



Strategic Planning and  
Development Policy  
Committee

## NOTICE OF MEETING

Notice is hereby given that a meeting of the Strategic Planning and Development Policy Committee will be held in the

**Council Chamber, Glenelg Town Hall  
Moseley Square, Glenelg**

**Tuesday 26 November 2019**

Roberto Bria  
CHIEF EXECUTIVE OFFICER



## Strategic Planning and Development Policy Committee Agenda

### 1. OPENING

The Presiding Member, Mayor Wilson will declare the meeting open at            pm.

### 2. APOLOGIES

2.1 Apologies received

2.2 Absent

### 3. DECLARATION OF INTEREST

*If a Council Member has an interest (within the terms of the Local Government Act 1999) in a matter before the Committee they are asked to disclose the interest to the Committee and provide full and accurate details of the relevant interest. Members are reminded to declare their interest before each item.*

### 4. CONFIRMATION OF MINUTES

#### Motion

**That the minutes of the Strategic Planning and Development Policy Committee held on 13 August 2019 be taken as read and confirmed.**

Moved Councillor \_\_\_\_\_, Seconded Councillor \_\_\_\_\_ **Carried**

### 5. PUBLIC PRESENTATIONS

5.1 Deputations - Nil

### 6. QUESTIONS BY MEMBERS

6.1 Without Notice

6.2 With Notice - Nil

### 7. MOTIONS ON NOTICE - Nil

### 8. ADJOURNED ITEMS - Nil

### 9. REPORTS BY OFFICERS

9.1 Historic and Character Area Statements – Planning and Design Code (Report No: 443/19)

9.2 Heritage Contribution Items – Transition Development Plan Amendment – Statement of Intent (Report No: 442/19)

10. **URGENT BUSINESS – Subject to the Leave of the Meeting**
11. **CLOSURE**

**ROBERTO BRIA**  
**CHIEF EXECUTIVE OFFICER**

Item No: **9.1**

Subject: **HISTORIC AND CHARACTER AREA STATEMENTS - PLANNING & DESIGN CODE**

Date: 29 October 2019

Written By: Strategic Planner

General Manager: Strategy & Business Services, Ms P Jackson

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## **SUMMARY**

As part of the PDI Act 2016, Council's Development Plan will be rescinded and replaced by a single state wide Planning & Design Code in July 2020. The existing Historic Conservation Areas, and Residential Character Zones are being replaced with a state wide residential policy, with Historic and Character Overlays that will guide development in those areas.

The overlays will include policy to shape development, and includes Historic and Character Area Statements that details the built form and defining architectural features of these areas. The statements will guide new development in these areas, and form the basis of the assessment of demolition in the areas with a Historic Area Overlay.

The Planning and Design Code has been released for consultation without these statements included, and instead the Department of Planning Transport and Infrastructure (DPTI) has advised Councils that they can submit draft statements to be included in the later part of the consultation process. Council administration have drafted the Historic and Character Area Statement to be submitted to the Department of Planning Transport and Infrastructure (DPTI) to be included in the Planning & Design Code.

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## **RECOMMENDATION**

### **That Council:**

- 1. support the draft Historic and Character Area statements to be submitted to DPTI to be included in the Historic and Character Area Overlays in the Planning and Design Code.**
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## **COMMUNITY PLAN**

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighbourhoods



Placemaking: Building character and celebrating history

## **COUNCIL POLICY**

Not Applicable.

## **STATUTORY PROVISIONS**

*Planning Development Infrastructure Act 2016*

*Development Act 1993*

*Development Regulations 2008*

*Heritage Places Act 1993*

## **BACKGROUND**

The Draft Planning & Design Code was released for consultation in October 2019, which includes the Zones and Policies for the Residential Areas. There are two main Residential Zones applied across the Council, the General Neighbourhood Zone, which replaces the Residential Zone, and the Suburban Neighbourhood Zone that replaces the Residential Character Zone. The Overlays are a spatial layer on the state mapping system, with the Historic Area Overlays to match the existing Historic Area Overlays, and the Character Overlay will match the existing Policy Areas within the Residential Character Zones.

As the draft Planning and Design Code has been released with the Historic and Character Area Statements left empty, DPTI has advised Councils that they can draft their own versions of the Historic and Character Area Statements and submit these by then end of November. The use of Historic and Character Area Overlays allow for local content to be included into the policy. These statements will include details of the built form, public realm, materials, defining architectural features in that area.

Once submitted, the statements will be reviewed and entered into the draft Planning & Design Code during the consultation phase, and will be available for the general public to make comment on. Residents within the affected areas will receive a letter from DPTI advising of the option to comment on the Historic and Character Area Statements.

## **REPORT**

As part of the Consultation of the Planning and Design Code, the State Planning Commission have released a draft Practice Direction of how the Local Heritage Overlay, Historic Area Overlay and Character Area Overlay will operate. The Practice Direction is a guide to how the overlays will function in the Planning and Design Code and the role of the Historic Area and Character Area Statements.

The draft Historic Area Statements are located in **Attachment 1**, and the draft Character Area Statements are in **Attachment 2**.

*Refer Attachment 1 and 2*

In relation to Historic Area Statements, the Practice Direction states:

- 1 *The Historic Area Statement identifies the key historic characteristics and elements of importance in a particular area. This Statement should be used to determine the prevailing styles and patterns of development for the purposes of interpreting all policies within the Historic Area Overlay.*
- 2 *It is not intended that the characteristics described in the Historic Area Statement are used as a means to justify complete replication of traditional, historic styles. Instead, development should be designed in a way which makes reference to and complements the prevailing characteristics of the area and associated building(s).*

In regards to Character Area Statements, the Practice Direction states:

*The Character Area Statement identifies the key characteristics and elements of importance in a particular area. This Statement should be used to determine the prevailing styles and patterns of development for the purposes of interpreting all policies within the Character Area Overlay.*

Whilst the Character and Historic Statements will assist in the assessment of development applications, they are only part of the overall assessment process. The Historic and Character area Overlays include a range of policies that will help guide development in these areas. This includes demolition and new dwellings, where a contextual understanding of the locality is required in order to determine applications.

DPTI have provided examples of both Character and Historic Area Statements within the Planning and Design Code, which Council administration have used as a template in creating the draft statements. The draft statements are reasonably broad and generic in order to limit their length and complexity.

Council staff have undertaken an initial review of the 7 Policy Areas within the current Residential Character Zone that will have the Historic and Character Area Overlays under the Planning & Design Code. This review has included the assessment of the current Desired Character Statements in the Development Plans, and site visits to each Policy Area to understand the existing character, built form, materials and public realm of each area. Below is a transition table which indicates which Policy Areas will become Historic Area Overlays, and which will become Character Area Overlays.

Current Policy Area	Proposed Overlay
Central Glenelg Village Policy Area 8	Historic Area Overlay
Da Costa Park Policy Area 9	Historic Area Overlay
Maturin Road Policy Area 10	Historic Area Overlay
New Glenelg Policy Area 11	Historic Area Overlay
Seacliff Policy Area 12	Character Area Overlay

Streetscape Character (Brighton and Glenelg East) Policy Area 13	Character Area Overlay
Streetscape Character (Glenelg and Glenelg North) Policy Area 14	Character Area Overlay

Some of the existing Policy Areas within the Residential Character Zone apply across separate areas, and as such the built form and character in those areas are different (such as the Brighton and Glenelg East Policy Area 13). It was decided that it would be beneficial to write separate Character Statements so that a unique statement can be made for each area. This is due to the clear distinction in character of each area, separation of geography, and different era of subdivision and development. The intent of these statements is to summarise the main features and character of a specific area, and so by using smaller areas, a more indicative, and succinct statement can be created.

Proposed Historic/ Character Area	Description
Central Glenelg Village	The extent of the existing Central Glenelg Village Policy Area 11
Maturin Road	The extent of the existing Maturin Road Policy Area 10
New Glenelg	The extent of the existing New Glenelg Policy Area 11
Da Costa Park	The extent of the existing Da Costa Park Policy Area 9
Glenelg Township Expansion	The extent of the existing Streetscape Character Policy Area 14 within the suburb Glenelg, east of Gordon Street
Glenelg North Township	The extent of the existing Streetscape Character Policy Area 14 within the suburb Glenelg North, west of Tapleys Hill Road
St Leonards	The extent of the existing Streetscape Character Policy Area 14 within the suburb Glenelg North, east of Tapleys Hill Road
Glenelg East	The extent of the existing Streetscape Character Policy Area 13 within the suburb of Glenelg East
Brighton	The extent of the existing Streetscape Character Policy Area 13 within the suburb of Brighton
Seacliff	The extent of the existing Seacliff Policy Area 12

The Historic Area and Character Area Statements has been referred to Council's Heritage Advisor who has provided feedback, which has been incorporated into the statements. The statements have been kept relatively short as to be compatible with examples provided with DPTI and to not over complicate the statements. The statements are considered to capture the essential elements

of each as to assist both applicants and planners during the preparation and assessment of development applications.

It is noted that once the draft Historic and Character Area Statements have been submitted to DPTI, they will then be reviewed and be included in the draft Planning & Design Code for public consultation up until the end of February 2020.

Historic Area Statements for Councils in Phase 2 have recently been uploaded onto the Planning Portal and the affected land owners have recently been notified by mail of the draft statements. As the statements relate to Overlays of Phase 2 Councils, residents have been given up until 29 November to make comment. A similar process is expected for properties within the metropolitan area.

#### **BUDGET**

There is no allocated budget for this project.

#### **LIFE CYCLE COSTS**

There are no ongoing costs to this project.

# Attachment 1



# Historic Area Statements

City of Holdfast Bay

## Glenelg Village

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- 1840s-1860s</li> <li>- 1870s – 1900s</li> <li>- 1910s - 1930s</li> <li>- Subdivision by Light Finnis &amp; Co in 1839</li> <li>- Growth period in 1920s associated with increase in holidaymaking and leisure pursuits</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>- Orderly street layout, centred around the St Peters Anglican Church in Torrens Square</li> <li>- Grid pattern of large allotments</li> <li>- Subject to further land division over time but legibility of original pattern remains</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>- Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</li> <li>- Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</li> <li>- Inter-War buildings, mostly Bungalows</li> <li>- Low scale to medium, relatively small dimensions and basic building details</li> <li>- Many dwellings without vehicle garaging.</li> <li>- Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</li> </ul>
Form and scale	<ul style="list-style-type: none"> <li>- Predominantly single storey but some two storey.</li> <li>- Rectilinear plan forms</li> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</li> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Concave, bullnose and straight-pitched verandahs</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<p>Consistent with the materials used in the 1840s to 1930s period. Variation in use and arrangement of materials assists in breaking down bulk and scale and adds visual interest.</p> <ul style="list-style-type: none"> <li>- Bluestone, sandstone, walls (unpainted)</li> </ul>

	<ul style="list-style-type: none"> <li>- Some brick</li> <li>- Brick or rendered quoin work and plinths</li> <li>- Corrugated iron roofing</li> <li>- Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</li> </ul>
Building setbacks	<ul style="list-style-type: none"> <li>- Consistent front setbacks in the order of 3 metres</li> <li>- Small side setbacks</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Well established streetscape character, with clearly defined setbacks and uniform front landscaping</li> <li>- Substantial Norfolk Island Pines along Augusta Street and Fig trees at Torrens Square</li> <li>- Vistas toward St Peters Anglican Church from Augusta and Nile Streets</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Timber picket, timber dowel, timber paling</li> <li>- Hedging</li> <li>- Low masonry plinth with cast iron or wrought iron in a traditional arrangement</li> <li>- Woven wire or low masonry with or without geometric steel for Inter-war buildings</li> </ul>

## Maturin Road

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- 1920s or 30s</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>- Northern side allotments were subdivided from Edward A Wright's property (The Olives), and southern side allotments from Colonel Maturin's property (Bromley)</li> <li>- Allotments on southwest end were subdivided in 1886 by Giles (subdivision re-activated in 1912)</li> <li>- Mixed allotment sizes with large frontages of around 18 metres</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>- Typical 1890s to early 20<sup>th</sup> Century dwellings</li> <li>- Victorian dwellings</li> <li>- Inter-War dwelling styles including Bungalow, Tudor, Art Deco and Mediterranean</li> <li>- Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</li> </ul>
Form and Scale	<ul style="list-style-type: none"> <li>- Single storey and two storey (some in-roof or partly in-roof).</li> <li>- Rectilinear plan forms</li> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</li> </ul>

	<ul style="list-style-type: none"> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Deep verandahs and porches</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<p>Consistent with the materials used in the 1880s to 1930s period. Variation in use and arrangement of materials assists in breaking down bulk and scale and adds visual interest.</p> <ul style="list-style-type: none"> <li>- Sandstone, red brick, rendered facades</li> <li>- Corrugated iron and terracotta tiled roofing</li> <li>- Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</li> <li>- Timber strapping on Inter-War dwelling gables</li> </ul>
Building setbacks	<ul style="list-style-type: none"> <li>- Substantial building setbacks</li> <li>- Front setbacks in the order of 8 metres</li> <li>- Side setbacks provide visual spacing between dwellings</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Narrow street</li> <li>- Well-established garden settings</li> <li>- Lack of street planting due to the narrow width of Maturin Road</li> <li>- The Olives is a significant State Heritage Place on Olive Street</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Timber picket, timber dowel, timber paling</li> <li>- Hedging</li> <li>- Low masonry plinth with cast iron or wrought iron in a traditional arrangement</li> <li>- Woven wire or low masonry with or without geometric steel for Inter-war buildings</li> </ul>

## Da Costa Park

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- 1923 subdivision</li> <li>- 1920s – 1930s dwellings</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>- Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve</li> <li>- A fine example of Garden city theory in practice</li> <li>- Undertaken by St Peters College Board of Governors, in excess of 200 allotments of 50ft frontages were created</li> <li>- The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered</li> <li>- Allotments in the order of 740sqm, with 17 frontages</li> </ul>
Architectural Buildings	<p>Inter-War style dwellings including:</p> <ul style="list-style-type: none"> <li>- Tudor Revival</li> <li>- Californian bungalow</li> </ul>



	<ul style="list-style-type: none"> <li>- Art Deco</li> <li>- Some Spanish mission</li> </ul> <p>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>
Form and Scale	<ul style="list-style-type: none"> <li>- Single storey</li> <li>- Rectilinear plan forms</li> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 25 to 35 degrees</li> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Deep verandahs and porches</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<p>Consistent with the materials used in the 1920s to 1930s period. Variation in use and arrangement of materials assists in breaking down bulk and scale and adds visual interest.</p> <ul style="list-style-type: none"> <li>- Terracotta tiled and corrugated iron roofing</li> <li>- Brick, sandstone, and stucco and part-rendered finishes</li> <li>- Roofing, facades and fenestration in natural red brick and terracotta colouration</li> <li>- Timber joinery including fascia, barges, window frames, door frames and doors.</li> <li>- Timber strapping on Inter-War dwelling gables</li> </ul>
Building setbacks	<ul style="list-style-type: none"> <li>- Consistent front setbacks in the order of 8 to 9 metres</li> <li>- Side setbacks provide visual spacing between dwellings</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Centred around Da Costa Park, with its triangular landscaped area and mature trees</li> <li>- Relatively wide streets</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Woven wire</li> <li>- Low masonry with geometric steel</li> <li>- Low masonry (stepped)</li> <li>- Low masonry fencing (often stepped)</li> <li>- Low Rock face sandstone</li> <li>- Hedging</li> </ul>

## New Glenelg

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- Subdivided by John Bentham Neales in 1850</li> <li>- Buildings 1860s – 1900s and 1920s – 1930s</li> <li>- Most intense development occurred in 1870s and 1880s</li> <li>- Further development in 1920s – 1930s (Interwar period)</li> </ul>

Subdivision Pattern	<ul style="list-style-type: none"> <li>- Subdivided as a physical statement in microcosm of the social principles on which the colony of South Australia was founded, with a range of large and small allotment sizes to suit all potential purchasers</li> <li>- varying allotment sizes and street widths</li> <li>- Larger allotment sizes of around 1,000sqm have been retained in some areas to the west along Broadway, Robert Street and South Esplanade</li> <li>- Smaller allotment sizes ranging from 300 to 500sqm are predominant throughout the Bath Street area, and between Hastings and Moseley Streets</li> <li>- Uniform allotment sizes of 720sqm and frontages of 15m along Penzance and Partridge Streets have mostly been retained from Neales original subdivision</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>- All domestic architectural types from the 1870s to 1880s, from the largest of seaside mansions (eg South Esplanade) to the humblest of workers cottages (eg John Street)</li> <li>- Late Victorian to early 20<sup>th</sup> Century Period architecture</li> <li>- Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</li> <li>- Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</li> <li>- Inter-War buildings, mostly Bungalows</li> <li>- Many dwellings without vehicle garaging.</li> <li>- Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</li> </ul>
Form and scale	<ul style="list-style-type: none"> <li>- Predominantly single storey.</li> <li>- Rectilinear plan forms</li> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</li> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Concave, bullnose and straight-pitched verandahs</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<p>Consistent with the materials used in the 1840s to 1920s period. Variation in use and arrangement of materials assists in breaking down bulk and scale and adds visual interest.</p> <ul style="list-style-type: none"> <li>- Sandstone, bluestone and brick</li> <li>- Corrugated iron and tiled roofing</li> </ul>

	<ul style="list-style-type: none"> <li>- Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</li> <li>- Timber strapping on Inter-War dwelling gables</li> </ul>
Building Setbacks	<ul style="list-style-type: none"> <li>- Front setbacks vary from street to street across the area</li> <li>- Front setbacks are however consistent along individual streetscapes</li> <li>- Side setbacks provide visual spacing between dwellings</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Norfolk Island pines throughout</li> <li>- Mature oak street trees along Moseley Street</li> <li>- Vistas over the ocean to the west of the Historic Area</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Timber picket, timber dowel, timber paling</li> <li>- Hedging</li> <li>- Low masonry plinth with cast iron or wrought iron in a traditional arrangement</li> <li>- Woven wire or low masonry with or without geometric steel for Inter-war buildings</li> </ul>

# Attachment 2



# Character Area Statements

City of Holdfast Bay

## Glenelg North (West of Tapleys Hill Road)

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"><li>- 1850s to 1920s</li></ul>
Subdivision Pattern	<ul style="list-style-type: none"><li>- Rectangular allotment shapes in varying sizes (from 250sqm to 950sqm)</li><li>- Some allotments have been amalgamated to make way for residential flat buildings and units</li></ul>
Architectural Buildings	<ul style="list-style-type: none"><li>- Small scale, simplified building forms</li><li>- Single storey detached and semi-detached villas</li><li>- Single storey detached cottages</li><li>- Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</li><li>- Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</li><li>- Some Inter-War buildings, mostly Tudor style</li><li>- Many dwellings without vehicle garaging.</li><li>- Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</li></ul>
Form and Scale	<ul style="list-style-type: none"><li>- Predominantly single storey but some two storey.</li><li>- Rectilinear plan forms</li><li>- High degree of modulation and articulation</li><li>- Low scale</li><li>- Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</li><li>- Short roof spans</li><li>- Hip and gable roof forms</li><li>- Concave, bullnose and straight-pitched verandahs</li><li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li><li>- High solid to void ratio</li><li>- Vertical proportions in windows and doors</li></ul>
Materials	<p>Consistent with the materials used in the 1840s to 1920s period. Variation in use and arrangement of materials assists in breaking down bulk and scale and adds visual interest.</p> <ul style="list-style-type: none"><li>- Bluestone or sandstone walls</li><li>- Corrugated iron roofing</li><li>- Timber joinery including verandah posts and framing, fascia, barge, window frames, door frames and doors.</li></ul>

Building Setbacks	<ul style="list-style-type: none"> <li>- Mix of front setback patterns, with older dwellings having small front setbacks, and later dwellings set further back from the street</li> <li>- Generally small front setbacks in the order of 3 to 6 metres</li> <li>- Side setbacks provide visual spacing between dwellings</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Small suburban feel, within proximity to the open spaces of the Patawalonga Reserve</li> <li>- Strong sense of uniformity of buildings in some areas</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Timber picket, timber dowel, timber paling</li> <li>- Hedging</li> <li>- Low masonry plinth with cast iron or wrought iron in a traditional arrangement</li> <li>- Woven wire or low masonry with or without geometric steel for Inter-war buildings</li> </ul>

## Glenelg North (East of Tapleys Hill Road)

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- 1880s to 1920s</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>- Orderly subdivision pattern</li> <li>- Originally subdivided in 1841 as the suburb of "St Leonards-on-the-Sea"</li> <li>- Allotment sizes up to 800sqm with 18m frontages</li> <li>- Smaller allotment sizes with rear laneways between Alison and Bagshaw Streets of around 430sqm</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>- Larger scale single storey detached dwellings</li> <li>- Bungalow style dwellings with large front and side boundary setbacks</li> <li>- Examples of smaller scale dwellings between Alison and Bagshaw Streets</li> <li>- Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</li> <li>- Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</li> <li>- Some Inter-War buildings, mostly Tudor style</li> <li>- Many dwellings without vehicle garaging.</li> <li>- Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</li> </ul>
Form and Scale	<ul style="list-style-type: none"> <li>- Predominantly single storey but some two storey.</li> <li>- Rectilinear plan forms</li> </ul>

	<ul style="list-style-type: none"> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</li> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Concave, bullnose and straight-pitched verandahs</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<p>Consistent with the materials used in the 1840s to 1920s period. Variation in use and arrangement of materials assists in breaking down bulk and scale and adds visual interest.</p> <ul style="list-style-type: none"> <li>- Sandstone and red brick facades</li> <li>- Corrugated iron roofing</li> <li>- Timber joinery including verandah posts and framing, fascia, barge, window frames, door frames and doors.</li> </ul>
Building Setbacks	<ul style="list-style-type: none"> <li>- Front setbacks of 6 metres</li> <li>- Side setbacks provide visual spacing between dwellings</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Combination of wide, open streetscapes, and more relatively narrow laneways</li> <li>- Frontages on MacFarlane and Bagshaw Streets facing the Old Gum Tree Reserve</li> <li>- St Leonard's Primary School is a significant presence to the locality</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Timber picket, timber dowel, timber paling</li> <li>- Hedging</li> <li>- Low masonry plinth with cast iron or wrought iron in a traditional arrangement</li> <li>- Woven wire or low masonry with or without geometric steel for Inter-war buildings</li> </ul>

## Glenelg (Excluding Glenelg Central Village Historic Area)

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- 1840s – 1930s</li> <li>- Earliest period of settlement of South Australia</li> <li>- Subdivision by Light Finnis &amp; Co in 1839</li> <li>- Growth period in 1920s associated with increase in holidaymaking and leisure pursuits</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>- Uniform street layout, an extension of the original Glenelg Village set out by Colonel William Light in 1839</li> <li>- Rear laneways to service dwellings on Gordon and Rose Streets, and buildings on Brighton Road.</li> <li>- Allotment sizes ranging from 320sqm to 680sqm</li> <li>- Frontages from 8m to 17m</li> </ul>

Architectural Buildings	<ul style="list-style-type: none"> <li>- Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing</li> <li>- Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings</li> <li>- Inter-War buildings, mostly Bungalows</li> <li>- Low scale to medium, relatively small dimensions and basic building details</li> <li>- Many dwellings without vehicle garaging.</li> <li>- Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade</li> </ul>
Form and scale	<ul style="list-style-type: none"> <li>- Predominantly single storey but some two storey.</li> <li>- Rectilinear plan forms</li> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings)</li> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Concave, bullnose and straight-pitched verandahs</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<p>Consistent with the materials used in the 1840s to 1930s period. Variation in use and arrangement of materials assists in breaking down bulk and scale and adds visual interest.</p> <ul style="list-style-type: none"> <li>- Bluestone or sandstone walls (unpainted)</li> <li>- Some brick</li> <li>- Brick or rendered quoin work and plinths</li> <li>- Corrugated iron roofing</li> <li>- Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.</li> </ul>
Building setbacks	<ul style="list-style-type: none"> <li>- Small setbacks</li> <li>- Side setbacks provide visual spacing between dwellings</li> <li>- Consistency of setbacks in streetscapes</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Well established streetscape character, with clearly defined setbacks and uniform front landscaping</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Timber picket, timber dowel, timber paling</li> <li>- Hedging</li> <li>- Low masonry plinth with cast iron or wrought iron in a traditional arrangement</li> </ul>



	<ul style="list-style-type: none"> <li>- Woven wire or low masonry with or without geometric steel for Inter-war buildings</li> <li>- Cyclone wire and steel or timber frame</li> </ul>
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## Glenelg East (Excluding Da Costa Park Historic Area)

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- 1900s to 1930s</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>- Medium to large sized allotments</li> <li>- Garden suburb street layout, centred around Da Costa Park in the area south of the tramway, and Sandison reserve north of the tramway</li> <li>- Originally the subdivisions of Helmsdale, Grovene and Dunleath</li> <li>- Predominantly 700sqm allotment sizes with 16m frontages south of the tramway, and 1000sqm allotment sizes with 18m frontages north of the tramway</li> </ul>
Architectural Buildings	<p>Federation style dwellings</p> <p>Inter-War style dwellings including:</p> <ul style="list-style-type: none"> <li>- Tudor Revival</li> <li>- Californian bungalow</li> <li>- Art Deco</li> <li>- Some Spanish mission</li> </ul> <p>Some Post-War Austerity and Conventional style dwellings</p> <p>Garages, carports and outbuildings are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>
Form and scale	<ul style="list-style-type: none"> <li>- Single storey</li> <li>- Rectilinear plan forms</li> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 25 to 35 degrees</li> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Deep verandahs and porches</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<p>Consistent with the materials used in the 1920s to 1930s period. Variation in use and arrangement of materials assists in breaking down bulk and scale and adds visual interest.</p> <ul style="list-style-type: none"> <li>- Corrugated iron or terracotta tile roofing</li> <li>- Brick, sandstone, and stucco and part-rendered finishes</li> <li>- Roofing, facades and fenestration in natural red brick and terracotta colouration</li> <li>- Timber joinery including fascia, barges, window frames, door frames and doors.</li> <li>- Timber strapping on Inter-War dwelling gables</li> </ul>
Building setbacks	<ul style="list-style-type: none"> <li>- Front setbacks typically 8 metres</li> </ul>

	<ul style="list-style-type: none"> <li>- Side setbacks 3 – 4 metres on one side and 1 – 1.5 metres on the other.</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Centred around Da Costa Park historic area, and its associated built form and open space</li> <li>- Glenelg Tramway and linear reserve between Maxwell and Dunbar Terraces</li> <li>- Norfolk Island pines and other mature street trees throughout</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Woven wire</li> <li>- Low masonry with geometric steel</li> <li>- Low masonry (stepped)</li> <li>- Cyclone wire and steel or timber frame</li> <li>- Brush fencing up to 1.4m in height with either rolled or metal capping</li> </ul>

## Brighton

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- 1900s to 1930s</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>- Medium to large sized allotments</li> <li>- Linear and curvilinear street layout adjacent Dunluce Castle</li> <li>- 580 to 760sqm allotment sizes, with 17m frontages</li> </ul>
Architectural Buildings	<p>Federation style dwellings Inter-War style dwellings including:</p> <ul style="list-style-type: none"> <li>- Tudor Revival</li> <li>- Californian bungalow</li> <li>- Art Deco</li> <li>- Some Spanish mission</li> </ul> <p>Some Post-War Austerity and Conventional style dwellings Garages, carports and outbuildings are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.</p>
Form and Scale	<ul style="list-style-type: none"> <li>- Single storey</li> <li>- Rectilinear plan forms</li> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 25 to 35 degrees</li> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Deep verandahs and porches</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<ul style="list-style-type: none"> <li>- Corrugated iron or terracotta tile roofing</li> <li>- Brick, stone, timber and part-rendered finishes</li> </ul>

	<ul style="list-style-type: none"> <li>- Fenestration, doorways, windows, eaves and roof forms generally dark in colour</li> </ul>
Building setbacks	<ul style="list-style-type: none"> <li>- Front setbacks typically 8 metres</li> <li>- Side setbacks 3 – 4 metres on one side and 1 – 1.5 metres on the other. (Driveway access down one side of the site and a small setback from the non-driveway side boundary)</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Heavily landscaped settings, mature trees</li> <li>- Mature and uniform street tree settings on Linwood and Athelney Streets</li> <li>- Outlook toward a row of heritage listed Eucalyptus trees on Alfreda Street</li> <li>- Heritage listed Dunluce Castle</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Woven wire</li> <li>- Low masonry with geometric steel</li> <li>- Low masonry (stepped)</li> <li>- Brush fencing up to 1.4m in height with either rolled or metal capping</li> </ul>

## Seacliff

Characteristics	Examples
Historical Period	<ul style="list-style-type: none"> <li>- 1880s to 1920s west of the railway line</li> <li>- 1930s to 1960s east of the railway line</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>- 19<sup>th</sup> century rectilinear road pattern, with small allotment sizes</li> <li>- 540sqm allotments with 16m frontages</li> <li>- Narrow streets, limited street trees</li> <li>- Reduced setbacks</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>- Range of architectural styles</li> <li>- Still some remaining examples of bungalows west of the railway line</li> <li>- Influence of Spanish Mission style architecture</li> </ul>
Form and scale	<ul style="list-style-type: none"> <li>- Single storey</li> <li>- Rectilinear plan forms</li> <li>- High degree of modulation and articulation</li> <li>- Low scale</li> <li>- Steep roof pitches in the order of 25 to 35 degrees</li> <li>- Short roof spans</li> <li>- Hip and gable roof forms</li> <li>- Deep verandahs and porches</li> <li>- Fine-grain detail in elements such as plinths, string courses, projecting sills</li> <li>- High solid to void ratio</li> <li>- Vertical proportions in windows and doors</li> </ul>
Materials	<ul style="list-style-type: none"> <li>- Red and cream brick</li> <li>- Stone</li> </ul>

	<ul style="list-style-type: none"> <li>- Render</li> <li>- Corrugated iron roofing</li> <li>- Terra cotta tile roofing</li> <li>- Varied building materials across the area</li> </ul>
Building setbacks	<ul style="list-style-type: none"> <li>- Varied Front setbacks</li> <li>- Side setbacks provide visual spacing between dwellings</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>- Railway line is a significant feature, with associated landscape corridor</li> <li>- Sloping landform</li> <li>- Coastal views</li> </ul>
Fencing	<p>Fencing that is compatible with the era and style of the building with which it is associated, maintain views of the building from the public realm and be consistent with and complement the streetscape character.</p> <ul style="list-style-type: none"> <li>- Fencing that complements the scale and style of the associated dwelling</li> </ul>

Item No: **9.2**

Subject: **HERITAGE CONTRIBUTORY ITEMS – TRANSITION DEVELOPMENT  
PLAN AMENDMENT – STATEMENT OF INTENT**

Date: 26 November 2019

Written By: Strategic Planner

General Manager: Strategy & Business Services, Ms P Jackson

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## **SUMMARY**

In May of this year the State Planning Commission released a series of information papers on how heritage properties would transition into the new Planning and Design Code. Local Heritage and State Heritage places will retain their heritage status under the new PDI Act, but not the Heritage Contributory items. Holdfast Bay Council currently has 534 places listed as Heritage Contributory Items, which will no longer have any heritage status once the PDI Act becomes operational on 1 July 2020.

At the Council meeting on 22 October 2019 Council voted to proceed with a Development Plan Amendment (DPA) with a proposal to upgrade 41 Contributory Items to local Heritage Places.

This report is presenting the Statement of Intent (SOI) with the recommendation for 41 places that will be forwarded to the Minister for Planning for approval to commence with the DPA.

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## **RECOMMENDATION**

### **That Council:**

- 1. endorse the attached Statement of Intent and 41 recommended places, to be lodged with the Minister for Planning, to commence with the proposed Development Plan Amendment.**
- 

## **COMMUNITY PLAN**

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighbourhoods

Placemaking: Building character and celebrating history

**COUNCIL POLICY**

N/A

**STATUTORY PROVISIONS**

*Planning Development Infrastructure Act 2016*

*Development Act 1993*

*Development Regulations 2008*

*Heritage Places Act 1993*

**BACKGROUND**

The Council voted at its meeting on June 25 2019 to investigate whether to proceed with a Local Heritage DPA following the announcement from the State Government that Heritage Contributory Items would not transition into the Planning and Design. After a review of all 534 contributory items, a recommendation was put forth at the Council meeting on October 22 that a DPA be undertaken with 40 places proposed to be included as part of the DPA. Since that meeting, another review of the properties highlighted an additional property for the DPA

Council administration have been advised by DPTI that only Heritage Contributory Items located within the existing Historic Conservation Areas can be included as part of this DPA, however an agreement has been provided by DPTI that one additional property not currently identified as a contributory item could be included in the DPA.

The Planning and Design Code was released for Consultation on 1 October 2019, and advised by DPTI, it contains the list of state and heritage listed properties, but not any contributory items.

**REPORT**

Following on from the approval at the June 25 meeting, Council staff have undertaken an initial review of the 534 heritage contributory review items, with each site having been visited, photograph and an initial data sheet written for each property. This initial review allowed staff to gain an appreciation of the range of the contributory items across council. From that initial review it was considered that a large percent of the heritage contributory items are of a design and character that is well represented throughout the Council area.

Following on from the motion at the Council meeting on 22 October, Council Administration have completed the SOI template and present it for Council's support, along with the heritage data sheets of the 41 places recommended. The heritage data sheets are still in draft format and will be completed by a Heritage Consultant once approval has been granted by the Minister for Planning.

In order to commence the DPA Council has to lodge a SOI with the Minister, and then have agreement from the Minister to commence the DPA. The proposed SOI is located in **Attachment 1**. The heritage data sheets of the 41 recommended is contained in **Attachment 2**.

*Refer Attachment 1 and 2*

The 41 places are located across the four Historic Conservation Areas in Glenelg, Glenelg East and Glenelg South. The 41 places have been selected by Council administration as they are considered to potentially satisfy the requirement of Section 23 (4) of the *Development Act 1993* in order for properties to be considered as a Local Heritage Place. To be considered as a Local Heritage Place a property has to satisfy one of the criteria listed in Section 23.

Section 23 of the *Development Act 1993* states the following.

*(4) A Development Plan may designate a place as a place of local heritage value if—*

- (a) it displays historical, economic or social themes that are of importance to the local area; or*
- (b) it represents customs or ways of life that are characteristic of the local area; or*
- (c) it has played an important part in the lives of local residents; or*
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or*
- (e) it is associated with a notable local personality or event; or*
- (f) it is a notable landmark in the area*

DPTI has released a document title 'Heritage in Transition – Practitioner Guide' to assist Council's with the requirements for this Heritage DPA. A copy of this guide is in **Attachment 3**.

*Refer Attachment 3*

The guide outlines the criteria for what each of the above sections are assessed against. The guide also lists a set of exclusions for each of the above criteria. The exclusion guideline is similar for each criteria and consists of:

- **Not related to important local history** – it does not relate to an important theme in local history
- **Common place** – it is of a class of places that is common or frequently replicated across the area
- **Little local interest** - associated with events of interest to only a small number and not to local community
- **Low or questionable importance** – it is associated with an historical event or phase of low or questionable interest
- **Incidental, indirect or unsubstantiated associations** – its associations to significant events, or phases is either incidental, indirect or cannot be substantiated
- **No evidence** – there is no surviving or reliable verifiable evidence to demonstrate the association with the historical event or phase.

The important exclusion to note is the second point, 'common place'. A large percentage of the heritage contributory items replicate each other. The nature of contributory items mean that they will be frequently replicated as they add to the character of the streetscape as a collective, rather than individually.

At the same time as releasing the Planning and Design Code for consultation, the State Planning Commission released a Practice Direction on the Local Heritage Places Overlay, Historic Area Overlay, and Character Area Overlay. A copy of this draft Practice Direction is contained in **Attachment 4**.

*Refer Attachment 4*

The Practice Direction is a guideline as to how the Overlays for the relevant areas will work, and how assessment will be undertaken for development applications in these areas.

This draft Practice Direction outlines what information is required for development where the relevant overlays apply. Currently there is no Practice Direction and applications are referred to Council's Heritage Advisor when they either relate to a heritage property, or propose development within a Historic Conservation Area. Currently there is no requirement for additional information for development within a Residential Character Area.

The Practice Guideline states (below) that for development in a Historic Conservation Area, a Historic Area Impact Statement prepared by an Architect or suitably qualified person must be provided.

*A Historic Area Impact Statement (refer checklist in Attachment 3) must be provided to support any proposed demolition in a Historic Area Overlay. The Statement should be prepared by suitably qualified experts and may include:*

- *Expert heritage advice outlining the contribution the building/structure makes to the historic characteristics of the area (as expressed in the Historic Area Statement), and the extent to which the proposed demolition impacts on those historic characteristics, and where the building has been altered, and the extent to which the building can be restored;*
- *A structural engineer's report detailing the structural condition and integrity of the building/structure, including level of risk to public or private safety and ability to restore; and /or*
- *A quantity surveyor's report outlining the economic cost of repair vs replacement, as the proposal relates to historic and/or structural integrity.*

The Practice Guideline goes on further to say in Attachment 3 that the Historic Area Impact Statement must be provided for all development where the Historic Area Overlay applies. This is a significant change from the current process where applications in Historic Conservation Areas are referred to a heritage advisor, but no supporting information is required. This will have a significant impact on non-contributory items, and add significant cost to applicants to provide the Impact Statement

In regards to Character Area Overlays, the Practice Direction states:



*A Contextual Analysis Report (refer checklist in Attachment 2) must may [sic] be provided to support any new development in the Character Area Overlay. The Report should be prepared by an architect or other suitably qualified expert, and should outline how the proposed development addresses the existing streetscape, having consideration to the key elements and characteristics outlined in the Character Area Statement.*

Whilst the wording of this section is not entirely clear, but the intention of the Practice Direction is, and that is that a more stringent assessment process and supporting documentation will be required for development assessment in residential character areas. Currently there is no requirement for an analysis report, and applications in character areas are not referred to any advisors. The impact of this Practice Direction is significant for applicants in a Character Area and will significantly increase the cost of lodging development applications.

Whilst Council is supportive of a more stringent assessment process for Historic and Character Areas, the additional information outlined in the Practice Direction is considered to be too much and does not take into consideration minor developments. Many developments, especially in character areas such as sheds, swimming pools and rear verandahs have little to no impact on the streetscape and therefore should not be subject to Contextual Analysis reports. As the Practice Direction is in draft format it may be amended. If the Practice Direction is modified through consultation, the intention to assist to retain heritage and character areas will be beneficial, and will help retain the heritage character this DPA is aiming to achieve.

## **BUDGET**

The budget of 18,000 for this DPA was approved at the October22 Council meeting.

## **LIFE CYCLE COSTS**

There are no ongoing costs once the DPA is finalised.

# Attachment 1



# Statement of Intent

By the Council

**Heritage DPA**

**Local Heritage Development Plan Amendment**

**by the**

**City of Holdfast Bay**

**SOI\_November 2019**

**Pursuant to section 25 (1) of the *Development Act 1993* this Statement of Intent forms the agreed basis for the preparation of the proposed Development Plan Amendment.**

**Roberto Bria  
CHIEF EXECUTIVE OFFICER**

**Date:**

**Stephan Knoll  
MINISTER FOR PLANNING**

**Date:**



## Table of Contents

<b>1. Introduction</b>	<b>1</b>
1.1 Statement of Intent .....	1
1.2 Chief Executive Statement.....	1
1.2.1 Council Contact Person .....	1
<b>2. Scope of the Proposed DPA</b>	<b>2</b>
2.1 Rationale.....	2
2.2 Potential Issues.....	2
<b>3. Strategic and Policy Considerations</b>	<b>2</b>
3.1 The Planning Strategy.....	2
3.2 Council Policies .....	3
No changes to Council Development Plan Policies are proposed. ....	3
3.2.1 Council's Strategic Directions (Section 30) Report.....	3
3.2.2 Infrastructure Planning.....	3
3.3 Minister's Policies .....	3
<b>4. Investigations and Consultation</b>	<b>3</b>
4.1 Investigations Previously Undertaken .....	3
4.2 Investigations Initiated to Inform this DPA.....	4
4.3 Consultation .....	4
<b>5. Proposed DPA Process</b>	<b>4</b>
<b>6. Professional Advice and Document Production</b>	<b>5</b>
6.1 Professional Advice .....	5
6.2 Document Production .....	5
6.3 Mapping.....	5
<b>7. Proposed DPA Timetable</b>	<b>6</b>
Process B2 - Heritage Timetable .....	6



## **1. Introduction**

### **1.1 Statement of Intent**

Pursuant to section 25(1) of the Development Act 1993 (the Act) the City of Holdfast Bay (the Council) has reached agreement with the Minister on this Statement of Intent (SOI) prepared by the Council in accordance with the Development Regulations 2008 (the Regulations).

The SOI details the scope, relevant strategic / policy considerations, nature of investigations to be carried out, the consultation process and timeframes to be followed in preparing the DPA.

### **1.2 Chief Executive Statement**

The Chief Executive Officer of the Council confirms the following:

- The proposed DPA will assist in implementing the Planning Strategy.
- The proposed DPA has been endorsed by Council.
- All procedures, documentation and mapping will accord with relevant statutory requirements of the Act and Regulations.
- Sufficient Council resources will be devoted to completing the DPA within the agreed timeframe. Council acknowledges that the Minister can lapse the DPA if key timeframes are not met by Council pursuant to section 25(19) of the Act.
- Council may use the outcome of investigations and other information produced by external sources which will be reviewed by a qualified, independent professional advisor (pursuant to section 25(4) of the Act).

#### **1.2.1 Council Contact Person**

The key Council contact person who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA is:

- Michael Gates – Strategic Planner – 8229 9857 [mgates@holdfast.sa.gov.au](mailto:mgates@holdfast.sa.gov.au)

## 2. Scope of the Proposed DPA

### 2.1 Rationale

This heritage DPA is being prepared as a result of the changes proposed in the Planning and Design Code that will mean that Heritage Contributory Items listed in the current Development Plan will have no heritage status.

There are 534 Heritage Contributory Items located within the City of Holdfast Bay in the suburbs of Glenelg, Glenelg East and Glenelg South. These properties are considered to be important to the historic character of the Glenelg area and tell the story of how the area has evolved over time. The character of dwelling range between the Victorian era of the 1880s to the inter war period of the 1930s.

The Glenelg area has been a prominent part of the early history of South Australia, with the first settlement of the state occurring in this region. As part of that the built form of the locality is characteristic of that era, with many properties being integral to the lives of prominent South Australians of that time.

The suburb of Glenelg East is an excellent example of a 'garden city design' that was accepted practice of city design in the 1920s. The area remains largely undeveloped from that era, with the original pattern of division still retained, with very few replacement dwellings having been constructed in the area since the original dwellings were constructed in the 1920s and 1930s.

The range of places to be reviewed as part of this DPA also includes a place of worship that is currently listed as a Heritage Contributory Item.

Council is committed to maintaining the heritage character of the Glenelg area and the important part it has to the local community. With the loss of their heritage status, it is considered that the overall character of these area may be lost if the important heritage properties are not protected. By upgrading these properties to local heritage places they will be protected from demolition and maintain the heritage character of the locality.

Contributory Items within existing Heritage areas will be covered by the Historic Area overlay however some may qualify for local heritage place listing in their own right.

Council has reviewed their contributory items and determined to proceed with the consideration of 41 properties to be listed as local heritage places. Each place will be assessed against the local heritage criteria (prescribed in section 23 (4)(a) of the *Development Act, 1993*).

### 2.2 Potential Issues

Potential issues associated with the proposed listings:

- The identification of any incentives that Council may offer landowners of local heritage places.
- Managing community expectations and understanding of the implications of any changes of listing from Contributory Item to Local Heritage Place

## 3. Strategic and Policy Considerations

### 3.1 The Planning Strategy

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following targets and policies:



Target	How the target/policy will be implemented:
The 30 Year Plan for Greater Adelaide (2017 Update)	
Target 6: Greater Housing Choice – Increase housing choice by 25% to meet changing household needs in greater Adelaide by 2045	Clarifying the heritage value of properties currently listed as contributory items, provides greater certainty as to the housing that will be sought to be retained in Local Heritage areas. This provides context for housing development and choice across the balance of the Council area.
Policy 34 – Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted	The DPA will review existing contributory items against the local heritage places criteria and seek to list those that meet this criteria in order to ensure their ongoing recognition and conservation.

## 3.2 Council Policies

No changes to Council Development Plan Policies are proposed.

### 3.2.1 Council's Strategic Directions (Section 30) Report

Council's recent Strategic Directions Report does not make mention or recommendation for local heritage Development Plan Amendments.

### 3.2.2 Infrastructure Planning

The DPA will not be affected by nor affect current infrastructure planning (both social and physical) by Council, the Minister or by a relevant government agency as it relates only to the listing of heritage properties.

## 3.3 Minister's Policies

The DPA is seeking to list local heritage places only, it will not amend policy and therefore no amendment to the Planning Policy Library or existing Ministerial Policies will occur. The listing process will not affect any exiting Ministerial DPAs.

## 4. Investigations and Consultation

### 4.1 Investigations Previously Undertaken

- 39 contributory items, and 1 dwelling not currently listed have been reviewed by (name) against the criteria for Local Heritage Places as prescribed in section 23 (4)(a) of the *Development Act, 1993*. In reviewing the place consideration was given to the themes of activities and historical forces.
- In doing so the following Council heritage survey/s were reviewed:
  - *Glenelg Heritage Policies Review – Final Report to the Reference Group March 1997 by McDougall & Vines*
  - *Glenelg Heritage Survey – February 1983 – by Hignett & Company*

- The extent of the building/structures that are to be included in the proposed listings have been reviewed.
- Places that are considered to be structurally unsound, have public safety issues or are irredeemably beyond repair have been removed from the proposed listing.

## **4.2 Investigations Initiated to Inform this DPA**

There are no additional investigations that will form part of this DPA.

## **4.3 Consultation**

The following key stakeholders will be consulted during the investigations stage for input into the proposed DPA:

- Department for Planning, Transport and Infrastructure

The following agencies, State Members of Parliament, interested parties, individuals and Councils will be consulted during the consultation stage of the DPA:

- Department for Planning, Transport and Infrastructure
- Heritage SA
- Member for Morphett – Mr Stephen Patterson
- Member for Gibson – Mr Corey Wingard
- Member for Black – Mr David Speirs
- Minister for Planning Stephan Knoll

Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:

- A notice in the Government Gazette (mandatory).
- A notice in Coast City Messenger.
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.
- Notices to the owners of any land that is proposed to be listed as Local Heritage Places.

## **5. Proposed DPA Process**

Council intends to undertake **Process B2 (consultation approval not required)**. A copy of the DPA will be released for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

As Council has provided the assessment of the proposed local heritages listing to DPTI, consultation approval is not necessary. 8 week consultation is appropriate for a heritage DPA.

## **6. Professional Advice and Document Production**

### **6.1 Professional Advice**

The professional advice required will be provided by:

- Jason Brown from BB Architects. Phone 8410 9500

This person satisfies the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. This person is not considered to have a conflict of interest or perceived conflict of interest in the DPA.

### **6.2 Document Production**

The DPA (including the structure, amendment instructions and mapping) will be prepared in accordance with the Heritage in Transition Practitioner Guide and the Technical Guide to Development Plan Amendments issued by the Department for Planning, Transport and Infrastructure (the Department) and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 5 July 2007). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

The Chief Executive Officer of the council will ensure that the policies implement the Planning Strategy, all procedures have been completed within the statutory requirements, and that mapping is correct prior to issuing a certificate in accordance with the Act. If this is not the case, the council will take responsibility for the DPA until the matter has been resolved.

### **6.3 Mapping**

Council will obtain electronic copies of all the affected maps and/or figures from the Department prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

Council will liaise with the Department to prepare the mapping requirements and put into the Heritage database. Local Heritage Places must be correctly identified as inaccuracies can cause invalid listings.

Amendments to maps will be provided in the required format to the Planning Division of the Department.

## 7. Proposed DPA Timetable

### Process B2 - Heritage Timetable

The following timetable is proposed for this DPA based on the selected process. Council will take steps to update this timetable if it appears at any stage that Council will require an extension to complete a task.

Consultation will be completed prior to **30 June 2020** to ensure it is completed prior to the replacement of the Development Plan with the Planning and Design Code on 1 July 2020.

Heritage DPAs not lodged for approval by **31 December 2020** will cease to operate as the Development Act provisions will cease and a new Code Amendment process will need to be undertaken.

Steps	Responsibility	Agreed Timeframe from Minister's Approval
<b>Development Plan Amendment (DPA)</b>		
Investigations conducted; DPA prepared	Council	12 weeks
Agency and public consultation concludes	Council	8 weeks
<b>Summary of Consultation and Proposed Amendment (SCPA)</b>		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	10 weeks  Public consultation closes by <b>30 June 2020</b> SCPA lodged with the Department by <b>31 December 2020</b>
SCPA assessed and considered by the Local Heritage Hearing Panel and State Planning Commission (SPC). Approval DPA prepared for Minister.	Department	16 weeks
Minister considers report on DPA and makes decision (If amendments are proposed the Minister must consult with Council prior to finalising the DPA)	Minister	8 weeks
Approved DPA gazetted	Department	2 weeks

Following Ministerial approval of the proposed amendment, it is forwarded to the Environment, Resources and Development Committee of Parliament for review.

# Attachment 2



## DWELLING

**Address:** 1/4 & 2/4 Alma Street,  
GLENELG SOUTH  
5045

**Certificate of Title:** 5028/539 & 5028/540

**Use:** Dwelling  
**HCZ Area:** Yes

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil



### HISTORY AND DESCRIPTION:

### STATEMENT OF HERITAGE VALUE:

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.



### EXTENT OF LISTING:

### Comments

These pair of dwellings present well to the street and appear to maintain the existing heritage character of the dwelling. The front fence is probably non-original, but does not distract from the heritage character of the building. Maybe suitable for Local Heritage Place

## DWELLING

---

**Address:** 38 Broadway,  
GLENELG SOUTH  
5045  
**Certificate of Title:** 5478/492

---

**Use:** Dwelling  
**HCZ Area:** Yes

---

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

---



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### HISTORY AND DESCRIPTION:

In 1884 this 9 roomed house with office and cellar was built for Miss Phoebe Stanton. In 1895 she leased the house to Charles Rischbieth. In 1932 Frank Smith bought the house, and he conducted the business James Smith Ltd. He was Mayor of Glenelg from 1920-21 and 1938-44 and was Member of the House of Assembly for the Glenelg District from 1941-47.

The villa is constructed of squared random bluestone with a return verandah. Gable has vertical timber posts on stucco finish. Verandah supported by timber stanchions.

---

### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the construction of residences in the area, particularly during the late 19<sup>th</sup> century.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an example of a house on a large property with original character and condition.
- (e) This house is associated with Frank Smith, who was Mayor of Glenelg from 1920-21 and 1938-44 and was Member of the House of Assembly for the Glenelg District from 1941-47.

---

### EXTENT OF LISTING:

Includes original exterior elements of the dwelling, but excludes any later additions

### Comments

This property has a strong street presence given the spatial setting around the dwelling. The dwelling is set on a large property and maintains much of the original character and in good condition. This dwelling is one of the best examples of this style of dwelling and its retention would be a benefit to the character of the locality. Therefore maybe suitable for LHP



## DWELLING

---

**Address:** 39 Byron Street,  
GLENELG 5045  
**Certificate of Title:** 5394/961

---

**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:



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### STATEMENT OF HERITAGE VALUE:

---

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area.
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

#### EXTENT OF LISTING:

The listing including the exterior of the dwelling including roof form, chimneys and verandah, but excludes later additions and fence

#### Comments

A good example of row dwellings of the original character of Glenelg. These dwellings are in reasonable condition and could be a possible LHP



## DWELLING

---

**Address:** 43 & 43A Byron  
Street, GLENELG  
5045

**Certificate of Title:** 5488/560

---

**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item

**Other Assessments:** Nil

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## HISTORY AND DESCRIPTION:

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## STATEMENT OF HERITAGE VALUE:

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### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

## EXTENT OF LISTING:

Includes original dwelling elements, but does not include later additions

## Comments

This building appears to be in excellent condition, and displays much of the original heritage character. The dwelling character is not well represented in the locality and the visually permeable fence provides greater viewing of the dwelling. Probably suitable for a LHP

## DWELLING

---

**Address:** 43 Gordon Street,  
GLENELG SOUTH 5045  
**Certificate of Title:** 5178/756

---

**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area,
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay

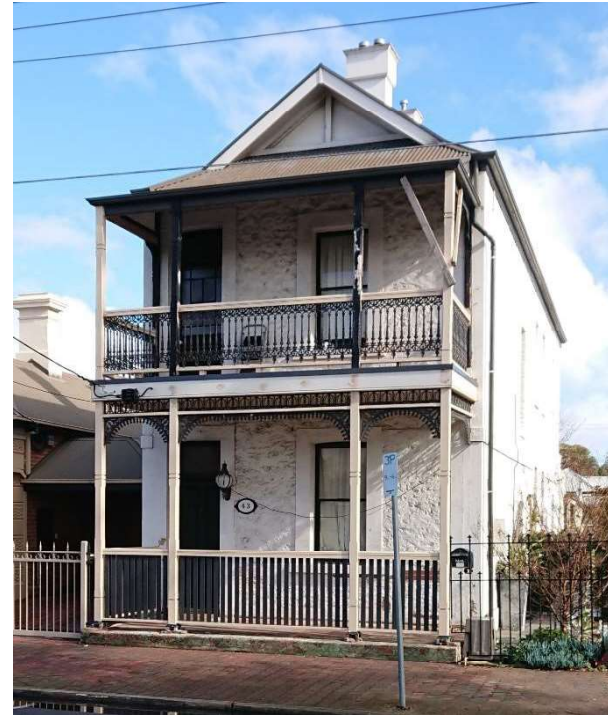
### EXTENT OF LISTING:

Original exterior form of the dwelling, but excluding any later additions

### Comments

This two storey dwelling is quite unique for the locality given its height and design, but still consistent with the overall theme for the locality.

The building appears to be in quite good condition and still appears to display much of the original heritage character. The front verandah woodwork is in need of some repair, but given the coastal environment that is to be expected. There may be some history to this building. Possibly worthy of LHP



## DWELLING

---

**Address:** 58 Penzance Street,  
GLENELG SOUTH 5045  
**Certificate of Title:** 5519/926

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

---



## HISTORY AND DESCRIPTION:

Australia's national poet Adam Lindsay Gordon lived in a house on this site in 1865-66 while a Member of the South Australian House of Assembly, representing the electorate of Victoria (covered land from Murray River to Victorian border). Situated on about three acres of land between Brighton Road and Penzance Street, the house Lindsay Gordon resided in, then designated as number 59, was built and owned by John Monck, a prominent freemason, having bought the land from John Neales in 1851. Mr Monck, who arrived in SA on the HMS Buffalo in 1836, designed and laid out the West Terrace Cemetery, where he resided as caretaker for many years before his appointment as pound keeper to the Glenelg Council. In 1883, 8 allotments in Penzance Street and Brighton Road, New Glenelg, property of the late John Monck were sold for £700. The house where Gordon had lived comprised two small cottages under one roof, both occupied by the poet, and surrounded by a number of trees. By 1895, the houses were derelict, with some of the back rooms already removed, and the rest destined for demolition. In 1926, the original property between Penzance Street and Brighton Road was subdivided, and a parallel laneway put through. Four houses were already erected on part of the land. At this time, the house which Lindsay Gordon had lived was reduced to a pile of rubble at the back of the property (now 58 Penzance Street) near the laneway. From this rubble, three bricks were retrieved bearing the initials 'ALG' and these were incorporated in a row of bricks on the north-facing front wall of the present house, built in 1916 for Stanley Vernon Hicks, a Glenelg Bank official. The house changed hands a couple of times before Douglas McGregor Brook sold it to Simon Thomas McMahon in 1926. Mr McMahon was an Adelaide publican and licensee of the Thistle in Wymouth Street (now the Rendezvous) and the Seven Stars in Angas Street. After the house was sold in 1953, unfortunately new owners at some time had the bricks painted. However, more recent purchasers restored the brick work to its original state.

---

## STATEMENT OF HERITAGE VALUE:

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay
- (e) This house is associated with notable poet Lindsay Gordon, who lived in a house on this property. It is also associated with John Monck, a prominent freemason.

---

## EXTENT OF LISTING:

Includes original external elements, but excludes any later additions

## Comments

This dwelling maintains the original heritage character and is associated with a known historical person. Therefore considered appropriate for local heritage status



## DWELLING

---

**Address:** 62 Hastings Street,  
GLENELG SOUTH 5045  
**Certificate of Title:** 5472/368

---

**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

Built of random coarse stone, brick and corrugated iron. Hipped roof and parapet wall, square pediment and heavy string coursing. Verandah of corrugated iron supported by square posts. Openings have bricked surrounds.

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area.
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is a unique example of this style of dwelling.
- 

### EXTENT OF LISTING:

Includes original external elements, but excludes later additions such as carport and front fence

### Comments

This is quite an interesting style of dwelling and well representative of the historical character of the locality. The building is in good condition and retains much of the original heritage character. Further investigations recommended in regards to LHP

## DWELLING

**Address:** 66 Penzance Street,  
GLENELG SOUTH  
5045

**Certificate of Title:** 5074/122

**Use:** Dwelling  
**HCZ Area:** Yes

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil



### HISTORY AND DESCRIPTION:

### STATEMENT OF HERITAGE VALUE:

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.

### EXTENT OF LISTING:

Includes original external elements, but excludes any later additions

### Comments

This property has quite a substantial street presence and appears to maintain much of its original character but with some later additions. The dwelling maintains the spatial setting. It is well representative of the local history and is one of the finer example of this style of dwelling. Therefore might be suitable for LHP.

## DWELLING

---

**Address:** 72 Moseley Street,  
GLENELG SOUTH 5045  
**Certificate of Title:** 5276/513

---

**Use:** Dwelling  
**HCZ Area:**

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

Built in 1883 for John Tidmarsh, "Bay Window Villa" was constructed of square coarse bluestone which two gable steps and return verandah. Timber finials, one with ball and other with spike and corbels under the eaves. The openings are segmentally arched with stucco surrounds. The verandah is paved with stone dressing at roof supported by turned timber stanchions.

This house was home to notable lawyer Sir Roderic Chamberlain and his wife. Chamberlain was a Judge of the Supreme Court in 1959, until his retirement in 1971.

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1880s
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay
- (e) This house is associated with the notable lawyer and Supreme Court Judge Sir Roderic Chamberlain who lived here in the 1900s.

---

### EXTENT OF LISTING:

### Comments

This is a nice character home in a very nice street. The dwelling appears to be in good condition and maintains much of the original heritage character. Represents the history of the Glenelg area, this dwelling is associated with notable persons of the Glenelg area and probably suitable for LHP.

## DWELLING

---

**Address:** 74 Penzance Street,  
GLENELG SOUTH 5045  
**Certificate of Title:** 5312/181

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1880s.
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

### EXTENT OF LISTING:

Includes original external elements, but excludes any later additions

### Comments

This is a nice character home in a very nice street. The dwelling appears to be in good condition and maintains much of the original heritage character. Represents the history of the Glenelg area and is an excellent example of this style of dwelling. Warrants further investigation about possible LHP



## DWELLING

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**Address:** 79 Moseley Street,  
GLENELG  
SOUTH 5045  
**Certificate of Title:** 5077/232

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:



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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.

---

### EXTENT OF LISTING:

Includes original external elements, but excludes any external elements

### Comments

This is a fine example of this style of dwelling and presents well to the street. The dwelling appears to maintain much of its spatial setting. The dwelling appears to be in good condition and maintains much of its original heritage character. The dwelling is impressive given its scale and presentation to the street. Maybe suitable for LHP.



## DWELLING

---

**Address:** 81 Moseley Street,  
GLENELG SOUTH  
5045

**Certificate of Title:** 5492/552

---

**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1880s.
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

#### EXTENT OF LISTING:

Includes original external elements, but excludes later additions

### Comments

This is a fine example of this style of dwelling and presents well to the street. The dwelling appears to maintain much of its spatial setting. The dwelling appears to be in good condition and maintains much of its original heritage character. The dwelling is impressive given its scale and presentation to the street. Maybe suitable for LHP.



## DWELLING

---

**Address:** 101 Moseley Street,  
GLENELG SOUTH  
5045

**Certificate of Title:** 5488/560

---

**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item

**Other Assessments:** Nil

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## HISTORY AND DESCRIPTION:

A large double storey block of apartments on the corner of Moseley Street and Patawilya Grove. The design reflects neo-Georgian detailing including the substantial front portico supported by paired and single Tuscan Doric columns. The building also retains its face red brick and render and wrought iron fence, geometric pattern wrought iron doors to some apartments and its terracotta Marseilles tiled roof, timber window and door joinery with multi paned upper sashes to the windows.



## STATEMENT OF HERITAGE VALUE:

This block of apartments is representative of one type of residential development which was notable in Holdfast Bay during the Inter War period. The block of dwellings represents the provision of an alternate form of accommodation to separate individual houses in the area.

---

## RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This apartment building is indicative of the changes in residential development and density of dwellings during the Inter War period.
  - (d) This apartment building displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an excellent example of an Inter War block of flats building.
- 

## EXTENT OF LISTING:

Includes original exterior elements, but excludes later additions

## Comments

This two storey has quite significant street presence and presents well to the street. The building appears to be in good condition and present most of the original character to the street, however, it does have a large 2 storey addition to the southern façade of the building, but it is in keeping with the style of the building. Given the size and scale of the building, as well as its prominent location, further investigations is recommended to see if history is associated with this property that may make it suitable for LHP

## CHURCH

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**Address:** Lt 224 Hastings Street,  
GLENELG SOUTH 5045  
**Certificate of Title:** 5473/261

---

**Use:** Church  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay. Constructed in the 1880s it forms part of the original early settlement of Glenelg
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

#### EXTENT OF LISTING:

Includes original external form, but excludes later addition to the rear

### Comments

This church appears to be in good condition and retains much of its original heritage character. There is a later addition to the rear, but this does not impact on the overall character of the dwelling. It appears to be from the original settlement of Glenelg and potentially a building that council should aim to retain. Recommended for LHP





## DWELLING

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**Address:** 1/22 & 2/22 Byron Street,  
GLENELG 5045  
**Certificate of Title:** 5102/767, 5102/767

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**Use:** Dwelling  
**HCZ Area:** Yes

---

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

---

### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

---

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) The dwelling display an historical character of the early settlement of the Glenelg area.
  - (d) The dwelling is a good example of this style of dwelling
- 

### EXTENT OF LISTING:

### Comments

This place maintain the original character of the building, and given the narrow size and design, is not overly represented in the area, maybe a possible LHP



## DWELLING

---

**Address:** 1/29 & 2/29 Gordon Street, GLENELG 5045  
**Certificate of Title:** 5017/623 & 5017/624

---

**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:



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### STATEMENT OF HERITAGE VALUE:

---

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area,
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

#### EXTENT OF LISTING:

The original exterior form of the dwellings, but does not include front fences.

### Comments

This is a unique style of dwellings for the locality. Located very close to the street. The front fences diminish the heritage character of the building, could be easily removed. It is not entirely clear if the portico and bay window located close to the street are original. If not original, they would have been constructed some time ago given their location and building code requirements. Further investigations required, but has been highlighted in previous surveys

## DWELLING

---

**Address:** 4 & 6 Rugless Terrace,  
GLENELG EAST 5045  
**Certificate of Title:** 5073/360 & 5399/621

---

**Use:** Dwelling  
**HCZ Area:** Yes

---

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

---

### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

---

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to the Da Costa Park Area.

---

### EXTENT OF LISTING:

Includes original exterior elements but excludes any later additions and window awnings

### Comments

This is a rather interesting style of art deco dwelling. The two dwellings are joined to form semi-detached dwelling. The dwellings are in excellent condition and present a unique original character. Given the unique design these dwellings may be suitable for LHP.



## DWELLING

---

**Address:** 5 Rugless Terrace,  
GLENELG EAST 5045  
**Certificate of Title:** 5144/314

---

**Use:** Dwelling  
**HCZ Area:** Yes

---

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

#### EXTENT OF LISTING:

Includes original exterior elements, but excludes any later additions

### Comments

This dwelling appears to be a good example of this style of dwelling that is not overly reproduced throughout the locality. The spatial setting of the dwelling is well maintained and the diagonal frontage allows for more viewing from the street. The garden setting is in keeping with house and the front fence is in style with the dwelling. Overall, maybe suitable for a LHP.

## DWELLING

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**Address:** 5 Wyatt Street, GLENELG  
EAST 5045

**Certificate of Title:** 5499/598

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1920s.
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an example of the original development around Da Costa Park.
- 

#### EXTENT OF LISTING:

The original exterior elements of the dwelling, but does not include the later additions

#### Comments

This dwelling present well to the street and appears to maintain much of the original character in good condition. However, the dwelling maintains the unique character of the locality, and has special elements that would warrant heritage protection. The dwelling adds to the character of the street, and to the heritage value of the area. Therefore possibly suitable for LHP



## DWELLING

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**Address:** 11 & 13 Hastings Street, GLENELG SOUTH 5045  
**Certificate of Title:** 5466/60 & 5439/380

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**Use:** Dwelling  
**HCZ Area:** yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

Two three roomed cottages built in 1883 for William Weeden who was a carpenter.

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

### EXTENT OF LISTING:

Includes original external elements but excludes any later additions

### Comments

This pair of cottages is an excellent example of this style of dwelling that is an important character of the Glenelg South Area. These cottages have retained their original character and design and should be preserved to maintain the historic character of the locality. Therefore recommended as local heritage places



## DWELLING

**Address:** 11 Broadway,  
GLENELG SOUTH  
5045

**Certificate of Title:** 5496/556

**Use:** Dwelling  
**HCZ Area:** Yes

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil



### HISTORY AND DESCRIPTION:

#### STATEMENT OF HERITAGE VALUE:

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.



#### EXTENT OF LISTING:

Includes original exterior elements of the dwelling, but excludes later additions

#### Comments

This is quite a substantial dwelling located on the Broadway. The dwelling presents well to the street and appears to retain from the original heritage character. The size and scale of the dwelling makes this unique and adds to the character of the dwelling, and is an excellent example of this style of dwelling. Further investigations recommended, but maybe suitable for LHP.

## DWELLING

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**Address:** 11 Gordon Street,  
GLENELG 5045  
**Certificate of Title:** 5495/490

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

This pair of attached residences were built in 1895 for August H. Beyer. They exhibit a degree of originality of detail in the verandah gable infill patterning, illustrating the move away from classically derived detailing on houses which occurred during the late Victorian period in Adelaide.

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay, as it represents the continued construction of residences in the area, particularly during the late Victorian period.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an example of the move away from classically derived verandah gable infill patterning.

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### EXTENT OF LISTING:

Listing includes original exterior building works, roof form, verandah, front fence. Does not include later addition to the rear

### Comments

This is a fairly substantial dwelling that is currently divided up into several different tenancies. The building has substantial street presence and is very visible from the street thanks to the low fence that appears to be original like the dwelling. The dwelling is in good condition and given its large size is not well represented in the locality. There is a later addition to the rear, but does not over impact on the heritage character. Probably suitable to be LHP. Investigations needed to understand previous historical use.



## DWELLING

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**Address:** 11 Ramsgate Street,  
GLENELG SOUTH  
5045

**Certificate of Title:** 5808/866

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:



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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.

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#### EXTENT OF LISTING:

Includes original external elements and excludes any later additions

#### Comments

This dwelling is a fine example of this style of dwelling. It presents well to the street and maintains much of the original heritage character. Worthy of further investigation for possible LHP

## DWELLING

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**Address:** 12 Bristol Street,  
GLENELG SOUTH  
5045  
**Certificate of Title:** 5063/91

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

This is a six roomed house that was constructed in 1883 as an addition to the house located at 10 Bristol Street. They were connected by a classroom, and in 1892, the Kingston Girls School was established in the buildings.

### STATEMENT OF HERITAGE VALUE:

This dwelling shares a roofline with the dwelling at 10 Bristol Street which is a local heritage place, and together, they are indicative of the provision of private educational facilities during the 1880s, particularly for girls in small educational establishments.



### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the provision of small private educational establishments in Glenelg from the 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.

### EXTENT OF LISTING:

#### Comments

This property is attached to local heritage property with an integrated roof that would make it difficult for this property to be separated from the local heritage place. The building itself is of impressive scale and presents well to the street. The building appears to retain much of the original character and is in good condition. The dwelling is quite unique for the locality and notably different from the attached local heritage place. It is recommended that this place be a LHP to preserve it, and the adjacent LHP.

## DWELLING

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**Address:** 12 Hawkes Avenue,  
GLENELG EAST 5045  
**Certificate of Title:** 6045/998

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1920s.
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay and the construction that took place in this area
- 

### EXTENT OF LISTING:

The original exterior elements, but excludes later additions

### Comments

This dwelling present well to the street and appears to maintain much of the original character in good condition. However, the dwelling presents an excellent example of this unique locality, and has special elements that would warrant heritage protection. The dwelling adds to the character of the street, but not to the heritage value of the area. Possibly suitable for LHP



## DWELLING

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**Address:** 12 Maturin Road,  
GLENELG 5045  
**Certificate of Title:** 5778/891

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

Built for a dentist, Joseph Blitz, this house was also the home to Sir Baden Pattinson, Mayor of Glenelg from 1944-47. He was also the Minister for Education from 1953-65.

The house is a single story coarse squared stone construction with terra cotta tiles and matching goose neck finials and ridge ornamenting. Dormer windows which are louvered for ventilation and has a skillion roof. Openings are rectangular with the stepped opening having a curved window.

### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an example of a small dwelling in good condition.
- (e) This house is associated with notable resident Sir Baden Pattinson who was Mayor of Glenelg from 1944-47, and Minister for Education from 1953-65.

### EXTENT OF LISTING:

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The original exterior elements, but does not include later additions

### Comments

This dwelling presents well to the street with much of the original character appears to be retained. The dwelling has a unique character that is increased by sitting high and proud on the site. The dwelling is a good example of this character of dwelling and the setting is well maintained with a garden front yard and slate driveway alongside the building. Further investigations required, but maybe suitable for LHP

## DWELLING

**Address:** 13 Maturin Road,  
GLENELG 5045

**Certificate of Title:** 5844/450

**Use:** Dwelling  
**HCZ Area:** Yes

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

### HISTORY AND DESCRIPTION:



### STATEMENT OF HERITAGE VALUE:

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.

#### EXTENT OF LISTING:

Includes original elements, but does not include later additions

#### Comments

This is an interesting style of dwelling, a prominent art deco façade with matching fence. The dwelling appears to be in good condition and displaying the original character of the dwelling. This is an excellent example of this dwelling, further assessment required



## DWELLING

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**Address:** 15 Maturin Road,  
GLENELG 5045  
**Certificate of Title:** 5856/64

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

### STATEMENT OF HERITAGE VALUE:



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### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

### EXTENT OF LISTING:

Includes the original elements of the dwellings, but excludes any later additions

### Comments

This building is of substantial size and scale, and is in good condition. The building is a good example of this style of building and display a character complementary to the character and history of the locality. There may be some history to this building, warrants further investigation and may be suitable for a LHP

## DWELLING

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**Address:** 16 & 18 Sussex Street,  
GLENELG 5045  
**Certificate of Title:** 5508/195 & 5186/621

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

Built of squared stones with brick quoins. Has a dividing wall constructed of brick. Openings are rectangular with brick surrounds. Cast iron lacework and hipped roof.

### STATEMENT OF HERITAGE VALUE:

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the construction of semidetached two storey dwellings in Glenelg.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is a unique example of a two storey semidetached dwelling with verandah.

### EXTENT OF LISTING:

Includes the original form of the dwelling, but does not include later additions

### Comments

This large two storey semi-detached dwelling is an impressive form of dwelling in this locality. The building appears to be in condition, still displaying the original heritage character. A building of this size and scale is not well represented in the locality. There may be some local history associated with the building. Possible LHP



## DWELLING

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**Address:** 16 Ramsgate Street,  
GLENELG SOUTH 5045  
**Certificate of Title:** 3514/111

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Nil  
**Other Assessments:** Nil

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## HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

This house is a particularly interesting example of an architect designed residence that has been returned close to its original appearance. The face brickwork and gable detailing, castellated semi-tower element marking the entrance of the house and the distinctive tiled side room are all notable elements within the architectural design of this structure. It is one of the more notable smaller residences within Glenelg. This house was constructed in 1917 for Ernest and Ada Boucaut, notable Glenelg residents of that time.

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the early 1900s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an example of notable Medieval and Queen Anne Revival elements such as the face brickwork, gable detailing, castellated semi-tower, and distinctive tiled side room.
- (e) This house is associated with the notable Glenelg residents Ernest and Ada Boucaut, as it was their residence. Ernest Boucaut was a draughtsman in the railways section of the Engineering in Chiefs department, and Ada Boucaut (nee Brandt) was the daughter of mining magnate George Brandt (Walkley 2017).

### EXTENT OF LISTING:

Includes original external elements but excludes any later additions

### Comments

This style of dwelling is not overly prominent in the locality, with the design unique to the locality and worthy of additional protection. The dwelling is well maintained and display much of the original character. The dwelling is notable for the area and is considered appropriate as a LHP

Walkley, G (2017) "Boucaut Residence" Building Details- Architects of South Australia

## DWELLING

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**Address:** 19 Maturin Road,  
GLENELG 5045  
**Certificate of Title:** 5498/180

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

### STATEMENT OF HERITAGE VALUE:

#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area,
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.

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#### EXTENT OF LISTING:

Includes original exterior elements, but excludes later additions

#### Comments

This two storey is a fine example of the art deco dwellings along this street. The overall size and scale adds to the street presence of this dwelling and it appears to be in good condition, retaining its original character. The slate driveway also adds to the character of the dwelling. The arch for the carport appears to be quite unique. Whilst the dwelling isn't as old as others in the locality, it does present some of the history of the locality and therefore maybe suitable for a LHP.





## DWELLING

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<b>Address:</b>	25 & 27 Waterloo Street, GLENELG 5045
<b>Certificate of Title:</b>	5398/591 & 5398/590

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<b>Use:</b>	Dwelling
<b>HCZ Area:</b>	<b>Yes</b>

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<b>Heritage Status:</b>	Contributory Item
<b>Other Assessments:</b>	Nil

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### HISTORY AND DESCRIPTION:

Originally built as a pair of houses, this building is now one residence. The scale and detailing reinforce the existing heritage character of Torrens Square and Augusta Street. The rear roof form with the corrugated iron extended in a convex curve over the verandah is distinctive.

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area, particularly during the 1900s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is a unique example of an extended roof form with a convex verandah.

---

### EXTENT OF LISTING:

The original exterior elements, but does not include later additions

### Comments

This pair of semi-detached dwellings presents well to the street and appears to maintain the original character of dwelling in good condition. The building is a good example of this style of dwelling, and given the corner site has a great street presence. This is a good example of this style of dwelling and well represents the character of Glenelg. This house may warrant LHP

## DWELLING

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**Address:** 27 Sussex Street,  
GLENELG 5045  
**Certificate of Title:** CT 5157/759

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

These stables and coachhouse were constructed in 1883 as outbuildings for Williams Knox Sims' house on Colley Terrace, corner of Augusta Street. The barn has since had the addition of a garage door opening, with traditional trimming attempting to keep in with the existing character of the structure.



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### STATEMENT OF HERITAGE VALUE:

The structures are representative of the period before motorised transport and before the subdivision of the allotments for the original Glenelg Township.

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### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it is a stable and coachhouse structure that predates the subdivision of allotments in Light's original Glenelg Township.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an example of a stable and coachhouse, not currently seen anywhere else within its locality or greater area.

---

### EXTENT OF LISTING:

The listing includes the original form of both the dwelling and the barn to the rear

### Comments

Dwelling is in great condition and appears to retain original heritage character. Barn at the rear has impressive stone work, but garage door is new. Not sure how much is original works. Further investigations needs, but barn at rear should be worth retaining, Possible LHP.

## DWELLING

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**Address:** 30 Waterloo Street,  
GLENELG 5045  
**Certificate of Title:** 5857/353

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

This is a symmetrical style cottage, evolved from the Colonial Cottage. Built of random coarse sandstone with vermiculated dressed stone quoins at singular intervals. Hipped roof of corrugated iron with paired corbels under main eaves. Verandah is concave and supported on square posts with slight decorative frieze work. Openings have smooth rendered surrounds.

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of Colonial Cottages in the area.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.

---

### EXTENT OF LISTING:

This includes the original form of the dwelling, but does not include later additions

### Comments

This house appears to be in reasonable condition displaying the original character of the dwelling style. The dwelling presents well to the street and is consistent with the character of area. However, the building does not seem unique to the locality or present a special character worthy of retention. Probably not suitable for LHP



## DWELLING

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**Address:** 31-31a Broadway,  
GLENELG SOUTH 5045  
**Certificate of Title:** 5452/593

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

A distinctive two storey residence constructed of masonry which has been rendered and then lined to simulate stone. The building sits on a red brick plinth and this is repeated in the chimneys and front fence. The house has a glazed Marseilles tiled roof and timber windows and door joinery. A strong timber fascia disguises the gutter line. Double glazing to the upper and lower windows is also evident. The house has interesting architectonic massing with a projecting front bay of two storeys and a single storey rear section with a roof pitch which wraps around the side elevation of the upper level. The architect of this house also appears to have designed the block of flats in Weewanda Street, Somerton Park known as 'Pennsylvania'.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the style of substantial residences constructed in Holdfast Bay during the 1920s and 1930s, and reflects the design, details and building materials typical of the Inter War period. The significant number of substantial stone and brick houses, like this house, constructed in the Inter War period between 1920 and 1940 is an important element of the distinctive historic residential character of Holdfast Bay.

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the construction of substantial two storey residences in the area, particularly during the 1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is a substantial two storey Inter War residence displaying consistent use of materials such as rendered masonry walls, metal window and door surrounds and tall chimneys.

### EXTENT OF LISTING:

Includes original exterior elements, but excludes any later additions

### Comments

This art deco style of building is characteristic of early development in the Glenelg area. This dwelling is in good condition and retains much of the original heritage character, it displays unique character and special elements that would warrant further protection. Therefore the property is considered suitable for LHP.





## DWELLING

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**Address:** 34 Waterloo Street,  
GLENELG 5045  
**Certificate of Title:** 5163/32

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

Built in 1879, this was the home of Mr Buchanan, a mason.

This house is a two storey Georgian style house built of random coarse stone with brick quoins. The doorway has a Roman arch while the window openings are segmentally arched. Both have arches of gauged brickwork commonly known as 'flat' arch. Possibly once had a verandah.

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the construction of residences within the original Glenelg Township in the late 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is a unique example of a two storey house with Georgian architecture of this kind.

---

### EXTENT OF LISTING:

Includes original exterior elements, but does not include later addition such as the window awning

### Comments

This is quite a unique building located in Glenelg. The building is quite different from other dwellings on the street and unique that it is set on the front boundary. The block design of the building adds to the overall size and scale of the building. There may be some history to the use of this building and why it is in this locality. The building appears to be in good condition retaining most of the original character, with the exception of the window blinds. Further investigations required, but maybe suitable for LHP

## DWELLING

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**Address:** 36 Broadway,  
GLENELG SOUTH  
5045  
**Certificate of Title:** 5488/560

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**Use:** Dwelling  
**HCZ Area:**

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the continued construction of residences in the area.
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

#### EXTENT OF LISTING:

Includes original elements of the dwelling, but excludes any later additions such as the front fence

### Comments

This style of dwelling is well represented in the Glenelg. Whilst this dwelling is in good condition and retains much of the original heritage character, it does not display any unique character or special elements. However, it is one of the best examples of this style of dwelling and its street presence is exacerbated by the large wide allotment that it is set on. Further investigations are recommended as to see if it warrants LHP

## DWELLING

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<b>Address:</b>	36 Byron Street, GLENELG 5045
<b>Certificate of Title:</b>	5087/51

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<b>Use:</b>	Dwelling
<b>HCZ Area:</b>	<b>Yes</b>

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<b>Heritage Status:</b>	Contributory Item
<b>Other Assessments:</b>	Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) The dwelling is one of the larger dwelling in the area that has retained a larger allotment and original character.
- (d) The dwelling displays design characteristics significant to the early settlement of the area.

---

#### EXTENT OF LISTING:

Original design elements of the dwelling, does not include front fence

#### Comments

This house is a great example of a return verandah that is in good condition and display much of the original heritage character. The dwelling has good curtilage and the heritage aspect is assisted by the heritage style front fence. The style of dwelling is not overly represented in the locality. Could be suitable for LHP

## DWELLING

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**Address:** 36 South Esplanade,  
GLENELG SOUTH  
5045

**Certificate of Title:** 5457/142

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**Use:** Dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

This dwelling is a well detailed and carefully maintained residence of bungalow design with a broad roof form and deeply shaded arcaded verandah, built in rock faced sandstone. It is an early example of this style. It was built in 1916, three years before the construction of Helen Mayo House in North Adelaide, a similar house of this period, designed by architect A.S. Conrad.

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents a unique architectural style, close to that of notable architect, A.S. Conrad. It also is the final element built part of the Esplanade South Precinct.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an early example of the use of rock faced sandstone with a broad roof form and deeply shaded verandah.

---

### EXTENT OF LISTING:

Includes original external elements, but excludes any later additions such as solar panels

### Comments

This is a nice character home in a very nice street. The dwelling appears to be in good condition and maintains much of the original heritage character. Represents the history of the Glenelg area, and designed by known architects. Therefore considered suitable for local heritage place



## DWELLING

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**Address:** 37-39 Sussex  
Street, GLENELG  
5045

**Certificate of Title:** 5697/36

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**Use:** Hostel/dwelling  
**HCZ Area:** Yes

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**Heritage Status:** Contributory Item  
**Other Assessments:** Nil

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### HISTORY AND DESCRIPTION:

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### STATEMENT OF HERITAGE VALUE:

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#### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay.
  - (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay.
- 

### EXTENT OF LISTING:

Original external elements of the building, but excludes later additions

### Comments

Whilst this is an impressive building in the locality given its size and scale, it is missing some of its original character. Maybe worth investigating the history of this building, given its scale it may have some important history for the locality

## DWELLING

**Address:** 38 & 40 Sussex Street,  
GLENELG 5045

**Certificate of Title:** 5610/692 &  
5275/769

**Use:** Dwelling  
**HCZ Area:** Yes

**Heritage Status:** Contributory Item  
**Other Assessments:** Nil



## HISTORY AND DESCRIPTION:

These two houses of 9 rooms each were built in 1876 for Joseph Jackson. In 1879 they were acquired by H. D. Gell, landbroker and secretary of the Permant Building Society who lived in one and leased the other to Dr Seabrook. H. D. Gell was Mayor of Glenelg from 1884-1886. He held many public positions in Adelaide and was a magistrate.

It is a two storey house with step, built of coarse squared bluestone. The Stone quoins are rendered smooth, and the openings are segmentally arched with stucco surround and moulding with keystone. The gable has a small louvered Roman arched opening for ventilation. The roof is hipped with gable end over step. The balcony and verandah are supported by chamfered timber stanchions with cast iron spear shape lacework.



## STATEMENT OF HERITAGE VALUE:

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay as it represents the construction of residences in the original Glenelg Township in the late 19<sup>th</sup> century.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an excellent example of a two storey house in good condition.
- (e) This house is associated with the notable resident H. D. Gell, who was Mayor of Glenelg from 1884-1886, and served in many other public positions in Adelaide.

## EXTENT OF LISTING:

Includes the original exterior form of the dwelling

## Comments

This is a substantial dwelling in Glenelg and is impressive given its size and scale. The original character appears to be intact and in good condition. Given the size of the building, there may be some history to it worth investigating, possible LHP

# Attachment 3





## HERITAGE IN TRANSITION

## CONTEXT

South Australia has a long and proud legacy of heritage protection since 1978, when places of State heritage value were first entered in the then Register of State Heritage Items. Local heritage recognition followed in 1993, through the newly established Development Act.

The precinct-focused heritage protection, at a state and also at a local level, has existed since early 1980s.

The following Local Heritage Place guidelines provides a useful framework to assist with the identification and evaluation of the potential heritage value of a place. The guide builds upon the material published in the 2001 South Australian 'Planning Bulletin - Heritage' document. Local heritage criteria are unchanged, but are now supported by a series of inclusion and exclusion tests, to provide an analytical framework to assist in the determination of the relative heritage significance of a place against the criteria. This approach has been used to evaluate places nominated for State heritage listing in the South Australian Heritage Register for several years and is supported by the SA Heritage Council.

This guide will also promote consistency in heritage assessment decisions and ensure clarity in the use of the most appropriate local heritage criteria. It is a step towards providing a degree of uniformity between the State and local heritage listing processes and open the way to a long sought after integrated system for South Australia.

**Keith Conlon**

**Chair, South Australian Heritage Council**

# BACKGROUND

## Heritage in Transition

The Government of South Australia and the State Planning Commission's (the Commission) intention is that all State Heritage Places, State Heritage Areas and Local Heritage Places currently identified in Development Plans will transition directly to the Planning and Design Code (the Code).

It is also our intention that existing historic conservation type zones and policy areas as well as character type zones and policy areas will be transitioned (i.e via new overlays) into the Code in direct collaboration with councils, ahead of formal community consultation. More detail about the proposed approach is outlined in documents on the SA Planning Portal ([www.saplanningportal.sa.gov.au](http://www.saplanningportal.sa.gov.au)).

## Contributory Items

The Development Act 1993 did not provide a definition or assessment criteria for the nomination and listing of Contributory Items. The basis and justification of such listings are therefore unclear in most Development Plans, which has led to significant inconsistency and a lack of clarity around these Items. Given the unclear basis of listing, Contributory Items will not be scheduled in definition in the Code.

However, the importance of these items in contributing to the broader character values of various areas is recognised and, as such, the Commission is proposing the use of specific overlays and/or zone policies to ensure the ongoing protection of the character of valued places and neighbourhoods. The Commission is proposing:

- *Local Heritage Area Overlays:* In transitioning Development Plans to the Code, it is intended to apply this Overlay to all existing Historic Conservation Zones/Areas. The Local Heritage Area Overlay will contain policies which seek to protect local heritage values through demolition control (performance assessed), heritage assessment and promotion of adaptive reuse solutions.
- *Character Overlays:* It is intended to apply Character Overlays to existing Character Zones and Areas. This Overlay will provide strengthened policies around design outcomes, including contextual analysis to ensure any new development either maintains or improves existing character.

Consideration is also being given to the use of new tools such as an optional Design Review in both Local Heritage Area Overlays and Character Overlays.

**The Government of South Australia also acknowledges that there may be existing Contributory Items that are potentially of Local Heritage Place significance. Council Development Plan Amendments (DPAs) that seek to undertake this listing process will be prioritised.**

**This Guide provides Councils with the steps and guidance required for undertaking such a DPA. No interim effect will be given to the proposed listings.**

## Heritage Areas and Local Heritage Places - listing post Transition

The heritage listing framework under the Development Act 1993 was directly transitioned into the Planning, Development and Infrastructure Act 2016 without any refinements. If a Council wishes to undertake a DPA to list new Local Heritage Place (not current Contributory Items) or a State or Local Heritage Area, this can commence after the implementation of the Code for that Council area. Further advice and guidance about these processes will be provided at the end of 2019.

The Environment Resources and Development Committee of State Parliament has recently completed an inquiry, which has examined longer term changes to the future listing of National, State and Local heritage Places/ Areas, separate to the transition to the Code. The Government of South Australia will consider the recommendations of the inquiry with the Commission, with the intention of considering heritage reform after the completion of transitioning Development Plans to the Code.

# Starting a Local Heritage ‘Transition’ Development Plan Amendment

## Timeframe for preparing a Transition DPA

It is recommended that the Council meet with the Department of Planning, Transport and Infrastructure (DPTI) before starting a DPA process and investigations to discuss the timing, resource and information requirements. This should be undertaken as soon as possible.

**Contact:** Abi Coad – 7109 7039, Sally Jenkin -71097038

A significant amount of investigation and consultation is required in preparing Heritage DPAs. Transitional Regulations will enable Local Heritage DPAs to be finalised within a 6-month period post-implementation of the Phase 3 Code (effectively up to December 2020) without the need to initiate a Code Amendment process. This timeframe applies to *all* Councils seeking to undertake a Heritage DPA, regardless of what Phase they fall into.

Heritage DPAs not lodged for approval by December 2020 will cease to operate, as the Development Act provisions will cease, and a new Code Amendment process will need to be undertaken.

## The DPA Process

The table below sets out the key steps for Council to prepare a Local Heritage DPA.

STEPS FOR A TRANSITION LOCAL HERITAGE DPA	
Step 1	<b>Assess the Contributory Item</b> for potential Local Heritage Place listing. Refer below for more information.
Step 2	<b>Prepare Statement of Intent (SOI) with the Local Heritage Data Sheets</b> for recommended places. Local Heritage Data Sheet can be found in the Practitioner’s guide to preparing heritage DPA.
Step 3	<b>Lodge SOI</b> with DPTI for consideration by the Minister for Planning.
Step 4	<b>Following approval by the Minister, prepare the DPA and Lodge the Local Heritage Data Sheets</b> with DPTI to prepare the mapping requirements and put into the Heritage database. Local Heritage Places must be correctly identified as inaccuracies can cause invalid listings.
Step 5	<b>Consultation</b> - 8 weeks consultation including letters to affected landowners and occupiers. It is imperative that Council is transparent with its community about the process, the implications of the proposed listings would have on development rights and any incentives available. <b>There will be NO Interim Operation</b>
Step 6	<b>Council considers the submissions</b> and provides the Local Heritage DPA (and information package) for approval to DPTI (Note: additional information requirements are outlined in the Practitioners Guide to Preparing Heritage DPAs).
<b>This must be done by December 2020 (Transitional Provisions to Apply).</b>	
Step 7	The <b>State Planning Commission conducts hearing</b> for objectors and prepares its recommendations. If amendments are proposed, the State Planning Commission will need to consult with Council and then provide advice to the Minister for Planning for approval.
Step 8	The <b>Minister considers the Commission’s advice</b> and decides whether to approve all listings as proposed by Council or amend the list as provided by Council.
Step 9	If Amendments are proposed the <b>Minister will consult with Council</b> on the proposed amendments.
Step 10	Following Council’s response, <b>the Minister will finalise his decision</b> on the DPA. The DPA is then gazetted and the listings entered into the Planning and Design Code.
Step 11	The DPA will be referred the <b>Environment Resources and Development Committee</b> of Parliament for Review.

Refer to the requirements of *Practitioners Guide to Development Plan Amendments* ([https://www.saplanningportal.sa.gov.au/current\\_planning\\_system/planning\\_policy/practitioners\\_guide\\_to\\_preparing\\_development\\_plan\\_amendments](https://www.saplanningportal.sa.gov.au/current_planning_system/planning_policy/practitioners_guide_to_preparing_development_plan_amendments)) for all process, administrative and template requirements.

## Recommending a Local Heritage Place - criteria and thresholds

A Local Heritage Place must meet at least one of the criteria pursuant to Section 23 (4)(a) of the *Development Act*. The professional advice of a heritage specialist is recommended in the evaluation of the potential Local Heritage Place. Note that, a place will not be listed if it is determined to be structurally unsound, has public safety issues or is irredeemably beyond repair.

The heritage investigations will need to involve:

1. Consideration of themes of activities and historical forces. These may have been previously identified in existing Council heritage reviews.
2. Review each contributory item against the local heritage place criteria (section 23(4) of the *Development Act 1993*) in accordance with the Assessment Guidelines.
3. Clearly and accurately describe to what extent the building or property is proposed to be listed (i.e Is it just the façade? Does it exclude additions?) A site visit is strongly advised.
4. Investigate whether the building may be structurally unsound, has public safety issues or is irredeemably beyond repair (this may also be identified during the consultation process).
5. Ensure that the property details are correctly and accurately recorded. Inaccuracies can lead to invalid listings if affected property owners have not been appropriately notified.

Other investigations (by Council Planner) will need to involve:

6. A Strategic Assessment including consideration of any disparities between existing improvements and likely development opportunity.

*For instance a single detached dwelling on a key road corridor would need a compelling argument to be retained over a similar dwelling on a suburban street.*

The legislation requires that all DPAs consider the relevant Planning Strategy. At the Statement of Intent stage, the relevant policies of the Planning Strategy must be identified. At the consultation and approval stages of the DPA the Chief Executive Officer must sign certificates (Schedule 4a and 4b of *Development Regulations*) confirming that the DPA will be consistent with those policies.

7. If current, Council should refer to how the proposal for listings fits with its other strategic priorities.

Heritage protection provided through Development Plans is not just a statutory process. It requires additional processes, including support and commitment and the input of heritage expertise throughout the listing process and for landowners once their place is listed.

## Local Heritage Places - criteria – assessment guidelines

**A) It displays historical, economic or social themes that are of importance to the local area.**

### ***Guidelines for inclusion***

The place should be closely associated with events, developments or cultural phases which have played a significant part in local history. Ideally, it should demonstrate those associations in its fabric, although in some cases there may be no such evidence.

The history of a particular place must be understood through an overview history of the local area, including the identification of important themes. The significance of the place must be demonstrated in relation to the overview history and themes. A place is likely to satisfy this criterion if the following steps are met.

#### ***Step 1: A Basic Test for satisfying Criterion A***

Does the place have a CLEAR ASSOCIATION with an historic event, phase, period, process, function, movement, custom or way of life in the local area, as supported by the overview history and identified themes?

AND

Is the place's association to the historic event, phase, etc. EVIDENT in the physical fabric of the place or in documentary sources or oral history?

**CRITERION MAY BE SATISFIED**

#### ***Step 2: A Basic Test for determining Local Significance***

Is the event, phase etc. of HISTORICAL IMPORTANCE to the local area, having made a strong, noticeable or influential contribution to the evolution or pattern of the local community or environment, with reference to the overview history and themes?

AND

Does the place allow the association with the important event, phase etc. to be BETTER APPRECIATED THAN MOST OTHER PLACES IN THE LOCAL AREA WITH SUBSTANTIALLY THE SAME ASSOCIATION? IS IT AN EXEMPLAR?

**CRITERION IS LIKELY TO BE MET**

#### ***Step 3: Exclusion Guidelines for Criterion A***

The place may not satisfy this criterion if any of the following apply.

<b>Not related to important local history</b>	It does not relate to an <u>important</u> theme in local history.
<b>Common place</b>	It is of a class of places that is <u>common or frequently replicated</u> across the local area.
<b>Little local interest</b>	It is associated with events that are only of <u>interest to a disparate or small number of people</u> and not to a local community.
<b>Low or questionable importance</b>	It is associated with an historical event, phase etc. of <u>low or questionable</u> importance.
<b>Incidental, indirect or unsubstantiated associations</b>	Its associations to the significant event, phase etc. are either incidental, indirect or <u>cannot be substantiated</u> .
<b>No evidence</b>	There is no surviving reliable or verifiable physical, documentary or oral history evidence to <u>demonstrate the association</u> of the place with the historical event, phase, etc.

***Illustrative example of Criterion A being satisfied***



Telephone Exchange, Prospect. Photo source: Prospect Heritage Review, McDougall and Vines

## **B) It represents customs or ways of life that are characteristic of the local area.**

### ***Guidelines for inclusion***

The place should demonstrate a way of life or social custom, which is distinctive locally, being one of a small number of places remaining that demonstrates specific customs or a way of life which reflects the cultural history and identity of the local area.

A place is likely to satisfy this criterion if the following steps are met.

#### ***Step 1: A Basic Test for satisfying Criterion B***

Is the place's association to the distinctive characteristic custom/way of life **EVIDENT** in the physical fabric of the place and/or in documentary sources or oral history?

AND

Is the place **DISTINCTIVE** locally, being one of a small number of places remaining that demonstrates the particular customs or way of life, etc?

**CRITERION MAY BE SATISFIED**

#### ***Step 2: A Basic Test for determining Local Significance***

Is the **CUSTOMS** or **WAY OF LIFE** a noticeable or influential part of the evolution or pattern of the local community or environment?

**CRITERION IS LIKELY TO BE MET**

#### ***Step 3: Exclusion Guidelines for Criterion B***

The place may not satisfy this criterion if any of the following apply.

<b>Not related to important local history</b>	It does not relate to an important theme in local history.
<b>Common place</b>	It is of a class of places that is common or frequently replicated across the local area and other areas.
<b>Little local interest</b>	It is associated with customs and the ways of life only of interest to a disparate number of people and not to a local community.
<b>Low or questionable importance</b>	It is associated with a custom and ways of life of low or questionable importance.
<b>Incidental, indirect or unsubstantiated associations</b>	Its associations to the customs or ways of life are either incidental, indirect or cannot be substantiated.
<b>No evidence</b>	There is no surviving reliable or verifiable physical, documentary or oral history evidence to demonstrate the association of the place with the custom or way of life.



***Illustrative example of Criterion B being satisfied***



Ukrainian Catholic Church of St Volodymyr & Olha, Woodville (City of Charles Sturt). Photo source: City of Charles Sturt Local Heritage Places and Policies Review, Grieve Gillett, 2017

## C) It has played an important part in the lives of local residents.

### ***Guidelines for inclusion***

The place should form the basis of community structure which is important in the cultural history of the local area. These building types are often repeated in each local government area, but each community will also have specific places to which they will have special attachment due to the particular circumstances of local development and sense of place. This may encompass early schools, hotels, institutes, hospitals and churches.

A place is likely to satisfy this criterion if the following steps are met.

#### ***Step 1: A Basic Test for satisfying Criterion C***

Is the place's association to community structure, etc EVIDENT in the physical fabric of the place and/or in documentary sources or oral history?

AND

Is the place SPECIAL locally, being a place that is a key part of community establishment or the social structure of importance to many ?

**CRITERION MAY BE SATISFIED**

#### ***Step 2: A Basic Test for determining Local Significance***

Is the place's reflection of COMMUNITY STRUCTURE a noticeable or influential part of the evolution or pattern of the local community or environment?

**CRITERION IS LIKELY TO BE MET**

#### ***Step 3: Exclusion Guidelines for Criterion C***

The place may not satisfy this criterion if any of the following apply.

<b>Not related to important local history</b>	It does not relate to an important part in the lives of local residents.
<b>Common place</b>	It is of a class of places that is common or frequently replicated across the local area and other areas.
<b>Little local interest</b>	It is associated with an important part of life of only a disparate number of people and not to a local community.
<b>Incidental, indirect or unsubstantiated associations</b>	Its association's lives of local residents are either incidental, indirect or cannot be substantiated.
<b>No evidence</b>	There is no surviving reliable or verifiable physical, documentary or oral history evidence to demonstrate the association of the place with the lives of local residents.

***Illustrative example of Criterion C being satisfied***



Keyneton Institute, 903 Keyneton Road, Keyneton. Photo source: Mid Murray Council Heritage Review 2016 – Southern Places, Flightpath Architects

**D) It displays aesthetic merit, design characteristics, or construction techniques of significance to the local area.**

***Guidelines for inclusion***

The place should:

- display important aesthetic qualities (e.g. natural or designed qualities of merit), reflecting the distinctive conditions or materials available within the district. These places will often immediately come to mind when the locality is mentioned as being 'typical' of the area, or
- display design qualities of acknowledged merit, creative invention, formal design, or represent a new design achievement of its time. Developments in technology or the application of new techniques in design or construction would also qualify, if clearly illustrated in the place.

A place is likely to satisfy this criterion if the following steps are met.

***Step 1: A Basic Test for satisfying Criterion D***

Does the FABRIC of the place exhibit EVIDENCE that clearly demonstrates aesthetic, design or construction ACHIEVEMENT?

or

Does the PHYSICAL FABRIC of the place clearly exhibit particular construction techniques or design characteristics distinctive to the local area,

or

contain VISIBLE PHYSICAL EVIDENCE that clearly demonstrates creative or technical ACHIEVEMENT for the period in which it was created?

... AND

Does the visible physical evidence demonstrate a HIGH DEGREE OF INTEGRITY and is intact?

**CRITERION MAY BE SATISFIED**

***Step 2: A Basic Test for determining Local Significance***

Is there evidence that the characteristics have been APPRECIATED OR VALUED by the wider local community or recognised by an appropriately expert discipline group e.g.

- wide local community ACKNOWLEDGEMENT OF THE MERIT in mediums such as songs, poetry, literature, painting, sculpture, publications, print media etc
- Is the nature and/or scale of the achievement OF A HIGH DEGREE or 'beyond the ordinary' for THE PERIOD IN WHICH IT WAS UNDERTAKEN
- CRITICAL RECOGNITION of the technical or creative characteristics of the place by an appropriately expert discipline group (such as peer awards, or critical publications) as an important example within the local area.

**CRITERION IS LIKELY TO BE MET**

Aesthetic characteristics are the visual qualities of a place that invite judgement against the ideals of beauty, picturesqueness, evocativeness, expressiveness, grotesqueness, sublimeness and other descriptors of aesthetic judgement. The visual qualities of a place lie in the form, scale, setting, unity, contrast, colour, texture and material of the fabric of a place.



### **Step 3: Exclusion Guidelines for Criterion D**

Places would not normally be considered under this criterion if they were simply regarded as being pleasant or somewhat attractive, or if their integrity was diminished so that the aesthetic characteristics were no longer apparent in the place.

The place may not satisfy this criterion if any of the following apply.

<b>Average qualities</b>	It has aesthetic or creative/design/construction qualities that lack distinctiveness and do not exceed those of the general class to which they belong
<b>Qualities not recognised</b>	Its qualities have received little public recognition or recognition within a discipline (for example peer awards).
<b>Degraded qualities</b>	Its qualities have been irreversibly degraded through changes to the fabric or setting.
<b>Qualities not clearly definable</b>	Its qualities are not clearly definable (e.g. being simply regarded as 'pretty' or 'attractive' is not sufficient).
<b>No technical evidence</b>	There is insufficient documentary or technical evidence to prove or substantiate a high degree of achievement.

### **Illustrative Example of Criterion D Being Satisfied**



Lattice Bridge; Railway bridge and stone abutments. This is considered a good example of early railway infrastructure.

Photo source: Upper North Heritage Review Volume 1 The Flinders Ranges Council, Habitable Places Architects and John Mannion, March 2009.

## **E) It is associated with a notable local personality or event.**

### **Guidelines for inclusion**

The place must have a:

- Close association with a person, group or organisation which played an important part in past local events that is readily demonstrated in the fabric of the place. The product of a creative or sports person, would be more closely associated with that person's workplace or sporting venue than would his or her home, grave, school etc.  
Most people are associated with many places in their lifetime, and it must be demonstrated why one place has a special association. As an example, architects are associated with every place they design and there must be a special association beyond the ordinary or common association between an architect and the place they designed, such as a design exemplar; or the first or a rare example of a design style they are noted for, or
- The place should be closely associated with a notable event which has played a significant part in local history. Ideally it should demonstrate those associations in its fabric, although in some cases there may be no such evidence.

The history of a particular place must be understood through an overview history of the local area, including the identification of important themes. The significance of the place must be demonstrated in relation to the overview history and themes.

A place is likely to satisfy this criterion if the following steps are met:

#### **Step 1: A Basic Test for satisfying Criterion E**

Does the place have a CLEAR ASSOCIATION with the life or work of a person, group or organisation?

or

Does the place have a CLEAR ASSOCIATION with an historic event, as supported by the overview history and themes?

... AND

Is the ASSOCIATION of the place to the person, group or organisation EVIDENT in the physical fabric of the place and/or in documentary sources and/or oral history?

or

Is the place's association to the historic event, EVIDENT in the physical fabric of the place and/or in documentary sources or oral history?

**CRITERION MAY BE SATISFIED**

#### **Step 2: A Basic Test for determining Local Significance**

Is the person, group of persons or organisation clearly IMPORTANT, having made a strong, notable or influential CONTRIBUTION to the course of local history?

or

Is the event. of HISTORICAL IMPORTANCE to the local area, having made a strong, noticeable or influential contribution to the evolution or pattern of the local community or environment, with reference to the overview history and themes?

... AND

Is the association SPECIAL being directly related to achievements of the relevant person, group or organisation at the place, or to an ENDURING and/or CLOSE INTERACTION between the place and the person, group or organisation?

or

Does the place allow the association with the important event to be BETTER APPRECIATED THAN MOST OTHER PLACES IN THE LOCAL AREA WITH SUBSTANTIALLY THE SAME ASSOCIATION?

**CRITERION IS LIKELY TO BE MET**



### Step 3: Exclusion Guidelines for Criterion E

The place may not satisfy this criterion if any of the following apply.

<b>Weak association</b>	It has a brief, incidental, distant, indirect or unproven association with the person, group or organisation. i.e <i>the residence of a notable scientist is not a strong association, if the scientist was only born or lived there.</i>
<b>Person etc not significant</b>	It is associated with a person, group or organisation of little significance.
<b>Person etc not locally important</b>	The person, group or organisation is not important in the local community.
<b>Association cannot be demonstrated</b>	The association cannot be demonstrated.
<b>Similar association with many places</b>	A similar association could be claimed for many places, with none being special.

For example, generally the home or the grave of a notable person will not be eligible unless it has some distinctive attribute or DIRECT special association, or there is no other physical evidence of the person's life or career in existence.

### Illustrative Example of Criterion E Being Satisfied



“Warrakilla” House, former Wheatsheaf Inn. The place has strong associations with surveyor George Goyder and notable architect Daniel Garlick”. Photo source: DC Mount Barker Heritage Survey, Part 3: Local Heritage Recommendations: Biggs Flat to Hahndorf, Heritage Online, Anna Pope and Claire Booth, 2004



## **F) It is a notable landmark in the area.**

### ***Guidelines for inclusion***

The place should be a notable landmark in the area which has played a significant part in local history. A landmark building, landscape feature or structure should be visually prominent and a reference point for the whole community or a significant part of it.

The history of a particular place must be understood through an overview history of the local area, including the identification of important themes. The significance of the place must be demonstrated in relation to the overview history and themes.

A place is likely to satisfy this criterion if the following steps are met.

#### ***Step 1: A Basic Test for satisfying Criterion F***

Does the place CLEARLY identify as a notable landmark in the area, as supported by the overview history and themes?

AND

Is the place's notable value EVIDENT in the physical fabric of the place and/or in documentary sources or oral history?

**CRITERION MAY BE SATISFIED**

#### ***Step 2: A Basic Test for determining Local Significance***

Is the landmark of IMPORTANCE to the local area, having made a strong, noticeable or influential contribution to the evolution or pattern of the local community or environment, with reference to the overview history and themes?

**CRITERION IS LIKELY TO BE MET**

#### ***Step 3: Exclusion Guidelines for Criterion F***

The place may not satisfy this criterion if any of the following apply.

<b>Not related to important local history</b>	It does not relate to an important theme in local history and culture.
<b>Common place</b>	It is of a class of places that is common or frequently replicated across the local area.
<b>Little local interest</b>	The landmark is of interest to a disparate number of people and not to a local community.

*Illustrative examples of Criterion F being satisfied*



Clock Tower, Lot 150 Playford Boulevard, Elizabeth. Source: N Gencarelli

**G) In the case of a tree (without limiting a preceding paragraph) - it is of special historical or social significance or importance within the local area.**

### ***Guidelines for inclusion***

The tree should be one held in high regard by the local community or significant cultural group within it, for an extended period. This must be stronger than people's frequent attachment to their usual surroundings. The association may in some instances be in folklore rather than in reality.

A tree is likely to satisfy this criterion only if the following steps are met.

#### ***Step 1: A Basic Test for satisfying Criterion G***

Does the tree demonstrate a DIRECT social, cultural or spiritual association with the PARTICULAR COMMUNITY OR CULTURAL GROUP?

AND

Is the tree an IMPORTANT EXAMPLE of the association between it and the community or cultural group by reason of its regular or long term use of/engagement with the tree, or the enduring ceremonial, ritual, commemorative, spiritual or celebratory use of the tree?

**CRITERION MAY BE SATISFIED**

#### ***Step 2: A Basic Test for determining Local Significance***

Is the particular community or cultural group of HISTORICAL IMPORTANCE, having made a notable or influential CONTRIBUTION to the course of local history?

**CRITERION IS LIKELY TO BE MET**

#### ***Step 3: Exclusion Guidelines for Criterion G***

The place may not satisfy this criterion at the local level if any of the following conditions apply.

<b>Associations common or not widely held</b>	Its associations are commonplace or not widely held within the community.
<b>No enduring attachment</b>	An enduring attachment is not substantiated, or the associations are of recent origin.
<b>Associations not widely held/not strong</b>	Its associations are recognised by only a small number of people or are not held very strongly.
<b>Weak community or cultural group</b>	The community or cultural group lacks definition or is not widely recognised.
<b>Associations cannot be demonstrated</b>	The associations cannot be demonstrated satisfactorily to others or are not considered relevant to the current generation.

*What is Social Value?: A discussion paper* (Australian Heritage Commission, Technical Publications Series Number 3, 1992) may be of assistance when considering Criterion G. It points out that examples of places of 'social value' can be grouped into the following categories (see pages 7-10): public places, places of 'meeting', places of 'resort' and public entertainment, 'communities', places associated with recent significant events, commemorative places and places with special meaning for particular communities.

# Attachment 4





DRAFT FOR CONSULTATION – 1/10/19

**State Planning Commission Practice Guideline (Interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay) 2019**

This practice guideline is issued by the State Planning Commission under section 43 of the *Planning, Development and Infrastructure Act 2016*.

## **Introduction**

Section 43 of the *Planning, Development and Infrastructure Act 2016* allows the State Planning Commission (the “Commission”), with the approval of the Minister, to issue practice guidelines for the purposes of the Act. Generally, practice guidelines provide guidance with respect to the interpretation, use or application of the Planning or Building Rules. This Practice Guideline is in respect to the Planning Rules, and in particular the interpretation of provisions of the Planning and Design Code.

## **Practice Guideline**

### **Part 1 – Preliminary**

#### **1 – Citation**

This practice guideline may be cited as the State Planning Commission Practice Guideline (Interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay) 2019.

#### **2 – Commencement of operation**

This practice guideline will come into operation on the day on which it is published on the SA planning portal.

#### **3 – Object of practice guideline**

The object of this practice guideline is to assist in the interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay. Specific policy guidance is also provided for PO6.1 within the Local Heritage Places Overlay and PO6.1 within the Historic Area Overlay.

### **Part 2 – Definitions as they apply to Heritage and Character**

#### **1- Interpretation**

1 – Specific definitions for the interpretation of policies contained within the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay are provided in *Attachment 1 – Definitions for Heritage and Character Overlays*

## **Part 3 – Local Heritage Places**

### **1- In relation to the extent of the place that has heritage value**

1 – Where the extent of heritage listing is set out within the Planning and Design Code, this should be taken as the elements of heritage value for the purposes of undertaking a development assessment.

2 – Where the extent of heritage listing is not set out within the Planning and Design Code, the applicant should provide advice from a suitably qualified heritage expert to identify the elements of heritage value. Consideration may also be given to any extent of listing identified within a Heritage Survey completed and used to support the original listing of the property.

### **2- Interpretation of Demolition Policy**

PO 6.1 Local Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of the place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value;
- (b) the structural integrity or condition of the building represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

PO 6.2 The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the place.

1 – PO6.1 seeks to establish circumstances where demolition, or part demolition, of a Local Heritage Place may be considered. Any application of PO6.1 needs to have regard to:

- The general intent of the Overlay is to preserve places of Local Heritage value; and
- No single Performance Outcome is mandatory. Rather, a planning judgement must be made against all relevant Code provisions as to the merits of any proposal;
- It is not intended that PO6.1 serve building owners who deliberately neglect their premises in order for them to fall into disrepair to enable demolition under this provision.

2 – A Local Heritage Place Impact Statement (refer checklist in Attachment 4) must be provided to support any proposed demolition, in total or in part, of a Local Heritage Place. The Statement should be prepared by suitably qualified experts and may include:

- Expert heritage advice outlining heritage values of the building/structure, and where the building has been altered, the extent to which the building can be restored, and the extent to which the proposed demolition affects the extent of listing and/or heritage values of the place; and/or
- Structural engineers report detailing the structural condition and integrity of the building/structure, including level of risk to public or private safety and ability to restore.

## **Part 4 – Historic Areas**

### **1- In relation to Historic Area Statements**

1 – The Historic Area Statement identifies the key historic characteristics and elements of importance in a particular area. This Statement should be used to determine the prevailing styles and patterns of development for the purposes of interpreting all policies within the Historic Area Overlay.



2 – It is not intended that the characteristics described in the Historic Area Statement are used as a means to justify complete replication of traditional, historic styles. Instead, development should be designed in a way which makes reference to and complements the prevailing characteristics of the area and associated building(s).

## **2- Interpretation of Demolition Policy**

PO 6.1 Buildings and structures that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished unless:

- (a) the front elevation of the building has been substantially altered and cannot be reasonably, economically restored in a manner consistent with the building's original style; or
- (b) the building façade does not contribute to the historic character of the streetscape; or
- (c) the structural integrity or condition of the building is beyond economic repair.

PO 6.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.

PO 6.3 Buildings, or elements of buildings, that do not conform with the values described in the historic areas statement may be demolished.

1 – PO6.1 seeks to establish circumstances where demolition, or part demolition, of a structure that displays attributes expressed in the Historic Area Statement may be considered. Any application of PO6.1 needs to have regard to the following:

- The general intent of the Overlay is to preserve historic character derived from the collection of places that display attributes expressed in the Historic Area Statement; and
- No single Performance Outcome is mandatory. Rather, a planning judgement must be made against all relevant Code provisions as to the merits of any proposal;
- It is not intended that PO6.1 serve building owners who deliberately neglect their premises in order for them to fall into uneconomic disrepair to enable demolition under this provision.

## **3- Historic Area Impact Statement**

1 – A Historic Area Impact Statement (refer checklist in Attachment 3) must be provided to support any proposed demolition in a Historic Area Overlay. The Statement should be prepared by suitably qualified experts and may include:

- Expert heritage advice outlining the contribution the building/structure makes to the historic characteristics of the area (as expressed in the Historic Area Statement), and the extent to which the proposed demolition impacts on those historic characteristics, and where the building has been altered, and the extent to which the building can be restored;
- A structural engineer's report detailing the structural condition and integrity of the building/structure, including level of risk to public or private safety and ability to restore; and /or
- A quantity surveyor's report outlining the economic cost of repair vs replacement, as the proposal relates to historic and/or structural integrity.

## **Part 5 – Character Areas**

### **1- In relation to Character Area Statements**

1 – The Character Area Statement identifies the key characteristics and elements of importance in a particular area. This Statement should be used to determine the prevailing styles and patterns of development for the purposes of interpreting all policies within the Character Area Overlay.

### **2- Contextual Analysis**

1 – A Contextual Analysis Report (refer checklist in Attachment 2) must may be provided to support any new development in the Character Area Overlay. The Report should be prepared by an architect or other suitably qualified expert, and should outline how the proposed development addresses the existing streetscape, having consideration to the key elements and characteristics outlined in the Character Area Statement.

## **Attachments**

*Attachment 1: Definitions for Heritage and Character Overlays*

*Attachment 2: Checklist – Contextual Analysis for Character Areas*

*Attachment 3: Checklist – Historic Area Impact Assessment*

*Attachment 4: Checklist – Local Heritage Place Impact Assessment*

## Attachment 1 – Definitions for Heritage and Character Overlays

The following definitions should be used for the purposes of interpretation of policy within the Local Heritage Place Overlay, Historic Area Overlay and the Character Area Overlay.

Term	Definition
Character	<p>The combination of the particular attributes, characteristics, and qualities of a place.</p> <p>Attributes of an area (physical, visual and facilities) that form consistent key elements and patterns, and its distinctive 'look and feel'.</p>
Character Area Statement	Detailed, locality-specific guidance for the provision of planning rules within the Character Area Overlay.
Complement / Complementary	Demonstrate a design response that draws reference from the historic attributes expressed in the Area Statements, emphasising their qualities without confusing their legibility.
Conservation Works	<p>The processes of maintaining and conserving a place in order to retain its cultural significance. Conservation activities include maintenance, preservation, restoration, adaptation, explaining and campaigning.</p> <p>Means all of the processes of conserving so as to retain its cultural significance.</p>
Consistent / Consistent with	Adhering to the same design principles. Being visually compatible with attributes of importance expressed in the Area Statements without confusing their legibility or detracting from the identified visual qualities of the locality.
Context	The physical, social, cultural, economic, environmental, and geographic circumstances that form the setting for a place or building. This includes views to and from the site.
Contextual Design	<p>Contextual Design responds to the surrounding environment, and contributes positively to the existing quality and future character of a place.</p> <p>Contextual Design creates places that improve the local area and reinforce the unique character of a neighbourhood or street.</p>
Contextual Analysis	<p>A contextual analysis establishes the immediate development context, identifying and explaining the key influences on the proposed design.</p> <p>It analyses the immediate surroundings and maps potential constraints relating to overlooking, overshadowing, view retention, building bulk, pedestrian and transport networks, streetscape, landscape and policy provisions.</p>

Term	Definition
Curtilage	<p>An area of land (including land covered by water) surrounding an item, area, or place of heritage significance, which contributes to its heritage significance and/or an area of land around a building associated with its function and/or appropriate visual space.</p> <p>It is also the term used to describe the site area of heritage places listed on the heritage register.</p>
Extent of listing	As it relates to a Local Heritage Place, the description of those elements of heritage value set out in the Planning and Design Code.
Form	Overall shape and volume of a building and arrangement of its parts and features, e.g. base walls scale, roof pitch and shape, key features.
Heritage	Places, areas and elements that have been determined to meet the criteria for either State or Local Heritage listing under the relevant legislation.
Heritage Significance	The specific values of a Heritage Place as defined in Section 16 of the Heritage Places ACT 1993.
Heritage Value	The specific values of a Heritage Place as defined in Section 67(1) of the PDI Act 2016.
Historic Area Statement	Detailed, locality-specific guidance for the provision of planning rules within the Historic Area Overlay.
Heritage Impact Statement (HIS)	<p>A review of the potential impact of proposed works on the heritage values of a place or places.</p> <p>Needs to explain how the heritage value of an item is likely to be affected (either positive, negatively, or not at all) by a proposed development.</p> <p>For minor development proposals, a statement outlining how the significance of the heritage place has been taken into account in formulating the proposed work should be provided. This should include a summary of any impacts on the heritage significance and any historic fabric, how these have been minimised and how decisions were reached.</p> <p>For larger and more complex development proposals, a comprehensive HIS should be prepared by a suitably qualified heritage consultant that sets out the rationale for the approach taken. The HIS should identify how the significance of the heritage place will be affected by the proposed works or future use.</p>
Irredeemably beyond repair	<p>The building fabric is so compromised that its value would be lost were it to be repaired or replaced.</p> <p>Within the Historic Area Overlay, consideration should not only be given to the extent of restoration works required, but also the economic cost of repair vs replacement.</p>

Term	Definition
'Like for like' maintenance	Replacement of damaged elements of a building or structure with new elements of the same material, detail and finish.
Main face of the principal building(s)	In most cases this is the 'front' of the house that opens out toward the primary street serving the dwelling. The main face of the principal building is identified commonly by features such as the main door, the orientation of the main rooms and main architectural features of the building. In some cases such as corner site or where a building does not face a road, a level of interrogation will be necessary using the key characteristics as identified above.
Minor in nature	Works that would not undermine the integrity of the built form or be at variance with the Performance Outcome.  Works that do not affect the function or external form; or alter the structural integrity of a building or structure.
Public Realm	The collective, communal part of cities and towns that have shared access for all. The public realm includes spaces of movement, recreation, gathering, events, contemplation and relaxation – for example, streets, pathways, rights of way, parks, accessible open spaces, plazas, and waterways that are physically and visually accessible regardless of ownership.  Comprises the streets, squares, parks, green spaces and other outdoor places that require no key to access them and are available, without charge for everyone to use. Public realm should not be seen in isolation but in the context of its adjacent buildings, their uses and its location in a wider network of public and private space.  The three key elements that influence the public realm are: <ul style="list-style-type: none"> <li>• The buildings that enclose and define the space;</li> <li>• The space itself; and</li> <li>• The people who utilise the public realm.</li> </ul>
Scale	The size of a building and its elements, and its relationship with the surrounding buildings or landscape.
Setting	The area around a heritage place, which contributes to its heritage significance and may include views to and from the heritage item. The listing boundary or curtilage of a heritage place does not always include the whole of its setting.
Streetscape	Combined visual effect of all the buildings, spaces and landscape elements along both sides of a street. The extent of the visual experience defined by the street, verges, building setting, spaces, built scale and form, fencing, landscaping, car parking etc., in both the public and private realm .

Term	Definition
Substantially Altered	<p>Main architectural elements consisting of the original building fabric have been removed or have been so compromised by inappropriate alterations/ additions that they cannot be reasonably revealed or reinstated.</p> <p>Works that propose a change in use within a site, or an increase in the impact of the development on adjoining sites.</p>
Unacceptable Risk	<p>A risk that has been identified that if not addressed can potentially lead to injury, illness, or death, or significant damage to property.</p> <p>Such risk should be acted on immediately through exclusion and or other measures.</p> <p>Factors such as the extent of the risk, the locality and nature of the risk and measures which could be taken to reduce rather than eliminate the risk would need to be considered.</p>
Vistas and views	<p>Vistas are distant views through or along an avenue or opening.</p> <p>Views are a visual image of a site, building, landscape etc.</p>



## Attachment 2: Checklist – Contextual Analysis Report for Character Areas

Character is important to the social and cultural fabric of our community, and is a big part of what makes many of our suburbs and towns unique.

The character of an area, historic or otherwise, is, in part, about the visual qualities or patterns that give an area its identity.

It can be described as the interplay between buildings, vegetation, density levels, subdivision types and human activity that distinguishes one place from another. All neighbourhoods have an inherent character, though the character of some neighbourhoods may be more desirable than others.

Within character areas, development should be designed to maintain, endow or strengthen desirable character traits.

The 'context' refers to the environment in which a development is located. It is the specific and immediate setting in which the development sits and with which it engages. It could be as small as a row of houses, or as large as a village centre.

Contextually responsive development can result in good design outcomes, as it produces developments that are informed by the surrounding built form and public realm, positively contributing to the quality and character of an area.

A Contextual Analysis Report should demonstrate how a proposed development both responds to, and respects, the valued characteristics of the streetscape. The Report should follow the below checklist, and should be visual in nature, providing diagrams, sketches, plans and photographs to provide detail wherever possible.

Cover Page	Completed
Address of site	
Date Report was prepared (month and year)	
Company (or individual) name who prepared the report	
<b>Introduction</b>	
Who has undertaken the Contextual Design Report? (experience/qualifications can be appended if needed)	
Why the report has been prepared (e.g. part of development application), including the legislative framework	
Who the report was prepared for?	
Schedule of documentation that the Contextual Design Report has been based on (see attachment list)	
Description of the proposed development (including scale, height, schedule of materials, design details and any landscaping works)	
An outline of the work undertaken to inform the proposal, including any consultation on the proposal	
<b>Site Context</b>	
Provide a statement of the existing site context (this should be proportionate to the scale of the development). The Statement should include a description of the surrounding natural and built form context i.e. adjoining buildings, streetscape, landscape and wider setting (refer to policy statement for guidance), and include the following parameters: <ul style="list-style-type: none"> <li>Height /scale of development</li> </ul>	

<ul style="list-style-type: none"> <li>• Materials/Composition/Building style</li> <li>• Pattern of development</li> <li>• Site orientation (view corridors if necessary)</li> <li>• Site constraints (strengths and weaknesses of the site location)</li> <li>• Heritage buildings/conservation areas</li> </ul>	
<b>Policy Assessment</b>	
Detail how the proposal has been influenced by and/or addressed the relevant objectives in the Overlay and guidelines	
Recent Planning Decisions	
<b>Design Development</b>	
<p>How does the proposal respond to its context? What design techniques have been used to reference the prevailing characteristics of the surrounding area? Information should include:</p> <ul style="list-style-type: none"> <li>• Drawings demonstrating how the proposed development relates to the buildings on adjoining sites</li> <li>• Elevation and site plan, drawn to a scale of not less than 1:100, that shows the proposed development on the site within the context of the buildings on those adjoining sites and includes information showing: <ul style="list-style-type: none"> <li>- topography (existing and proposed ground levels)</li> <li>- the form, scale, height and floor levels of all relevant buildings</li> <li>- spacing between buildings</li> <li>- materials and colours of all relevant buildings</li> <li>- driveways (post development)</li> <li>- fences (post development)</li> <li>- landscaping (post development)</li> <li>- visible services and street furniture.</li> </ul> </li> </ul>	
<b>Conclusion/Summary</b>	
Summarise the main points of the Contextual Design Report and justification of the proposal.	
Suggested conditions (if planning permission is granted).	

**Attachments (as appropriate)**

- Structural Engineers report
- Method Statement
- Schedule of Works
- Building condition report
- Archaeological Assessment
- Detailed manufacturers specification for replacement features such as windows, doors etc.

### Attachment 3: Checklist – Historic Area Impact Assessment

A Historic Area Impact Statement should explain how the historic characteristics and attributes of an area will be impacted by development. The Report should follow the below checklist, and should also be visual in nature, providing diagrams, sketches, plans and photographs to provide detail wherever possible.

For minor development proposals, a statement outlining how the historic characteristics and attributes have been taken into account in formulating the proposed work should be provided, including a summary of any impacts, how these have been minimised and how decisions were reached.

Cover Page	Completed
Address of site	
Date report was prepared (month and year)	
Company (or individual) name who prepared the report	
<b>Introduction</b>	
Who has undertaken the Impact Assessment and their experience /qualifications (can be appended if required)	
Why the report has been prepared (e.g. part of development application), including the legislative framework	
Who the report was prepared for	
Schedule of documentation that the Impact Assessment has been based on (see attachment list)	
Description of proposed development (including scale, height, schedule of materials, design details and any landscaping/access works)	
<b>Historic Area Analysis</b>	
Provide a description of the existing streetscape context and in particular the key attributes/heritage values and themes that contribute to the Historic Area Overlay as <i>identified in the Historic Area Statement</i> .	
The extent to which the subject building currently makes toward the consistent historic streetscape, having regard to both the key attributes/heritage values as <i>identified in the Historic Area Statement</i> .	
<b>Policy Assessment</b>	
Detail how the proposal has been influenced by and/or addressed the Historic Area Overlay and guidelines.	
Recent Planning Decisions	
<b>Impact Assessment and Design Development</b>	
Summary of how the proposed development responds to the prevailing characteristics of the area	
A detailed analysis of the impact of the proposed development on the historic characteristics as identified in the Historic Area Statement (existing building and street scene)	
How does the proposal respond to its context? What design techniques have been used to reference the prevailing characteristics of the surrounding area? Information should include: <ul style="list-style-type: none"> <li>• Drawings demonstrating how the proposed development relates to the buildings on adjoining sites</li> <li>• Elevation and site plan, drawn to a scale of not less than 1:100, that shows the proposed development on the site within the context of the buildings on those adjoining sites and includes information showing: <ul style="list-style-type: none"> <li>○ topography (existing and proposed ground levels)</li> </ul> </li> </ul>	

<ul style="list-style-type: none"> <li>○ the form, scale, height and floor levels of all relevant buildings</li> <li>○ spacing between buildings</li> <li>○ materials and colours of all relevant buildings</li> <li>○ driveways (post development)</li> <li>○ fences (post development)</li> <li>○ landscaping (post development)</li> <li>○ visible services and street furniture</li> </ul> <ul style="list-style-type: none"> <li>● Photographs and photomontages (existing and proposed), showing the proposed development in the context with its surroundings.</li> </ul> <p><i>*The specific details should be agreed with officers during pre-application discussions*</i></p>	
<b>Conclusion/Summary</b>	
Summarise the main points of the impact assessment/justification of proposal	
Suggested conditions that the Planning Authority may have regard to if planning permission is granted, including pre-commencement and further details, e.g. samples of materials	

**Attachments (as appropriate)**

- Structural Engineers report
- Method Statement
- Schedule of Works
- Building condition report
- Archaeological Assessment
- Detailed manufacturers specification for replacement features such as windows, doors etc.

## Attachment 4: Checklist – Local Heritage Place Impact Assessment

A Heritage Impact Statement should explain how the heritage value of an item is to be impacted by the proposed development.

For minor development proposals, a statement outlining how the significance of the heritage place has been taken into account in formulating the proposed work may be provided. This should include a summary of any impacts on the heritage significance and any historic fabric, how these have been minimised and how decisions were reached.

Cover Page	Completed
Address of Heritage Place, heritage listing number and, where relevant, name of property	
Date Report was prepared (month and year)	
Company (or individual) name who prepared the report	
<b>Introduction</b>	
Who has undertaken the Impact Assessment (experience/qualifications can be appended if needed)	
Why the report has been prepared (e.g. part of development application), including the legislative framework	
Who the report was prepared for	
Schedule of documentation that the Impact Assessment has been based on (see attachment list)	
Description of the proposed development, including scale, height, schedule of materials, method of construction, design details and any landscaping works) Where internal works constitute development, also include details of historic fabric, architectural features, fittings etc.	
<b>Heritage Significance</b>	
Description of place, including any identified extent of listing	
Why is the place of heritage significance? Are some parts more significant than others? Detailed information should include: <ul style="list-style-type: none"> <li>an outline of heritage significance (historical, economic and social themes, with reference to the local heritage criteria outlined under section 67(1) of the <i>Planning, Development and Infrastructure Act 2016</i>)</li> <li>key architectural features</li> <li>layout</li> <li>existing use</li> <li>existing condition</li> <li>setting and relationship to the surroundings (landscape, trees etc.)</li> <li>vistas and views (to and from the Local Heritage Place)</li> <li>phases of development (new additions/alterations etc.)</li> </ul> Photos and diagrams should be provided to illustrate the above.	
<b>Policy Assessment</b>	
Detail how the proposal has been influenced by and/or addressed the Local Heritage Place Overlay and guidelines.	

<b>Impact Assessment</b>	
Describe how the proposed works will affect the cultural heritage significance of the Place. What is the level of harm? Where demolition works are contemplated, the report will need to demonstrate why the Heritage Place is not capable of retention and adaptive reuse. Reports from qualified experts should be attached to support conclusions	
What measures have been proposed to mitigate negative impacts or enhance the significance of the Place? For example, removing inappropriate additions/conservation works, form, proportion, design and materials.	
A consideration of alternative options – why more sympathetic solutions are not viable? Reason for the selection of the final proposal with appropriate level of justification.	
<b>Summary</b>	
Summarise the main points of impact assessment to the significance of the heritage place and recommended mitigation measures to minimise potential heritage impacts.	
Suggested conditions that the Planning Authority may have regard to if planning permission is granted, including pre-commencement and further information e.g. samples of materials	

#### **Attachments (as appropriate)**

- Structural Engineers report
- Method Statement
- Schedule of Works
- Building condition report
- Archaeological Assessment
- Detailed manufacturers specification for replacement features such as windows, doors etc.