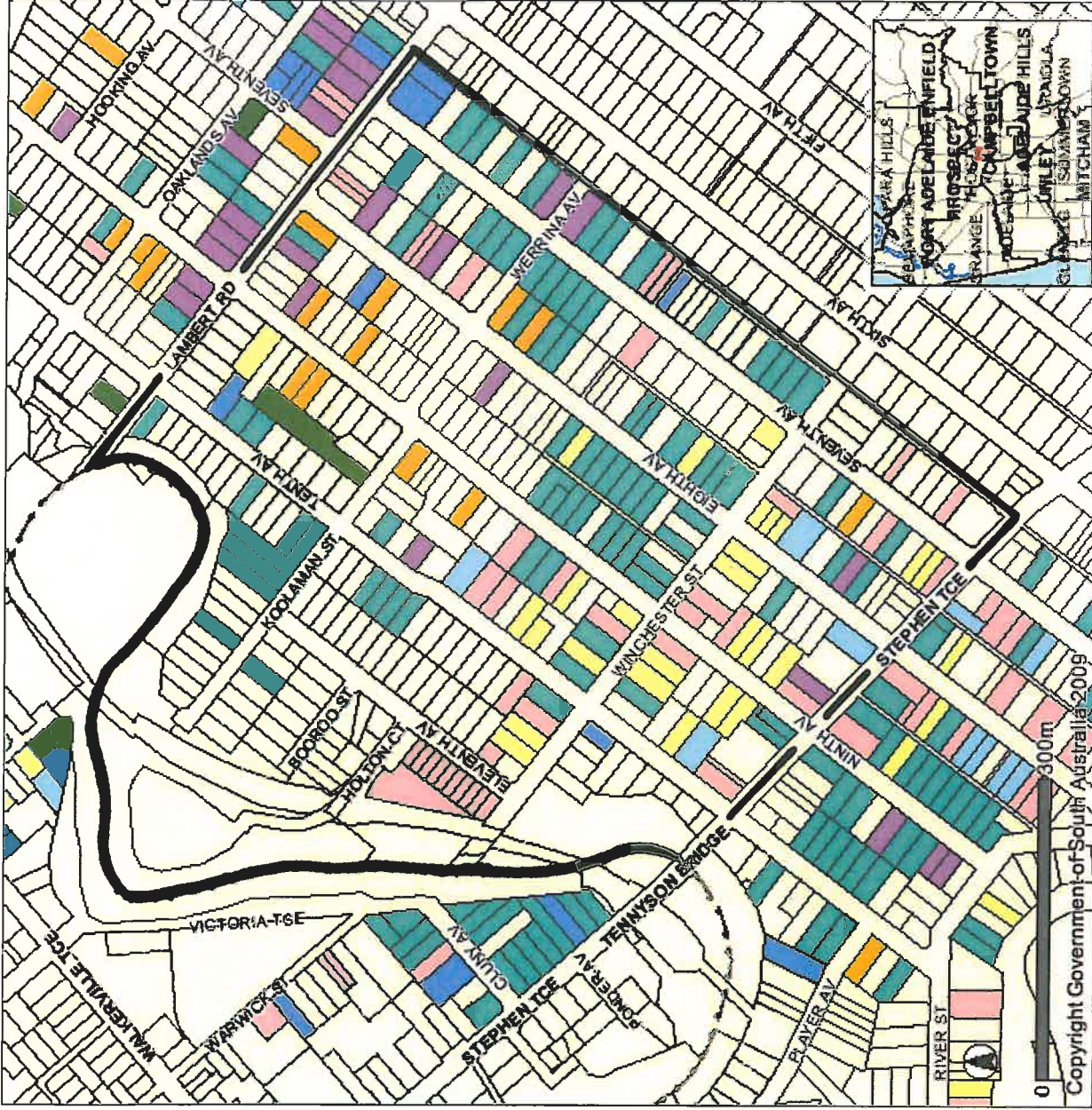
# Joslin Building Era

- 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 Era
- 1800 - 1865
- 1866 - 1895
- 1896 - 1915
- 1916 - 1940
- State Boundary



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# Joslin 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
  - Mansion
  - Return Verandah Villa
  - Villa
  - Collage (coast)
- Row
  - Terrace
  - Bungalow
  - Art Deco
  - Tudor
  - Other Inter-War
  - Pre-1940s Converted
  - State Boundary

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# Joslin

## Allotment Size

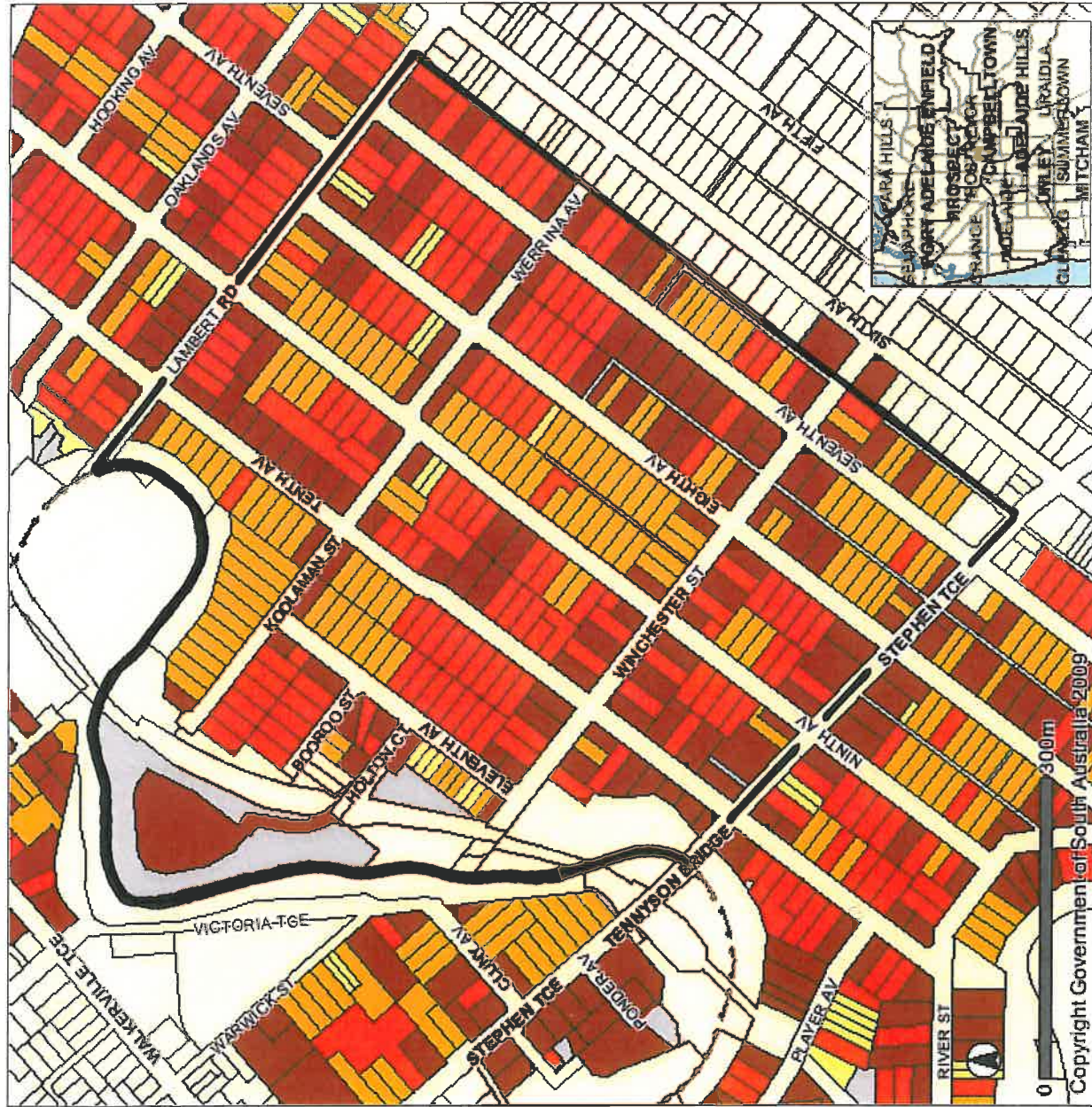


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# Joslin

## Allotment Frontage

- 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
- Frontage Width 2007
  - 0 - 5.99m
  - 6 - 9.99m
  - 10 - 15.99m
  - 16 - 19.99m
  - (cont)
- 20m or more
- State Boundary

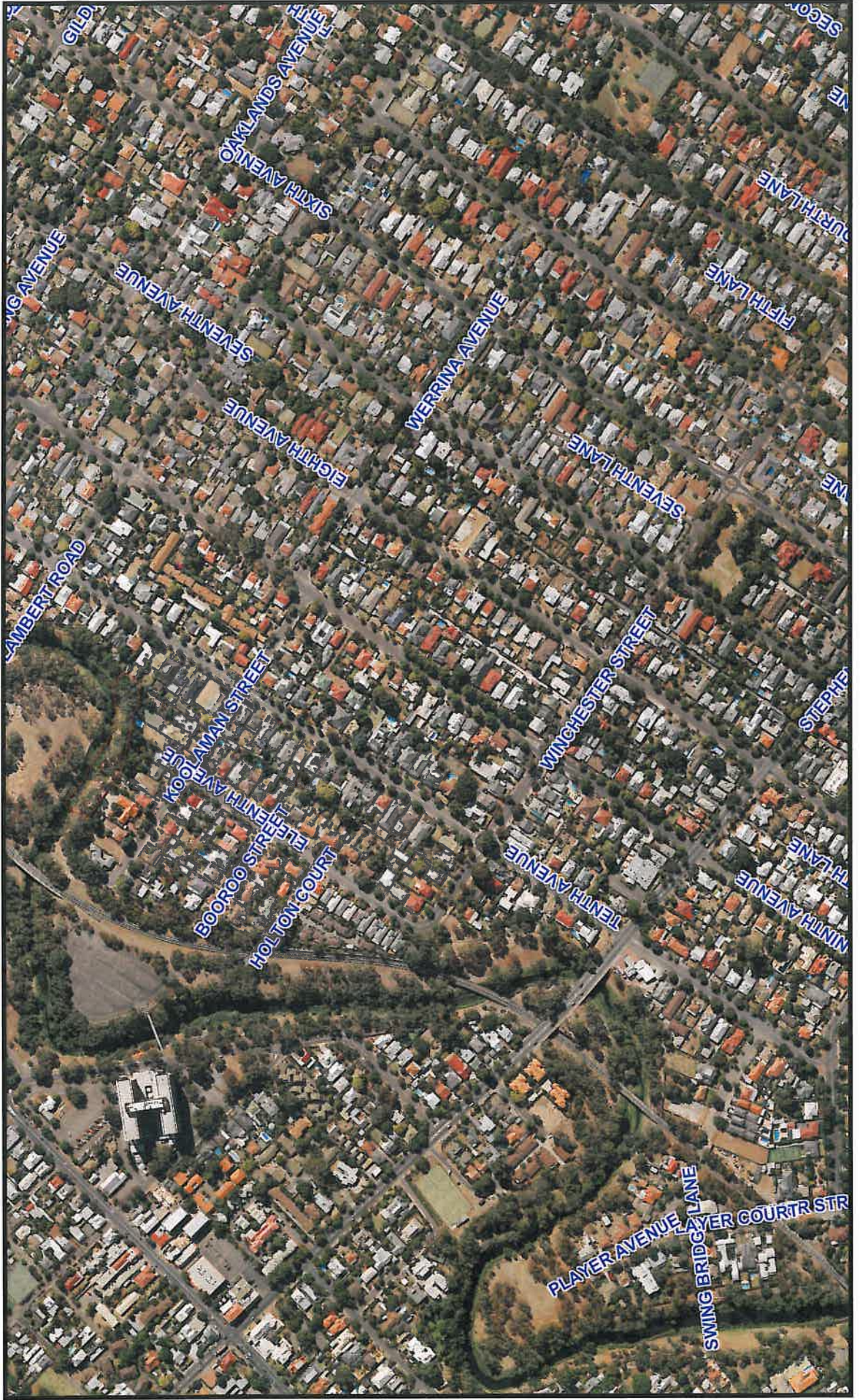


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# Joslin Aerial Photograph





**Joslin Photo 1:**

Tudor dwellings with steep roof pitches which are a prominent feature of this housing style.



**Joslin Photo 2:**

Example of substantial tudor dwelling with generous front setback.