

Historic Area Statement
Port Elliot

		The Strand	Horseshoe Bay	Murray Terrace	North Terrace
Eras and themes		<p>1850's-1920's Residential & Small Commercial</p> <p>Early commercial, civic and institutional buildings underpin the historic street. A compact commercial and shopping core towards North Terrace, with holiday houses and cottages concentrated towards Freeman's Lookout to the south. A pedestrian-friendly environment, preserving the backdrop to streetscapes on Charteris Street, Murray Terrace and Horseshoe Bay.</p>	<p>1850's-1920's Former Port, Leisure</p> <p>The focal point of the township and centre for leisure activities is Horseshoe Bay. It remains largely undeveloped, with landscape and natural elements prioritised.</p>	<p>1850's-1920's Residential</p> <p>The Murray Terrace section contains both historically significant buildings of the 19th Century and more recent dwellings which give the area a unique character, particularly the bungalow style dwellings located south of the railway line.</p>	<p>1850's-1920's Commercial & Residential</p> <p>This area provides the entrance to the historic Port Elliot township.</p>
Allotments & Subdivision Patterns	Site Areas	900m2 average	n/a	800m2 average	900m2 average
	Street Frontages	20m average	n/a	21m average	20m average North side 27m average South side
	Front Setbacks	Minimal to residential buildings, often no setback to commercial buildings. Buildings parallel to street.	n/a	Minimal (1-2m) south of train line and larger (6-8m) north of train line. Buildings parallel to street.	4-7m setbacks to residential buildings, typically no setback to commercial buildings. Buildings parallel to street.
	Side	3-4m driveway side; 1.2m	n/a	3-4m driveway side; 1.2m	4-10m to residential

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	Setbacks	otherwise. Where vehicles are provided for garaging and carports to rear of properties (not attached to houses or at street frontages).		otherwise. Larger north of train line. Where vehicles are provided for garaging and carports to rear of properties (not attached to houses or at street frontages).	buildings, minimal side setbacks to commercial buildings. Where vehicles are provided for garaging and carports to rear of properties (not attached to houses or at street frontages).
Architectural Features		Square or rectangular ground plans with hipped and gabled roofs and mostly separate verandahs. Symmetrical facades common. High solid to void (door & window openings) ratio.	Significant natural landscape with historic shipping remnants (timber jetty, breakwater & quarry). Existing structures are generally unobtrusive.	Square or rectangular ground plans with hipped and gabled roofs and continuous verandahs in Bungalow styles. High solid to void (door & window openings) ratio.	Square or rectangular ground plans with hipped and gabled roofs. Separate verandahs, extending over footpaths for commercial buildings. High solid to void (window & door opening) ratio.
Building Height		Predominantly single storey residential external wall heights 3.8-4.1m and ceilings of at least 3m. Two-storey historic landmark civic, religious & commercial structures.	Predominantly single storey and sited well below the cliff face.	Single storey external wall heights 3.8-4.1m and ceilings of at least 3m.	Single storey external wall heights 3.8-4.1m and ceilings of at least 3m. Two-storey historic landmark civic, religious & commercial structures.
Materials		Walls unpainted limestone and bluestone with redbrick quoins. Some rendered masonry. Corrugated roofs. Distinct absence of contemporary materials.	Natural materials dominate. Stone, rendered masonry, unpainted timber, corrugated roofs.	Walls unpainted limestone redbrick quoins and side walls. Some rendered masonry. Corrugated and terracotta tiled roofs. Distinct absence of	Bluestone, limestone and rendered masonry. Corrugated roofs. Distinct absence of contemporary materials.

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				contemporary materials.	
Fencing		Low, open fencing including post and wire, post and rail, picket, hedges & vegetation, masonry reflecting the dwelling behind. Maximum height of front fencing 1.2m.	Fencing designed to minimise interruptions to views.	Low fencing including pickets and masonry (reflecting style of dwelling behind), some hedges. Maximum height of front fencing 1.2m.	Low masonry fencing most common. Some brush, timber and hedging. Maximum height of front fencing 1.2m.
Setting & Public Realm Features		Intimate village character, street trees and verandahs over footpath. Prominent public parks and railway precinct directly connected to street.	Significant natural landscape with historic shipping remnants.	Wide footpaths with planted verges including street trees and shrubs.	Rural open streetscape character with minimal signage and no illuminated signage. Paved and bitumised footpaths with some street trees. Street lamps and significant pine tree prominent features.