

**SUMMARY****COUNCIL NAME:** City of Norwood Payneham & St Peters**ZONE:** Residential 2A**NAME IDENTIFIER FOR AREA:** Trinity Gardens**Summary rating****1** 1 Land Form**3** 2 Subdivision Pattern**3** 3 Building Stock**3** 4 Lot Size and Frontage**3** 5 Setbacks, Site Coverage, Open Space**Summary Statement**

The Trinity Gardens Character Area is bound by Aberdare Avenue, Ashbrook Avenue, Magill Road and Portrush Road.

This character area has a very homogenous residential character which is represented by a very orderly and regular pattern in its street layout and development in general.

The age of housing varies considerably however there is a strong representation of dwellings from the pre-1900s and from the 1900-1940 period throughout the whole character area. Whilst there is some more recent infill development, this remains low in terms of its overall percentage of housing stock.

The area is dominated by single storey bungalows, cottages and to a lesser degree, villas on generous sized allotments. The area contains five Local Heritage Places.

Front boundaries are generally, but not always, defined by low, open fencing. Cross-overs and driveways are mainly restricted to single width, which does not interrupt the rhythm and streetscape appeal. Whilst most streets are tree-lined, the contribution that they make to the character varies from street to street depending on species selection, theme consistency and maturity.

The regularity reflected in the street and allotment layout and the building setbacks is considered to be the central character element that characterises this area.

**Designated Area**

Refer to attached map – Trinity Gardens Proposed Character Area

# DESK-BASED ANALYSIS

## 1 Land Form

Contribution to character area

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

- 3 Very Important
- 2 Important
- 1 Limited Importance

**Explanation**

**Supporting evidence** Attachment Number: **Trinity Gardens 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 8.3- 10.0m

**Through traffic**  Yes  Partially  No

**Explanation**

**Supporting evidence** Attachment Number: **Trinity Gardens 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	23%
	<input checked="" type="checkbox"/> 1916-1940	26%
	<input checked="" type="checkbox"/> Mansion	1%
	<input checked="" type="checkbox"/> Return verandah villa	5%
	<input checked="" type="checkbox"/> Villa	4%
	<input checked="" type="checkbox"/> Cottage	19%
	<input type="checkbox"/> Row	
	<input type="checkbox"/> Terrace	
	<input checked="" type="checkbox"/> Bungalow	20%
	<input checked="" type="checkbox"/> Art Deco	1%
Heritage Items	<input type="checkbox"/> Tudor	
	<input checked="" type="checkbox"/> Other inter-war	1%
	<input type="checkbox"/> Pre-1940s converted	
Heritage Items		<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: **Trinity Gardens Building Era, Trinity Gardens Building Style, Trinity Gardens Heritage Places, Trinity Gardens Photographs 1- 6**  
 Plan  Photo  Other

### 4 Lot Size and Frontage

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

**Lot sizes**  <150m  150-350sqm  350-500sqm  500-850sqm  >850sqm  
 Dominant range 500 – 850 sqm  Mixed

**Frontages**  <6m  6-10m  10-16m  16-20m  >20m  
 Dominant range 20+ mtrs  Mixed

**Explanation**

**Supporting evidence**  
 Attachment Number: **Trinity Gardens Allotment Size, Trinity Gardens Allotment Frontage, Trinity Gardens Photographs 1- 6**  
 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 type="checkbox"/> >9m
<b>Dominant range</b>	5 - 9m <input type="checkbox"/> Mixed

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

<b>Rear setback</b>	<input type="checkbox"/> <3m <input checked="" type="checkbox"/> 3-15m <input checked="" type="checkbox"/> 15-30m <input type="checkbox"/> >30m
<b>Dominant range</b>	8 - 12m <input type="checkbox"/> Mixed

<b>Site coverage</b>	30 - 60 percent
<b>Dominant range</b>	40 - 50 percent <input type="checkbox"/> Mixed

<b>Private open space</b>	<input type="checkbox"/> Front	-	sqm
	<input checked="" type="checkbox"/> Side	0 - 30	sqm
	<input checked="" type="checkbox"/> Rear	50 - 250	sqm
	<b>Total</b>	50 - 280	sqm
<b>Dominant range</b>	-	sqm	<input checked="" type="checkbox"/> Mixed

Explanation

Supporting evidence

Attachment Number: **Trinity Gardens Aerial Photo, Trinity Gardens Photographs 1 - 6**

Plan  Photo  Other

Trinity Gardens  
Proposed Character  
Area



# Trinity Gardens Building Era

- Major Localities\_Labels
- Major Centre
- Regional Localities\_Labels
- Regional Centre
- Major Road\_Labels
- Minor Road\_Labels
- Local Government Areas
- Cadastre June 2008
- State Heritage Areas
- Building Era
- 1800 - 1865
- 1866 - 1885
- 1886 - 1915
- 1916 - 1940
- State Boundary

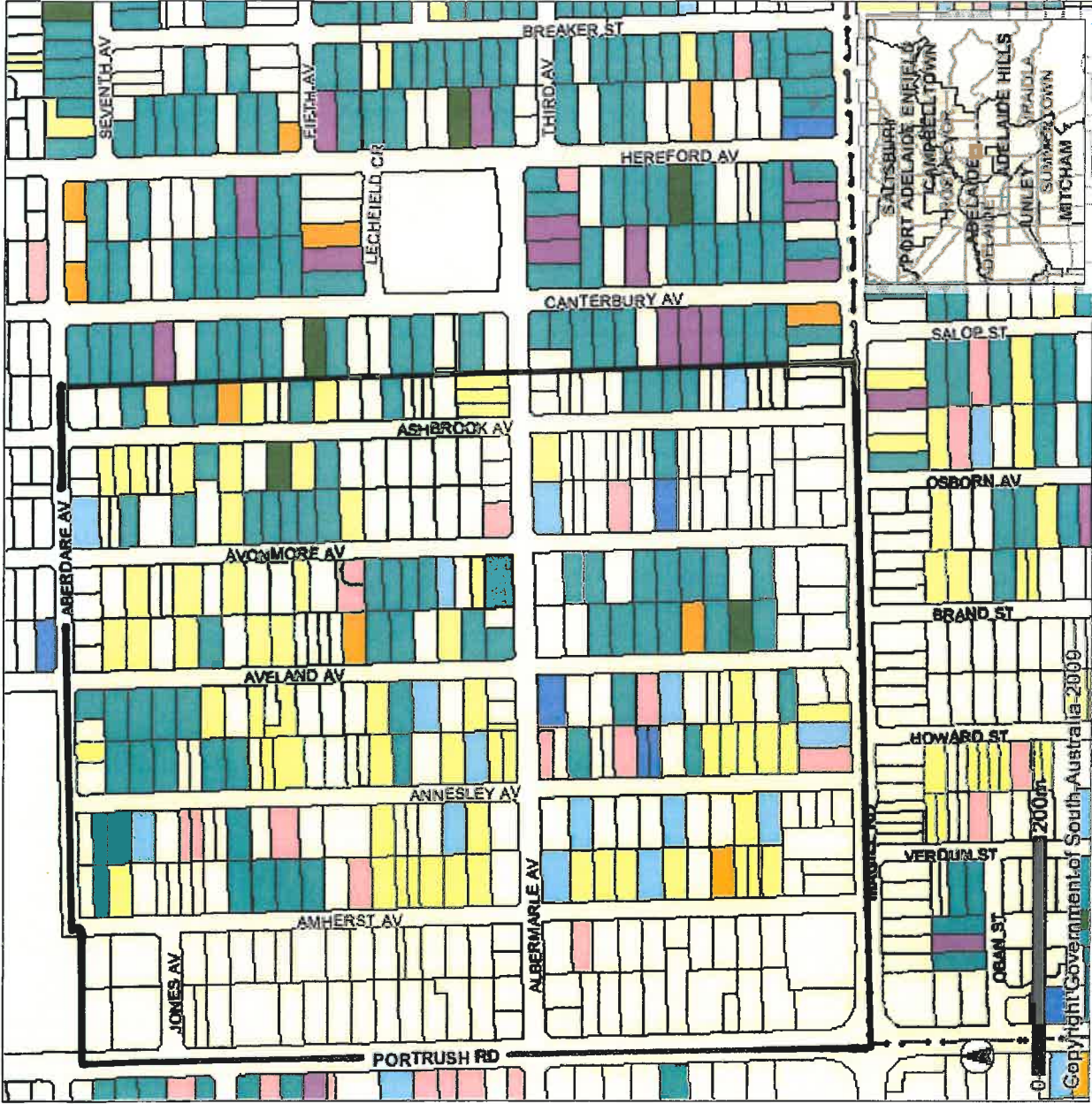


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# Trinity Gardens Building Style

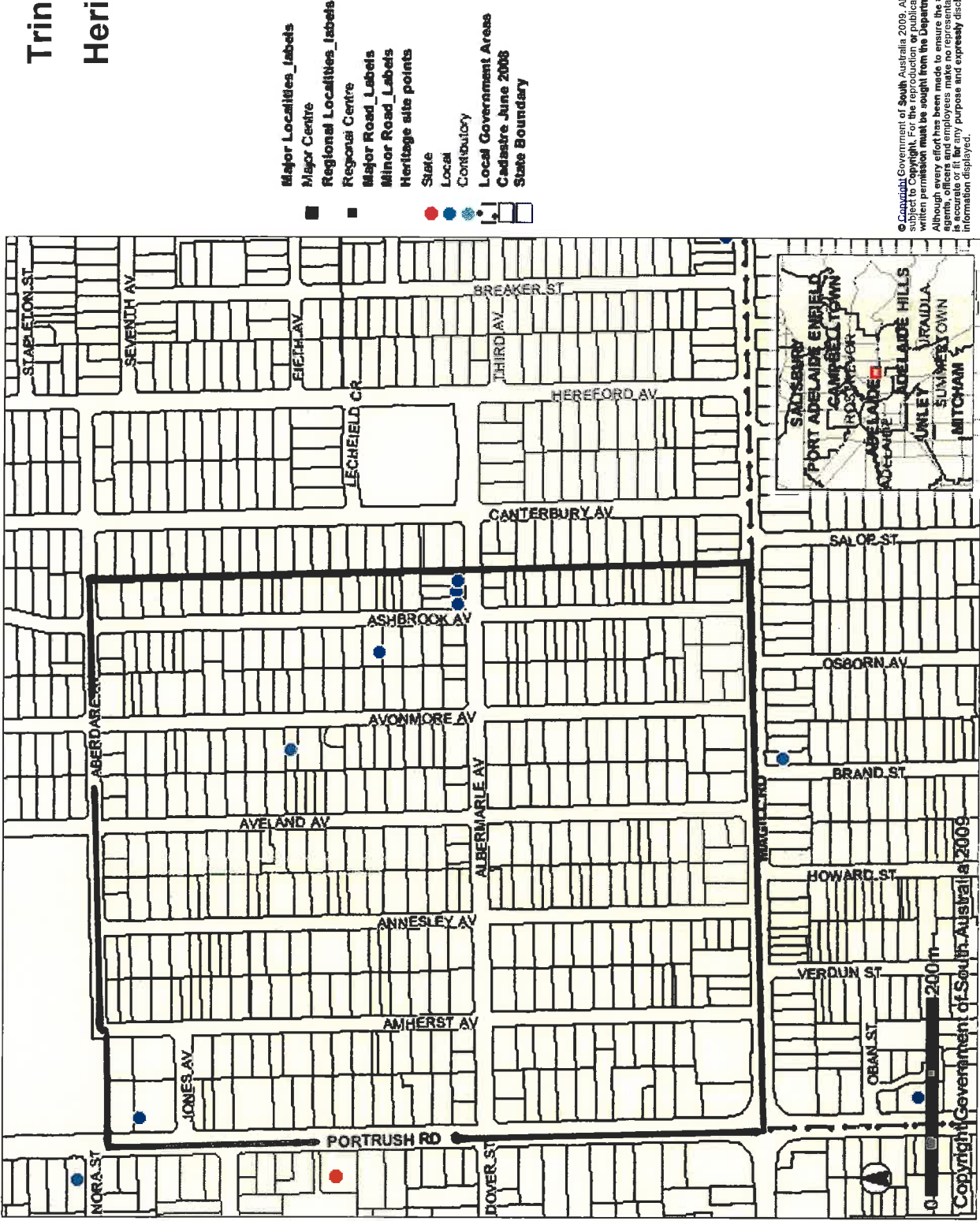
- Major Localities\_Labels
- Major Centre
- Regional Localities\_Labels
- Regional Centre
- Major Road\_Labels
- Minor Road\_Labels
- Local Government Areas
- Cadastral June 2006
- State Heritage Areas
- Building Style 2006
- Mansion
- Return Verandah Villa
- Villa
- Cottage
- (cont)

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



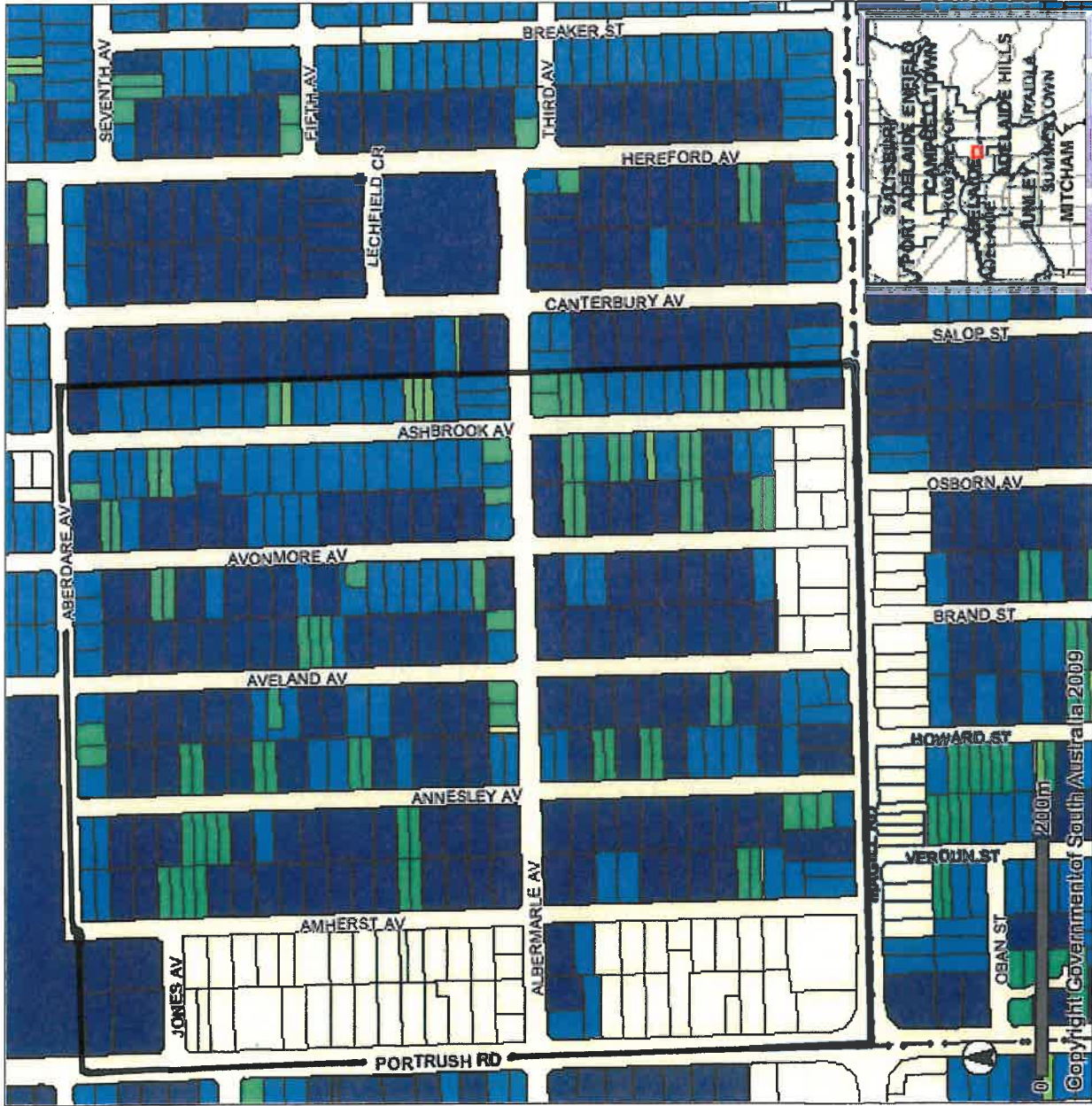
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# Trinity Gardens Heritage Places



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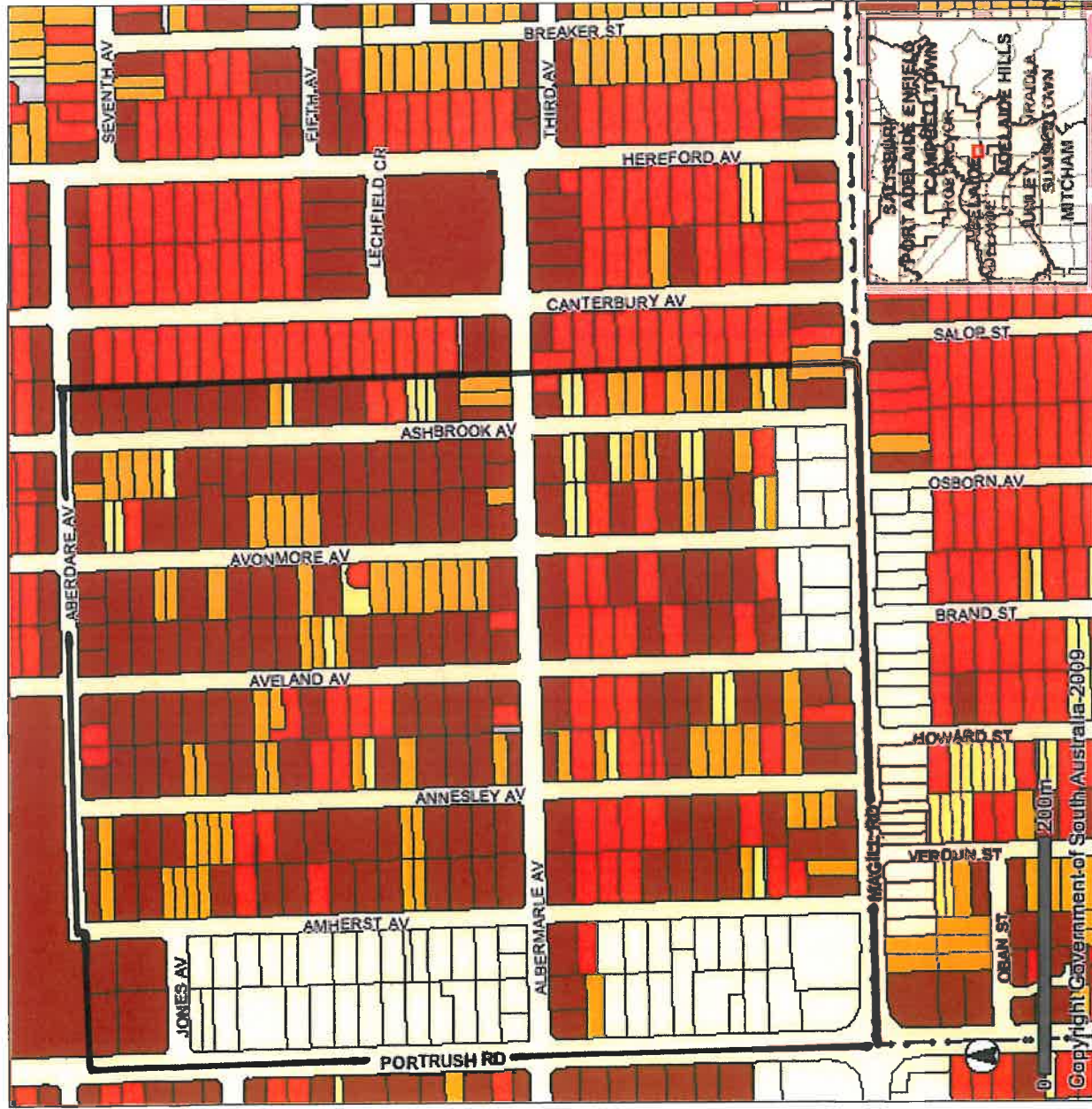
# Trinity Gardens Allotment Size



- 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
- Allotment Size 2008
- Less than 150sqm
- 150 - 349sqm
- 350 - 499sqm
- 500 - 849sqm
- (cont)
- 350sqm or more
- State Boundary

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# Trinity Gardens Allotment Frontage

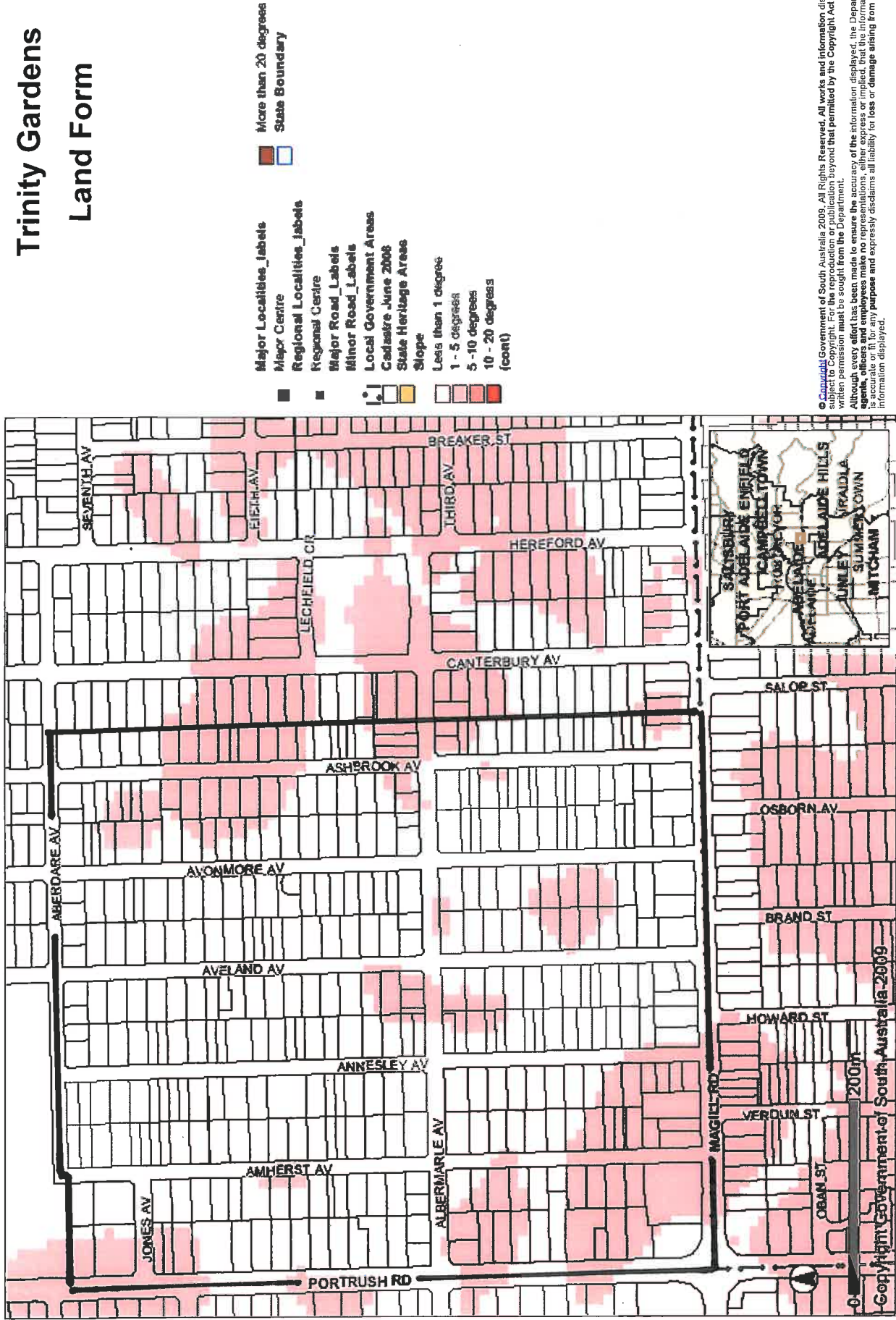


- Major Localities\_Labels
- Major Centre
- Regional Localities\_Labels
- Regional Centre
- Major Road\_Labels
- Minor Road\_Labels
- Local Government Areas
- Cadastral - June 2006
- State Heritage Areas
- Frontage Width 2007
- 9 - 5.99m
- 6 - 9.99m
- 10 - 15.99m
- 16 - 19.99m
- (cont)
- 20m or more
- State Boundary

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# Trinity Gardens 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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# Trinity Gardens Aerial Photograph





**Trinity Gardens Photo 1:**  
Example of bungalow with extended width across allotment.



**Trinity Gardens Photo 2:**  
Example of typical bungalow within Trinity Gardens Character Area.



**Trinity Gardens Photo 3:**  
Example of return verandah villa of freestone construction.



**Trinity Gardens Photo 4:**  
Photo illustrating regularity in allotment widths, siting, front setbacks and roofing.



**Trinity Gardens Photo 5:**  
Regularity in front and side setbacks of bungalows.



**Trinity Gardens Photo 6:**  
Characteristic bungalow features in Trinity Gardens Character Area.