

**SUMMARY**

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

**ZONE:** Residential 1 Zone, Residential 2A Zone

**NAME IDENTIFIER FOR AREA:** Royston Park

Summary rating	Summary Statement
1 1 Land Form	The Royston Park Character Area is bound by Battams Road, Third Avenue, Lambert Road, Tenth Avenue and Bide Street.
3 2 Subdivision Pattern	This area is characterised by the regular pattern of large allotments fronting tree lined streets and the consistent pattern of single storey detached tudor dwellings and bungalows. Although not the most dominant architectural style in this character area, Art deco style also plays a significant role in contributing to the character of the area. There is one Local Heritage Place within this character area.
3 3 Building Stock	This section of Royston Park, as with the northern portion of Joslin, 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.
3 4 Lot Size and Frontage	The tree lined streets are a major feature of this area, adding to the spacious character of the area established by the landscaped gardens. Cross-overs and driveways are predominantly single width resulting in minimal disturbance to the established character of the area.
3 5 Setbacks, Site Coverage, Open Space	The concentration of pre 1940s dwellings, combined with the uniformity in the subdivision patterns, allotment sizes, generous frontages and setbacks make this a unique character area.  Building setbacks range predominantly between 6 to 9 metres, however there are streets that display a consistently greater setback of between 10 to 12 metres. Frontages range mainly between 16 to 20 metres.

**Designated Area**

Refer to attached map Royston 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: **Royston 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 8.1 – 9.7 m

Through traffic  Yes  Partially  No

Explanation

Supporting evidence Attachment Number: **Royston 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 type="checkbox"/> 1866-1895	
Style	<input checked="" type="checkbox"/> 1896-1915	2%
	<input checked="" type="checkbox"/> 1916-1940	26%
	<input checked="" type="checkbox"/> Mansion	5%
	<input checked="" type="checkbox"/> Return verandah villa	1%
	<input checked="" type="checkbox"/> Villa	2%
	<input checked="" type="checkbox"/> Cottage	1%
	<input type="checkbox"/> Row	
	<input type="checkbox"/> Terrace	
	<input checked="" type="checkbox"/> Bungalow	13%
	<input checked="" type="checkbox"/> Art Deco	4%
<input checked="" type="checkbox"/> Tudor	7%	
<input type="checkbox"/> Other inter-war		
<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: **Royston Park Building Era, Royston Park Building Style, Royston Park Heritage Places, Royston Park Photos 1-6**  
 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 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>	16 – 20 mtrs <input type="checkbox"/> Mixed

**Explanation**

**Supporting evidence** Attachment Number: **Royston Park Allotment Size, Royston Park Allotment Frontage, Royston Park Photos 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 checked="" type="checkbox"/> >9m
Dominant range	6 - 9m <input type="checkbox"/> Mixed

<b>Side setbacks</b>	<input type="checkbox"/> <900mm <input checked="" type="checkbox"/> 900mm-2m <input checked="" type="checkbox"/> >2m
Dominant range	- >2 m <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	8 - 12m <input type="checkbox"/> Mixed

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

<b>Private open space</b>	<input type="checkbox"/> Front	-	sqm
	<input checked="" type="checkbox"/> Side	0 - 100	sqm
	<input checked="" type="checkbox"/> Rear	100 - 250	sqm
	<b>Total</b>	100 - 350	sqm
Dominant range	-	sqm	<input checked="" type="checkbox"/> Mixed

Explanation

Supporting evidence

Attachment Number: **Royston Park Aerial Photograph, Royston Park Photographs 1- 6**

Plan  Photo  Other

**Royston Park  
Proposed Character  
Area**

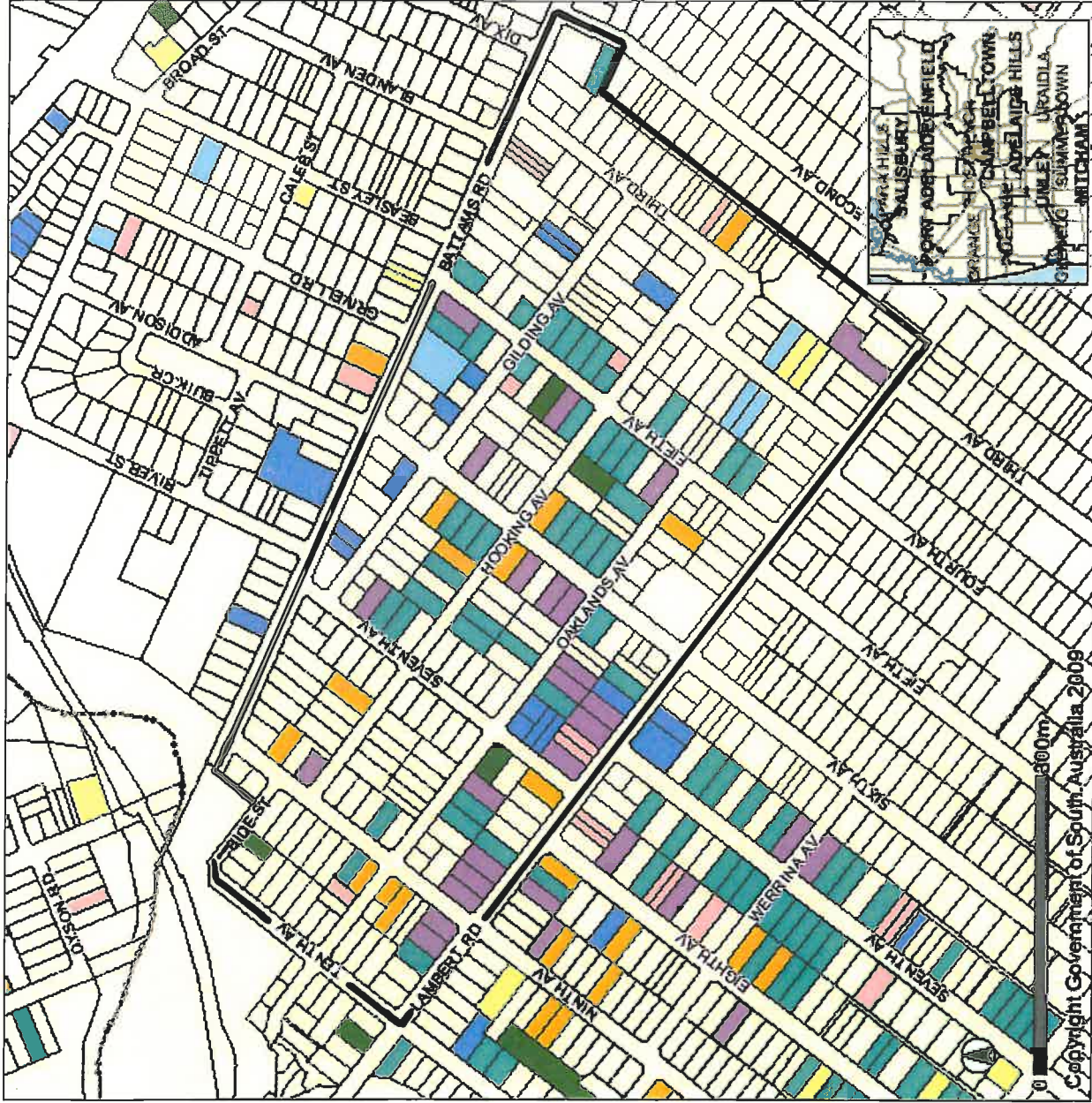




# Royston Park Building Style

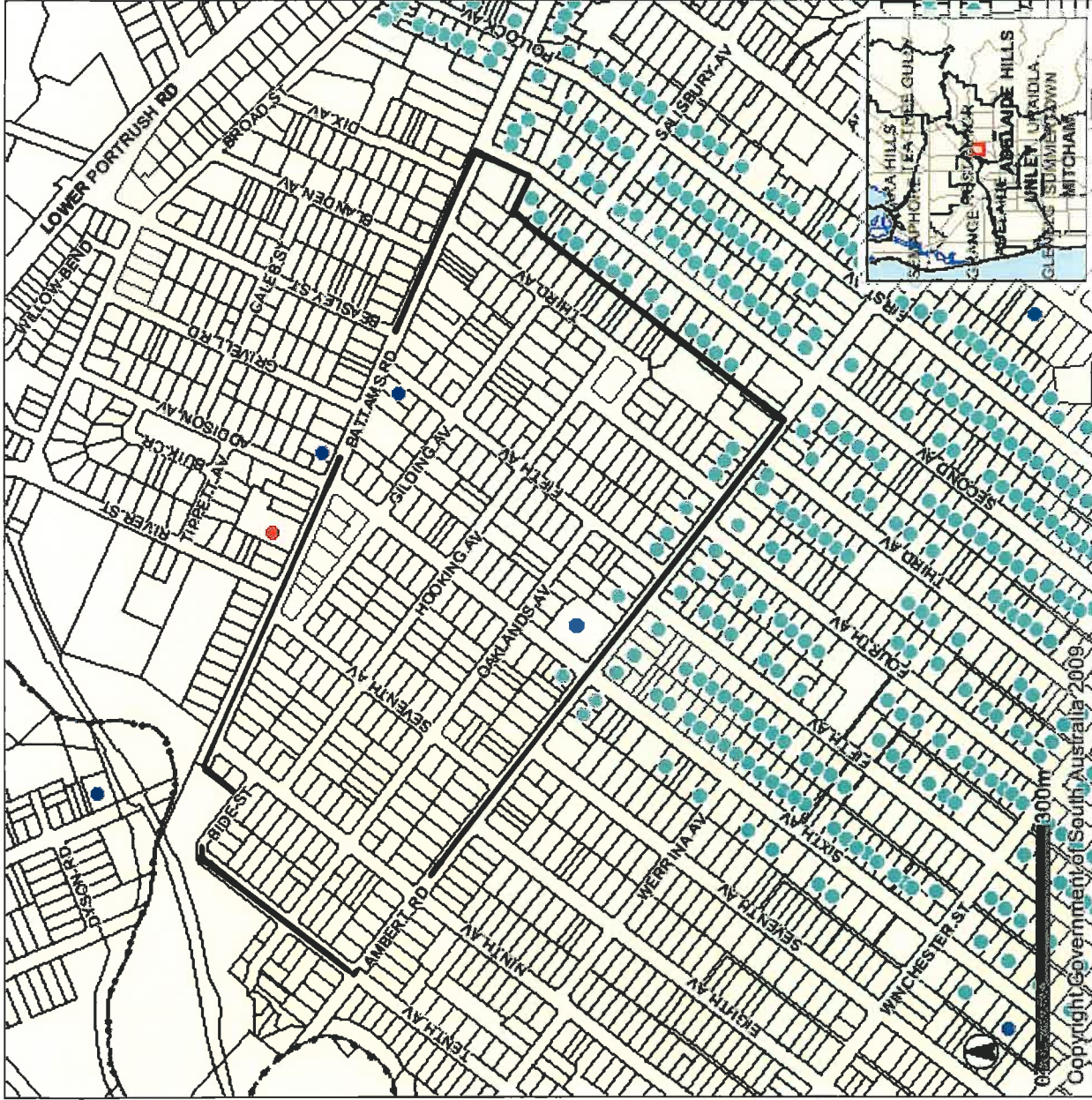
- Major Localities\_labels
- Major Centre
- Regional Localities\_labels
- Regional Centre
- Major Road\_Labels
- Minor Road\_Labels
- Local Government Areas
- Cadastral June 2008
- State Heritage Areas
- Building Style 2008
- Manston
- Return Verandah Villas
- Villas
- Cottage
- (cont)

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



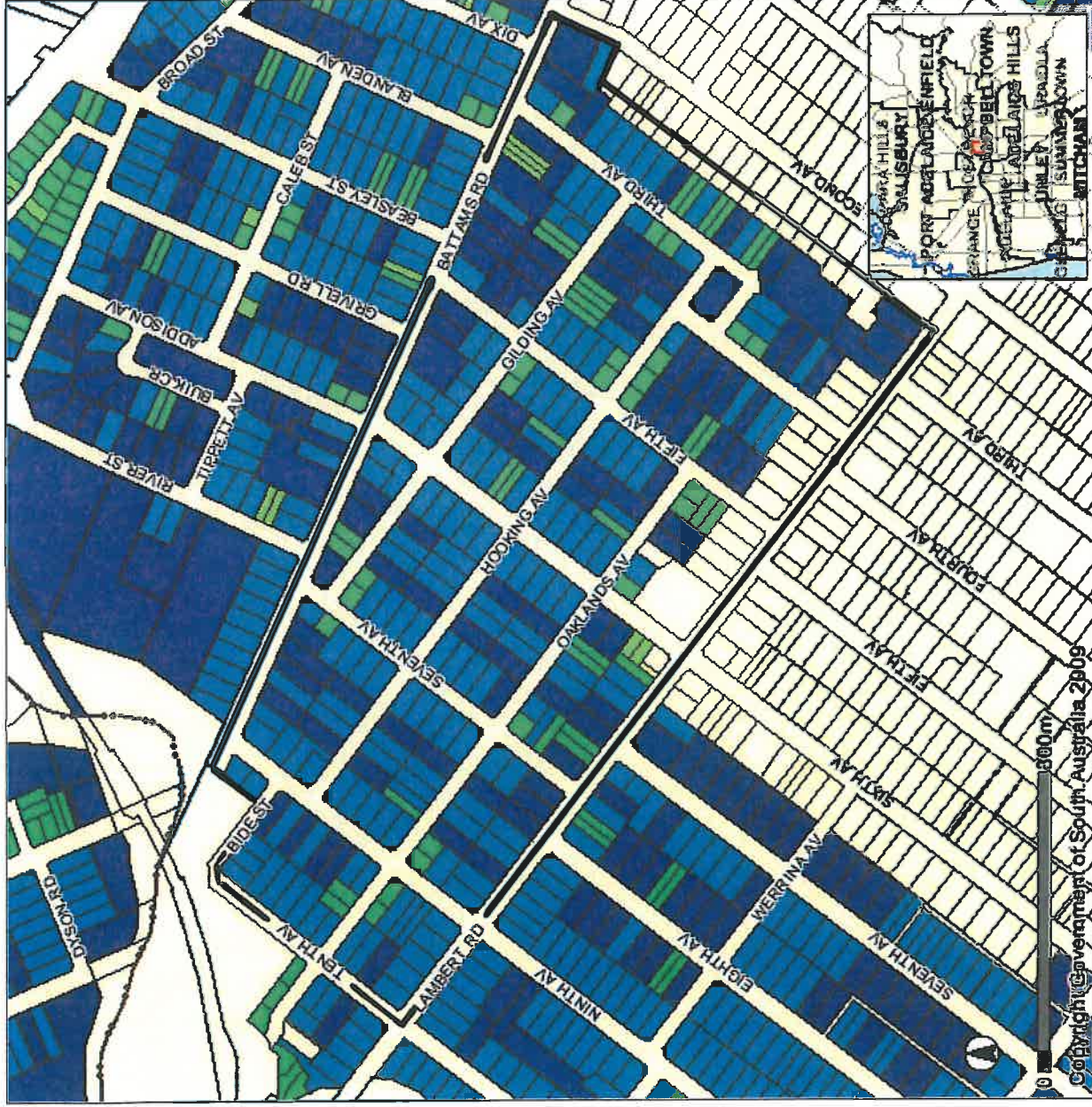
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# Royston Park Heritage Places



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# Royston Park Allotment Size



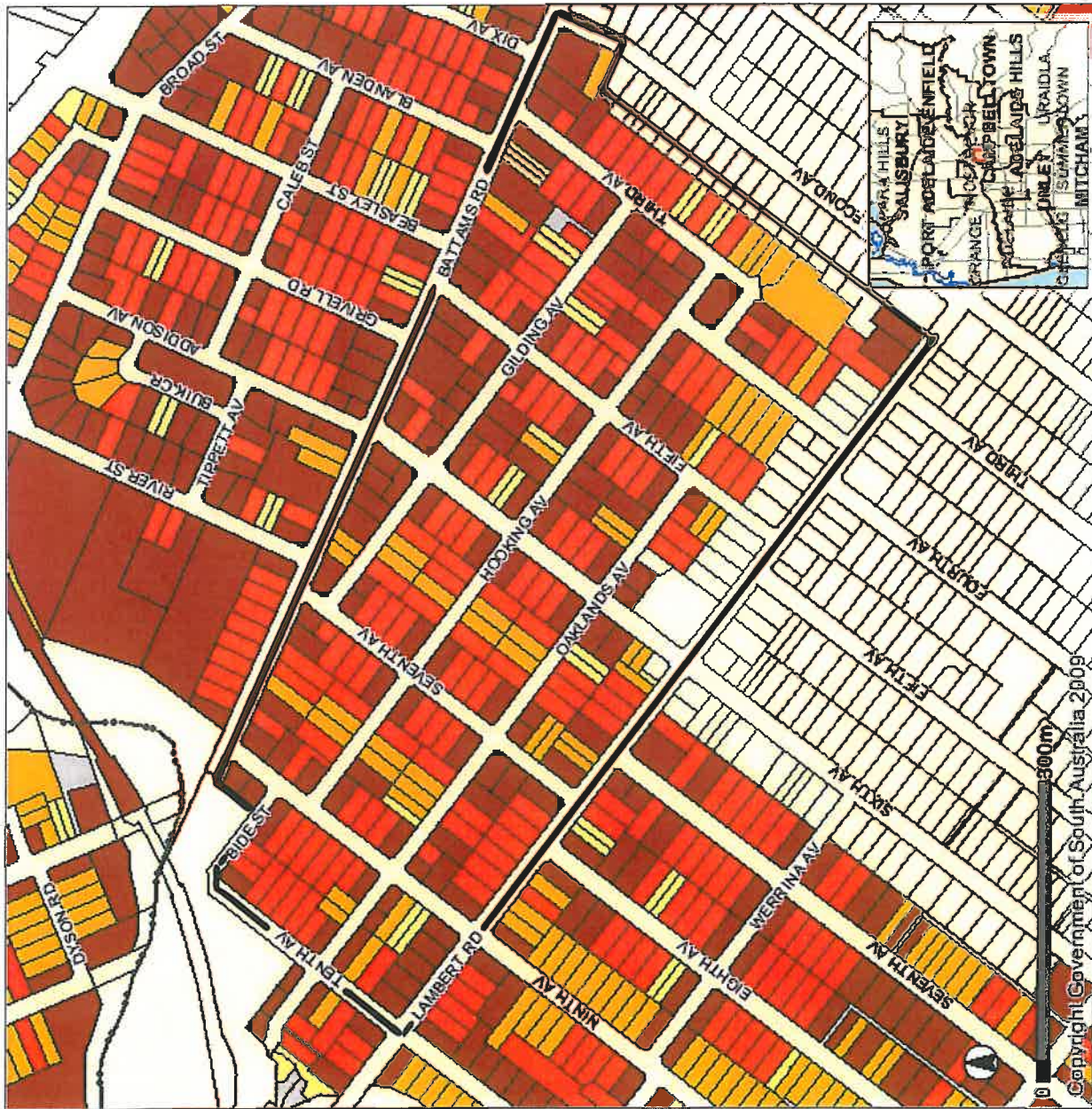
- Major Localities\_labels
- Major Centre
- Regional Localities\_labels
- Regional Centre
- Major Road\_labels
- Minor Road\_labels
- Local Government Areas
- Cadastre June 2006
- State Heritage Areas
- Allotment Size 2006
- Less than 150sqm
- 150 - 349sqm
- 350 - 499sqm
- 500 - 849sqm
- (cont)
- 850sqm or more
- State Boundary

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# Royston Park Allotment Frontage

- Major Localities\_Labels
- Major Centre
- Regional Localities\_Labels
- Regional Centre
- Major Road\_Labels
- Minor Road\_Labels
- Local Government Areas
- Cadastral June 2003
- State Heritage Areas
- Frontage Width 2007
  - 0 - 5.95m
  - 6 - 9.95m
  - 10 - 15.96m
  - 16 - 19.99m
  - (cont)
- 20m or more
- State Boundary



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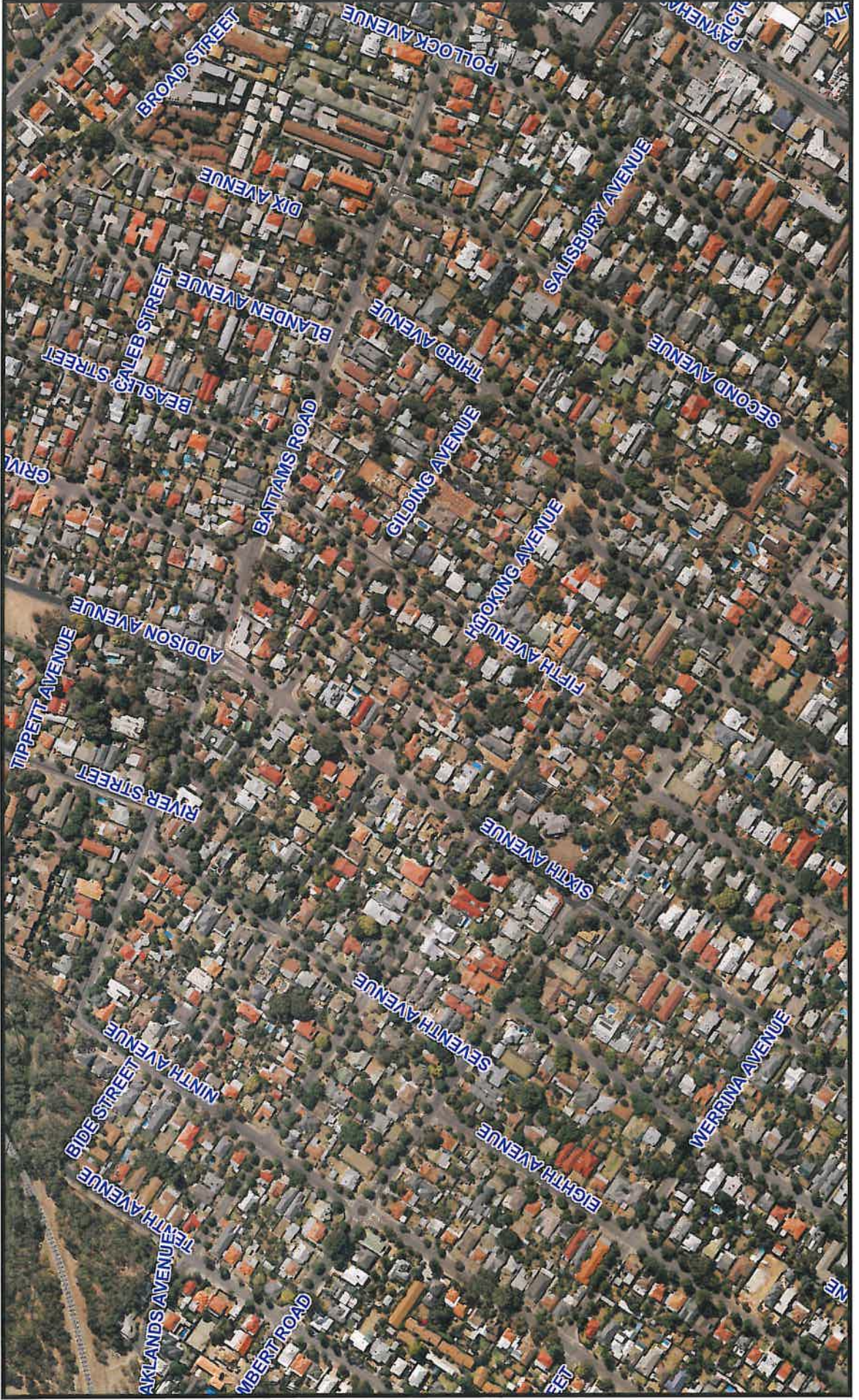
# Royston Park Land Form



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# Royston Park Aerial Photograph





**Royston Park Photo 1:**  
Example of bungalow on wide frontage allotment.



**Royston Park Photo 2:**  
More unusual example of sandstone bungalow with feature verandah.



**Royston Park Photo 3:**

Tudor style dwellings are represented throughout the Royston Park Character Area.



**Royston Park Photo 4:**

Example of tudor dwelling on Fifth Avenue.



**Royston Park Photo 5:**

Example of bungalow dwelling characterised by wide dwelling facade and verandah.



**Royston Park Photo 6:**

Tudor dwelling with three feature roof gables.