

2.3 Types of urban form

The metropolitan area has a mixed use, medium to high-rise centre, occupying about half of the area within the South Adelaide street grid. Low-rise medium-density dwellings largely occupy the remainder of South Adelaide.

Separating South Adelaide and North Adelaide from the remainder of the urban area are the Adelaide Park Lands, an area of approximately 700 hectares.

Beyond the Park Lands are suburbs comprising largely single storey detached buildings. Interspersed through the largely residential streets are shopping centres, including fifteen of more than 30,000 m².

The built up area is largely made up of buildings and allotments in certain standard patterns of form and relationship. Each of these types of urban form has a distinct character, and each exists in at least several places. These types are:

- residential neighbourhoods
- early 20th Century town centres
- 20th Century strip development
- 'big-box' shopping centres
- mixed industrial and commercial areas
- heavy industrial areas.

Their defining built form characteristics are described below, along with the 'one-off' central city.

[Figure 9: Types of urban development: distribution in the metropolitan area](#)

Central city

- Mix of uses, including cultural, entertainment, institutional, retailing, office, residential and industrial
- A predominance of commercial development
- Low to high rise buildings
- Medium to high density
- Buildings are typically built to or near the front boundary, and often to the sides and rear
- The skyline created by the taller buildings contrasts with the relative flatness of most of the remainder of the metropolitan area, similar to many other plains cities

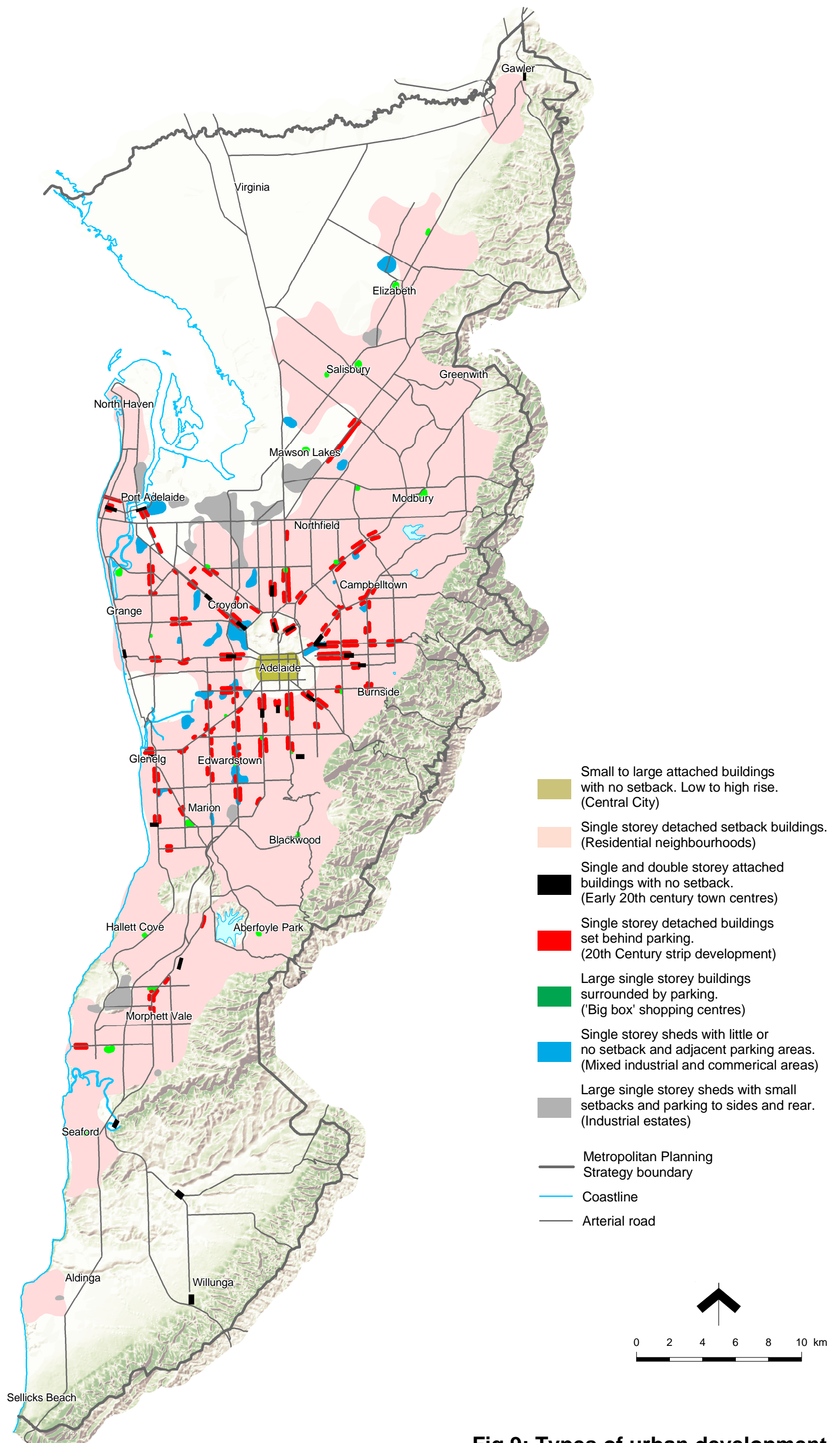


Fig 9: Types of urban development



Figure 10: Aerial photograph of the central city



Figure 11: Typical streetscape from the central city

Residential neighbourhoods

- Single use
- Detached single storey buildings
- Large allotments (typically 500 to 800 m2)
- Generous gardens and setbacks
- Large areas of open space beyond the inner suburbs
- Wide streets with rows of small to medium trees
- Masonry construction of bluestone, sandstone, face brickwork or rendered masonry
- Side and rear fencing typically made of sheet metal



Figure 12: Bluestone

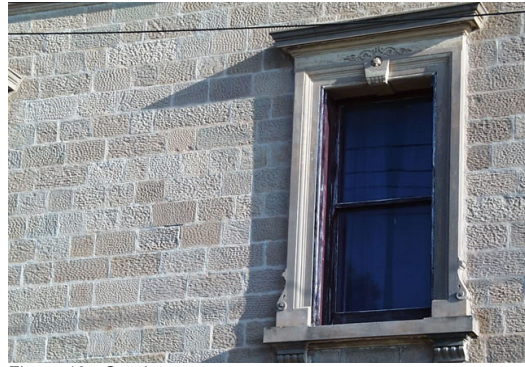


Figure 13: Sandstone

Elements that are distinctive to parts of the metropolitan area, but are not ubiquitous include:

- Brush fencing
- Distinctive front fences of stone gate pillars and masonry half-walls surmounted by cast iron panels
- A distinctive house style featuring exaggerated Tudor gables



Figure 14: Brush fence



Figure 15: Exaggerated Tudor gables



Figure 16: Aerial photograph of a typical residential neighbourhood



Figure 17: Typical streetscape from a residential neighbourhood

Early 20th Century town centres

- Retail and commercial uses, pedestrian based
- Single storey
- A core of historic buildings, of one or two storey, using vernacular materials: (Bluestone, Sandstone, Brick)
- Built to the front boundary, attached
- Often based on a 19th Century core



Figure 18: Aerial photograph of a typical early 20th Century town centre



Figure 19: Typical streetscape from an early 20th Century town centre

20th Century strip development

- Retail and commercial uses, car based
- Single storey buildings set back from the road behind car parks



Figure 20: Aerial photograph of typical 20th Century strip development



Figure 21: Typical streetscape from 20th Century strip development

'Big-box' shopping centres

- Single use
- Single storey
- Large shed-like and inward looking buildings
- Large surface car parks surrounding the buildings

- Adjacent to and usually well set back from arterial roads



Figure 22: Aerial photograph of a typical 'big box' shopping centre



Figure 23: Typical streetscape from a 'big box' shopping centre

Mixed industrial and commercial areas

- Mix of light industry, warehouses and commercial uses
- Often a result of colonization of adjacent residential areas by warehouses and small industry



Figure 24: Aerial photograph of a typical mixed industrial and commercial area



Figure 25: Typical streetscape from a mixed industrial and commercial area

Industrial estates

- Factories, depots and warehouses
- Large single volume buildings, detached
- Corrugated sheet metal construction
- Extensive open areas used for storage and vehicle parking
- Extensive landscaped setbacks from adjacent uses



Figure 26: Aerial photograph of a typical industrial estate



Figure 27: Typical streetscape from an industrial estate