



Strategic Planning and Development Policies Committee Tuesday 7 July 2015

(Presiding Member: Mayor David O'Loughlin)

The meeting of the Strategic Planning and Development Policies Committee will be held in the Civic Centre, 128 Prospect Road, Prospect commencing at 5.00pm

A G E N D A

- 1. On Leave – Nil**
- 2. Apologies – Nil**
- 3. Confirmation of the Minutes of the Strategic Planning and Development Policies Committee Meeting held on 15 May 2013**
- 4. Presiding Member's Report – Nil**
- 5. Questions With Notice – Nil**
- 6. Deputations – Nil**
- 7. Notices Of Motion – Nil**
- 8. Declaration by Members of Conflict of Interest**
- 9. Protocol**

The Council has adopted the protocol that only those items on Committee reports reserved by members will be debated and the recommendations of all items will be adopted without further discussion.

- 10. Reports**

Reports of the Director Community, Planning & Communications

- 10.1 Heritage Development Plan Amendments - Historic (Conservation) Zone Development Plan Amendment & Local Heritage Places Development Plan Amendment

(Pages 1-392, Recommendation Page 2)

- 11. Questions Without Notice**

12. General Business

Council has resolved that an Agenda Item “General Business” be included on Council and Committee Agendas for members to raise matters of a minor nature for action by the Administration, or to call for reports.

13. General Business – Urgent Matters

Council has resolved that an Agenda Item “General Business – Urgent Matters” be included on Council and Committee Agendas for members to raise matters of a genuinely urgent nature, is not a change to Council Policy and can not wait until the next Council or Committee meeting recognising that the leave of meeting will be required for each item on each occasion.

14. Confidential Items – Nil

15. Closure



Nathan Cunningham
Director Community, Planning & Communications

ITEM NO.: 10.2

TO: Strategic Planning and Development Policies Committee (SPDPC) on 7 July 2015

FROM: Rick Chenoweth, Senior Policy Planner and Chris Newby, Manager Development Services and Communications

DIRECTOR: Nathan Cunningham, Director Community, Planning and Communications

SUBJECT: Heritage Development Plan Amendments - Historic (Conservation) Zone Development Plan Amendment & Local Heritage Places Development Plan Amendment

1. EXECUTIVE SUMMARY

- 1.1 The Strategic Planning and Development Policies Committee (SPDPC) is established to provide advice to Council on, amongst other matters, proposed changes to the Prospect (City) Development Plan. Most recently, Council has proposed to amend its Development Plan to increase the number of local heritage places and the extent of the Historic (Conservation) Zone and Policy Areas.
- 1.2 The proposed changes were described in two separate draft Development Plan Amendments (DPAs), both of which were released to the community and agencies for comment. The purpose of the report to the SPDPC is to advise the Committee on the outcomes of the consultation process and seek guidance for Council in making changes (if considered necessary) to the draft DPAs prior to submission to the Minister for Planning for approval.
- 1.3 A review of local heritage places and the extent of the Historic (Conservation) Zone revealed that there were additional properties and areas that warranted consideration for heritage protection. This presented an opportunity for Council to pursue changes to its Development Plan to afford the desired protection for these additional places and areas.
- 1.4 The draft Development Plan Amendments were subject to public consultation, which revealed general support for a balanced approach of expanded protected historical areas and strategic growth areas, combined with an increase in the number of local heritage places. Some of the proposed areas and places were contested, which is common for DPAs of this type.
- 1.5 As a result of consultation, feedback and consideration, it is considered that a number of these be subject to further review prior to revised DPAs being considered by Council.
- 1.6 A detailed analysis by staff of the submissions received has resulted in a number of minor changes to the draft DPAs, which are presented to the SPDPC for consideration. Comments from the SPDPC, in combination with feedback from an independent heritage adviser, will inform further amendments (if any) before Council is asked to endorse the final draft DPAs for submission to the Minister.

2. RECOMMENDATION

- (1) Council is advised that the Strategic Planning and Development Policies Committee supports the proposed changes to the Prospect (City) Development Plan as described in the draft Historic (Conservation) Zone Development Plan Amendment (Version 5 – For Approval) (**Attachments 88-205**).
- (2) Council is advised that further changes to the draft DPA may be advisable subject to the findings of the independent heritage review. The Strategic Planning and Development Policies Committee supports staff in making any necessary minor changes to the Local Heritage Places DPA (Version 5 – For Approval) (**Attachments 206-379**) prior to presenting these findings to Council as part of a final DPA package.

3. RELEVANCE TO CORE STRATEGIES / POLICY

3.1 Core Strategy 4 – Our Character.

4.1 Encourage preservation of character dwellings and surrounding residential amenity

- 4.1.1 Work with State Government to complete Local Heritage Places and Historic Conservation Zones Development Plan Amendments to provide protection for character dwellings within our City.

4. COMMUNITY INVOLVEMENT

- 4.1 Public and Agency consultation has been undertaken for a two month period as prescribed through regulation from 12 February to 14 April 2015. Council received 55 responses to the Development Plan Amendments, comprising 27 responses for the Local Heritage Places Development Plan Amendment (LHP DPA), 23 responses for the Historic (Conservation) Zone Policy Areas DPA (HCZ DPA) & 5 State Government Agency responses concerning both DPAs.
- 4.2 The consultation process was undertaken in accordance with the Council approved Engagement Plan and all legislative requirements under the Development Act, 1993. This essentially involved writing to all affected property owners, as well as publication of the requisite notices in the Government Gazette and Advertiser newspaper. Other methods of communicating included the Council's website, Prospect magazine and information sessions at three different locations (civic centre, council library and Prospect Fair).
- 4.3 A Public Meeting was held on 27 May 2015 at the Civic Centre to hear eighteen (18) respondents that also sought to provide a verbal submission to Council.

5. DISCUSSION

Heritage Review

- 5.1 City of Prospect engaged McDougall and Vines (Heritage Consultants) in 2010 to undertake a Heritage Review of the Council area. In addition to the listing of an additional 83 Local Heritage Places, McDougall and Vines recommended expanding the areas covered by Historic (Conservation) Zones (five new policy areas and minor enlargement of three existing policy areas).

- 5.2 An updated Heritage Review was provided by the Heritage Consultants in 2013 that revised the extent of the recommendations that were in the original report, which resulted in the removal of two potential local heritage places from the draft list, and reduced the size of potential Historic Conservation Policy Areas (eg Prospect Lanes).

Consultation Outcomes

- 5.3 A review of the submissions received during the consultation process indicated that there was an even 50/50 split between public submissions either in support or against the proposed amendments for both DPAs. This is an indication of a high level of support as submissions usually are heavily weighted towards those that highlight opposition to proposed changes, with those in favour or neutral in their opinion, generally not providing comment on the DPAs.
- 5.4 Agency submissions generally supported the intent of the DPAs, but sought clarification and justification on specific matters as detailed in the attached Summary of Consultation and Proposed Amendments (SCPA) Reports for each DPA.
- 5.5 The key issues arising from the consultation process in relation to the HCZ DPA have been detailed within the HCZ DPA SCPA Report (**Attachments 1-59**). They can be briefly summarised as:
- There is strong support for a balanced approach of expanded protected historical areas and strategic growth areas within City of Prospect.
 - Expert heritage review/s do not support proposals for more areas (beyond what went to consultation) east of Main North Road.
 - Policy should be provided for infill growth opportunities in specific circumstances (such as interface areas with Urban Corridor Zones, multiple fronted allotments, very large sites within supported accommodation) within the Historical (Conservation) Zone and Policy Areas.
 - The boundary of the Fitzroy Terrace Policy Area should be realigned.
 - The Desired Character statements should be strengthened to provide increased planning guidance for new development.
 - Various technical issues should be updated.
- 5.6 The key issues arising from the consultation process in relation to the LHP DPA have been detailed within the LHP DPA SCPA Report (**Attachments 60-87**). They can be briefly summarised as:
- The original form and integrity of the building has been compromised by later additions/alterations or land uses
 - The historical assessment provided is inaccurate or erroneous
 - The changes to the Development Plan would reduce development opportunities
 - The proposed listing or rezoning would devalue the property
 - The affected property is in a strategic location and development potential should be preserved.
- 5.7 The majority of the proposed local heritage places (LHPs) have not received any comments as part of the public consultation phase. Of the thirteen sites that were the subject of submissions, eight have been subject to a further independent heritage review.

- 5.8 A review of the proposed places against the provisions relevant to envisaged development within the Urban Corridor Zone was also undertaken, to ensure that the potential afforded by the recent rezoning of that area would not be unduly compromised.
- 5.9 A further independent Heritage Review by Dr Peter Bell looked at 13 submission objections (12 proposed and 1 existing) and a further 7 properties within the Urban Corridor Zone that the Minister had indicated will be reviewed by the Local Heritage Advisory Committee (LHAC) prior to any authorisation of the DPA. A copy of the independent review and recommendations is provided under separate cover.

Changes to the Draft DPAs

- 5.10 The key issues arising from the consultation process and subsequent reviews in relation to the LHP DPA have been detailed within the SCPA Report under ‘Summary of Public and Agency Submissions’ and Part 4.0 – Additional Matters and Investigations.
 - 5.11 Submissions which indicated that Council should increase the number of local heritage places or identify additional areas to be Historic Conservation Policy Areas are not supported by the expert heritage review/s. In addition, such changes would delay the authorisation process due to a requirement to undertake further consultation and review, and are unlikely to be supported by the Minister without sufficient justification.
 - 5.12 Two of the proposed local heritage places are proposed to be removed from the LHP DPA, based on heritage advice.
 - 5.13 Staff will be present at the meeting to provide further advice on the draft Heritage DPAs as necessary. The SPDPC may also wish to provide further comments to Council on possible further changes to the draft DPAs.
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ATTACHMENTS

- Attachments 1-59:** **Historic (Conservation) Zone Policy Areas DPA SCPA Report**
- Attachments 60-87:** **Local Heritage Places DPA SCPA Report**
- Attachments 88-205:** **Historic (Conservation) Zone Policy Areas DPA – For Approval (Version 5)**
- Attachments 206-379:** **Local Heritage Places DPA – For Approval (Version 5)**

Development Plan Amendment

By the Council

City of Prospect

**Historic (Conservation) Zone
Policy Areas**

Development Plan Amendment

**Summary of Consultation
and Proposed Amendments
(SCPA) Report**

July 2015

Attachment

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Document History & Status

Version No	Description	Author(s)	Heritage Review	Approved	Date
1.0	Council Workshop	RC		DR	April 2013
2.0	Heritage Review & Planning Assessment	RC		DR	Aug 2013
3.0	Council Approval for Consultation	RC		DR	Sept 2013
4.0	DPTI response	RC			
5.0	Post Consultation	RC	PB	NC	

Attachment

1.0 Introduction

The Summary of Consultation and Proposed Amendments (SCPA) Report is provided in accordance with Section 25(13) of the Development Act 1993 to identify matters raised during the consultation period and any recommended alterations to the Development Plan Amendment (DPA). The report also provides details of the consultation process undertaken by Council.

This report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this Report.

The SCPA Report, as adopted by Council, is to be forwarded to the Minister to document the review of the DPA and outline any recommended amendments (if any) to address issues identified in the submissions and/or from subsequent analysis.

A revised draft DPA, reflecting the recommendations of Council contained in this Report, has been prepared to accompany the SCPA Report.

2.0 Consultation

2.1 Consultation Process

Statutory consultation with agencies and the public was undertaken in accordance with DPA process B (with consultation approval) and in accordance with Section 25(6) of the Development Act 1993; Regulations 10 and 11 of the Development Regulations 2008; and the agreed Statement of Intent.

The following Local Member(s) of Parliament were consulted on the DPA:

- (a) Ms Rachel Sanderson MP
- (b) Hon John Rau MP

The response(s) are included within **Attachment A1**.

The consultation period ran from **12 February 2015 to 14 April 2015**.

Concurrent with release for public consultation, the DPA was granted interim effect for 12 months until the 12 February 2016. This made the policy contained within the DPA effective so as to ensure that any proposed development on or adjacent to proposed local heritage places could only occur if consistent with relevant guidelines while the DPA was being finalised.

The City of Prospect Strategic Planning and Development Policies Committee has been appointed for the purposes of Section 25(11)(c) of the Development Act to provide advice to Council in relation to these recommendations on the DPA.

2.2 Public Notification

A signed copy of the DPA (and Minister's authorisation for interim effect) was forwarded by the Department of Planning Transport and Infrastructure on 12 December 2014. Due to the Christmas break period consultation did not commence until February 2015.

Notices were published in the 'The Advertiser' on 11 February 2015, the Government Gazette on 12 February 2015. An article on the proposed changes to the Development Plan was also published in the Autumn 2015 edition of the Prospect Magazine, which was distributed to all residents and business owners in early March 2015.

Letters, together with a copy of information and feedback sheets for the relevant local heritage place, were sent to owners (at their nominated address) of all affected properties prior to the commencement of the consultation period. Letters were also sent to 7 government agencies, 4 adjoining Councils and 3 associations (business and community).

The DPA documents were made available for viewing and purchase at Council's Civic Centre at 128 Prospect Road, Prospect and the Council Library at 1 Thomas Street, Nailsworth. The DPA documents,

information and feedback sheets and background studies, were also made available on Council's website www.prospect.sa.gov.au

A signed copy of the DPA (and Minister's authorisation for interim effect) was forwarded by the Department of Planning Transport and Infrastructure on 12 December 2014. Due to the Christmas break period consultation did not commence until February 2015.

3.0 Public and Agency Submissions

3.1 Public Submissions

Fifty (50) public submissions and five (5) agency/other council submissions, including late submissions, were received for both Heritage DPAs that went out together for consultation. Twenty three (23) of these were specifically related to the Historic (Conservation) Zone Policy Areas DPA. A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A**.

Key issues raised in the submissions are discussed further below:

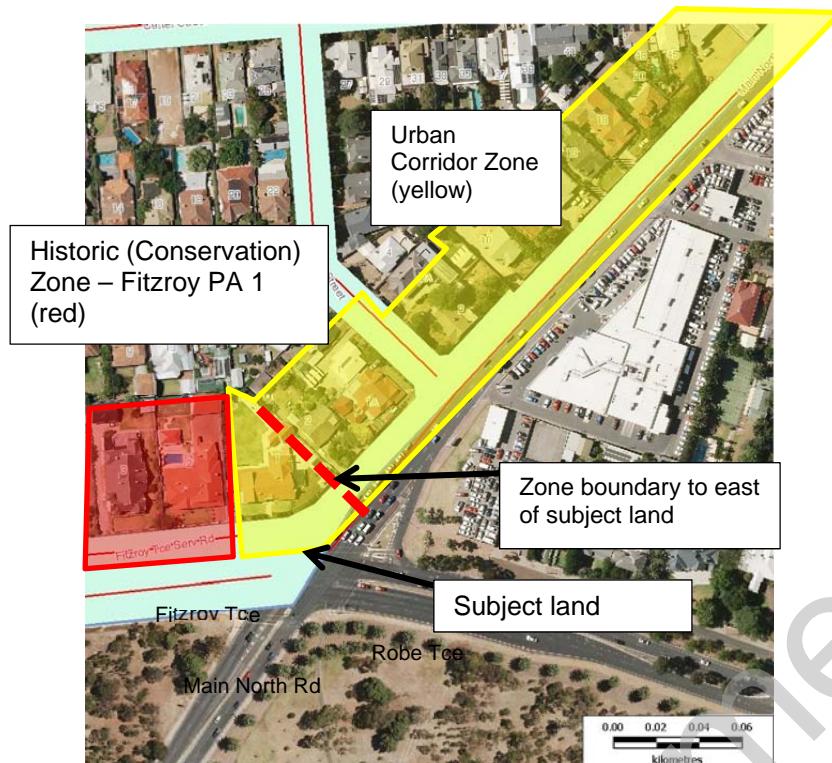
3.1.1 Strategic Context and Development Potential

The City of Prospect vision aims to ensure sensitive conservation of the intrinsic character of the established residential suburbs of the city whilst focusing required growth in suitable areas (eg. corridors). This supports the State Government directions for growth from *The 30-Year Plan for Greater Adelaide*.

The five (5) proposed Historic (Conservation) Zone Policy Areas were assessed against any overlap with the proposed Urban Corridor Zone. A few sites that were located within the Urban Corridor Zone were removed prior to the consultation phase.

As part of the consultation process, one site (HN1 Fitzroy Terrace, Fitzroy) located within the existing Fitzroy Terrace Policy Area 1 has been identified as being sited within the Urban Corridor Zone – Business Policy Area (as consolidated on 31 October 2013). The corridor zone was recently authorised (31 October 2013) and although the site displays a similar character to the new historic policy area, it is strategically located for mixed use development at the intersection of Main North Road, Robe Terrace and Fitzroy Terrace. The owners have indicated as part of the consultation that they do not wish to have the zoning changed from the Urban Corridor Zone and they do own abutting land also situated in this zone (HN2 Main North Road). This ownership arrangement allows for a coordinated large scale development suitable for the Urban Corridor Zone. Refer to Figure 1 below.

Figure 1: Proposed boundary re-alignment – Fitzroy Terrace Policy Area 1



3.1.2 Development Implications

The designation of development within a Historic (Conservation) Zone can pose implications from the additional level of controls in relation to development control and assessment.

Any additional controls are aimed at ensuring appropriate conservation and maintenance of the desired character, and proposed development should not be unduly delayed through the Development Application process. Other normal development is subject to the typical controls that any such development would be assessed against.

In addition to development on site, adjacent site development needs to have regard to its attributes and be sensitive by providing complementary development at the interface, ie location and scale issues.

The Development Application process is facilitated by advice from a specialist Heritage Adviser on the heritage conservation and design matters to the Planning Officer undertaking the overall planning assessment.

Development Assessment

The essence of the policy is to ensure that areas of historical character are retained, conserved and enhanced and complemented by sensitive new development.

The assessment of proposed development, in relation to historical areas is supported by various provisions under the **Council Wide Section** of the Prospect (City) Development Plan, namely:

Objective30 – Appearance of Land and Buildings

PDC293-299 – Local Heritage Places (with reference to contributory items within the Historic (Conservation Zone))

PDC328 – Advertising in Residential and Historic (Conservation) Zone.

The most relevant provisions for Development Assessment are found under the **Historic (Conservation) Zone and Policy Areas Section** of the Prospect (City) Development Plan.

Please refer to the post consultation 'Key Issues Review' for the rationale for specific amendments to policy in **Attachment F**.

3.2 Agency Submissions

Five (5) responses were received from agencies.

Key issues were raised from two of the responses and are summarised as follows:

3.2.1 Department of Planning Transport and Infrastructure

The Department of Planning Transport and Infrastructure acknowledge that expanded historical areas is a priority of Council and a valuable part of the urban fabric. However, regard must also be given to a balance against the strategic priorities and appropriate future development of strategic sites pursuant to the vision for increased population and development of The 30-Year Plan for Greater Adelaide.

The Minister for Planning approved the public consultation and interim listing of places, but it is noted the Minister will reconsider the justification for this following advice from the Development Policy Advisory Committee (DPAC), the Department and further advice from Council.

The Strategic context and development implications are recognised and have been considered as discussed in 3.1 above.

3.2.2 Renewal SA

Contributory items should not be afforded the same level of protection as Local Heritage Places. Support is provided for DPTIs approach to not recognise new Contributory Items and would like to review and remove any existing identification in the Development Plan and instead allow design provisions to address outcomes.

Supported accommodation should be removed from the non-complying list in accordance with the SAPPL.

These matters are more relevant to the Historic (Conservation) Zone Policy Areas Development Plan Amendment and will be addressed within this document.

A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A1**.

3.3 Review of Submissions and Public Meeting

Copies of all submissions were made available for public viewing from 15 April 2015 to 27 May 2015 at the Council offices.

Eighteen (18) submissions were received on both Heritage DPAs that requested to be heard, with eight (8) of these directed related to Historic (Conservation) Zone Policy Areas, and therefore a public meeting was held on the 27 May 2015 before a Special Meeting of Council.

A summary of verbal submissions made at the public meeting is included in **Attachment B**.

4.0 Key Issues and Recommendations

The following key issues were identified from the post consultation review and include:

- Strong support for a balanced approach of expanded protected historical areas and strategic growth areas within the City of Prospect
- Expert heritage reviews do not support proposals for more areas (beyond what went to consultation) east of Main North Road
- Provide policy for infill growth opportunities in specific circumstances (interface areas with Urban Corridor Zone, multiple fronted allotments, very large sites within supported accommodation) within the Historical (Conservation) Zone and Policy Areas
- Minor boundary re-alignment in Fitzroy Terrace Policy Area 1
- Strengthen the Desired Character statements to provide increased planning guidance for new development
- Various technical issues to be updated.

A copy of the Key Issues Review is provided in **Attachment F**.

5.0 Timeframe Report

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at **Attachment C**.

The DPA has proceeded in accordance with the agreed timetable, as periodically revised, but delay(s) have occurred because of:

- (a) Review of proposed listings by DPTI and Council response to those queried
- (b) Minister's consideration of DPA for authorisation of interim operation and consultation.

6.0 CEO's Certification

The consultation process has been conducted and the final amendment prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO's Certifications provided in **Attachment D** (Schedule 4A Certificate) and **Attachment E** (Schedule 4B Certificate).

Attachment

Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

#	Name	Submission Summary	Comment	DPA Amendment
1	K Barnett of Prospect	Agree <ul style="list-style-type: none"> ▪ Strongly support the recommendation for five new policy areas ▪ Strongly support retaining the existing six areas with new Desired Character Statements ▪ Strongly support demolition control ▪ Strongly support recently revised Heritage Guidelines ▪ Strongly support Prospects Heritage Grant Program 	Noted	Nil
2	M & J Berg of Prospect	Agree <ul style="list-style-type: none"> ▪ Support the amendment 	Noted	Nil
3	K Bowes of Prospect	Agree <ul style="list-style-type: none"> ▪ Historic (Conservation) Zone would ensure the character of the earmarked areas and provide physical connection to the past 	Noted	Nil
4	A Bowman of Prospect	Agree <ul style="list-style-type: none"> ▪ Strongly support the recommendation for five new policy areas ▪ Strongly support retaining the existing six areas with new Desired Character Statements ▪ Strongly support demolition control ▪ Strongly support recently revised Heritage Guidelines ▪ Strongly support Prospects Heritage Grant Program 	Noted	Nil
5	E Crisp of Collinswood	Agree but with further comment <ul style="list-style-type: none"> ▪ Question why most heritage listings and areas are west of Main North Road and North East Road ▪ Burwood Avenue worthy of being added to Historic Conservation Zone ▪ Would like to be heard at the <u>Public Meeting</u>. 	Noted <ul style="list-style-type: none"> ▪ Areas to the east of Main North Road (apart from the proposed Medindie Gardens area) do not provide sufficient consistency of land division patterns and character housing. ▪ Not identified by Heritage Consultants (2010 Review and Update in 2013) and exhibits a mix of allotment patterns (size and frontages) and character and non-character housing. One existing (Salvation Army Hall) 	Nil

Heritage (Conservation) Zone Policy Areas Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

#	Name	Submission Summary	Comment	DPA Amendment
6	R Chuah of Ovingham	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Cotton Street property does not have an historic character or value that policy area is meant to protect ▪ Intention to demolish and build a 'modern' house that will be significantly affected by the new zoning ▪ Unlike Toronto Street, Cotton Street does not have historical character but represents the backs of existing houses and iron rear yard fencing, while the northern section has modern dwellings ▪ Would like to be heard at the <u>Public Meeting</u>. 	<p>and one proposed Local Heritage Place on Burwood Avenue.</p> <p>Noted</p> <ul style="list-style-type: none"> ▪ Agree that Cotton Street has little character. ▪ The allotment pattern on the subject land has already been altered and a non-contributory home built. Adjacent two storey townhouses have also been built on Cotton Street in contrast to the desired character. Therefore, demolition of the existing dwelling is a reasonable outcome under the new provisions. ▪ Cotton Street has historical character that reflects the traditional land division pattern and has created a laneway character from the rear yards of allotments (rear fences, garages and sheds) that have their primary frontage to Toronto Street. Some minor intrusions of recent dwellings has occurred at 14,16 & 18 Cotton Street. The proposed area contains 'one of the earliest remaining housing groups in Council area' built by James Trevail in early 1880's (Heritage Review 2010). Narrow allotments and double fronted cottages built to side boundaries without driveways or carports/garages to Toronto Street but with access from Cotton Street. Policy to allow sensitive infill development with dwelling frontage to Cotton Street only where it will not affect streetscapes, including Toronto Street. ▪ Proposed Area is adjacent to 	<p>Insert and strengthen the Desired Character Statement for North Ovingham Policy Area 7: <i>Double fronted allotments between Toronto Street and Cotton Street may cater for sensitive infill development, with some dispensation provided for reduced site areas provided minimum street frontages and streetscape qualities are maintained. Land division is not suitable where existing access is not provided or capable of being provided from Toronto Street or where carports/garages can only be constructed forward of the dwelling.</i></p>

City of Prospect
Heritage (Conservation) Zone Policy Areas Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

#	Name	Submission Summary	Comment	DPA Amendment
			Whinham Street Historical Policy Area (north/east) and in close proximity to Martin Street Historical Policy Area (east) and therefore character frontages along the boundary of the policy area are important	
7	C D'Ortenzio & E Belperio of Fitzroy	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Property within Urban Corridor Zone (Business Policy Area) and proposal to include within the Historic (Conservation) Zone is at odds with the recent rezoning ▪ Main North Road, Thorngate as a 3-5 storey commerce corridor with residential living and intersection is a future gateway supporting significant development 	<p>Noted</p> <p>Agree with request to keep Urban Corridor Zoning on the subject land. Planning assessment was compiled prior to the authorisation of the Urban Corridor Zone and the property was not picked up on further review. Recent investigations as part of the Ministerial DPA recommended a growth zone in accordance with the 30 Year Plan and therefore this should be supported.</p>	HN1 Fitzroy Terrace, Fitzroy to be re-zoned back to Urban Corridor Zone –Business Policy Area. Amend Maps Pr/7 and Pr/12
8	S&J Edmonds of Prospect	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Do not want my house to be listed 	<p>Noted</p> <ul style="list-style-type: none"> ▪ The house falls within the Prospect Lanes Policy Area 8 and is not a proposed Local Heritage Place ▪ Any new development will need to be undertaken in accordance with the desired character for the policy area 	Nil
9	J&G Guglielmucci of Prospect	<p>Agree</p> <ul style="list-style-type: none"> ▪ Support the amendment 	Noted	Nil
10	D Hood of North Adelaide	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Purchased the property (55 Vine Street, Prospect) in Sept 2014 and prior enquiries to Council indicated that the property could be subdivided and demolished ▪ Considering building a new home in accord with the character – replica cottage ▪ Verandah considered to be not part of the original structure but built in 1960s or early 1970s ▪ No laneway to the rear of the property ▪ Want to be heard at Public Meeting (possibly combine with L 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Heritage DPAs were subject to confidential discussion during this time to prevent speculative re-development of properties ▪ Prospect Lanes Policy Area provides an opportunity to redevelop in the desired character ▪ Agree that elements of the building are not original 	Nil

#	Name	Submission Summary	Comment	DPA Amendment
		Hood)	<ul style="list-style-type: none"> ▪ Character of policy area strengthened by having consistent built form patterns on both sides of the street and is not restricted to properties having a rear lane ▪ Noted 	
11	L Hood of North Adelaide	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Recently bought 55 Vine Street, Prospect with intention to demolish and build a new home ▪ Told by Council staff at the time that we could demolish ▪ Want to be heard <u>at Public Meeting</u> 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Heritage DPAs were subject to confidential discussion during this time to prevent speculative re-development of properties ▪ Refer to dot point one ▪ Noted 	Nil
12	P Langhans of Medindie Gardens	<p>Agree with amendments</p> <ul style="list-style-type: none"> ▪ Support the amendment but oppose any removal of any existing Local Heritage Places from the listing ▪ Support the submission by the Prospect Residents Association and Prospect Local History Group ▪ Would like to be heard <u>at the Public Meeting</u>. 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Local Heritage Places DPA ▪ noted 	Nil
13	A Mc Taggart & K Fitzpatrick of Policy Area 9 - Highbury	<p>Agree</p> <ul style="list-style-type: none"> ▪ Great idea ▪ Foil to the growth areas on Prospect and Churchill Roads ▪ Protection of residential areas from developers 	Noted	Nil
14	K&D Mitchell of Prospect	<p>Agree</p> <ul style="list-style-type: none"> ▪ Encourage the retention of existing beautiful old character homes ▪ Disappointed to see many older style homes being knocked down and replaced with homes in styles not sympathetic to the rest of the street 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ Strengthening the Desired Character Statements helps to more clearly indicate envisaged development within the area 	Nil
15	M Nowosilskyj of Prospect	<p>Disagree</p> <ul style="list-style-type: none"> ▪ A multi-storey slum can be built next door in corridor zone ▪ Be consistent across all areas and allow me to develop like others 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Development is subject to design considerations ▪ Residential zoning within the Council area is strategically applied to relate to existing character and to provide for housing choice with higher densities in close proximity to public transport, centres and open space 	Nil

City of Prospect
Heritage (Conservation) Zone Policy Areas Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

#	Name	Submission Summary	Comment	DPA Amendment
16	M Prideaux of Prospect	Agree <ul style="list-style-type: none"> ▪ Will be wonderful if this area (The Lanes) and other areas are protected ▪ Unfortunately has come too late for HN 8 Olive Street, Prospect in my street ▪ Would like to be heard at the <u>Public Meeting</u>. 	Noted	Nil
17	Prospect Residents Association Inc	Agree <ul style="list-style-type: none"> ▪ Supports the five new historical areas and would like to see an increase ▪ Supports desired character statements ▪ Supports grant program ▪ New objectives and principles of development control are vital to protect heritage 	Noted	Nil
18	B Ritchie of Prospect	Disagree <ul style="list-style-type: none"> ▪ Prospect Lanes (HC6) site coverage parameter has changed with lesser amount now provided ▪ Older buildings need upgrading, most Federation style houses are small in floor area and need to respond to modern standards of living and fulfil their economic potential ▪ Would like to be heard at the <u>Public Meeting</u> 	Late Submission accepted (17/04/2015) Noted <ul style="list-style-type: none"> ▪ New policy area has slightly amended the site coverage parameter from 50% (RA350 & 450 Zones) to 40% to reflect the existing average. Patterns of development display reasonably spacious front and backyards and average allotment sizes over 600 square metres ▪ Ability in most cases to provide additions to 'modern standards' within existing site areas (around 600 square metres) with 40% criteria, but due to existing higher site coverage allowance and strategic location of the policy area to Urban Corridor High Street Policy Area, the 50% criteria is considered to be acceptable. Amend a technical issue regarding 'dwellings' to also include outbuildings and other residential developments. ▪ noted 	Amend PDC 4 within Prospect Lanes Policy Area 8 to read: <i>Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of 50 percent. When the dwelling is two storey the second storey floor area should be no more than one third of the total building area.</i>
19	M Rupasinghe	Disagree	Noted	Nil

#	Name	Submission Summary	Comment	DPA Amendment
	of Ovingham	<ul style="list-style-type: none"> ▪ Churchill Road property within the Ovingham North policy area ▪ My property does not have heritage value ▪ Too restrictive if demolition control is only available if structurally unsound ▪ Should allow demolition and re-build if existing dwelling is not financially sensible and re-build is a better option or they do not contribute to desired character 	<ul style="list-style-type: none"> ▪ Noted ▪ Double fronted cottage with front steps that is representative of the character of the policy area ▪ The requirements also allow for replacement development that will not diminish the historic character ▪ Refer to dot point above 	
20	R Saksman of Ovingham	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Lessen my ability to renovate or demolish 	<p>Noted</p> <p>The proposed Historic (Conservation) Zone Policy Area in North Ovingham would:</p> <ul style="list-style-type: none"> ▪ Restrict the demolition of buildings that contributed to the desired character ▪ Restrict the nature of redevelopment that interfaced with the street/s, but still provides opportunities to re-develop on other areas of the site <p>Additional Staff Note:</p> <ul style="list-style-type: none"> ▪ Cotton Street has a unique laneway character that supports the Toronto Street streetscape (many double fronted cottages on narrow allotments without access or garages to the street) and this needs to be strengthened within the Desired Character Statement. 	<p>Insert additional text to the Desired Character Statement for North Ovingham Policy Area 7 to include:</p> <p><i>Double fronted allotments between Toronto Street and Cotton Street may cater for sensitive infill development, with some dispensation provided for reduced site areas provided minimum street frontages and streetscape qualities are maintained. Land division is not suitable where existing access is not provided or capable of being provided from Toronto Street or where carports/garages can only be constructed forward of the dwelling.</i></p>
21	M Waters of Prospect	<p>Agree</p> <ul style="list-style-type: none"> ▪ Concerned about a neighbouring property being knocked down and amendment will mean that it cannot be easily done 	Noted	Nil
22	H Wardle of	Disagree	Noted	Amend PDC 4 within

City of Prospect
Heritage (Conservation) Zone Policy Areas Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

#	Name	Submission Summary	Comment	DPA Amendment
	Prospect (multiple submissions)	<ul style="list-style-type: none"> ▪ Late submissions accepted with no letter received from Council due to address being suppressed on Council records ▪ More restrictions on demolition, sub-division, additional dwellings and renovations ▪ Many surrounding properties do not meet the desired character. Many do not face Braund Road and therefore do not contribute to the character of this street. Request that the zone boundary be shifted one property to the east and finish on eastern side of Braund Road ▪ Little warning of redevelopment restrictions and property devaluation ▪ Tripling the historic zone areas to 12% of the city area is excessive ▪ Residents in historic areas miss out on council's progressive ideas (housing diversity, energy efficient housing) ▪ Property does not back onto a public lane ▪ Cannot duplicate heritage and quality dwellings ▪ My house does not meet the HC8 character. (red bricked bungalow, sloping roof verandah and painted wall). House is energy inefficient (orientation, living room location, small windows etc) ▪ Planning reform issues raised ▪ Object to the new demolition requirements ▪ Economic impacts on local community from expanding the conservation zones ▪ Limiting housing options for the ageing ▪ Prospect Lanes Policy Area is inconsistent with many properties without access to a public lane and some properties have a lane and are not included ▪ Various sites highlighted that are considered not to be consistent with the desired character statements ▪ Misinformed residents on the role of LHAC from information provided as part of the public consultation process ▪ Site coverage decrease in policy area should not occur. 	<ul style="list-style-type: none"> ▪ Noted ▪ Protection of historical character with accompanying restrictions. Does not mean a blanket prohibition on development but will need to be undertaken in accordance with the desired character. ▪ Surrounding properties have been renovated but have been undertaken sympathetic to the streetscape character. ▪ To prevent speculative development this DPA needed to remain confidential until it was put on interim control and public consultation ▪ The Historic Zone going from 5% to 12% of the city area is not considered to be excessive given the value placed on this zone as reflecting in Councils Strategic Directions, local community positive response to the DPA and compared to areas covered by other relevant zones, for example the Urban Corridor Zone for growth that currently occupies about 17% of the city area. ▪ Historic Zone does not prohibit other forms of housing and internal fit-outs and contemporary additions can provide energy efficient design. ▪ Intention is to provide streetscape character qualities and therefore sometimes both sides of the streets may not necessarily have allotments that back onto rear lanes ▪ Envisaged that development will reinforce historical patterns and the scale and form of traditional housing. 	<p>Prospect Lanes Policy Area 8 to read:</p> <p><i>Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of 50 percent. When the dwelling is two storeys in height, the second storey floor area should be no more than one third of the total dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.</i></p>

#	Name	Submission Summary	Comment	DPA Amendment
			<p>This does not mean trying to copy or replicate these character buildings.</p> <ul style="list-style-type: none"> ▪ Policy Areas focus on streetscape character and therefore both sides of the street are included in policy area (with or without lanes). Areas with lanes and not included would not have shown enough consistency in built form to warrant inclusion in a historical area ▪ noted ▪ S25(15)(a) &(b) indicates that the Minister must seek the advice of a Committee if an owner objects to the amendment, is not in accordance with the Planning Strategy or with respect to any other matter that in the Ministers opinion should be referred. It does not stipulate whether these matters are considered by LHAC or another Committee. Therefore, the information provided as part of the consultation is not incorrect under the relevant legislation. ▪ Amend site coverage to 50% to reflect existing provisions and strategic location. 	
23	T Viedt of Prospect	<p>Agree in principle</p> <ul style="list-style-type: none"> ▪ Within proposed Highbury Policy Area ▪ Would like to be heard at the <u>Public Meeting</u> ▪ Significant built form losses not acknowledged. Contributory item at 19 Charles Street was demolished in 2010 ▪ 11 & 17 Charles Street not listed although they form part of cohesive streetscape and only examples of double fronted villa style housing ▪ Listing should include fences ▪ Statement on '<i>replacement development ..</i>' needs better definition and building envelope definition is hard to follow 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Desired character requirements would require that a replacement building would match or enhance the historical character ▪ Both contribute to the historical character of the policy area ▪ Provision for traditional fencing within the Zone requirements 	Nil

#	Name	Submission Summary	Comment	DPA Amendment
			<ul style="list-style-type: none">▪ Replacement development will need to closely reflect the desired character for the policy area.	

Attachment

Attachment

Attachment A1 – Summary and Response to Agency Submissions

Report on each agency submission received (including summary, comments and action taken in response)

#	Name	Submission Summary	Comment	DPA Amendment
1	City of Charles Sturt	Agree <ul style="list-style-type: none"> ▪ General support for the intent of the DPA 	Noted	Nil
2	Department of State Development	Agree <ul style="list-style-type: none"> ▪ Relevant divisions of the Department have reviewed the DPA and there are no significant policy issues of concern 	Noted	Nil
3	Environment Protection Authority	Agree <ul style="list-style-type: none"> ▪ No comment 	Noted	Nil
4	Renewal SA	Generally agree with amendments <ul style="list-style-type: none"> ▪ Support social objectives like protecting historical built form and balanced with other social objectives (affordable housing) ▪ Consider greater design flexibility to non-Heritage Places within Historic (Conservation) Zone and to reflect compatibility with zone criteria ▪ Supports that 'contributory items' should not be added to the Development Plan. Raises how existing items should be treated and would also support their removal and allow design provisions to address outcomes. Items should not be afforded same level of demolition control as LHPs and PDC 6 should be amended. ▪ 'supported accommodation' listed as non-complying in Historic (Conservation) Zone and not justified. SA Planning Policy Library promotes supported accommodation in all zones catering for residential uses. 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ Design considerations to reflect the objectives and desired character for the zone and policy areas. Patterns of land division and built form characteristics are importantly reinforced with design flexibility built around them. ▪ Noted. Not adding or removing 'contributory items' within this DPA (DPTI advice). Demolition control provision applies to all development within the zone to meet the objectives for the zone. PDC to be amended to also include built form of historical character that are not identified as contributory items anymore, and is to read: <i>PDC6 Development of built form of historic character, including contributory items, should:</i> <p>(a) not compromise its value...</p> <p>(b) ...</p> <p>(c) ...</p> <p>(d) ...</p> <p>(e) ...</p> <p>▪ Agree and amend accordingly. Also incorporate a provision that caters for development on large sites that can maintain streetscape character whilst</p>	<p>Amend PDC 6 of Historic (Conservation) Zone to read: <i>PDC6 Development of built form of historic character, including contributory items, should:</i></p> <p>(a) not compromise its value...</p> <p>(b) ...</p> <p>(c) ...</p> <p>(d) ...</p> <p>(e) ...</p> <p>Remove 'supported accommodation'</p>

#	Name	Submission Summary	Comment	DPA Amendment
			centralising development that may differ	<p>from the Non-complying Development list.</p> <p>Insert new provision as follows:</p> <p><u>On very large sites and within supported accommodation facilities, some compensation may be provided to centralise larger and denser development, and to incorporate suitable minor ancillary non-residential services, provided the development satisfies and is compatible with the desired character provisions within the relevant policy area with regard to streetscapes and adjoining land.</u></p>
5	Department of Planning Transport & Infrastructure	<p>Generally agree with amendments</p> <ul style="list-style-type: none"> ▪ Strategic impacts (general): <ul style="list-style-type: none"> - Review all existing LHPs in Urban Corridor Zone 	<p>Noted</p> <ul style="list-style-type: none"> ▪ SOI does not include investigations on existing Local Heritage Places and Urban Corridor Zone Ministerial DPA considered 	Historic (Conservation) Zone: Public

City of Prospect
Historic (Conservation) Zone Policy Areas Development Plan Amendment
Attachment A1 – Summary and Response to Agency Submissions

#	Name	Submission Summary	Comment	DPA Amendment
		<ul style="list-style-type: none"> ▪ Technical (general): <ul style="list-style-type: none"> - DPA to Minister by 12 August 2015 to allow time for interim operation process - Response to DPTI included within 'summary of agency submissions' - Prior to sending final approval package to Minister, submit all updated maps to Ray Nash (DPTI) ▪ Historic (Conservation) Zone Policy Areas DPA: <ol style="list-style-type: none"> 1. Public notification is silent on Contributory Items and if not considered to be minor then Category 3. Amend all relevant zones to make 'Development of Contributory Item a Category 1' 2. Include the following policy in the zone: <i>'Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.'</i> 3. Review extent of proposed Areas and consider amending boundaries, particularly in close proximity to Prospect Road, to ensure properties which don't contribute to character are excluded. Review Desired Character Statements to ensure guidance for new development. <p>Specific Policy Areas as follows:</p> <ul style="list-style-type: none"> - North Ovingham Policy Area: Identified as having capacity for residential infill. Toronto Street is considered to have consistent character but Churchill Road appears mixed and Cotton Street comprises predominantly rear garages with a few modern dwellings. 	<p>this issue and has inserted relevant provisions within the Council Wide Section (eg. PDC 297). Further discussion with DPTI (13/05/15) indicated that they were only interested in proposed LHPs.</p> <ul style="list-style-type: none"> ▪ Noted ▪ Historic (Conservation) Zone Policy Areas DPA: ▪ [No.1] Agree. Contributory Items have no listing of heritage elements so a blanket Category 1 is appropriate. ▪ [No.2] Intention is to promote infill development in specific circumstances and not through a broad- brush approach. Although this zone is not an area for infill housing and is concerned with the protection of historical patterns (land division and built form) there will be opportunity with minimum allotment sizes and double frontages (new provision PDC11) to allow for some sensitive infill development whilst maintaining the desired historical character. Also, an additional zone provision for transitional infill housing adjoining the corridor zone is proposed (PDC10). ▪ [No3] Rather than this approach, strengthen zone provisions to allow for transitional infill housing to corridor zones. A new zone would only capture a handful of properties and create a limited and confusing zone. Interface zone provisions are more appropriate to assess the merits 	<p>Notification 17 The following kinds of development are Category 1 and do not require public notification:</p> <p><i>The alteration of, or addition to, a Local Heritage Place or Contributory Item so as to preserve the building as, or convert it to, a dwelling, or the resumption of use of such a dwelling.</i></p> <p><i>The demolition of a Contributory Item.</i> [refer to response No.1]</p> <p>Insert new provision PDC11 within Historic (Conservation) Zone:</p> <p>11 On properties with multiple street frontages, some compensation may be provided for reduced minimum site areas provided the minimum street frontages are</p>

#	Name	Submission Summary	Comment	DPA Amendment
		<ul style="list-style-type: none"> - Highbury Policy Area: Generally consistent in land division patterns and built form, but some properties close to Prospect Road which are not in keeping with the heritage values of the area (eg 7 & 7a Albert Street, 4 Victoria Street & 3 Alexander Street). Also minimise impacts of adjacent Urban Corridor Zone. Recommend that the policy area boundaries close to Prospect Road be reviewed and amended. - Prospect Lanes Policy Area: Properties in close proximity to Prospect Road which are of modern appearance and not in keeping with heritage values of the area (eg. 1, 4 & 6 Vine Street). Also minimise impacts of adjacent Urban Corridor Zone. Recommend that the policy area boundaries close to Prospect Road be reviewed and amended. Also, the historical integrity and consistency of built form is more mixed in this policy area, particularly along Myrtle and Rose Streets, and Vine Street west of Braund Road. Further justification for the proposed extent is required. <p>4. Amend PDC 4(a) to read: <i>(a)The incorporation of fences and gates in keeping with the height, scale and type of fences in the locality.</i></p> <p>5. Amend existing PDC13 and remove: <i>'A building of more than 2 storeys in height above mean natural ground level'</i> as it is restrictive and may prevent otherwise appropriate development.</p> <p>6. Delete or amend PDC13 that currently reads: <i>'Advertising or advertising display greater than 0.2 square metres in area or other display which moves, rotates, flashes or incorporates an</i></p>	<p>of developments on zone boundaries. Provide a new provision (PDC 10) within the Historic (Conservation) Zone to allow for transitional infill housing to the Urban Corridor Zone that is compatible with the character of the zone.</p> <ul style="list-style-type: none"> ▪ North Ovingham: The historical allotment pattern extends from Toronto Street to Cotton Street (laneway structures). Churchill Road has a consistent pattern of built form with double fronted cottages with steps up to the front door reflecting the natural topography. Any infill development (eg double street fronted properties) to occur without affecting the desired character. ▪ Highbury: This would only capture a handful of properties and create a limited and confusing zone. Interface zone provisions are more appropriate to assess the merits of developments on zone boundaries and insert a new zone provision for transitional infill housing (PDC10). ▪ Prospect Lanes: This would only capture a handful of properties and create a limited and confusing zone. Interface zone provisions are more appropriate to assess the merits of developments on zone boundaries and insert a new zone provision for transitional infill housing (PDC10). The 2010 Heritage Review Update (2013) removed many properties (28) west of Braund Road that were included in the original proposed policy area. There is a high percentage of contributory places within the amended policy area, including 	<p><i><u>maintained.</u></i> [refer to response No.2]</p> <p>Insert new provision PDC10 within Historic (Conservation) Zone: <u>10 Where land abuts an Urban Corridor Zone (except across major roads), some compensation may be provided to allow for transitional infill housing at densities higher than, but compatible with streetscape qualities within the Historic (Conservation) Zone.</u>[refer to response No.2 & 3]</p> <p>Amend PDC 4(a) to: <u>4(a) The incorporation of fences and gates in keeping with the height, scale and type of fences in the locality and</u></p>

Historic (Conservation) Zone Policy Areas Development Plan Amendment
Attachment A1 – Summary and Response to Agency Submissions

#	Name	Submission Summary	Comment	DPA Amendment
		<p><i>animated display of running lights.'</i> Option to amend advertising area to 2 square metres or more as non-complying.</p> <p>7. Delete or amend PDC13 that currently reads: '<i>Land division with an allotment size of five percent less than that stipulated in each policy area</i>'. As it is restrictive and prevents future development, including infill. Land division to be merit development.</p> <p>8. Maximum site coverage within policy areas to be removed as it is restrictive and could be difficult to apply on smaller allotments.</p> <p>9. PDC regarding building envelope and 'roof gables' to be deleted as it does not allow an adjoining owner to build to the boundary without compromising the gable roof that would encroach over the boundary.</p> <p>▪ Local Heritage Places (LHP) DPA: [covered within relevant DPA]</p> <p>▪ Technical Issues (specific): Amendment Instructions Tables have been based on the</p>	<p>the streets highlighted (76% Myrtle; 62% Rose; 63% Vine (west of Braund Rd).</p> <ul style="list-style-type: none"> ▪ [No.4] Agree and amend to cover new development. ▪ [No.5] Agree to delete and rely on zoning provisions for assessing merit applications. Opportunity for large sites where greater than 2 storeys can be centralised and obscured from streetscape and adjoining properties. Insert new provision PDC9. ▪ [No.6] Agree and amend. ▪ [No.7] The zone aims to maintain traditional land division patterns, unlike infill and growth residential zones. Therefore, a strict land division requirement is warranted. The 5% rule is however, considered to be too restrictive and should be doubled to 10% to allow for some flexibility. Also note that multiple street fronted properties are now an exception to this non-complying requirement. ▪ [No.8] Disagree regarding its removal as it is an important provision to maintain the desired character - 'North Ovingham' compact to Fitzroy Terrace as spacious policy areas. <p>Amend site coverage percentage in Highbury Policy Area and Prospect Lanes Policy Area from 40% to 50% to better reflect existing policy, public and agency submissions, allow opportunities for additions/alterations from an existing average of 40% built form coverage within</p>	<p><i>reflect and conserve traditional, period, style and form relationships between traditional built form and front fencing and gates.</i> [refer to response No.4]</p> <p>Delete PDC16 (previously shown as PDC13) as follows: <i>'A building of more than 2 storeys in height above mean natural ground level'</i> [refer to response No.5]</p> <p>Insert new PDC9 within Historic (Conservation) Zone as follows: 9. <u>'On very large sites and within supported accommodation facilities, some compensation may be provided to centralise larger and denser development, and to incorporate suitable minor</u></p>

#	Name	Submission Summary	Comment	DPA Amendment
		<p>Development Plan Consolidated on 31 October 2013 and last update was on 12 February 2014(?) and instructions should reflect the latest version prior to submitting DPAs for approval</p> <p>Review mapping with the Department prior to finalising DPA for final approval</p>	<p>these areas and potential for infill development in strategic locations (proximity to Prospect Road and laneways)</p> <ul style="list-style-type: none"> ▪ [No.9] Disagree. The provision is only relevant where the building encroaches over the building envelope beyond the 45 degree line. It does not apply to any encroachment over the property boundary. ▪ Technical Issues (specific): <ul style="list-style-type: none"> ▪ This update would reflect the date that the interim control was applied to the Heritage DPAs. The amendment can be added to the post consultation documents ▪ Noted 	<p><u>ancillary non-residential services, provided the development satisfies the desired character with regard to surrounding and adjacent streets and land.</u>' [refer to response No.5 re need to allow flexibility beyond 2 storeys in specific circumstances]</p> <p>Amend PDC16 (previously shown as PDC13) to: '<u>Advertising or advertising display greater than 2 square metres in area or other display which moves, rotates, flashes or incorporates an animated display of running lights.</u>' [refer to response No.6]</p> <p>Amend PDC16 (previously shown as PDC13) to: '<u>Land division (other than multiple street</u></p>

Historic (Conservation) Zone Policy Areas Development Plan Amendment
Attachment A1 – Summary and Response to Agency Submissions

#	Name	Submission Summary	Comment	DPA Amendment
				<p><u>frontage allotments</u>) with an allotment size of ten percent less than that stipulated in each policy area' [refer to response No.7]</p> <p>Amend PDC 4 within Prospect Lanes Policy Area 8 and Highbury Policy Area 9 to read:</p> <p>4. Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of <u>50</u> percent. When the dwelling is two storey the second storey floor area should be no more than one third of the total dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining</p>

#	Name	Submission Summary	Comment	DPA Amendment
				<p><u>properties.</u>[refer to response No.8]</p> <ul style="list-style-type: none">▪ Add updated consolidated date of 12 February 2015

Attachment

Attachment B – Summary and Response to Public Meeting Submissions

Ten (10) submitters requested to be heard at a public meeting that was held on 27 May 2015. Eight (8) were present and spoke at the meeting.

As the presenters were supporting their written submissions the responses are addressed in Attachment A.

#	Name	Comments
Historical (Conservation) Zone Policy Areas DPA		
1	E Crisp	<ul style="list-style-type: none"> ▪ Congratulate Council on preparing the DPA ▪ Prospect Residents Association also supports the DPA ▪ As per my written submission, I would like to add further items to the list ▪ Council's Strategic Plan identifies the 'protection of character' ▪ Eastern side of Main North Road is not well covered and potentially earmarked for infill development ▪ 'Burwood Street' and 'Richman Avenue' should be proposed as additional Historical Conservation Areas
2	T Viedt	<ul style="list-style-type: none"> ▪ Supports Council's DPA ▪ Architect by profession and strongly interested in design and heritage issues ▪ Only regret that the DPA has taken this long and have lost some valued homes in the street eg. 19 Charles Street ▪ Query why only single fronted homes identified for protection and not double fronted <p>Fencing needs to be included in the policy</p>
3	R Chuah	Not Available
4	L Hood	Represented by D Hood
5	D Hood	<ul style="list-style-type: none"> ▪ No comment to make on the overall DPA, but have concerns in relation to 55 Vine Street, Prospect ▪ Intention to build a new home ▪ Contacted Council prior to purchase and no issues were raised and indications that it was a routine approval ▪ Inaccuracies in Heritage Report in terms of when it was built. Built in 1948 and not 1920's as suggested ▪ Porch at front part of essential criteria but was added onto in 1970s ▪ Front fencing is dilapidated chain-wire fencing of no traditional value ▪ Have not got a rear lane as indicated in policy area description
6	B Ritchie	<ul style="list-style-type: none"> ▪ 40 years at Vine Street address ▪ Empathy with previous speaker ▪ To preserve the character of traditional homes is supported ▪ Consider there are holes in Prospect Lanes Policy Area to include all the area proposed and in the selection of contributory items ▪ Main issue with new policy regarding site coverage and the change from existing 50% to 40% that will severely restrict redevelopment options to improve their properties
7	M Prideaux	<ul style="list-style-type: none"> ▪ Love of houses with traditional character

Historic (Conservation) Zone Policy Areas Development Plan Amendment
Attachment B – Summary and Response to Public Meeting Submissions

		<ul style="list-style-type: none">▪ Four houses have recently been knocked down (eg. 8 Olive Street) and the character of the street is being altered▪ Very happy that the DPA is now progressing and people are attracted to the area because of the historical character
8	P Langhans	<ul style="list-style-type: none">▪ Living in a homogenous 1920s area (Medindie Gardens)▪ DPA has stopped demolitions in the local area▪ Member of National Trust▪ Agrees with other speakers that Burwood Avenue and other streets are worthy of being within Historical Conservation Areas▪ Agree with LHPs nominated▪ Not about creating museums of original built form but ability to remediate and reverse inappropriate additions and alterations▪ Not in support of proposed changes to heritage legislation and the removal of past listings that do not have strong links to the 'criteria' and the removal of 'contributory items'

Attachment C – Timeframe Report

SCPA Timeframe Report: Process B – with consultation approval

The Statement of Intent (SoI) was agreed by the Minister and Council on 26 April 2012

Key steps	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted, DPA prepared and submitted for approval to commence concurrent agency and public consultation	20 weeks	23 months	On-hold for 18 months subject to resourcing for Inner Metropolitan Growth DPA
Ministerial Approval for Interim Operation and Public Consultation		12 December 2014	
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks	8 weeks (12/2 to 14/4/2015)	
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. Summary of Consultations and Proposed Amendments submitted to Minister for approval.	12 weeks	3.5 to 4 months (Public Meeting 27/5/2015 and SCPA Report submitted by August 2015)	Minor variation caused by work load for concurrent Heritage DPAs and available meeting times

Attachment

Attachment D – Schedule 4A Certificate

Schedule 4A—Certificate—section 25(10)

Certificate of chief executive officer that a Development Plan Amendment (DPA) is suitable for purposes of public consultation

Mark Goldstone, as Chief Executive Officer of City of Prospect, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments—

- (a) accord with the Statement of Intent (as agreed between the Council and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in regulation 9 of the Development Regulations 2008; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the Development Act 1993.

The following person or persons have provided advice to the Council for the purposes of section 25(4) of the Act:

Rick Chenoweth, Policy Planner (MPIA)

Date:

.....

Chief Executive Officer

Attachment

Attachment E – Schedule 4B Certificate

CERTIFICATION by COUNCIL's CHIEF EXECUTIVE OFFICER

Development Regulations 2008 - Schedule 4B

Development Act 1993 - Section 25(14)(b) – Certificate - Approval

Certificate of Chief Executive Officer that an amendment to a Development Plan is suitable for approval

I, Mark Goldstone, as Chief Executive Officer of City of Prospect, certify, in relation to the proposed amendment or amendments to Prospect (City) Development Plan as last consolidated on 12 February 2015, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:
 - Rick Chenoweth, Policy Planner (MPIA)

Date: July 2015

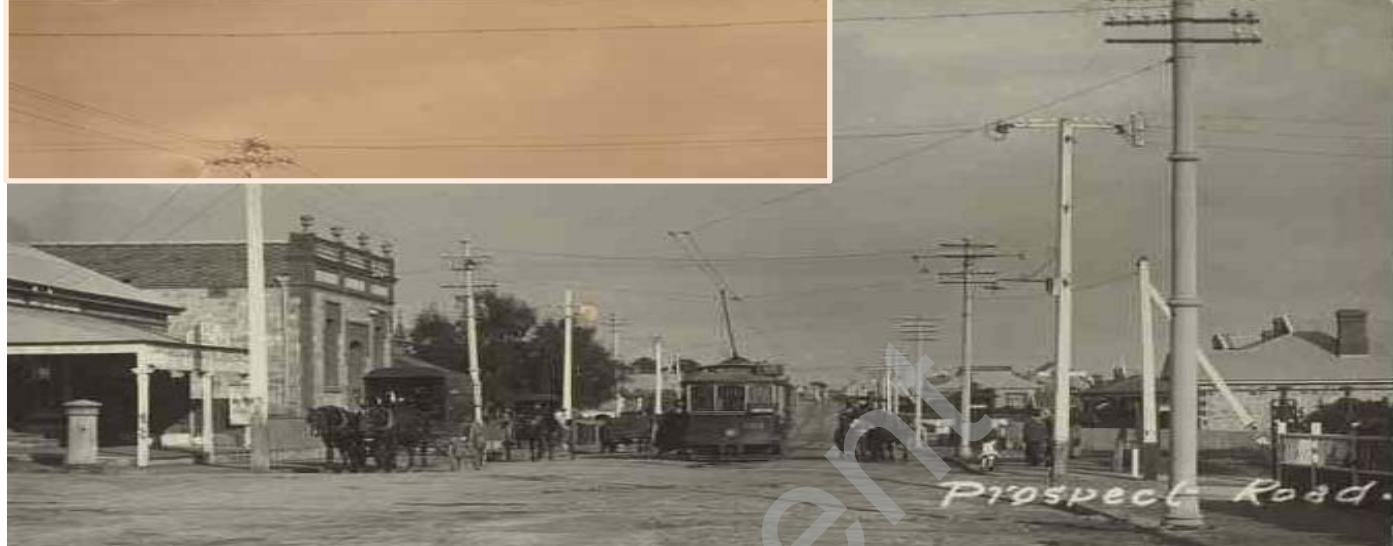
.....
Chief Executive Officer

Attachment

Attachment F – Key Issues Review

Attachment

**City of Prospect
Historic (Conservation) Zone
Policy Areas Development Plan Amendment**



**Post Consultation
Key Issues Review**

July 2015



POST CONSULTATION KEY ISSUES REVIEW

Historic (Conservation) Zone Policy Area DPA

Executive Summary – Recommendations

1.0 Strategic Issues

- 1.1 City of Prospect's 2012-2016 Strategic Plan
- 1.2 The 30-Year Plan for Greater Adelaide

2.0 Zoning Policy Issues and Procedural Matters

- 2.1 Historic (Conservation) Zone
- 2.2 Fitzroy Terrace Policy Area 1
- 2.3 North Ovingham Policy Area 7
- 2.4 Prospect Lanes Policy Area 8
- 2.5 Highbury Policy Area 9

3.0 Tables and Maps

- 4.1 Maps Pr/7 & Pr/12

Executive Summary

The draft City of Prospect Historic (Conservation) Zone Policy Area DPA was released for public and agency consultation during February to April 2015.

As a result of the consultation and specifically attributed to this DPA, 23 public and 5 government agency and adjoining council written submissions were received and 8 verbal presentations were provided to the public meeting.

The consultation process raised some key policy issues and possible amendments to the draft DPA that will need appropriate consideration and guidance by the City of Prospect *Strategic Policy Development Planning Committee and Council*.

These key issues form part of the *Summary of Consultation and Proposed Amendments (SCPA) Report* which accompanies the amended draft DPA that will be authorised by Council for submission to the Minister for approval.

1.0 Strategic Issues

1.1 City of Prospect 2012-2016 Strategic Plan	
	<p>The City of Prospect Strategic Plan has 'Our Character' as one of its key values. This section of the Plan clearly stipulates a need to strengthen our 'sense of place' and to understand who we are and where we come from as depicted by our heritage assets within the City of Prospect. The Plan highlights a need to balance development and growth in strategic areas with the protection of character.</p> <p>The Plan also identifies a need to complete Heritage DPAs (Historic (Conservation) Zone Policy Areas & Local Heritage Places) as shown in Council's Strategic Directions Report (April 2010).</p>
1.1.1	<p>DPA Proposals</p> <p>The Heritage Review undertaken by McDougall and Vines recommends five (5) new Historic (Conservation) Zone Policy Areas be introduced to the Development Plan, new desired character statements, objectives and principles of development control. These areas have been recommended as having a 'clearly identified and discerned historic character which demonstrates aspects of the City of Prospect's history and development'. The Historic (Conservation) Zone will be expanded to replace part of the existing Residential Zone.</p> <p>The Heritage Review also recommends that the existing six (6) Historic (Conservation) Zone Policy Areas are retained with some minor expansion to the boundaries of Fitzroy Terrace Policy Area 1, Clifton Street Policy Area 2 and Martin Avenue Policy Area 6. The</p>

	<p>existing policy areas will also receive new desired character statements and minor policy amendment to maintain consistency of language in the Development Plan.</p> <p>Where the proposed Historic (Conservation) Zone Policy Areas boundaries overlapped with the Urban Corridor Zone (strategic growth area), these properties were removed. An update to the Heritage Review (2013) also removed 28 properties within the Prospect Lanes Policy Area 8 that did not show sufficient consistency of historical value and maintained residential zoning and the potential for infill development.</p>
1.1.2	<p>Department of Planning Transport and Infrastructure (DPTI)</p> <p>Strong commitment to <i>The 30-Year Plan for Greater Adelaide</i> and realising growth opportunities within inner metropolitan councils. Has indicated that Council should consider transitional zoning in close proximity to Prospect Road and the Urban Corridor Zone. Review sites for consistent heritage character and potential for infill within North Ovingham Policy Area 7 and Prospect Lanes Policy Area 8, especially west of Braund Road.</p>
1.1.3	<p>State Agency Feedback</p> <p>Those State Agencies making comment have indicated support for the State Planning Strategy (<i>The 30-Year Plan for Greater Adelaide</i>).</p>
1.1.4	<p>Community Feedback</p> <p>The community has previous investment in Council's Strategic Plan and this is backed up by the high level of support (50% of submissions) for the DPA and the protection of historical areas. Various submissions also indicated that Council could have expanded these historical areas further, particularly east of Main North Road.</p> <p>A few submissions questioned the consistency of the heritage value within the policy areas.</p>
1.1.5	<p>Council Review and Options</p> <p>The draft DPA supports the City of Prospect Strategic Plan by strengthening historic protection within the local area. It is also sensitive to strategic growth corridors, with amendments to the Heritage Review (2010) to avoid overlaps with these areas. Relevant policy has been introduced within the authorised and consolidated Inner Metropolitan Growth DPA for appropriate transitional interface development to minimise impacts on or near the zone boundary. Where Historic Policy Areas sit alongside strategic growth areas, policy flexibility has been introduced in this DPA to allow some compensation for infill development (refer to Zoning Policy Section).</p>

1.1.6 Recommended Changes	
A	<p>Administration</p> <p>No change to the Historic (Conservation) Zone and Policy Area boundaries, except for HN1 Fitzroy Terrace, Fitzroy in Fitzroy Terrace Policy Area 1, are recommended. Refer to the Section on Policy Areas for details of this minor boundary amendment.</p> <p>The proposed areas suitably cover and strengthen historical protection in the City of Prospect whilst not inhibiting strategic growth corridors, in accordance with the Strategic Plan. It is also not recommended to increase the historical policy areas (east of Main North Road) as the Heritage Review and Update found there was not sufficient justification regarding consistency of historical character in these areas. If these areas were added, the DPA would need to seek approval from the Minister for re-consultation and amendment to the interim operation timeframe.</p> <p>DPTI's comments on limiting development opportunities in North Ovingham, Prospect Lanes and Highbury Policy Areas can be addressed by the incorporation of new policy within the Zone and Policy Areas (refer to Section on Zoning Issues & Procedural Matters)</p>
B	<p>Development Strategy and Policy Committee</p> <p>TBA</p>
C	<p>Council</p> <p>TBA</p>

1.2	The 30-Year Plan for Greater Adelaide
	<p><i>The 30-Year Plan for Greater Adelaide's primary emphasis is toward providing directions for state wide growth and seeks to contain outer metropolitan sprawl and locate most of the new development in existing areas and particularly in designated transit orientated mixed-use precincts.</i></p> <p>Although population growth forecasting and models used in the existing 30-Year Plan would need to be re-evaluated, it is likely that the updated 30-Year Plan will be looking more at the potential for residential zones and to a lesser extent the historic (conservation) zone, to cater for future growth scenarios.</p> <p>Heritage protection is not a central pillar of the Plan, but it is covered under 'Urban Design' criteria, and reads:</p> <ul style="list-style-type: none"> - <i>Ensure local heritage places and areas of heritage value are identified and incorporated into planning policy</i> - <i>Capitalise on the role of heritage places and areas by creating a sense of place using techniques such as adaptive re-use and clearly described desired character statements.</i>
1.2.1	DPA Proposals
	Refer to Section 1.1.1 above.
1.2.2	Department of Planning Transport and Infrastructure (DPTI)
	Refer to Section 1.1.2 above.
1.2.3	State Agency Feedback
	Refer to Section 1.1.3 above.
1.2.4	Community Feedback
	<p>The major concern is in regard to the loss of local heritage character areas and the distinct lack of policy direction in the 30-Year Plan with a preference towards growth zones.</p> <p>Various submissions also indicated that Council could have expanded these historical areas further, particularly east of Main North Road.</p> <p>A few submissions questioned the consistency of the heritage value within the policy areas.</p>
1.2.5	Council Review and Options
	<p>The Heritage Review and draft DPA is considered to have appropriately identified areas of consistent heritage value and added them to the existing areas within the Development Plan.</p> <p>The draft DPA is considered to strike a reasonable balance between strengthening historic protection within the local area whilst being sensitive to strategic growth corridors and future infill residential development. For example, removing historic areas where they overlap with the Urban Corridor Zone and where consistency of heritage value was not sufficient; and introducing policy flexibility and greater potential for infill development in zone interface and strategic areas. Additionally, relevant policy has been introduced within the authorised and consolidated Ministerial Inner Metropolitan Growth DPA for appropriate transitional interface development alongside</p>

	historical and residential areas (refer to Zoning Policy Section).
1.2.6	Recommended Changes
A	<p>Administration</p> <p>No change to the draft Historic (Conservation) Zone and Policy Area boundaries, except for HN1 Fitzroy Terrace, Fitzroy in Fitzroy Terrace Policy Area 1, are recommended. Refer to the Section on Policy Areas for details of this minor boundary amendment. The proposed areas suitably cover and strengthen historical protection in the City of Prospect whilst not inhibiting strategic growth corridors, in accordance with the 30-Year Plan for Greater Adelaide.</p> <p>Also, it is not recommended to increase the historical policy areas (east of Main North Road) as the Heritage Review and subsequent Update Review found there was not sufficient justification regarding consistency of historical character in these areas. If these areas were added, the DPA would need to seek approval from the Minister for re-consultation and amendment to the interim operation timeframe.</p> <p>DPTI's comments on limiting development opportunities in North Ovingham, Prospect Lanes and Highbury Policy Areas can be addressed by the incorporation of new policy within the Zone and Policy Areas (refer to Zoning Policy Issues & Procedural Matters Section)</p>
B	Development Strategy and Policy Committee
	TBA
C	Council
	TBA

2.0 Zoning Policy Issues and Procedural Matters

2.1	Historic (Conservation) Zone
	<p>Consultation feedback from Agencies centred on providing opportunities for infill development within the Historic (Conservation) Zone and reviewing zone boundaries, particularly in close proximity to Prospect Road.</p> <p>The main intent of the zone is for the protection of traditional development patterns and built form and not for infill residential development. There are however, specific circumstances where more flexibility for development can be provided, including:</p> <ul style="list-style-type: none"> - on very large sites providing supported accommodation - interface areas with the Urban Corridor Zone - on multiple street fronted properties where minimum street frontages can still be maintained. <p>Some amendments are to be made to technical and procedural matters to align the Development Plan to South Australian Planning Policy Library (SAPPL).</p>
2.1.1	DPA Proposals
	Refer to Section 1.1.1 above.
2.1.2	Department of Planning Transport and Infrastructure
	<p>DPTI's submission indicated:</p> <ul style="list-style-type: none"> - to review the proposed zone and its boundaries for consistent character - vacant and underutilised land for increasing housing choice and higher density development - public notification is silent on contributory items.
2.1.3	Other Agency Feedback
	<p>Renewal SA's submission indicated:</p> <ul style="list-style-type: none"> - support for the removal of Contributory Items and recommend that this be extended to existing Items - remove 'Supported accommodation' text from Non-complying Development in accordance with SAPPL.
2.1.4	Community Feedback
	<p>Mostly provided strong support for the expansion of the zone.</p> <p>Some submissions also indicated that Council could have expanded these historical areas further, particularly east of Main North Road.</p> <p>Policy Area specific feedback (refer to Sections on Policy Areas).</p>
2.1.5	Council Review and Options
	<p>The community have provided strong support for the expansion of Historic (Conservation) Zone.</p> <p>To cover the feedback of the Agencies regarding the extent of the new Historic (Conservation) Zone and restrictions on infill opportunities with an expanding Historic (Conservation) Zone, additional provisions are proposed to be inserted within the zone to allow for enhanced</p>

	<p>development opportunities in specific circumstances.</p> <p>Technical issues will also be addressed as part of the re-drafted DPA and include:</p> <ul style="list-style-type: none"> (a) amend the non-complying development list to: <ul style="list-style-type: none"> - accord with the SAPPL (advertising, supported accommodation) - allow for some development of a larger scale and density in specific circumstances (building heights, land division). (b) amend public notification to: <ul style="list-style-type: none"> - more clearly define the appropriate level of notification for Contributory Items. (c) re-drafted map/s to show minor zone boundary adjustment for Fitzroy Terrace Policy Area 1.
2.1.6	Recommended Changes
A	<p>Administration</p> <p>Supported accommodation is a form of development that is likely to exist within a Historic (Conservation) Zone and a housing type that is in greater demand with an increasingly older age demographic. Policy needs to provide opportunities to allow for expansion of existing sites whilst protecting the desired character of streetscapes and adjoining properties. An additional new policy is proposed for this purpose:</p> <p><u><i>9. On very large sites and within supported accommodation facilities, some compensation may be provided to centralise larger and denser development, and to incorporate suitable minor ancillary non-residential services, provided the development satisfies the desired character with regard to surrounding and adjacent streets and land.</i></u></p> <p>The interface area with a Urban Corridor Zone can provide contrasting dynamics in built form (heights and densities) and land use (mixed or residential). The existing Corridor Zone provisions provide specific policy for transitional development to occur at the zone interface and it is also reasonable for adjoining land in the Historic (Conservation) Zone to allow some compensation to transition up toward the higher intensity zone. An additional new policy is proposed for this purpose:</p> <p><u><i>10 Where land adjoins a corridor zone (except across major roads), some compensation may be provided to allow for transitional infill housing at higher densities, but compatible with streetscape qualities within the Historic (Conservation) Zone.</i></u></p> <p>Infill development opportunities are considered reasonable where the desired character can be maintained. This is likely to be achieved where properties have multiple street frontages (eg corner allotments and front and rear street facing allotments) and street frontage minimum requirements can be maintained. An additional new policy is proposed for this purpose:</p>

11 On multiple street fronted properties, some compensation may be provided for reduced minimum site areas provided the minimum street frontages are maintained.

Technical matters:

Amendment to the policy on front fencing is proposed to better link it to the desired character for the locality to provide streetscape consistency and better outcomes for contemporary buildings. Also, retain the traditional relationship between built form and front fences and gates.

4(a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality and reflect and conserve traditional period, style and form relationships between traditional built form and front fencing and gates.

DPTI indicated that it no longer recognises new Contributory Items and therefore policy and desired character statements need to be strengthened to identify and protect what is valued. The Development Plan still recognises existing Contributory Items and therefore references will still remain in the Plan.

6 Development of built form of historic character, including contributory items, should:

- (a) not compromise its value to the historic significance of the area
- (b) retain its present integrity or restore its original design features
- (c) ...
- (d) ...
- (e) ...

Amendment to land division provision to support the non-complying amendments, as follows:

Land Division

14 The division of land should occur only where it will maintain the desired character or the zone and policy areas traditional pattern and dimensions of allotments.

Procedural matters:

Amend the '**Non-complying Development**' provision to read:

~~A building of more than 2 storeys in height above natural ground level;~~

~~Advertising or advertising display greater than 0.2 two square metres in area or other display that moves, rotates, flashes or incorporates an animated display or running lights;~~

~~Land division (except for multiple street fronting allotments) with an allotment size of five ten percent less than stipulated in each policy area;~~

Supported accommodation.

Amend the ‘**Public Notification**’ provision to read:

17. The following kinds of development as classed as are Category 1 Development and do not require public notification:

The alteration of, or addition to, a Local Heritage Place or Contributory Item so as to preserve the building as, or convert it to, a dwelling, or the resumption of use of such a building

The demolition of a Contributory Item

18. The following kinds of development are Category 2 Development for the purposes of public notification:

The demolition of a Local Heritage Place

Mapping:

Re-draft Map Pr/7 to show amended zone boundary for HC Zone to run along the west boundary of HN 1 Fitzroy Terrace, Fitzroy.

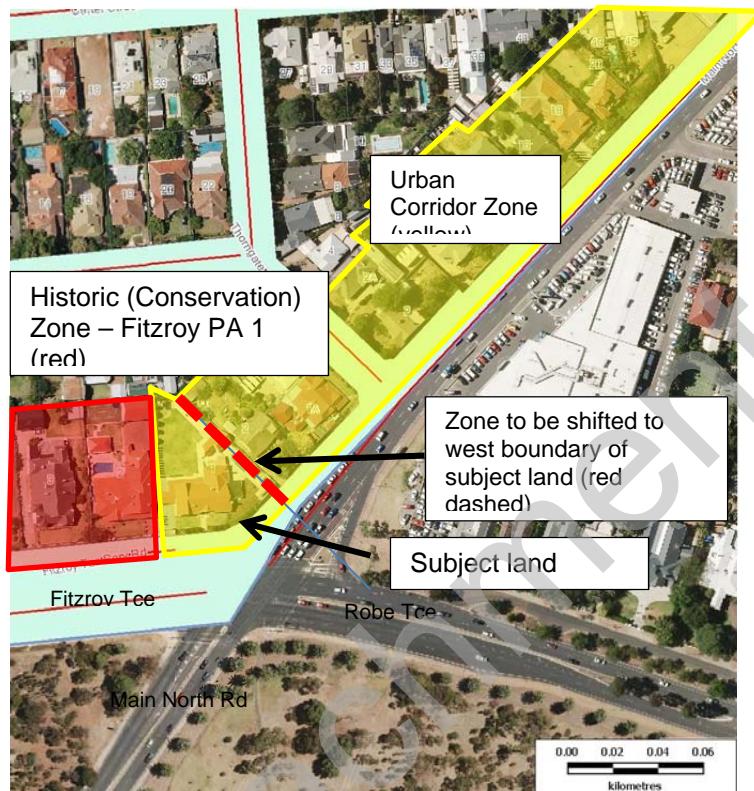
Note:

- underlined is new text/table/map
- deleted is removed text.

B	Development Strategy and Policy Committee
	TBA
C	Council
	TBA

2.2 Fitzroy Terrace Policy Area 1	
	An existing policy area characterised by grand traditional homes from the late nineteenth to early twentieth century on spacious well landscaped allotments.
2.2.1	DPA Proposals
	This is an existing policy area where it is proposed to provide a new comprehensive Desired Character statement, consistently worded policy and to expand the existing Policy Area by two allotments on its east and west margins to capture sites that reflect the character of the Policy Area.
2.2.2	Department of Planning Transport and Infrastructure
	Nil
2.2.3	State Agency Feedback
	Nil
2.2.4	Community Feedback
	<p>Mostly provided strong support for the expansion of the zone, but there was no specific comments about the policy area from these submissions.</p> <p>Property owner at HN 1 Fitzroy Terrace, Fitzroy indicated that the site was previously situated in the Urban Corridor – Business Policy Area that was recently re-zoned by the Minister and they would like it to revert back to the Urban Corridor Zone to realise its development potential.</p>
2.2.5	<p>Council Review and Options</p> <p>Historic (Conservation) Zone and Policy Area boundary was drafted prior to the Ministerial Inner Metropolitan Growth DPA and the overlap of the two zones was not picked up as part of further reviews.</p> <p>Reasons for the site returning to Urban Corridor Zone:</p> <ul style="list-style-type: none"> - recent authorisation of Ministerial Inner Metropolitan Growth DPA with subject land in the Urban Corridor Zone (31 October 2013) - prominent site on main road intersection of Fitzroy Terrace, Robe Terrace & Main North Road - larger scale development potential with contiguous allotments held under the same ownership and adjacent site in Urban Corridor Zone - owner wishes it to remain as Urban Corridor to fulfil its development potential. <p>Reasons for the site to remain in Historic (Conservation) Zone:</p> <ul style="list-style-type: none"> - identified in Heritage Review as having similar character to other sites in Policy Area. <p>Refer to Figure 1 below.</p>

Figure 1: Boundary re-alignment



2.2.6 Recommended Changes

A	Administration
	Fitzroy Terrace Policy Area 1 boundary to be shifted to the western boundary of HN 1 Fitzroy Terrace, Fitzroy.
B	Development Strategy and Policy Committee
	TBA
C	Council
	TBA

2.3 North Ovingham Policy Area 7	
	This is a new policy area and captures one of the earliest residential enclaves in the City of Prospect with consistent examples of small double fronted or attached stone houses. Sensitive infill housing may be possible in areas with double fronted street facing properties to take advantage of its strategic location close to Churchill Road and the City of Adelaide.
2.3.1	DPA Proposals
	Provided an historically tailored Desired Character statement and relevant and consistently worded policy.
2.3.2	Department of Planning Transport and Infrastructure
	DPTI's submission indicated: <ul style="list-style-type: none"> - Review Desired Character Statements to ensure guidance for new development. - Identified as having capacity for residential infill. Toronto Street is considered to have consistent character but Churchill Road appears mixed and Cotton Street comprises predominantly rear garages with a few modern dwellings.
2.3.3	State Agency Feedback
	Nil
2.3.4	Community Feedback
	Mostly provided strong support for the expansion of the zone, but there was no specific comments about the policy area from these submissions. A few responses indicated that Cotton Road does not have any historical value and provisions are too restrictive to allow for reasonable property re-development.
2.3.5	Council Review and Options
	The Desired Character statement should be strengthened to provide increased planning guidance for new development. Introduce sensitive infill development opportunities in selected areas and reinforce traditional built form qualities wherever visible from the streetscape with a more flexible approach for new development in behind this built form.

2.3.6 Recommended Changes	
A	<p>Administration</p> <p>Amend the first paragraph in the Desired Character statement, as follows:</p> <p><i>It is envisaged that all development will maintain the pattern of small allotments as subdivided in 1877-1879. Site amalgamation or subdivision is appropriate where it will only reinforce the existing allotment pattern which is significant feature of the policy area. The only variation is for sensitive infill development on the double fronted deep allotments between Toronto Street and Cotton Street, with some dispensation provided for reduced site areas, provided minimum street frontages and streetscape qualities are maintained. Land division is not suitable where existing access is not provided or capable of being provided to houses on Toronto Street or where carports/garages can only be constructed forward of the dwelling. Retention of the small shop at 10 Toronto Street is important as it is demonstrative of the village nature of the early subdivision.</i></p> <p>Amend the fourth paragraph in the Desired Character statement , as follows:</p> <p><i>New additions and alterations work visible from the streetscape are to be carried out in the style and period of the building. The existing historic fabric should be retained where possible. and any new development should be complementary to the original character. Similar scale, setbacks and roof forms should be reinforced in any new development and the intimate qualities of this small residential pocket be retained.</i></p> <p>Add a paragraph on carports, garages and outbuildings, as follows:</p> <p><u>Carports, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.</u></p> <p>Note: Apply this statement to all policy areas.</p>
B	Development Strategy and Policy Committee
	TBA
C	Council
	TBA

2.4 Prospect Lanes Policy Area 8	
	This is a new policy area and captures consistent character from 1880s development and housing from the turn of the century. One of the unique features of this policy area is the series of east/west rear laneways that link many of the properties. Sensitive infill housing may be possible in areas with double fronted street facing properties and in interface areas with the Urban Corridor Zone along Prospect Road.
2.4.1	DPA Proposals
	Provided a historically tailored Desired Character statement and relevant and consistently worded policy.
2.4.2	Department of Planning Transport and Infrastructure
	DPTI's submission indicated: <ul style="list-style-type: none"> - review Desired Character Statements to ensure guidance for new development. - properties in close proximity to Prospect Road which are of modern appearance and not in keeping with heritage values of the area (eg. 1, 4 & 6 Vine Street). Also minimise impacts of adjacent Urban Corridor Zone. Recommend that the policy area boundaries close to Prospect Road be reviewed and amended. - the historical integrity and consistency of built form is more mixed in this policy area, particularly along Myrtle and Rose Streets, and Vine Street west of Braund Road. Further justification for the proposed extent is required.
2.4.3	State Agency Feedback
	Nil
2.4.4	Community Feedback
	Mostly provided strong support for the expansion of the zone, with some specific comments on the need for historical protection is well overdue. Some submissions questioned the inconsistent character of the Policy Area, the unreasonable restrictions on land division, re-development opportunities and the decrease in site coverage parameter from 50% to 40%. One submission requested that the boundary be shifted east of Braund Road.
2.4.5	Council Review and Options
	The Desired Character statement should be strengthened to provide increased planning guidance for new development. Introduce sensitive infill development opportunities in selected areas and reinforce traditional built form qualities wherever visible from the streetscape with a more flexible approach for new development in behind this built form. There is no intention to create a new transitional zone. This would only capture a handful of properties and create a limited and confusing zone. Interface zone provisions are more appropriate to assess the merits of developments on zone boundaries (existing Council Wide provisions in the Prospect (City) Development Plan and insert a new zone provision for transitional infill housing (PDC10 in Historic (Conservation) Zone). There is no intention to alter the boundary of the Policy Area. The 2010

	<p>Heritage Review Update (2013) removed many properties (28) west of Braund Road that were included in the original proposed policy area. There is a high percentage of contributory places within the amended policy area, including the streets highlighted (76% Myrtle; 62% Rose; 63%Vine (west of Braund Rd).</p> <p>Amend site coverage percentage in Prospect Lanes Policy Area from 40% to 50% to better reflect existing policy, public and agency submissions, allow opportunities for additions/alterations from an existing average base of 40% built form coverage within the policy area and potential for infill development in strategic locations (proximity to Prospect Road and laneways). Link site coverage to all roofed structures (outbuildings, verandahs and similar structures) as they all form part of the built form cover.</p>
2.4.6	Recommended Changes
A	<p><i>Desired Character :</i></p> <p>Amend the third paragraph to read:</p> <p><u>The lanes laneways which link the blocks allotments within the Policy Area, are a distinctive quality in this area and should be maintained and remain accessible for car parking at the rear of allotments. Garaging for vehicles should address the rear lane with fences maintained at a height to provide a reasonable level of privacy to rear yards. Fences and walls of excessive height should be avoided along laneways. is envisaged to be primarily accessed from the rear lane and associated with privacy rear yard fencing.</u></p> <p>Amend the fourth paragraph to include:</p> <p><u>This policy area... in width. Opportunities for semi-detached dwellings and other housing types of a form and appearance similar to existing character traditional dwellings may be permissible, provided that the form appearance, and vehicle access and garaging is located adjacent laneways and not visible from the primary street is designed and located in accordance with the desired character for the area.</u></p> <p>Amend PDC4 to read:</p> <p><u>Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of 40% 50 percent. When the dwelling is two storey, the second storey floor area should be no more than one third of the total dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.</u></p> <p><i>Note: PDC4 inserted text to be inserted into all policy areas for consistency.</i></p>

B	Development Strategy and Policy Committee
	TBA
C	Council
	TBA

Attachment

2.5 Highbury Policy Area 9	
	This is a new policy area and captures consistent character from 1880s development and housing from the turn of the century. Sensitive infill housing may be possible in areas with multiple fronted street facing properties and in interface areas with the Urban Corridor Zone along Prospect Road.
2.5.1	DPA Proposals Provided a historically tailored Desired Character statement and relevant and consistently worded policy.
2.5.2	Department of Planning Transport and Infrastructure Review Desired Character Statements to ensure guidance for new development. Generally consistent in land division patterns and built form, but some properties close to Prospect Road which are not in keeping with the heritage values of the area (eg 7 & 7a Albert Street, 4 Victoria Street & 3 Alexander Street). Also minimise impacts of adjacent Urban Corridor Zone. Recommend that the policy area boundaries close to Prospect Road be reviewed and amended.
2.5.3	State Agency Feedback Nil
2.5.4	Community Feedback Mostly provided strong support for the expansion of the zone and policy area requirements, with some specific comments that historical protection is well overdue.
2.5.5	Council Review and Options The Desired Character statement should be strengthened to provide increased planning guidance for new development. Introduce sensitive infill development opportunities in selected areas and reinforce traditional built form qualities wherever visible from the streetscape with a more flexible approach for new development in behind this built form. There is no intention to create a new transitional zone. This would only capture a handful of properties and create a limited and confusing zone. Interface zone provisions are more appropriate to assess the merits of developments on zone boundaries (existing Council Wide provisions in the Prospect (City) Development Plan and insert a new zone provision for transitional infill housing (PDC10 in Historic (Conservation) Zone). Amend site coverage percentage in the Highbury Policy Area from 40% to 50% to better reflect existing policy, public and agency submissions, allow opportunities for additions/alterations from an existing average base of 40% built form coverage within the policy area and potential for infill development in strategic locations (proximity to Prospect Road and laneways). Link site coverage to all roofed structures (outbuildings, verandahs and similar structures) as they all form part of the built form cover.

2.5.6 Recommended Changes	
A	<p>Administration</p> <p><i>Desired Character :</i> Insert text into paragraph two, as follows:</p> <p><i>The Policy Area is characterised ...predominantly one storey. <u>Opportunities for semi-detached dwellings and other housing types may be permissible, provided that the form, appearance, and vehicle access and garaging is designed and located in accordance with the desired character for the area.</u></i></p> <p>Remove text in fourth paragraph, as follows: <i>Front fences will be low to provide maintain ... street planting.</i></p> <p>Amend PDC4 to read:</p> <p><i>Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of 40% 50 percent. When the dwelling is two storey the second storey floor area should be no more than one third of the total dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties...</i></p> <p><i>Note: PDC4 inserted text to be inserted into all policy areas for consistency.</i></p>
B	Development Strategy and Policy Committee
	TBA
C	Council
	TBA

2.6 Additional Policy Areas East of Main North Road	
	Various public submissions raised the issue of providing additional areas east of Main North Road to capture historical character in an area of council that is not well represented by the Historic (Conservation) Zone.
2.5.1	DPA Proposals
	Provided the new Medindie Gardens Policy Area 11 east of Main North Road.
2.5.2	Department of Planning Transport and Infrastructure
	Nil
2.5.3	State Agency Feedback
	Nil
2.5.4	Community Feedback
	Strong support for the expansion of the zone and policy areas, but some specific comments wanted a further expansion particularly east of Main North Road. Burwood Avenue and the environ around the Prospect Gardens Reserve bordered by Mawson Street, West Terrace, Buchanan Street and East Terrace, Nailsworth, were provided as examples.
2.5.5	Council Review and Options
	The Heritage Review (2010), and Update (2013) that contained a specific review of areas east of Main North Road, did not find other areas that showed a consistent historical character pattern to be proposed in this DPA. As these areas were not included in the DPA for consultation, a proposal to include them will likely require Ministerial Approval for re-consultation (at least for these specific areas) and further authorisation of a new Interim Operation period. This will further delay the process of authorisation and may lead to more input from DPTI as part of its update to the 30 Year Plan and Planning Review.
2.5.6 Recommended Changes	
A	Administration
	Nil
B	Development Strategy and Policy Committee
	TBA
C	Council
	TBA

3.0 Tables and Maps

3.1	No tables are relevant to this DPA. Maps Pr/7 and Pr/12 will require a minor amendment of the zone and policy area boundary.
3.1.1	DPA Proposals As shown on Maps Pr/3 to Pr/12
3.1.2	Department of Planning Transport and Infrastructure Review mapping with the Department prior to finalising DPA for final approval
3.1.3	State Agency Feedback Nil
3.1.4	Community Feedback Nil
3.1.5	Council Review and Options Refer to Section 2.2 – Fitzroy Terrace Policy Area 1 for details.
3.1.6	Recommended Changes
A	Administration Amend Fitzroy Terrace Policy Area 1 boundary on Map Pr/6 &Pr/12 as shown in Figure 1 in Section 2.2.5.
B	Development Strategy and Policy Committee TBA
C	Council TBA

Development Plan Amendment

By the Council

City of Prospect

**Local Heritage Places
Development Plan Amendment**

**Summary of Consultation
and Proposed Amendments
(SCPA) Report**

July 2015

Attachment

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Document History & Status

Version No	Description	Author(s)	Heritage Review	Approved	Date
1.0	Council Workshop	RC		DR	April 2013
2.0	Heritage Review & Planning Assessment	RC		DR	Aug 2013
3.0	Council Approval for Consultation	RC		DR	Sept 2013
4.0	DPTI response	RC			Jan 2014
5.0	Post Consultation	RC	PB	NC	

Attachment

1.0 Introduction

The Summary of Consultation and Proposed Amendments (SCPA) Report is provided in accordance with Section 25(13) of the Development Act 1993 to identify matters raised during the consultation period and any recommended alterations to the Development Plan Amendment (DPA). The report also provides details of the consultation process undertaken by Council.

This report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this Report.

The SCPA Report, as adopted by Council, is to be forwarded to the Minister to document the review of the DPA and outline any recommended amendments (if any) to address issues identified in the submissions and/or from subsequent analysis.

A revised draft DPA, reflecting the recommendations of Council contained in this Report, has been prepared to accompany the SCPA Report.

2.0 Consultation

2.1 Consultation Process

Statutory consultation with agencies and the public was undertaken in accordance with DPA process B (with consultation approval) and in accordance with Section 25(6) of the Development Act 1993; Regulations 10 and 11 of the Development Regulations 2008; and the agreed Statement of Intent.

The following Local Member(s) of Parliament were consulted on the DPA:

- (a) Ms Rachel Sanderson MP
- (b) Hon John Rau MP

The response(s) are included within **Attachment A1**.

The consultation period ran from **12 February 2015 to 14 April 2015**.

Concurrent with release for public consultation, the DPA was granted interim effect for 12 months until the 12 February 2016. This made the policy contained within the DPA effective so as to ensure that any proposed development on or adjacent to proposed local heritage places could only occur if consistent with relevant guidelines while the DPA was being finalised.

The City of Prospect Strategic Planning and Development Policies Committee has been appointed for the purposes of Section 25(11)(c) of the Development Act to provide advice to Council in relation to these recommendations on the DPA.

2.2 Public Notification

A signed copy of the DPA (and Minister's authorisation for interim effect) was forwarded by the Department of Planning Transport and Infrastructure on 12 December 2014. Due to the Christmas break period consultation did not commence until February 2015.

Notices were published in the 'The Advertiser' on 11 February 2015, the Government Gazette on 12 February 2015. An article on the proposed changes to the Development Plan was also published in the Autumn 2015 edition of the Prospect Magazine, which was distributed to all residents and business owners in early March 2015.

Letters, together with a copy of information and feedback sheets for the relevant local heritage place, were sent to owners (at their nominated address) of all affected properties prior to the commencement of the consultation period. Letters were also sent to 7 government agencies, 4 adjoining Councils and 3 associations (business and community).

The DPA documents were made available for viewing and purchase at Council's Civic Centre at 128 Prospect Road, Prospect and the Council Library at 1 Thomas Street, Nailsworth. The DPA documents,

information and feedback sheets and background studies, were also made available on Council's website www.prospect.sa.gov.au.

3.0 Public and Agency Submissions

3.1 Public Submissions – Key Issues

Fifty (50) public submissions and five (5) agency/other council submissions, including late submissions, were received.

Key issues raised in the submissions are discussed further below:

3.1.1 Selection of Local Heritage Places

City of Prospect has a distinctive and desirable character which is highly valued by the majority of local residents and visitors to the area. The large number of original buildings across the city make an important contribution to this character. City of Prospect is committed to preserving the heritage of the area. As part of this commitment, the Council continues to pursue the listing of what are called "Local Heritage Places" in the City of Prospect Development Plan.

City of Prospect carries out periodic reviews of the Development Plan as required by Section 30 of the *Development Act 1993*. The results of the 'Your Street, Your City' review in 2010 identified, among other things, a need to conduct a review of heritage sites and areas.

As a result, a Heritage Review was initiated in 2010 and a further update provided in 2013, as detailed in the following documents:

- *City of Prospect Heritage Review, 2010 – McDougall and Vines Conservation and Heritage Consultants*
- *City of Prospect Update to 2010 Heritage Review, 2013 – McDougall and Vines Conservation and Heritage Consultants.*

Pursuant to Section 23(4) of the Development Act, 1993, to designate a Local Heritage Place it needs to fulfil one of the following criteria:

- (a) *it displays historical, economic or social themes that are of importance to the local area*
– eg buildings of early village settlements, new subdivisions, industrial/commercial activities*
- (b) *it represents customs or ways of life that are characteristic of the local area*
– eg buildings of social value or create the sense of place like churches, corner shops and commercial premises before the motor vehicle, sporting facilities*
- (c) *it has played an important part in the lives of local residents*
- eg buildings that form the basis of community structure like schools, hotels, institutes, hospitals, churches*
- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*
- eg buildings that are particularly characteristic or 'typical' of the conditions or materials of an area like local stone, styles of design/era, designs by significant local architects/builders*
- (e) *it is associated with a notable local personality or event*
- eg buildings associated with people or events of early local settlement like monuments, cemeteries, shops, factories, residences of those notable in politics, arts, sport, business*
- (f) *it is a notable landmark in the area*
- eg visually prominent/large buildings and significant reference points like monuments*
- (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*
– there are no designated heritage trees.

* summation of examples from the Planning SA Planning Bulletin for Heritage

The first review of the local area in 2010 identified a number of potential heritage places, which were subject to further research and evaluation against the Development Act criteria to determine suitability for listing.

The consultant's original list of 83 potential heritage places was further reviewed in 2013 following the consolidation of the Inner Metropolitan Growth DPA, which introduced the Urban Corridor Zone to Prospect Road and other parts of the Council area. Two sites (5 Percy Street and 27 Victoria Street) were removed via the Heritage Review Update (2013) and two further sites (114 Main North Road and 84 Prospect Road) were removed following an analysis of the development feasibility based on the new Urban Corridor Zone policy.

The existing 88 Local Heritage Places within the Development Plan were all considered to still warrant Local Heritage Place status.

3.1.2 Strategic Context and Development Potential

The City of Prospect vision aims to ensure sensitive conservation of the intrinsic character of the established residential suburbs of the city, and the complementary traditional high street patterns of development along Prospect Road, whilst focusing required growth in suitable areas. This supports the State Government directions for growth from *The 30-Year Plan for Greater Adelaide*.

The number of heritage places as a percentage of the total properties within the Urban Corridor Zone is limited (refer to Table 1). The highest concentration is along Prospect Road at 12% of total properties. These heritage properties are critical to the maintenance of the distinct intrinsic identity and character of neighbourhoods and the main street strip activity centres. This foundation is the basis upon which to build complementary new developments to create distinct, vibrant and attractive places. The applicable policy allows provision to adapt, alter and add (behind and up) while maintaining their specific integrity and streetscape features.

The development potential of any site is governed by a multiplicity of the planning zone, design and site specific circumstances and owner preferences. Heritage conservation is one further component to this mix.

Table 1: The extent and location of proposed heritage places is outlined in the table below.

Within the proposed Urban Corridor Zone	Total Properties	LHPs (existing)	LHPs (proposed)	LHPs (total)
Churchill Road	250	1 (0.4%)	0 (0.0%)	1 (0.4%)
Prospect Road	240	16 (6.7%)	13 (5.4%)	29 (12.1%)
Main North Road	208	1 (0.5%)	0 (0.0%)	1 (0.5%)
TOTAL	698	18 (2.5%)	13 (1.9%)	31 (4.4%)

In the majority of cases the development opportunity is not unduly compromised with the heritage building suitably located and adaptable to accommodate envisaged development, eg reasonable ability for rear additions and alterations to an existing dwelling. Generally there will not be development potential implications, nor impact on the enjoyment and value of the property.

There is the situation though, where the heritage place is adjacent to the street, ie traditional parapet façade shop fronts. In this case the development potential can be achieved by inserting a new development respectfully slightly setback from the street and the primary building façade, and possibly rising from there above the heritage elements. This kind of development is supported by

policy and maintains the presence, integrity, quality and irreplaceable detail and features of the traditional streetscape shop fronts and external form, with contemporary development behind and above it.

An illustrative example is provided below:



It is also the case that many of these heritage properties constitute small sites with relatively optimised floor areas covering much of the site. This represents more floor area than could be achieved with contemporary development given the desired provision for on-site parking.

The small size of individual sites and limited provision of on-site parking would restrict the potential for re-development (additions or further storeys). To achieve more intensive development it is apparent that properties would need to be aggregated to create effective sites (eg generally > 2,000m²). In this scenario the extent of the heritage building to be retained and/or external form conserved would represent a minor portion of the site. The remainder of the site could effectively accommodate the necessary on-site parking provision, eg across the rear and/or underground, to enable the desired larger commercial floor spaces and numbers of dwellings on the development site at grade level and in multiple levels above.

There are cases, for example a building located well back from the front property boundary, where the development potential and envisaged development is severely compromised and the strategic development advantages may necessarily outweigh the specific heritage merit for desired and beneficial long-term future development outcomes. In these cases a judgement on the balance of merit between the desired strategic outcome and heritage merit for the future needs to be made.

3.1.3 Description and/or Extent of Heritage Value

A Description and/or Extent of Heritage Value is associated with each place listed in Table Pr/1 of the Prospect (City) Development Plan.

The description is important for clarifying what the extent of the heritage listing entails, and therefore what parts of the building need to be retained and conserved and what do not necessarily need to be retained.

The current Descriptions and/or Extent of Heritage Value in Table Pr/1 of the Prospect (City) Development Plan are generally appropriate with the focus on maintaining the original external form, materials and associated detail, as viewed from the public street.

3.1.4 Development Implications

The designation of a building as a Local Heritage Place has implications for future development due to the additional provisions of the Development Act that apply (eg. Demolition control) and the

principles of the development Plan that are to be referred to during the assessment of such applications.

The additional controls are aimed at ensuring appropriate conservation of the heritage place. While this may require a more considered design approach to achieving a desired development outcome, the time taken for assessment of a proposal by Council (or the Development Assessment Commission where relevant) should not unreasonably increase. Development that does not have the potential to impact on the heritage values of the place is subject to the typical controls that any such development would be assessed against.

In addition to development on the heritage place site complementing its heritage integrity, adjacent sites development should have regard to its attributes and be sensitive to complementing them. Again, this would require a more considered design response to ensure that the proposed built form complements the characteristics of the listed place and does not unduly compromise the context or setting of the place.

When development approval is required, the development assessment process undertaken by a Planning Officer is supported by advice from a specialist Heritage Adviser or Architect on the heritage conservation and design matters.

Development Assessment

The essence of the policy is to ensure the valued parts and setting of the heritage place, the external parts (principally those that address the street), are retained, conserved, enhanced and complemented by new development.

The existing Development Plan policy is not considered to sufficiently recognise the constraints that can be imposed by heritage buildings and to assist in their refurbishment, and maintenance, and the enhancement and promotion of their heritage value (refer to DPTI submission within Attachment A1 – Summary and Response to Agency Submissions).

The flexible use of heritage buildings and necessary upgrades to contemporary access, fire and disability standards and business practices, is particularly relevant for commercial properties. Policy should recognise unusual or difficult constraints created by the conservation of the building, whilst the intent, desired character and amenity of the building and locality are not unduly compromised.

To assist with the conservation and enhancement of heritage buildings, it is recommended that new policy be inserted within the Council Wide Section on adaptive re-use of heritage places as follows:

Heritage Places

Objective 49:

The continued use, or adaptive reuse, of State and local heritage places that supports the conservation of their cultural significance.

The Development Plan policy recognises that heritage buildings may be in poor condition or deteriorate over time to possibly be rendered structurally unsound for retention and upgrading. Demolition is allowed if the building becomes structurally unsafe or so unsound as to be unreasonably economically rehabilitated.

The assessment of proposed development, in relation to the heritage component, is subject to provisions within the **Council Wide Section** of the Prospect (City) Development Plan, including:

Objective30 – Appearance of Land and Buildings

PDC136 & 137– Development Adjacent Heritage Places

PDC293-299 – Local Heritage Places

PDC328 – Advertising in Residential and H(C)Z.

Grants Program

In addition to policy, a City of Prospect Heritage Grants Program is able to be accessed by property owners to assist with the conservation of heritage places. A subsidy of up to \$2,000 for 50% of the cost of the work is available for approved conservation treatments that maintain the integrity and condition of the heritage building.

3.1.5 Objections to Listing

The submissions, including late submissions, raised an objection to thirteen (13) places being listed (12 proposed and 1 existing). One site (114 Main North Road) was queried in relation to why it was removed from the proposed list. Others raised queries about various places that were not identified within the DPA. These places have not been identified through the Heritage Survey (2010) and Update (2013) and therefore have not been subject to consultation and therefore cannot be added without Ministerial authorisation for re-consultation and amendment to the interim control period.

The specific site objections were further investigated and listing recommendations reviewed. Refer to part 4.0 - Additional Matters and Investigations and part 7.0 - Summary of Recommended Changes to the Amendment following Consultation.

A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A**.

3.2 Agency Submissions

Five (5) responses were received from agencies.

Key issues raised in the responses are summarised as follows:

3.2.1 Strategic Plan

The Department of Planning Transport and Infrastructure acknowledge an expanded built form heritage list is a priority of Council and a valuable part of the urban fabric. However, regard must also be given to a balance against the strategic priorities and appropriate future development of strategic sites pursuant to the vision for increased population and development of The 30-Year Plan for Greater Adelaide.

The Minister for Planning approved the public consultation and interim listing of places, but it is noted the Minister will reconsider the justification for this following advice from the Local Heritage Advisory Committee (LHAC), the Development Policy Advisory Committee (DPAC), the Department and further advice from Council.

The Strategic context and development implications are recognised and have been considered as discussed in 3.1 above.

3.2.2 Renewal SA

Contributory items should not be afforded the same level of protection as Local Heritage Places. Renewal SA supports DPTIs approach in not recognising new Contributory Items and would like to review and remove any existing identification in the Development Plan and instead allow design provisions to address outcomes.

Supported accommodation should be removed from the non-complying list in accordance with the SAPPL.

A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A1**.

3.3 Review of Submissions and Public Meeting

Copies of all submissions were made available for public review from 15 April 2015 to 27 May 2015 at the Council offices.

Eighteen (18) submissions were received on both Heritage DPAs and requested to be heard, with ten (10) directly related to Local Heritage Places. A public meeting was held on 27 May 2015 before a Special Meeting of Council.

A summary of verbal submissions made at the public meeting is included in **Attachment B**.

4.0 Additional Matters and Investigations

The following additional matters were identified and the following investigations conducted after the consultation process:

- (a) The thirteen (13) objections to places being listed (12 proposed and 1 existing) were further investigated and recommendations reviewed
- (b) A further eight (8) properties within the Urban Corridor Zone (without objections) were further investigated in response to the Minister's request for these to be reviewed by LHAC.

A copy of additional investigations and documents is provided in **Attachment F**.

5.0 Timeframe Report

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at **Attachment C**.

The DPA has proceeded in accordance with the agreed timetable, as periodically revised, but delay(s) have occurred because of:

- (a) Resourcing issues with priority going to the recently authorised Ministerial Inner Metropolitan Growth (Urban Corridor) DPA
- (b) Minister not releasing the DPA for Interim Operation and Consultation until priority Urban Corridor DPAs were authorised and consolidated.

6.0 CEO's Certification

The consultation process has been conducted and the final amendment prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO's Certifications provided in **Attachment D** (Schedule 4A Certificate) and **Attachment E** (Schedule 4B Certificate).

7.0 Summary of Recommended Changes to the Amendment following Consultation

The following is a summary of the changes recommended to the Amendment following consultation and in response to public submissions and/or agency comments per Attachment A and F:

Property proposed for listing	Independent Heritage Review	Strategic Context Considerations	Amend DPA
10 Toronto Street, Ovingham	Does not meet heritage criteria	Not applicable	Delete from Listing
8 Rose Street, Prospect	Does not meet heritage criteria	Not applicable	Delete from Listing

Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

#	Name	Submission Summary	Comment	DPA Amendment
1	R&M Agrios of Lockleys	Neither opposed to or in favour <ul style="list-style-type: none"> ▪ our aim is to develop and expand the property at 180 Prospect Road and feel we should still be allowed to do this 	Noted <ul style="list-style-type: none"> ▪ envisaged development with Urban Corridor in context with a Local Heritage Place is considered to be possible 	Nil
2	H&L Baligod of Prospect	Agree <ul style="list-style-type: none"> ▪ No comment 	Noted	Nil
3	K Barnett of Prospect	Agree <ul style="list-style-type: none"> ▪ SA Strategic Plan does not and should recognise built heritage ▪ Proposed DPA supports City of Prospect Strategy on heritage issues ▪ Agree with additional 79 Local Heritage Places ▪ Seek to retain the following Places that were removed: <ul style="list-style-type: none"> - 114 Main North Road, Prospect - 84 Prospect Road, Prospect ▪ Support additional items identified by Prospect Local History Group (refer to their submission for details) ▪ Note: additional comments relate to Historic Conservation Zone Policy Areas DPA (see separately) 	Noted <ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Noted ▪ Sites were removed after applying a planning filter for envisaged development within an Urban Corridor Zone. Main North Road site also strongly supported by Local Heritage Group and Residents Association. State government ownership may provide some level of protection for the existing built form. Possible site for further <u>independent heritage assessment</u> ▪ Noted ▪ noted 	Subject to further independent heritage assessment
4	A Bowman of Prospect	Agree <ul style="list-style-type: none"> ▪ SA Strategic Plan does not and should recognise built heritage ▪ Proposed DPA supports City of Prospect Strategy on heritage issues ▪ Agree with additional 79 Local Heritage Places ▪ Seek to retain the following Places that were removed: <ul style="list-style-type: none"> - 114 Main North Road, Prospect - 84 Prospect Road, Prospect ▪ Support additional items identified by Prospect Local History Group (refer to their submission for details) ▪ Note: additional comments relate to Historic Conservation Zone 	Noted <ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Noted ▪ Were removed after applying a planning filter on envisaged development within an Urban Corridor Zone. Main North Road site also strongly supported by Local Heritage Group – possible site for further <u>independent heritage assessment</u> ▪ Noted ▪ Noted 	Subject to further independent heritage assessment

#	Name	Submission Summary	Comment	DPA Amendment
5	D Donaldson of Prospect (2 submissions with duplication)	<p>Policy Areas DPA (see separately)</p> <p>Agree</p> <ul style="list-style-type: none"> ▪ Would like to speak at <u>Public Meeting</u> ▪ Retain listing at 114 Main North Road, Prospect for the following reasons: <ul style="list-style-type: none"> - it has remained almost entirely original externally - Nailsworth Police Station for most of the 20th Century (1902 – 1970) - Since 1970 used by handicapped youth in community - Could not see a reason for removing it from the draft listing - Also fits criteria (b), (c) & (f). 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ Sites were removed after applying a planning filter for envisaged development within an Urban Corridor Zone. Main North Road site also strongly supported by Local Heritage Group. State government ownership may provide some level of protection for a community use. 	Subject to further independent heritage assessment
6	K Franklin of Collinswood	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Oppose the listing of 4 Salisbury Terrace ▪ Too many changes to its appearance to the façade. Has new French doors and windows and eastern side is wooden clad; verandah on western side is new and window under is halved in size; no verandah on eastern side; new carport; northern side (away from street) is new and most of the west side ▪ House block size has changed and all fencing is new 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ possible site for further independent heritage assessment 	Subject to further independent heritage assessment
7	J Giatras of Mile End	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Will make it very difficult if and when I decide to renovate or develop at 122 Prospect Road, Prospect ▪ Taken pride in keeping the current appearance ▪ Agree with new Urban Corridor Zone but confused as to how heritage listing is applied ▪ Not clear why the building has been proposed for listing – common design in architecture for Prospect Road , South Australia and Australia; importance to lives of local residents in provision of retail services, are not valid reasons ▪ Previously proposed to be listed in 1998/99 but was removed. What has changed? ▪ Verandah/canopy in front of shop is not original ▪ Interest in Council's heritage grant scheme ▪ Devaluation of property from the listing and likely compensation 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Envisaged development can occur behind and above the listed Place ▪ Noted ▪ Contextual design and siting are important considerations to redevelop in accordance with Urban Corridor Zone whilst respecting local heritage ▪ Building triggered 3 criteria under the Development Act (Section 23(4)) ▪ Of local heritage value and proposed in the 1998/99 Heritage Survey Review by Weidenhofer Architects. Unsure why it was subsequently removed from the listing. Possible site for further independent heritage assessment ▪ Suspended canopy/awning on shop front is described within the extent of the listing as being 	Subject to further independent heritage assessment

Local Heritage Places Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

#	Name	Submission Summary	Comment	DPA Amendment
			<p>an element that is typical of a turn of the century shop in City of Prospect</p> <ul style="list-style-type: none"> ▪ Noted ▪ Not a relevant criteria under the Development Act 	
8	C Grantskalns of Collinswood	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Cottage does not display aesthetic merit (criteria (d)) due to its altered state (5 Cassie Street, Collinswood) ▪ Aesthetic merit only as a contributory item to the streetscape ▪ Only a tenuous link to criteria (a) and later unsympathetic development in the street undermines its local importance 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Disagree based on the heritage criteria ▪ Provide an <u>independent heritage assessment</u> 	Subject to further independent heritage assessment
9	D&J Hamilton of Fitzroy	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Listing limits options for any future owner of 16 Prospect Road, Prospect 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Development opportunities that respect the heritage qualities of the place ▪ Provide an <u>independent heritage assessment</u> 	Subject to further independent heritage assessment
10	J Hennig of Prospect	<p>Agree</p> <ul style="list-style-type: none"> ▪ Support in order to keep character buildings and residences safe from demolition 	Noted	Nil
11	M Kirby of Prospect	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Cannot see any heritage value in the property at 10 Toronto Street, Ovingham ▪ Building has been changed and added to many times and is structurally reaching the end of its useful life 	<p>Noted</p> <ul style="list-style-type: none"> ▪ The subject building triggered 3 criteria under the Development Act (Section 23(4)) and it has been specifically identified in the Desired Character Statement for North Ovingham Policy Area 7 <i>...Retention of the small shop at 10 Toronto Street is important as it is demonstrative of the village nature of the early subdivision</i> ▪ The external form retains much of its original architectural detailing as described in the Heritage Survey. Confirming structural integrity would need a separate assessment by a structural engineer ▪ possible site for further <u>independent heritage assessment</u>. 	Subject to further independent heritage assessment
12	E Kuczak of Ashgrove (QLD)	<p>Agree</p> <ul style="list-style-type: none"> ▪ Approve the inclusion of 9 Beatrice Street, Prospect 	Noted	Nil
13	P Langhans of Medindie	<p>Agree</p> <ul style="list-style-type: none"> ▪ Support the amendment but oppose any removal of any existing 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Subject to a planning review of envisaged 	Subject to further

#	Name	Submission Summary	Comment	DPA Amendment
	Gardens	<p>Local Heritage Places from the listing</p> <ul style="list-style-type: none"> ▪ Support the submission by the Prospect Residents Association and Prospect Local History Group ▪ Would like to speak (<u>public hearing</u>) 	<p>development and independent heritage assessment</p> <ul style="list-style-type: none"> ▪ Noted ▪ noted 	independent heritage assessment
14	A MacGlashan of Prospect	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Would like to speak (<u>public hearing</u>) to remove from the existing Local Heritage Place list (136-138 Prospect Road, Prospect) ▪ Put on previous listing in 1998 ▪ Information in listing is substantially incorrect as it is a brick building and has been vastly altered 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Heritage Consultant reviewed existing Places and decided that there were no grounds to make any changes. Council to obtain <u>another independent heritage assessment</u> of the site to ascertain its value 	Subject to an independent heritage assessment of the building
15	J Maddox (behalf of Nailsworth Church of Christ)	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Does not meet the relevant criteria and has been significantly modified (40 De'Erlanger Avenue, Nailsworth) ▪ Original roofing has been replaced with aluminium tiles that are commanding in appearance ▪ Recent salt damp mortar work ▪ Building has been modified to add a very large brick addition to the south and west of the Chapel; enormous hall and rooms and brick addition to north façade and obscures the chapel ▪ Don't agree that it is an important visual element and is not in a prominent location in Nailsworth area ▪ Modified an external entrance and removal of original steps and high arch doors and replaced with modern glass sliding door ▪ Age of building creates constant maintenance issues ▪ Future possible sale is likely to deter future purchasers or reduce the selling price ▪ Different styles of glass windows and air conditioners on southern side of main building 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Council to obtain <u>another independent heritage assessment</u> of the site to verify its value 	Subject to further independent heritage assessment
16	T Maslen of Collinswood	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Does not meet the criteria (a) & (d) under S23(4) of Development Act as evidenced by a number of other houses (and others) in Prospect Council that are similar and not listed: <ul style="list-style-type: none"> - 31 Cassie Street, Collinswood - 16, 30 & 50 Ellen Street, Nailsworth - 76 & 78 Labrina Avenue, Prospect 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Council to obtain <u>another independent heritage assessment</u> of the site to verify its value 	Subject to further independent heritage assessment

Local Heritage Places Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

#	Name	Submission Summary	Comment	DPA Amendment
17	K&D MacPherson of Prospect	- 44, 46, 48 & 50 Gladstone Road, Prospect. Agree <ul style="list-style-type: none"> ▪ Since purchasing the property we have repaired and replaced items in an appropriate manner 	Noted	Nil
18	P & S Oster of Prospect	Disagree <ul style="list-style-type: none"> ▪ Would like to speak (<u>public meeting</u>) to remove from the existing Local Heritage Place list (8 Rose Street, Prospect) ▪ Property was to be our superannuation with potential to be developed in the future ▪ Will devalue our property and if approved will be seeking financial compensation 	Noted <ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Devaluation is not a consideration under the Development Act 1993 ▪ possible site for further <u>independent heritage assessment</u>. 	Subject to further independent heritage assessment
19	R Perry of Crystal Brook	Disagree <ul style="list-style-type: none"> ▪ Will add to costs and restrict changes in the future (at 58 Prospect Road, Prospect) ▪ Lean-to 1970s carport and concrete backyard ▪ A commercial property with solar panels on roof that are already out of character ▪ Wants to be heard at a <u>public meeting</u> 	Noted <ul style="list-style-type: none"> ▪ Envisaged development under Urban Corridor is considered to be possible subject to the listing of the building at 58 Prospect Road, Prospect ▪ The extent of the listing does not include the carport and concrete backyard ▪ The form of the roof line and not necessarily the materials used (eg new iron) that is relevant ▪ Noted ▪ possible site for further <u>independent heritage assessment</u>. 	Nil
20	F Pinneri of Nailsworth	Disagree <ul style="list-style-type: none"> ▪ Is a modern home and finalising renovation (approved by Council in January 2015) (at 28 Burwood Avenue, Nailsworth) ▪ When purchased did not know that it was likely to be listed and believe it would de-value and prevents us from doing things eg colour of paint 	Noted <ul style="list-style-type: none"> ▪ The street facing section of the dwelling is retained in its original form with verandah and carport structures ancillary to the main dwelling. The extent of the listing does not include recent additions/alterations to the home ▪ Painting and alterations to the front exterior of the dwelling will need to be carefully assessed by planning staff/heritage advisor ▪ possible site for further <u>independent heritage assessment</u> 	Nil
21	G Pizani of Prospect	Agree <ul style="list-style-type: none"> ▪ Thanks for assessing my property as a proposed Heritage Place ▪ Proud to be attached to the beautiful city of prospect 	Noted	Nil

#	Name	Submission Summary	Comment	DPA Amendment
22	Planning Chambers Pty Ltd	<p>Disagree</p> <ul style="list-style-type: none"> ▪ Only forms part of original Barker family land holdings within this area of Prospect that consisted of at least 16 allotments and 60,000 square metres. Numerous subsequent land divisions means that the current site provides no representation of the original or typical allotment size for this part or early Prospect ▪ Building consists of a number of subsequent extensions and refurbishments mainly around the 1970s and later when the site commenced its use as a private hospital and later a nursing home/aged care facility. A detailed heritage assessment by Mr Pruszinski (Catalyst Architects) has confirmed that the original building forms only one-third of the current 20 Alpha Road façade. ▪ Council heritage survey states the importance of the development period to Adelaide and not the local area as required ▪ Council heritage survey speaks of it being representative of the Federation Period, but our view is that it pre-dates this period and is more likely Late Victorian (c.1870) and re-modelled in (c.1901) in a Queen Anne style [Criteria (a)] ▪ Used as private hospital and aged care since c.1977 but this is not considered to be '<i>an important part of the lives of local residents</i>' and is relatively limited in terms of the lives of local residents [Criteria (c)] ▪ Dispute the assertion that the building is a 'relatively intact example of Federation Period residence' and has been extensively modified [Criteria (d)]. ▪ Whilst there is a connection between the Barker family and 20 Alpha Road this alone does not warrant listing. Barker family represented through Barker Gardens (proposed) and 10 Alpha Road (Wingfield House) where Alfred Barker lived [Criteria (e)]. ▪ Future development of high needs housing (aged care facilities) that is limited in its availability within Prospect, will be restricted with any listing ▪ Wants to be heard at a <u>public meeting</u> ▪ Submission includes a detailed Heritage Assessment by 	<p>Noted</p> <ul style="list-style-type: none"> ▪ There is enough professional conjecture to warrant an <u>independent heritage review</u> of this property ▪ Noted to speak at public meeting. 	Subject to further independent heritage assessment

City of Prospect
Local Heritage Places Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

#	Name	Submission Summary	Comment	DPA Amendment
23	M Prideaux of Prospect	Catalyst Architects Agree <ul style="list-style-type: none"> ▪ Disturbed and concerned at demolition of character homes. Need amendments to ensure this does not happen in the future 	Noted	Nil
24	Prospect Local History Group	Agree <ul style="list-style-type: none"> ▪ Strongly supports the DPA ▪ Extends Prospect's commitment to preservation and enhancement of local heritage and historical character ▪ Supportive of the former 'Air Raid Shelter' at Prospect Oval and grandstand and oval itself (provided historical details) ▪ Other places or items that should be included on the list include: <ul style="list-style-type: none"> - 5 Prospect Road, Prospect (house) - 45 Prospect Road, Prospect (house) - 3 Buller Street, Prospect (house) - Barker Gardens, Prospect Road, Prospect (gardens) - Livingstone Avenue, Prospect (cabin house) - 114 Main North Road, Prospect (house) - 17 North East Road, Collinswood (house, church & associated buildings) - 156 Main North Road, Prospect (former Northern Community Hospital) - 44 Regency Road, Prospect (Herbert Hale's Boab Tree) - 2 Stuart Road [30 Percy Street], Prospect (remains of old slaughterhouse) - Prospect Gardens Reserve (Nanu Wirra) bounded by Mawson Street, West Terrace, Buchanan St and East Tce, Nailsworth ▪ Wants to be heard at a <u>public meeting</u> 	Noted <ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Noted ▪ Noted. Barker Gardens (on proposed list) ; 2 Stuart Road (30 Percy Street) has been assessed and not included in the list based on various outstanding issues that were raised in the heritage report (refer to Update to Heritage Review (2013); and Prospect Gardens Reserve is community was not identified in Heritage Review and Update and is community land under the care and control of Council. 114 Main North Road was removed from the list due to issues associated with envisaged development , but will undergo further independent heritage assessment due to the weight of submissions seeking its protection. Council will not be investigating other new sites not identified within the investigations that would require an additional public consultation process to be undertaken ▪ noted 	114 Main North Road, Prospect is subject to further independent heritage assessment
25	Prospect Residents Association Inc	Agree <ul style="list-style-type: none"> ▪ Congratulate Council on expanding and advocating for increased protection in Prospect Council ▪ Strongly support submission of Prospect Local History Group as a valuable source of historical data ▪ Retain 114 Main North Road and 84 Prospect Road on list ▪ Supports additional 79 properties for local listing ▪ Strongly support air raid shelter listing and due to its uniqueness should be state heritage listed 	Noted <ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Planning assessment filter found that the existing built form did not allow for envisaged development, but 114 Main North Road, Prospect has received a number of submissions calling for its protection. Council to obtain <u>another independent heritage assessment</u>. 	114 Main North Road, Prospect is subject to further independent heritage assessment

#	Name	Submission Summary	Comment	DPA Amendment
		<ul style="list-style-type: none"> ▪ Support additional places recommended by the Prospect Local History Group (refer to their submission) ▪ During council workshops discussion was about increasing block size in order to show that infill development be discouraged ▪ Vital that demolition control is reintroduced before the City of Prospect loses too many historical homes 	<ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Noted ▪ Minimal site areas in Historic Conservation Zone Areas (other DPA) are the same or greater than existing zone requirements to retain traditional allotment patterns and restrict infill development ▪ Noted 	
26	M-J Richardson of Fitzroy	<p>Neither agree nor disagree</p> <ul style="list-style-type: none"> ▪ I wish to be heard at <u>public meeting</u> 	<p>Noted</p> <ul style="list-style-type: none"> ▪ noted 	Nil
27	D Shannon of Eastwood	<p>Disagree</p> <ul style="list-style-type: none"> ▪ The heritage report is inaccurate, outdated and insufficiently researched for 54 Prospect Road, Prospect ▪ Makes limited references to the substantial alterations that have occurred to the property ▪ The relevant criteria are inappropriate and inaccurate 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Council to obtain <u>another independent heritage assessment</u> 	Subject to further independent heritage assessment

Attachment A1 – Summary and Response to Agency Submissions

Report on each agency submission received (including summary, comments and action taken in response)

#	Name	Submission Summary	Comment	DPA Amendment
1	City of Charles Sturt	Agree <ul style="list-style-type: none"> ▪ General support for the intent of the DPA 	Noted	Nil
2	Department of State Development	Agree <ul style="list-style-type: none"> ▪ Relevant divisions of the Department have reviewed the DPA and there are no significant policy issues of concern 	Noted	Nil
3	Environment Protection Authority	Agree <ul style="list-style-type: none"> ▪ No comment 	Noted	Nil
4	Renewal SA	Generally agree with amendments <ul style="list-style-type: none"> ▪ Support social objectives like protecting historical built form and balanced with other social objectives (affordable housing) ▪ Consider greater design flexibility to non-Heritage Places within Historic (Conservation) Zone and to reflect compatibility with zone criteria ▪ Supports that 'contributory items' should not be added to the Development Plan. Raises how existing items should be treated and would also support their removal and allow design provisions to address outcomes. Items should not be afforded same level of demolition control as LHPs and PDC 6 should be amended. ▪ 'supported accommodation' listed as non-complying in Historic (Conservation) Zone and not justified. SA Planning Policy Library promotes supported accommodation in all zones catering for residential uses. 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ Design considerations to reflect the objectives and desired character for the zone and policy areas. Patterns of land division and built form characteristics are importantly reinforced with design flexibility built around them. ▪ Noted. Not adding or removing 'contributory items' within this DPA (DPTI advice). Demolition control provision applies to all development within the zone to meet the objectives for the zone. PDC to be amended to also include built form of historical character that are not identified as contributory items anymore, and is to read: <i>PDC6 Development of built form of historic character, including but not restricted to contributory items, should:</i> (a) <i>not compromise its value...</i> (b) ... (c) ... (d) ... (e) ... ▪ Agree and amend accordingly. Also incorporate a provision that caters for development on large sites that can maintain streetscape character whilst centralising development that may differ 	<p>Amend PDC 6 of Historic (Conservation) Zone to read:</p> <p><i>PDC6 Development of built form of historic character, including but not restricted to contributory items, should:</i></p> <p>(a) <i>not compromise its value...</i></p> <p>(b) ...</p> <p>(c) ...</p> <p>(d) ...</p> <p>(e) ...</p> <p>Remove 'supported accommodation' from the Non-complying Development list.</p>

#	Name	Submission Summary	Comment	DPA Amendment
				Insert new provision as follows: <u>On very large sites and within supported accommodation facilities, some compensation may be provided to centralise larger and denser development, and to incorporate suitable minor ancillary non-residential services, provided the development satisfies and is compatible with the desired character provisions within the relevant policy area with regard to streetscapes and adjoining land.</u>
5	Department of Planning Transport & Infrastructure	<p>Generally agree with amendments</p> <ul style="list-style-type: none"> ▪ Strategic impacts (general): <ul style="list-style-type: none"> - Review all existing LHPs in Urban Corridor Zone ▪ Technical (general): <ul style="list-style-type: none"> - DPA to Minister by 12 August 2015 to allow time for interim operation process - Response to DPTI included within 'summary of agency submissions' - Prior to sending final approval package to Minister, submit all updated maps to Ray Nash (DPTI) ▪ Historic (Conservation) Zone Policy Areas DPA: 	<p>Noted</p> <ul style="list-style-type: none"> ▪ SOI does not include investigations on existing Local Heritage Places and Urban Corridor Zone Ministerial DPA considered this issue and has inserted relevant provisions within the Council Wide Section (eg. PDC 297). Further discussion with DPTI (13/05/15) indicated that they were only interested in proposed LHPs. ▪ Noted 	<p>Insert new sub-heading and objective within the Council Wide Section on adaptive re-use of heritage places as follows:</p> <p><u>Heritage Places Objective 49:</u> <u>The continued use, or adaptive reuse, of State and local heritage places that</u></p>

City of Prospect
Local Heritage Places Development Plan Amendment
Attachment A1 – Summary and Response to Agency Submissions

#	Name	Submission Summary	Comment	DPA Amendment
		<p>[comments provided in relevant DPA]</p> <ul style="list-style-type: none"> ▪ Local Heritage Places (LHP) DPA: <ol style="list-style-type: none"> 1. Other recent Heritage DPAs have raised concerns in relation to the quality of the information provided to justify the listings against the Development Act criteria and implications for strategic development outcomes. - Minister may request that LHAC consider all the proposed LHPs (or all within Urban Corridor Zone) and not just those where an objection was received. Should this occur Council will be notified in sufficient time to prepare the documentation for LHAC - Review the proposed LHPs to consider the following: <ol style="list-style-type: none"> a) Careful consideration of historical themes: <ol style="list-style-type: none"> (i) representative examples of the historical themes identified (ii) integrity of a proposed listing (substantially intact or beyond repair) (iii) whether the historical theme is already adequately represented. b) Application of Local Heritage Criteria: <ol style="list-style-type: none"> (i) Is there a clear link between Development Act criteria and the heritage theme(s) identified in the Statement of Heritage Value (ii) Is it being listed for its character attributes that are not considered to be a Statement of Heritage Value? c) Extent of Listing: <ol style="list-style-type: none"> (i) Must be clearly identified and needed to retain value (ii) In strategic areas, whether envisaged development can occur d) Does policy exist to enable the adaptive re-use of heritage listed building? e) Strategic impacts of proposed listings assessed against the Urban Corridor Zone. For example, recent cinema application on Prospect Road with demolition of one 	<ul style="list-style-type: none"> ▪ Local Heritage Places (LHP) DPA: <ul style="list-style-type: none"> ▪ [No.10] Noted ▪ Heritage Review and proceeding Independent Heritage Review of disputed properties both outline the clear link to the criteria ▪ Heritage Review and proceeding Independent Heritage Review of disputed properties both outline the clear link to the 'extent of the listing' ▪ Planning filter (refer to Appendix 4) was applied over strategic areas for the proposed LHPs (and Historical Areas) ▪ Strengthen adaptive re-use policy by introducing core policy from the SAPPL within Council Wide policy (Heritage Places Objective 49) ▪ Applied a planning filter over strategic areas like the Urban Corridor Zone for the proposed listings. This resulted in the removal of a couple of proposed sites. The cinema site on Prospect Road was submitted prior to the authorisation of interim control of the proposed LHP DPA. The development was considered on its merits to warrant the removal and on-site relocation of an existing LHP (part of the subject land to Prospect Road) to allow for the development of an iconic large scale development that covered multiple sites. The development is yet to be commenced. Future proposals will also need to show how their design responds to protecting valued Heritage Places and their streetscape presence. ▪ Noted ▪ Technical Issues (specific): <ul style="list-style-type: none"> ▪ This update would reflect the date that the interim control was applied to the Heritage DPAs. The 	<p><u><i>supports the conservation of their cultural significance.</i></u> [refer to response No.10(d)]</p> <ul style="list-style-type: none"> ▪ Add updated consolidated date of 12 February 2015

#	Name	Submission Summary	Comment	DPA Amendment
		<p>existing and one proposed LHPs.</p> <p>2. Transport impacts and properties subject to road widening requirements:</p> <ul style="list-style-type: none"> - 9 Fitzroy Terrace, Fitzroy – 4.5 metre strip - 2 Prospect Road, Fitzroy, Fitzroy – 4.5 metre strip - 4 Prospect Road, Fitzroy – 4.5 metre strip - 93 Prospect Road, Prospect – 4.5 m x 4.5m corner cut off - 176 Prospect Road, Prospect - 4.5 m x 4.5m corner cut off <p>▪ Technical Issues (specific):</p> <p>Amendment Instructions Tables have been based on the Development Plan Consolidated on 31 October 2013 and last update was on 12 February 2014(?) and instructions should reflect the latest version prior to submitting DPAs for approval</p> <p>Review mapping with the Department prior to finalising DPA for final approval</p>	<p>amendment can be added to the post consultation documents</p> <p>▪ Noted</p>	

Attachment B – Summary and Response to Public Meeting Submissions

Ten (10) submitters requested to be heard at a public meeting that was held on 27 May 2015. Eight (8) were present and presented at the meeting.

As the presenters were supporting their written submissions the responses are addressed in Attachment A.

#	Name	Comments
Local Heritage Places DPA		
1	P Landghans	<ul style="list-style-type: none"> ▪ Living in a homogenous 1920s area (Medindie Gardens) ▪ DPA has stopped demolitions in the local area ▪ Member of National Trust ▪ Agrees with other speakers that Burwood Avenue and other streets are worthy of being within Historical Conservation Areas ▪ Agree with LHPs nominated ▪ Not about creating museums of original built form but ability to remediate and reverse inappropriate additions and alterations ▪ Not in support of proposed changes to heritage legislation and the removal of past listings that do not have strong links to the 'criteria' and the removal of 'contributory items'
2	M Prideaux	<ul style="list-style-type: none"> ▪ Love of houses with traditional character ▪ Four houses have recently been knocked down (eg. 8 Olive Street) and the character of Olive Street is being altered ▪ Very happy that the DPA is now progressing and people are attracted to the area because of the historical character
3	T Maslen	<ul style="list-style-type: none"> ▪ Don't agree with the proposed listing of 7 Cassie Street, Collinswood ▪ Other dwellings with similar characteristics have not been listed ▪ Single fronted cottages seem to be selected whilst double fronted cottages are largely not selected ▪ Looking for consistency in the selection process that does not seem to be provided
4	M-J Richardson	<ul style="list-style-type: none"> ▪ Not Available
5	D Kilner	<ul style="list-style-type: none"> ▪ Not Available
6	D Donaldson	<ul style="list-style-type: none"> ▪ Long term resident of Prospect ▪ Seen significant buildings demolished eg St Helens House, 1920's Bungalows removed that still provided opportunity for on-site infill development ▪ 114 Main North Road proposed site – does not indicate the reasons for its removal from the list, suggest that it would be a little 'gem' even amongst 3 to 4 storey re-development within the Urban Corridor Zone
7	A MacGlashan	<ul style="list-style-type: none"> ▪ Property at 136-138 Prospect Road, Prospect was listed previously in 1998 and want it to be reviewed and removed from the heritage list ▪ Has scant heritage value and has been substantially re-built in 1991 with new parapet, verandah etc ▪ Re-developed in a heritage style but only a 20 year old building ▪ The listing is an impediment for re-development under the new corridor zoning ▪ Have photos and information to verify the work that has been done
8	R Perry	<ul style="list-style-type: none"> ▪ Discussed the importance of sandstone and ironstone in many of the listed properties in Prospect ▪ Limestone has been used on rear and side facades of buildings as it was a cheap and easily available product to use. Due to its 'soft'

Local Heritage Places Development Plan Amendment 2013

Attachment B – Summary and Response to Public Meeting Submissions

		properties it requires more maintenance and repair and should not be part of the extent of the listing ▪ For these reasons do not encumber the entire building (58 Prospect Road, Prospect)
9	D Dawson & J Pruszinski	<ul style="list-style-type: none">▪ Have viewed the site (20 Alpha Road, Prospect) and undertaken an independent planning and heritage assessment▪ There have been significant modifications to the built form▪ A third of the frontage and 7% of total built form comprises the original house built in 1875. In 1901 modified and 1977 change of use from home to private hospital and aged care home▪ Integrity of the house has been lost and context and setting has been substantially altered▪ Is a standard Edwardian House with mock heritage additions▪ No criteria to warrant its listing
10	P Oster	<ul style="list-style-type: none">▪ Oppose listing of 8 Rose Street, Prospect▪ Not able to do what I want to do with it (expand and subdivide)▪ Process is retrospective action without the approval of the current owner that must be granted or must be purchased by the government and then re-sold under the new requirements.

Attachment C – Timeframe Report

SCPA Timeframe Report: Process B – with consultation approval

The Statement of Intent (SoI) was agreed by the Minister and Council on 3 December 2012

Key steps	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted, DPA prepared and submitted for approval to commence concurrent agency and public consultation	20 weeks	16 months	On hold for 11 months subject to resourcing for Inner Metropolitan Growth DPA
Ministerial Approval for Interim Control and Public Consultation		12 December 2014	
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks	8 weeks (12/2/2015 to 14/4/2015)	
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. Summary of Consultations and Proposed Amendments submitted to Minister for approval.	12 weeks	3.5 to 4 months (Public Meeting 27/5/2015 and SCPA Report submitted by August 2015)	Due to workload and available meeting times to consider two concurrent Heritage DPAs

Attachment

Attachment D – Schedule 4A Certificate

Schedule 4A—Certificate—section 25(10)

Certificate of chief executive officer that a Development Plan Amendment (DPA) is suitable for purposes of public consultation

Mark Goldstone, as Chief Executive Officer of City of Prospect, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments—

- (a) accord with the Statement of Intent (as agreed between the Council and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in regulation 9 of the Development Regulations 2008; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the Development Act 1993.

The following person or persons have provided advice to the Council for the purposes of section 25(4) of the Act:

Rick Chenoweth, Policy Planner (MPIA)

Date:

.....

Chief Executive Officer

Attachment

Attachment E – Schedule 4B Certificate

CERTIFICATION by COUNCIL's CHIEF EXECUTIVE OFFICER

Development Regulations 2008 - Schedule 4B

Development Act 1993 - Section 25(14)(b) – Certificate - Approval

Certificate of Chief Executive Officer that an amendment to a Development Plan is suitable for approval

I, Mark Goldstone, as Chief Executive Officer of City of Prospect, certify, in relation to the proposed amendment or amendments to Prospect (City) Development Plan as last consolidated on 12 February 2015, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:
 - Rick Chenoweth, Policy Planner (MPIA)

Date: 6 July 2015

.....
Chief Executive Officer

Attachment

Attachment F – Additional Matters and Investigations

Insert independent heritage assessment and review of planning strategic context of proposed Local Heritage Places (provided under separate cover).

Attachment

Attachment

McDougall & Vines

Attachment

Attachment

Attachment

Development Plan Amendment

By the Council

City of Prospect

Historic (Conservation) Zone Policy Areas Development Plan Amendment

Explanatory Statement and Analysis

Version 5 – For Approval

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Have Your Say

This Development Plan Amendment (DPA) was made available for inspection by the public at Council's Civic Centre at 128 Prospect Road, Prospect from 12 February 2015 until 14 April 2015.

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to the Policy Planner, City of Prospect, PO Box 171 Prospect SA, 5082.

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on 27 May 2015 at Prospect civic Centre, 128 Prospect Road, Prospect.

Versions and Status

Version 1 – Council workshop (April 2013)

Version 2 – updated 2013 Heritage Review and Planning Assessment (August 2013)

Version 3 – Council approval for consultation (September 2013)

Version 4 – DPTI response (January 2014)

Version 5 – Post Consultation (June 2015)

Note: Version 5 amendments shown as:

- Underlined text is the re-drafted text
- ~~Deleted~~ text is proposed to be removed.

Explanatory Statement

Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
 - Background information
 - Investigations
 - Recommended policy changes
 - Statement of statutory compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

Need for the amendment

City of Prospect's 2012 – 2016 Strategic Plan has a section on "Our Character" and clearly outlines Council's need for a sense of place and to understand who we are and where we come from as portrayed in the heritage assets within Council. It identifies the need to complete the Heritage DPAs in collaboration with the State Government to provide protection for character and residential amenity.

Council's 'Your Street, Your City' Section 30 Review (April 2010) identified a need to balance development with the protection of character. The investigations for both the Section 30 Review and the Strategic Plan highlighted a need to review places and areas of heritage significance within the council area. Based on this, City of Prospect engaged McDougall and Vines Heritage Consultants to undertake a heritage review which was completed in March 2010.

The Minister for Planning has recently approved the Inner Metropolitan Growth DPA. This DPA rezoned land along the Prospect Road, Main North Road, and Churchill Road Corridors to enable a mix of land uses and increased densities of development. In an effort to balance greater development opportunities with the protection of the established heritage character of the City of Prospect, Council now seeks to amend the Development Plan based on the recommendations of the March 2010 Heritage Review and subsequent updates in 2012 and 2013.

The Heritage Review recommends five new Historic (Conservation) Zone Policy Areas be introduced to the Development Plan, each with a new Desired Character Statement, new Objectives and new Principles of Development Control. Essentially the Historic (Conservation) Zone will be expanded, resulting in the rezoning of parts of the Residential Zone.

The proposed new Policy Areas have been identified as having a 'clearly identified and discerned historic character which demonstrates aspects of the City of Prospect's history and development'. The Heritage Review also recommends that the existing six Historic (Conservation) Policy Areas are retained and new Desired Character Statements are included in the Development Plan for those Policy Areas. Minor

amendments to the boundaries of the existing Fitzroy Terrace, Clifton Street and Martin Avenue Historic (Conservation) Zone Policy Areas are proposed through the Review.

City of Prospect has requested agreement to a separate Local Heritage Places DPA, also based on the recommendations of the City of Prospect Heritage Review (March 2010).

The following issues are to be addressed as part of this DPA:

- Introduce five new Historic (Conservation) Zone Policy Areas in the Prospect (City) Development Plan as identified in the City of Prospect Heritage Review (March 2010).
- Introduce new Desired Character Statements for the existing Historic (Conservation) Zone Policy Areas as recommended by the Heritage Review.
- Review of existing Historic (Conservation) Zone Policy Areas and minor amendments to Policy Area boundaries as recommended by Heritage Review and planning assessment
- Removal of some existing contributory listings that are no longer relevant, or that duplicate Local Heritage listings.

Statement of Intent

The Statement of Intent relating to this DPA was agreed to by the Minister on 26 April 2012.

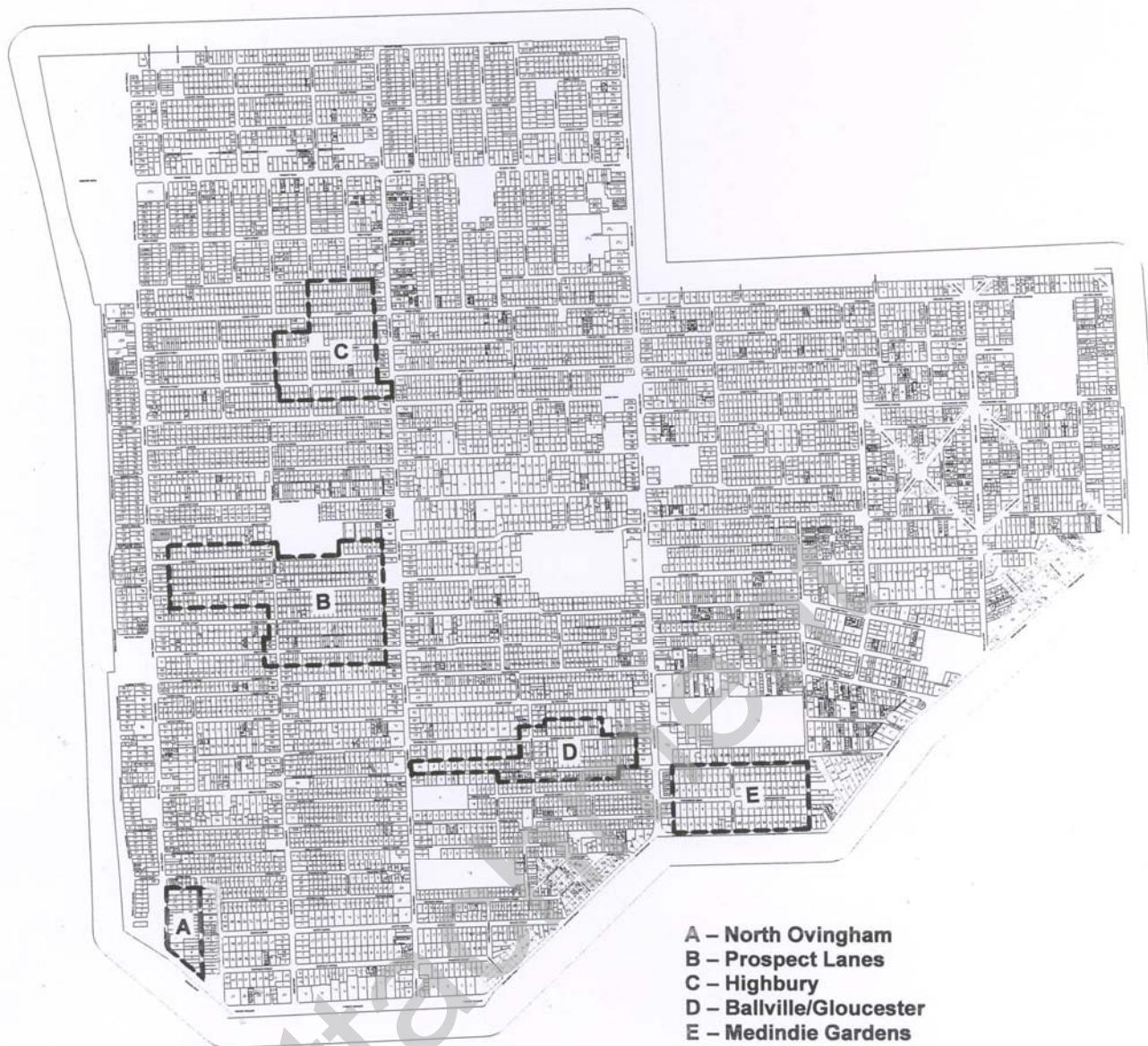
The issues and investigations agreed to in the Statement of Intent have been undertaken and addressed.

Affected area

The area(s) affected by the proposed DPA is described as follows:

- North Ovingham (new policy area)
- Prospect Lanes (new policy area)
- Highbury (new policy area)
- Ballville and Gloucester Streets (new policy area)
- Medindie Gardens (new policy area)
- Fitzroy Terrace Policy Area (existing)
- Clifton Street Policy Area (existing)
- Martin Avenue Policy Area (existing)

An indicative map of the proposed new Historic (Conservation) Zone Policy Areas is provided below.



Summary of proposed policy changes

The DPA proposes the following changes:

- Expansion of the Historic (Conservation) Zone and introduction of five new policy areas (refer to the map above) with new Desired Character Statements, Objectives and Principles of Development Control.
- Expansion of the boundary of the existing Clifton Street Policy Area, Martin Avenue Policy Area and the existing Fitzroy Terrace Policy Area within the Historic (Conservation) Zone.
- Revision of existing Desired Character Statements within all the existing Historic (Conservation) Zone Policy Areas.
- Revision of existing Historic (Conservation) Zone policies to more closely align with the South Australian Planning Policy Library structure and format
- Remove listing of contributory items at 23 Fitzroy Terrace; 7,9,10.29 and 31 Clifton Street; 1 Bradford Street and 26 Flora Terrace, which are no longer relevant.

Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of Council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

Interim operation

This DPA has been brought in on interim operation pursuant to section 28(1) of the *Development Act 1993*.

Interim operation means that the policies being proposed in this DPA will apply for 12 months, effective from the first day of public consultation. It is used when the Minister considers that the immediate application of the policy changes is necessary in the interests of orderly and proper development.

Consultation

Formal consultation on the DPA has already occurred with the following government agencies:

- Department of Planning, Transport and Infrastructure

This DPA is now released for formal agency and public consultation. The following agencies and organisations are to be formally consulted:

- Department for Environment and Natural Resources - Heritage Branch
- Environment Protection Authority
- Department of Manufacturing, Innovation, Trade and Resources
- Department for Communities and Social Inclusion – Housing SA
- Department of Education and Child Development
- Land Management Corporation
- City of Port Adelaide Enfield
- Corporation of the Town of Walkerville
- City of Charles Sturt
- City of Adelaide
- Ms Rachel Sanderson – Member for Adelaide
- Hon John Rau – Member for Enfield

All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

The final stage

When the council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

Analysis

1. Background

As discussed in the Explanatory Statement, in March 2010, City of Prospect engaged McDougall and Vines Heritage Consultants to undertake a Heritage Survey of the whole Council area. This Review was updated in May 2012 and August 2013. This review recommends the expansion of the Historic (Conservation) Zone including the introduction of five new policy areas and amendments to some existing boundaries. It also recommends that new Desired Character Statements and policy be drafted for all policy areas within the Historic (Conservation) Zone and aligned to the SA Planning Policy Library.

2. The strategic context and policy directions

2.1 Consistency with South Australia's Strategic Plan

South Australia's Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

South Australia's Strategic Plan does not specifically recognise built heritage, however this DPA contributes to the Plan's vision '*our communities are vibrant places to live, work, play and visit*'.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The following volumes of the Planning Strategy are relevant to this DPA:

- The 30 – Year Plan for Greater Adelaide

The DPA supports the following policies of the Planning Strategy:

D1 – Overall spatial distribution

1. Concentrate new growth in key locations so the overwhelming majority of the existing urban character of Greater Adelaide remains largely unchanged.

D3 – Urban Design

1. Protect and strengthen the identity of agreed character areas by enhancing the valued elements of the existing streetcape.
2. Develop guidelines/statements to help create unique characteristics and identity across different neighbourhoods, suburbs and precincts.

2.3 Consistency with other key strategic policy documents

2.3.1 Council's Strategic Plan and Strategic Directions Report

City of Prospect's 2012 – 2016 Strategic Plan has a section on "Our Character" and clearly outlines Council's desire for a sense of place and to understand who we are and where we come from as portrayed in the heritage assets within Council. It identifies the need to complete the Heritage DPAs in collaboration with the State Government to provide protection for character and residential amenity.

This DPA is consistent with Council's April 2012 Strategic Directions (Section 30) Report 'Your Street, Your City' and helps deliver on the following recommendations/targets of this plan:

- Undertake a Historic Conservation Policy Areas DPA (protect areas with strong historic character that contribute to the character for the City through increasing the extent of Historic Conservation Areas).

The Development Plan Review (as well as Council's Strategic Plan) recognises that one of the key issues facing the City of Prospect is the need to balance development with the protection of character. The Development Plan Review identifies the following issues for further investigation:

- Examine listing additional heritage properties and/or areas.
- Investigate strengthening provisions to ensure new design reflects existing character.

This DPA will directly address these issues.

2.3.3 Current Ministerial and Council DPAs

This DPA has taken into account the following Ministerial and Council DPAs which are currently being processed:

Council DPAs	Response/Comment
Better Development Plans (Conversion) And General DPA	Policy has been written in a format compatible with the SAPPL structure.
Ministerial DPAs	Response/Comment
Inner Metropolitan Growth (IMG) [recently approved and consolidated on 31 October 2013 in Prospect (City) Development Plan]	This DPA has investigated any overlapping and interface impacts of the new Policy Areas with the new Urban Corridor Zone.

2.3.4 Existing Ministerial Policy

This DPA does not proposed changes to existing Ministerial policies.

3. Investigations

3.1 Investigations undertaken prior to the SOI

As indicated above, in the Explanatory Statement, a Heritage Review was commenced in March 2010, and this DPA is based on the recommendations of the review. Section 2.2 (Review of Existing Historic (Conservation) Policy Areas) of the Review is contained in **Appendix 1**. Section 3.2 (proposed Historic (Conservation) Zone Policy Areas) of the Review is contained in **Appendix 2**. The need for this DPA was also recognised in the ‘Your Street, Your City’ Section 30 Review.

3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent for this DPA the following investigations have been undertaken to inform this DPA:

- The City of Prospect Heritage Review (March 2010) was updated in 2012 following a desktop analysis of development applications lodged since the review was undertaken
- A further update in 2013 following a Council resolution (April 2013) to explore the comprehensiveness and scope of the Review and the extent and intent of the proposed policy areas
- Review the Principles of Development Control within the existing Historic (Conservation) Policy Areas to better align with the South Australian Planning Policy Library.
- Potential amendments to the boundaries of the Residential Development Code Determined Area for the Purposes of Schedule 4 of the Development Regulations 2008 – Complying Development, resulting from the introduction of the new Historic (Conservation) Policy Areas.
- Justification for the proposed new Policy Areas and extensions to some of the existing Policy Areas.
- Investigation of policy mechanisms (in the absence of contributory items) to ensure that the desired future character for each policy area can be achieved.

The investigations are as follows:

3.2.1 Update of City of Prospect Heritage Review (2012)

An analysis was undertaken of development application lodged since the site inspections for the March 2010 Review were undertaken to verify whether this would affect proposed heritage areas and places. Based on this information, City of Prospect engaged McDougall and Vines to update the March 2010 Heritage Review in 2012 and the findings indicated that recent developments have not affected the heritage value of the selected properties and therefore the areas that are proposed in this DPA (refer to the Table 1 below).

A further heritage review of the Prospect Lanes Policy Area recommended a boundary change to the western section with the removal of 28 allotments towards Churchill Road in an area that did not display the same level of heritage consistency. The boundary is proposed to remain the same behind the allotments fronting Prospect Road.

Prospect Lanes Policy Area

- proposed change to western boundary



Table 1: Proposed LHP's with Development Applications since 2010 Review

Address	DA number	Proposed Development	Comments (McD&V)
13 Argyle St, Prospect	2010 - 188	Front verandah, side additions	New verandah is appropriate in scale and materials (apart from D gutter). Does not affect heritage value
1 Beatrice St, Prospect	2010 – 32	Carport and verandah	Development to rear of house, does not affect heritage value
7 Charles St, Prospect	2009 - 1	Rear verandah	Development to rear of house, does not affect heritage value
9 Fitzroy Tce, Fitzroy	2009 - 87	Brush section added to existing front masonry and iron fence	New brush fence is installed behind existing fence and easily removed. Does not affect heritage value
27 Gladstone Road, Prospect [Prospect Primary School]	2010 – 533 2010 - 178	Minor additions to transportable, existing canteen. New BER hall/gym and art room in place of two transportables.	New structures adjacent to existing original significant school buildings but not connected or attached. Uses red brick and cream colorbond so is complementary. Does not affect heritage value
Prospect Oval Grandstand, Menzies Crescent, Prospect	2011 – 55 2011 – 352 2011 – 116 2011 – 87 2010 – 385 2010 – 306 2010 – 257 2009 - 113	Community Garden on Nursery site Changes and upgrade to main grandstand (1922)	Reuse of nursery as community garden excellent. Original grandstand converted to training and social rooms - original use completely changed. No longer a public space. Reword assessment sheet to reflect existing condition.
82a & 82b Prospect Rd	2011 - 251	Change of use	Does not affect heritage value
93 Prospect Road	2011 - 460	Upgrade of cantilevered canopy and change of use	The canopy has been stripped and will be remade with flush sheeting. This is a pity - as a more detailed soffit (pressed pattern or ripple iron) to the verandah would be more appropriate.
96a Prospect Road	2011 – 166 2009 - 544	Change of use	Does not affect heritage value
122 Prospect Road	2011 - 215	Demolition of rear structures and construction of two storey building - dwelling? - with main access off lane	Consent refused
78 Pulsford Road, Prospect	2010 - 544	Carport and verandah	Development to rear of house, does not affect heritage value
24 – 26 Rose St, Prospect	2011 - 329	Removal of trees	Does not affect heritage value
32 – 34 Rose St, Prospect	2009 - 174	Freestanding carport to rear of house	Development to rear of house, does not affect heritage value
36 – 38 Rose St, Prospect	2010 - 523	Rear verandah	Development to rear of house, does not affect heritage value

3.2.2 Update of City of Prospect Heritage Review (2013)

A further review of streets and areas was conducted by McDougall and Vines, including Alpha Road, North Street and surrounds, east of Main North Road (Broadview subdivision) and the western end of Alexandra Street. No additional areas were identified that were considered to be worthy of incorporation into an Historic (Conservation) Policy Area. Refer to **Appendix 3** for the full details of the Review (2013).

3.2.3 Review of existing Principles of Development Control

Following a review of existing Principles of Development Control within the Historic (Conservation) Zone, no change is proposed to the quantitative principles of development control. The South Australian Planning Policy Library modules have formed the basis for the replacement Historic (Conservation) Zone and the proposed new Policy Areas. While some rewording has occurred, the intent of the qualitative policies has not changed from existing policies.

The Better Development Plan (Conversion) and General DPA (pending) will amend the structure of the zone, and will introduce best practice planning policy based on the South Australian Planning Policy Library.

3.2.4 Amendments to boundaries of the determined area for the purposes of Schedule 4 of the Development Regulations 2008

The Residential Development Code does not apply to Historic (Conservation) Zones. Therefore the Code does not apply to the expanded Historic (Conservation) Zone proposed through this DPA.

Parts of the proposed Historic (Conservation) Zone Policy Areas are not currently excluded on the Residential Code Maps for City of Prospect. At the approval stage of this DPA, Council will request that the Minister amend the Residential Code Maps for the City of Prospect to reflect this rezoning.

3.2.5 Justification for new policy areas and extensions to existing policy areas

Portions of the existing Residential Zone will be rezoned to become Historic (Conservation) Zone. Both the Residential and the Historic (Conservation) Zones are intended for residential development. Development parameters such as minimum allotment size, minimum frontage, and site coverage impact on the future development potential. In some areas a change is proposed from those existing parameters.

The most significant change will be the introduction of demolition control (this is not currently a requirement within the Residential Zone). Essentially this means that for those buildings that are determined to contribute to the character of the area, demolition is not appropriate unless the structure is unsound, or the replacement development will maintain the same level of contribution to the character of the policy area.

Another significant change will be the introduction of new Desired Character Statements for the new and existing Policy Areas within the Historic (Conservation) Zone. The new Desired Character Statements recognise that the built heritage in City of Prospect contributes to the amenity of the area, and specifically identify elements of character that Council wish to maintain.

The investigations shown in the tables below demonstrate a comparison between existing development parameters for the Residential Zone and relevant policy area and proposed development parameters for the Historic (Conservation) Zone and relevant policy area. Refer to **Appendix 4** for more planning assessment details.

Proposed North Ovingham Policy Area

Current value within the RA 450 Policy Area	Proposed Value within the North Ovingham Policy Area
Minimum site area 450 square metres (detached dwelling)	Minimum site area for all dwellings 450 square metres

Current value within the RA 450 Policy Area	Proposed Value within the North Ovingham Policy Area
Minimum frontage 12 metres (detached)	Minimum frontage for all dwellings 12 metres
Maximum site coverage 50 percent	Maximum site coverage 50 percent
Minimum site area 350 square metres (semi detached dwelling)	Minimum site area for all dwellings 450 square metres
Minimum frontage 8 metres (semi detached)	Minimum frontage for all dwellings 12 metres

Justification

The North Ovingham policy area was identified to be included in the Historic (Conservation) Zone because the compact and consistent subdivision pattern retains the character of the original 1870's and 1880's development. The desired character for the policy area is the maintenance of traditional development patterns – particularly these subdivision patterns where possible. The Desired Character Statement, along with the development parameters seek to achieve this. The proposed new Desired Character Statement identifies the desired allotment pattern, and design elements to be retained in the Policy Area. Patterns of small symmetrically fronted or attached stone houses are identified as contributing to the character of this Policy Area.

The policy area does not fall within the proposed Inner Metropolitan Growth DPA on Churchill Road and the new policy will apply to detached dwellings in a similar manner to the existing residential zone with slightly stricter requirements for semi-detached dwellings. DPTI have indicated that Council should consider any potential loss of dwelling yields in this locality as part of a future DPA and this will be investigated as part of a future Housing Diversity and Desirable Neighbourhoods DPA.

The new policy area will leave a small number of allotments (4) on the corner of Fitzroy Terrace and Torrens Road within the existing RA450 Zone. These sites will remain in the existing RA450 Zone and be investigated for possible re-zoning as part of a future Housing Diversity and Desirable Neighbourhoods DPA.

Proposed Prospect Lanes Policy Area

McDougall and Vines have recommended that a Prospect Lanes Policy Area be included in the Development Plan. In previous correspondence, the Department of Planning, Transport and Infrastructure raised concern that the extent of the proposed Prospect Lanes Policy Area shares a boundary with the proposed Urban Corridor Zone to be introduced through the Ministerial Inner Metropolitan Growth DPA, and there may be some incompatibility between these land uses.

The Prospect Lanes Policy Area does share a boundary with allotments fronting Prospect Road in the proposed Urban Corridor Zone. The proposed Urban Corridor Zone will be a mixed use zone, and will contain policies that address interface issues with adjoining zones. The impact of the proposed Historic (Conservation) Zone policies at this boundary will be no different to the impact of the current Residential Zone at this boundary. Existing Historic (Conservation) Zones also have an interface with the proposed Urban Corridor Zone in other areas of the council.

Currently the proposed Prospect Lanes Policy Area is zoned Residential and it crosses both the RA350 and RA450 Policy Areas. The whole of the proposed Prospect Lanes Policy Area proposes to adopt those minimum allotment sizes and minimum frontages that are currently within the RA 450 Policy Area.

Approximately 70 of the properties to be included in the Prospect Lanes Policy Area currently sit within the RA350 Policy Area (those properties that are currently west of Braund Road). The remainder of the Prospect Lanes Policy Area currently sit within the RA 450 Policy Area.

Development potential of the 70 allotments west of Braund Road will be affected by this DPA. Significant changes are outlined in the below table:

Current value within the RA 350 Policy Area	Proposed Value within the Prospect Lanes Policy Area
Minimum site area 350 square metres (detached dwelling)	Minimum site area for all dwellings 450 square metres
Minimum frontage 10 metres (detached)	Minimum frontage for all dwellings 12 metres
Minimum site area residential flat semi detached, residential flat building or group dwelling 300 square metres	Minimum site area for all dwellings 450 square metres
Minimum frontage for semi detached dwelling 7.5 metres	Minimum frontage for all dwellings 12 metres per dwelling
Minimum frontage for Residential flat building or group dwelling 15 metres	Minimum frontage for all dwellings 12 metres per dwelling
Maximum site coverage of 50 percent	Maximum site coverage for single storey building 50 percent
Maximum site coverage of 50 percent	Maximum site coverage for a two storey dwelling 40 percent

Given the changes proposed through the Inner Metropolitan Growth Development Plan Amendment, and the quality of existing housing stock in the Prospect Lanes Policy Area it is considered that demand for infill development within the Prospect Lanes Policy Area will remain limited. Opportunities for development and the ability to meet the residential yield targets of the 30 Year Plan still remain in the Residential Zone and the proposed and future Urban Corridor Zone.

A future DPA will explore opportunities to encourage additional laneway housing as an alternative housing choice within character areas and supporting increasing residential yields.

Proposed Highbury Policy Area

Current value within the RA 450 Policy Area	Current value within the RA 350 Policy Area	Proposed Value within the North Ovingham Policy Area
Minimum site area 450 square metres (detached dwelling)	Minimum site area 350 square metres (detached dwelling)	Minimum site area for all dwellings 450 square metres
Minimum frontage 12 metres (detached)	Minimum frontage 10 metres (detached)	Minimum frontage for all dwellings 12 metres
Maximum site coverage 50 percent	Maximum site coverage of 50 percent	Maximum site coverage 50 percent
Minimum site area 350 square metres (semi detached dwelling)	Minimum site area residential flat semi detached, residential flat building or group dwelling 300 square metres	Minimum site area for all dwellings 450 square metres

Current value within the RA 450 Policy Area	Current value within the RA 350 Policy Area	Proposed Value within the North Ovingham Policy Area
Minimum frontage 8 metres (semi detached)	Minimum frontage for semi detached dwelling 7.5 metres Minimum frontage for Residential flat building or group dwelling 15 metres	Minimum frontage for all dwellings 12 metres

Justification

The area has consistent housing types reflecting the style of the turn of the century and streetscapes with uniform plantings of white cedar trees.

The proposed Highbury Policy Area will rezone 24 allotments west of Connaught Street, (currently within the RA 350 Policy Area) and approximately 100 allotments east of Connaught Street, (currently within the RA 450 Policy Area). Given that this policy area seeks to retain elements of the character of the 1880s development, the development parameters are based on those within the current RA 450 Policy Area.

Given the small number of affected properties (24), growth proposed through the Inner Metropolitan Growth Development Plan Amendment and other selected areas in the Residential Zone, and the quality of existing housing stock in the Highbury Policy Area, it is considered that demand for infill development within the Highbury Policy Area will remain limited.

The boundary of the policy area where it abuts the proposed Urban Corridor Zone with allotments fronting Prospect Road is considered to be appropriate and the interface will provide similar planning considerations as the existing residential zone. Two allotments (194A Prospect Road and 3 Victoria Street) are to be removed from the policy area as they fall within the proposed Urban Corridor Zone and Transit Living Policy Area.

Proposed Ballville/Gloucester Policy Area

Current value within the RA 450	Proposed Value within the Ballville Gloucester Policy Area
Minimum site area 450 square metres (detached dwelling)	Minimum site area for all dwellings 450 square metres
Minimum frontage 12 metres (detached)	Minimum frontage for all dwellings 12 metres
Maximum site coverage 50 percent	Maximum site coverage 50 percent
Minimum site area 350 square metres (semi detached dwelling)	Minimum site area for all dwellings 450 square metres
Minimum frontage 8 metres (semi detached)	Minimum frontage for all dwellings 12 metres

Justification

The proposed Ballville/Gloucester Policy Area seeks to maintain the established character of the 1880's development through to the 1900's development. The modest allotments sizes, consistent setbacks and consistent housing styles have been identified as elements that significantly contribute to the area. These elements have been identified for conservation within the Desired Character Statement. No changes to the existing development parameters are considered necessary to achieve the desired character.

One allotment (49 Prospect Road) fronting Prospect Road in the existing Mixed Use Zone (proposed Urban Corridor Zone & Transit Living Policy Area) is to be removed from the policy area.

Proposed Medindie Gardens Policy Area

Current value within the RA 560 Policy Area	Proposed Value within the Medindie Gardens Policy Area
Minimum site area 560 square metres (detached dwelling, semi detached dwelling or row dwelling)	Minimum site area 560 square metres for all dwelling types.
Minimum frontage 15 metres (detached dwelling, semi detached dwelling or row dwelling)	Minimum frontage of 15 metres.
Maximum site coverage 50 percent single storey and forty percent for a two storey dwelling	Maximum site coverage 50 percent.

Justification

The new desired character statement recognises the contribution that the consistent patterns of interwar housing development and Tudor Revival housing make to the character of the area.

The Heritage Review identifies the rectangular subdivision pattern with regular allotment sizes and orientation as being characteristic of the area. No change is proposed from the current minimum allotment size and frontage – the intent being that the allotment pattern be retained.

Extension to existing Fitzroy Terrace Policy Area

Current value within the RA 450 Policy Area	Current value within the RB 200 Policy Area	Proposed value within the Fitzroy Terrace Policy Area
Minimum site area 450 square metres (detached dwelling)	Minimum site area 200 square metres for all dwellings	Minimum site area 800 square metres
Minimum frontage 12 metres (detached)	none	Minimum frontage 20 metres (all dwellings)
Maximum site coverage 50 percent	none	Maximum site coverage forty percent (one storey dwelling) and thirty percent (two storey dwelling)
Minimum site area 350 square metres (semi detached dwelling)	Minimum site area 200 square metres for all dwellings	Minimum site area 800 square metres
Minimum frontage 8 metres (semi detached)	none	Minimum frontage 20 metres (all dwellings)

Justification

The extension of the policy area at its margins allows for the continuation of consistent built form and subdivision patterns in the streetscape. Both allotments (1 & 24 Fitzroy Terrace) fulfil the proposed desired character for the HC1 Policy Area – large scale housing on sizable allotments with wide frontages and substantial gardens. The properties do not have site characteristics consistent with their existing policy areas (RB200 and RA450).

Extension to existing Clifton Street Policy Area

Current value within the RA 450 Policy Area	Proposed value within the Clifton Street Policy Area
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Current value within the RA 450 Policy Area	Proposed value within the Clifton Street Policy Area
Minimum site area 450 square metres (detached dwelling)	Minimum site area 560 square metres (all dwelling types)
Minimum frontage 12 metres (detached)	Minimum frontage 15 metres (all dwelling types)
Maximum site coverage 50 percent	Maximum site coverage 40 percent
Minimum site area 350 square metres (semi detached dwelling)	Minimum site area 560 square metres (all dwelling types)
Minimum frontage 8 metres (semi detached)	Minimum frontage 15 metres (all dwelling types)

Justification

The 2010 Heritage Review recommended that this Policy Area be extended to reflect the consistent intact collection of houses from the 1880s and 1890s.

It is proposed that an additional 10 properties will be included in this Policy Area, which will connect the existing two portions of this policy area. Given the current allotment sizes and frontages included in this rezoning, there will be limited impact upon infill potential.

Extension to existing Martin Avenue Policy Area

Current value within the RA 560 Policy Area	Proposed value within the Martin Avenue Policy Area
Minimum site area 560 square metres	Minimum site area 560 square metres
Minimum frontage 15 metres	Minimum frontage 15 metres
Fifty percent for a single storey dwelling, forty percent for a two storey dwelling.	Forty percent for one storey, thirty percent for two storeys.

Justification

The Heritage Review identified that it was appropriate to include an additional 7 properties in the Martin Avenue Policy Area because they formed part of the original 1923 subdivision of the area. Development potential is not impacted by this rezoning because the minimum allotment size and minimum frontages will not be amended.

3.2.6 Policy Mechanisms to ensure achievement of desired character in the absence of inclusion of contributory items

Contributory items are surviving examples of development in a particular period and its character. Policies applying to contributory items are generally directed at conserving the historic elements identified as contributing to the character of an area. The City of Prospect Heritage Survey proposes to list new contributory items within the new Historic (Conservation) Zone Policy Areas.

Advice to Council is that the Minister will not accept the listing of contributory places recommended in the Heritage Review, so the Desired Character Statements and strengthened policies will need to ensure the preservation of key historic elements that contribute to the area.

The new Historic (Conservation) Zone Policy Area will include new Desired Character Statements, Principles of Development Control and Objectives. A key aim of the new Desired Character Statements is to identify existing and desired allotment patterns, and design elements of the existing housing that Council seeks to retain. The new policies will result in the maintenance of character of the new areas without listing the recommended Contributory Items.

4. Recommended Policy Changes

Following is a list of the recommended policy changes based on the investigations of this DPA:

- New Historic (Conservation) Zones:
 - North Ovingham Policy Area
 - Prospect Lanes Policy Area
 - Highbury Policy Area
 - Ballville/Gloucester Policy Area
 - Medindie Gardens Policy Area
- Extensions to existing Historic (Conservation) Zones:
 - Clifton Street Policy Area
 - Martin Avenue Policy Area
 - Fitzroy Terrace Policy Area
- Include new Desired Character Statements for all existing policy areas within the Historic (Conservation) Zone.
- Re-format the Historic (Conservation) Zone policy to align with the South Australian Planning Policy Library

5. Consistency with the Residential Code

The Residential Development Code was introduced in 2009 in an effort to achieve simpler, faster and cheaper planning and building approvals for home construction and renovation.

As discussed in Section 3.2.3 of this DPA, the defined area for the purpose of Schedule 4 of the Development Regulations 2008 will need to be amended.

6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the Development Regulations 2008.

6.1 Accords with the Planning Strategy

Consistency with the Planning Strategy is summarised in Section 2.2 of this document. This DPA is consistent with the direction of the Planning Strategy.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 26 April 2012. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in Section 3 of this document.

6.3 Accords with other parts of the Development Plan

The DPA proposes to amend the existing Historic (Conservation) Zone by including new Policy Areas. No policy changes are proposed to the Council Wide section of the Development Plan.

The policies proposed in this DPA are compatible with the format, content and structure of the Prospect (City) Development Plan. The DPA seeks to restructure the Historic (Conservation) Zone in accordance with a structure proposed to be adopted through the Better Development Plans (Conversion) and General DPA. This DPA has borrowed policy from the version 6 of the South Australian Planning Policy Library (SAPPL) modules, and in parts is based on the structure of the SAPPL.

6.4 Complements the policies in the Development Plans for adjoining areas

The policies proposed in this DPA will not affect and will complement the policies of Development Plans for adjoining areas. All adjoining Councils contain either a Residential Character Zone or a Historic (Conservation) Zone. Similar policies exist in all adjoining councils, therefore this new policy for City of Prospect is considered to be in accordance with adjoining similar policy.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area, as discussed in section of this document.

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

References/Bibliography

- *City of Prospect Heritage Review* (2010) and updates (2012)(2013), McDougall and Vines
- *City of Prospect 'Your Street, Your City' Section 30 Review* (2010), City of Prospect
- *Practitioners Guide to Preparing Heritage Development Plan Amendments* (2012), Government of South Australia (Department of Planning and Local Government)
- *The 30 – Year Plan for Greater Adelaide* (2010), Government of South Australia (Department of Planning and Local Government)..

Attachment

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A
DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC
CONSULTATION

I Mark Goldstone, as Chief Executive Officer of City of Prospect, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the City of Prospect and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

Mark Goldstone

DATED this 25th day of March 2014



Chief Executive Officer

Schedule 4B Certificate

CERTIFICATION by COUNCIL's CHIEF EXECUTIVE OFFICER Development Regulations 2008 - Schedule 4B Development Act 1993 - Section 25(14)(b) – Certificate - Approval

Certificate of Chief Executive Officer that an amendment to a Development Plan is suitable for approval

I, Mark Goldstone, as Chief Executive Officer of City of Prospect, certify, in relation to the proposed amendment or amendments to Prospect (City) Development Plan as last consolidated on 12 February 2015, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:
 - Rick Chenoweth, Policy Planner (MPIA)

Date: July 2015

.....
Chief Executive Officer

Appendices

- Appendix 1 Section 2.2 of the City of Prospect Heritage Review (March 2010)
McDougall and Vines Heritage Consultants (existing areas)
- Appendix 2 Section 3.2 of the City of Prospect Heritage Review (March 2010),
McDougall and Vines Heritage Consultants (proposed areas)
- Appendix 3 Update to 2010 Heritage Review (2013) McDougall and Vines
Heritage Consultants
- Appendix 4 Planning assessment of new and existing Policy Areas

Attachment

Appendix 1 Section 2.2 of the City of Prospect Heritage Review (March 2010), McDougall and Vines Heritage Consultants (existing areas)

Attachment

2.2 REVIEW OF EXISTING HISTORIC (CONSERVATION) POLICY AREAS

Historic (Conservation) Zones and Policy Areas are the equivalent of Local Heritage Areas and encompass precincts, small or large, where there is a clearly identified and discerned historic character which demonstrates aspects of the City of Prospect's history and development. This character is protected and managed through the provisions of the Development Plan. Refer Appendix One of this Section Two of the review for an extract from City of Prospect Development Plan relating to the Historic (Conservation) Zone and its Policy Areas.



Location of Existing Historic (Conservation) Zones

2.2.1 Historic (Conservation) Policy Area H1 - Fitzroy Terrace

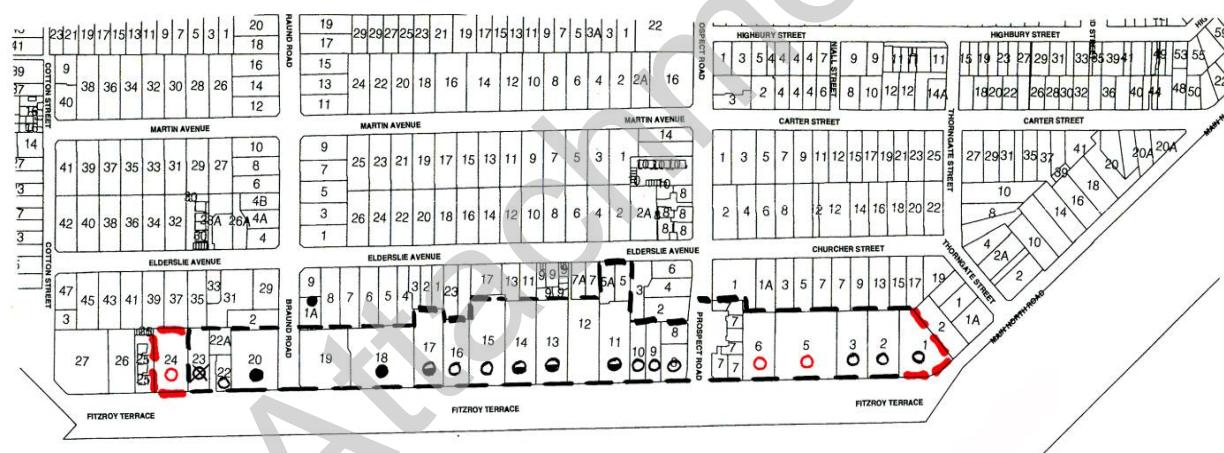
Extent of Policy Area Boundary

The extent of the Fitzroy Terrace Historic (Conservation) Policy Area as shown in the Development Plan is slightly incorrect as it does not include number 1 Fitzroy Terrace which is scheduled in the list of contributory places. This eastern end of the Policy Area boundary should be extended to include 1 Fitzroy Terrace.

At the western end it is recommended that 24 Fitzroy Terrace be included as a contributory place, which will require extending the boundary westward one more allotment to incorporate this additional contributory place.

Status of Places Included Within the Policy Area

It is recommended that number 23 be removed from the contributory places list as it is a new structure, and numbers 5, 6 and 24 be added to the contributory places list. It is understood that these were objections in the previous Development Plan process; however, it is recommended that the owners be encouraged to allow their properties to be included as contributory places in this Review.



KEY:

- Local place
- Contributory place
- Boundary



Desired Character Statement

Background (Heritage Value)

The Fitzroy Terrace H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. The residences constructed along Fitzroy Terrace reflect the stages of subdivision of this location, during the 1880s and the 1920s. They represent the houses of Adelaide's professional and merchant classes particularly in the early years of the twentieth century.

The row of allotments which comprises the Fitzroy Terrace Policy Area is made up of two subdivisions of Section 2065. The western part of the Section was subdivided in 1882 into large allotments measuring from 150 to 200 feet in width, and up to 180 feet deep, and named Fitzroy. The eastern end of the Policy Area was subdivided later, and named Thorngate. This occurred in 1913. Both these areas were owned by William and George Churcher at the time of their subdivision.

Desired Character

The spacious streetscape character of Fitzroy Terrace is created by the large allotments on which have been built a range of equally large residences from the late nineteenth and early twentieth century. The character is created by existing housing stock on sizeable allotments with wide frontages and substantial gardens. The houses are of one or two storeys, and display a range of design sources and a mix of construction materials. However, there is a homogeneity which derives from the size, scale and location of these places. All houses identified as contributory remain intact and extensive, and have distinctive stylistic character. The existing historic fabric should be maintained and any new development should be complementary to this character.



View along Fitzroy Terrace to west

2.2.2 Historic (Conservation) Policy Area H2 - Clifton Street

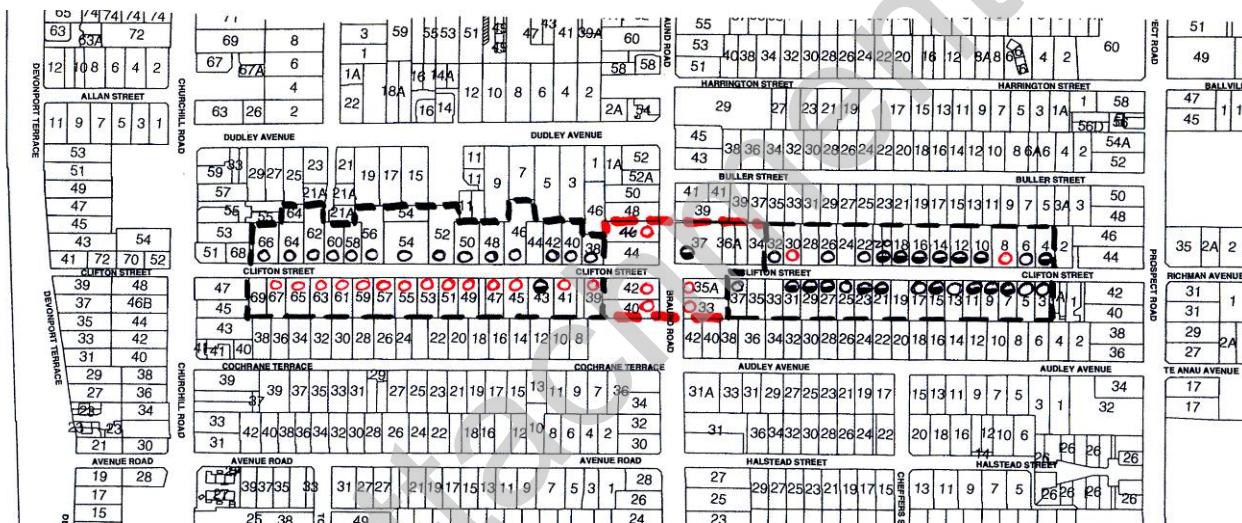
Extent of Policy Area Boundary

It is recommended that Clifton Street Historic (Conservation) Policy Area be extended across Braund Road and that 37(LHP), 40, 42, and 46 Braund Road be included as contributory places within the Historic (Conservation) Policy Area. 33 and 33a (a 1920s house and shop) do contribute to the character, but are not consistent with the 1880s housing which forms the bulk of the contributory places.

Status of Places Included Within the Policy Area

The list of contributory places does not include any places on the south side of Clifton Street west of Braund Road, it is recommended that the following places be included as contributory places on the schedule: 39, 41, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65 and 67. In addition 30 Clifton Street should be added to the list of contributory places.

There is also some doubling up of the scheduling of places in the eastern end of Clifton Street as both contributory and Local Heritage places: 7, 9, 10, 29 and 31 are included in both schedules.



Desired Character Statement

Background (Heritage Value)

The Clifton Street H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. The residences constructed along Clifton Street reflect the stages of subdivision of this location, during the 1880s and the 1890s. They represent a collection of consistent residential designs from the late nineteenth century, a period of intense building and development in Prospect.

The closer subdivision of part of Section 373 on the south side of Clifton Street was undertaken in 1881. The first allotment of the subdivision was sold in June 1881 and most of the allotments were purchased before October 1881. In 1882 the northern side of Clifton Street was subdivided and the allotments sold between May 1882 and April 1883. The western end of Clifton Street between Braund Road and Churchill Road was not subdivided until later and was known as 'Prospect View' when the allotments were sold during 1894-95. These allotments were somewhat larger than the subdivision of the eastern end of Clifton Street. The houses were constructed in groups of similar design by speculative builders

Desired Character

The housing in Clifton Street displays a consistent extensive intact collection of residences from the 1880s and early 1890s in groupings which reflect the speculative development of the area. They are essentially single storey residences which take advantage of the sloping topography to the west with one notable exception of the two storey residence at 8 Clifton Street. The set-back and pattern of coverage creates a notable streetscape with vistas and views towards the west. The built form repeats typical scale, mass and detailing of the period including verandahs, cast iron or timber trim, hipped and gabled roofs, stone walls, front landscaped gardens (some with original masonry and iron fences) and some side access for vehicles. The existing historic fabric should be maintained and any new development should be complementary to this character.



Typical housing in Clifton Street

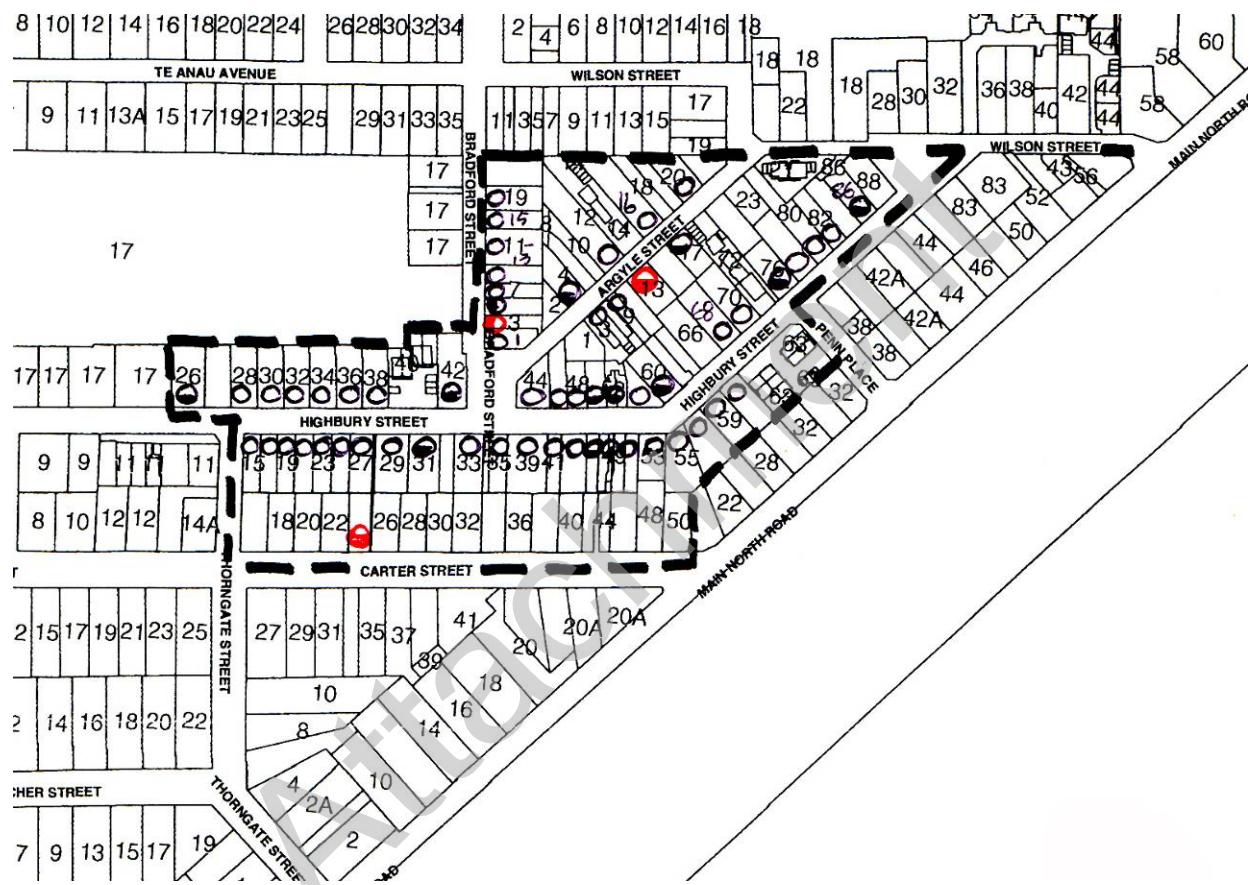
2.2.3 Historic (Conservation) Policy Area H3 - Little Adelaide

Extent of Policy Area Boundary

The boundary should remain unchanged.

Status of Places Included Within the Policy Area

There is some doubling up of scheduling of places as both Local and contributory within this Policy Area, specifically 1 Bradford Street.



KEY:

- Local place
- Contributory place
- Boundary



Desired Character Statement

Background (Heritage Value)

The Little Adelaide H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. It was first delineated as a village in 1839, and was associated with the Adelaide Mechanics Land Company which bought early sections of Prospect. The earliest housing no longer remains and many of the houses within the village date from 1870s to 1890s. The village area also retains a church, (former) corner shops and other buildings typical of early village settlement. It is centred on the triangle created by Main North Road, Carter Street, Highbury Street and Argyle Street.

Desired Character

The sub division pattern and housing in Little Adelaide displays an early form of narrow allotments of varying widths and single fronted and attached cottages, many of which are intact and well maintained. The character created by closely spaced early small dwellings and narrow streets is in strong contrast to other historic areas of City of Prospect, particularly the contiguous Fitzroy Terrace policy area. The existing historic fabric and village character of Little Adelaide should be maintained and any new development should be complementary to this character.



Early housing in Argyle Street



Highbury Street, Little Adelaide

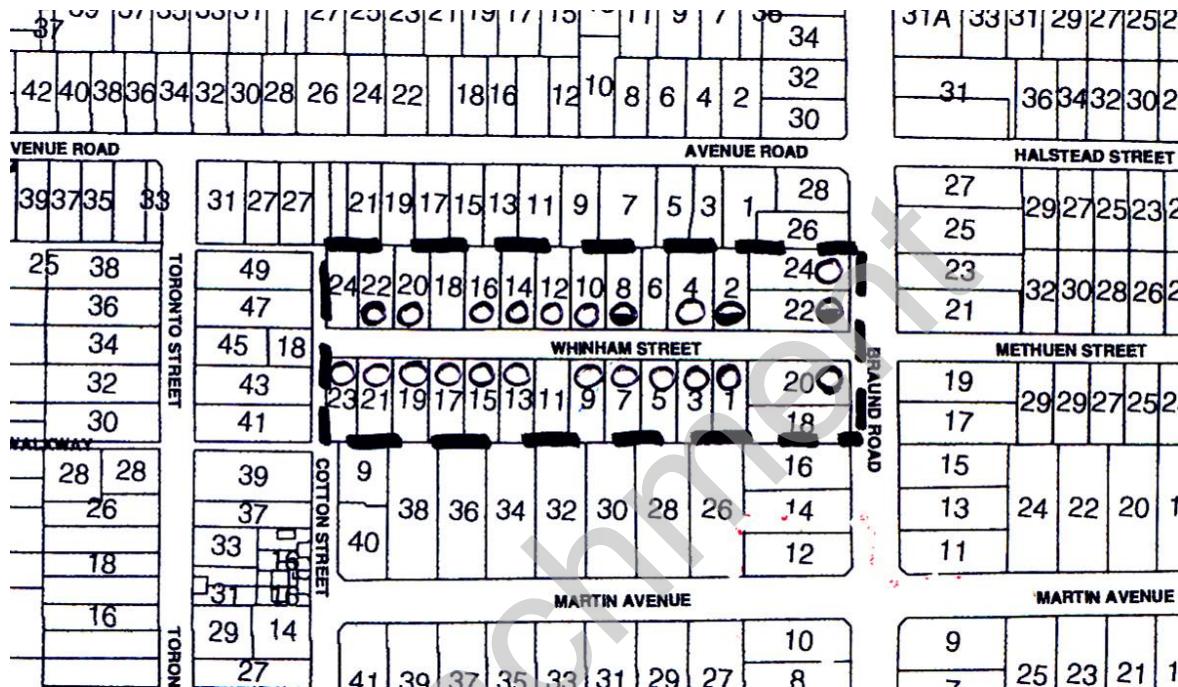
2.2.4 Historic (Conservation) Policy Area H4 - Whinham Street

Extent of Policy Area Boundary

This is a distinctive subdivision which should remain with the boundaries unchanged.

Status of Places Included Within the Policy Area

The specific assessment of number 2 and 8 as Local Heritage places, and the rest of the street as contributory places, is not consistent.



Desired Character Statement

Background (Heritage Value)

The Whinham Street H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. The allotments in Whinham Street were subdivided in 1894 as Deposited Plan 1522 and the 28 allotments were purchased by Walter and Albert Were of the Were family building firm in Torrensville. Houses were built and sold during 1895-6 and the street was fully developed by 1897. With its identical substantial houses facing each other across the length of the street, this policy area is representative of the late nineteenth century residential consolidation of Prospect.

Desired Character

The housing in Whinham Street displays a consistent extensive intact collection of residences from the 1890s, reflecting the speculative development of the area. They are essentially single storey residences which take advantage of the sloping topography to the west. The set-back and pattern of coverage creates a notable streetscape with vistas and views towards the west. The built form repeats typical scale, mass and detailing of the period including verandahs, cast iron or timber trim, hipped and gabled roofs, stone walls, front landscaped gardens (some with original masonry and iron fences). The existing historic fabric should be maintained and any new development should be complementary to this character.



Whinham Street, view to west

2.2.5 Historic (Conservation) Policy Area H5 - Flora Terrace

Extent of Policy Area Boundary

Flora Terrace boundary extends to include the Memorial Gardens and the Oval. While it is not necessary to change the boundaries, the actual residential section is the area which requires planning management, the Memorial Gardens and the Oval are Local Heritage places, so the boundary can remain the same.

Status of Places Included Within the Policy Area

The contributory place at 26 Flora Terrace should be removed from the schedule as it has been rebuilt, and 35 Flora Terrace should be altered to 33-35 Flora Terrace as it is an attached pair of residences.



KEY:

- Local place
- Contributory place
- Boundary



Desired Character Statement

Background (Heritage Value)

The Flora Terrace H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. It incorporates sections of three subdivisions – part of the Oxford subdivision of 1892, on the south side of the Terrace; part of St John's Wood South Subdivision in 1909, on the north side of the Terrace; and part of a 1923 further subdivision of the eastern end adjacent to the Memorial Gardens. The area has played an important part in the lives of local residents as a focus of commemoration of war service and also important sporting events.

Desired Character

The policy area incorporating Flora Terrace displays both residential and civic character as it includes the Soldiers Memorial Gardens and Prospect Oval as well as significant housing dating from 1892 to the 1920s. Flora Terrace serves as the conduit for the strong visual link between the Town Hall on Prospect Road and the Memorial Gates to Prospect Oval. Houses display style, form and detail of the relevant periods of historic development – 1892 to the 1920s – and retain face stone and brick walls, corrugated iron or terra cotta tiled roofs and substantial front garden areas in a regular subdivision pattern.

The existing historic fabric of the houses and the Memorials should be maintained and any new development should be complementary to this character.



Views within the Flora Terrace Historic (Conservation) Policy Area H5

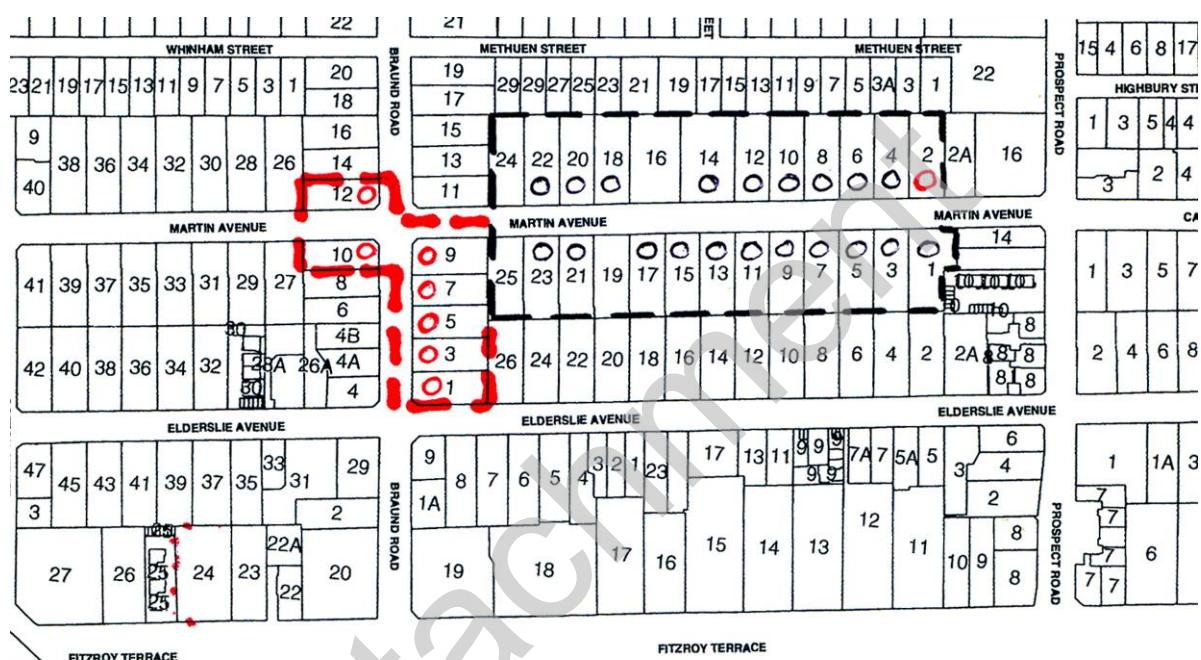
2.2.6 Historic (Conservation) Policy Area H6 - Martin Avenue

Extent of Policy Area Boundary

It is recommended that the Martin Avenue Policy Area be extended westward by the inclusion of the houses from 1-9, 10 and 12 Braund Road, as these continue the character established in Martin Avenue of generally architect designed 'Gentlemen's' residences. The allotments at 1 to 9 Braund Road were part of the original 1923 subdivision of this area.

Status of Places Included Within the Policy Area

It is recommended that the following places be added to the list of contributory places for the Martin Avenue Policy Area: 1, 3, 5, 7, 9, 10 and 12 Braund Road.



KEY:

- Local place
- Contributory place
- Boundary



Desired Character Statement

Background (Heritage Value)

The Martin Avenue H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. This land was part of that owned by William and George Churcher and subdivided by them in 1923, along with other parts of Fitzroy, Thorngate and Medindie Gardens. These allotments were all sold between 1923 and 1928, and the houses constructed reflect the residential styles in the Inter War period and consolidation of development on the sections closest to the Park Lands through further subdivision.

Desired Character

The housing in Martin Avenue and Braund Road displays a consistency that derives from the period of subdivision of the area, and the large, well designed residences are a grouping of similar large scale, location and condition, reflecting Prospect's development in the Inter War period. These substantial residences on large allotments display face stone and brick walls, terra cotta tiled roofs, regular broad setbacks, large front gardens and side access driveways. The existing historic fabric should be maintained and any new development should be complementary to this character. Street trees and grassed verges are also part of the character of the area.



Views of Martin Avenue



Street trees along Martin Avenue, Fitzroy, 1971

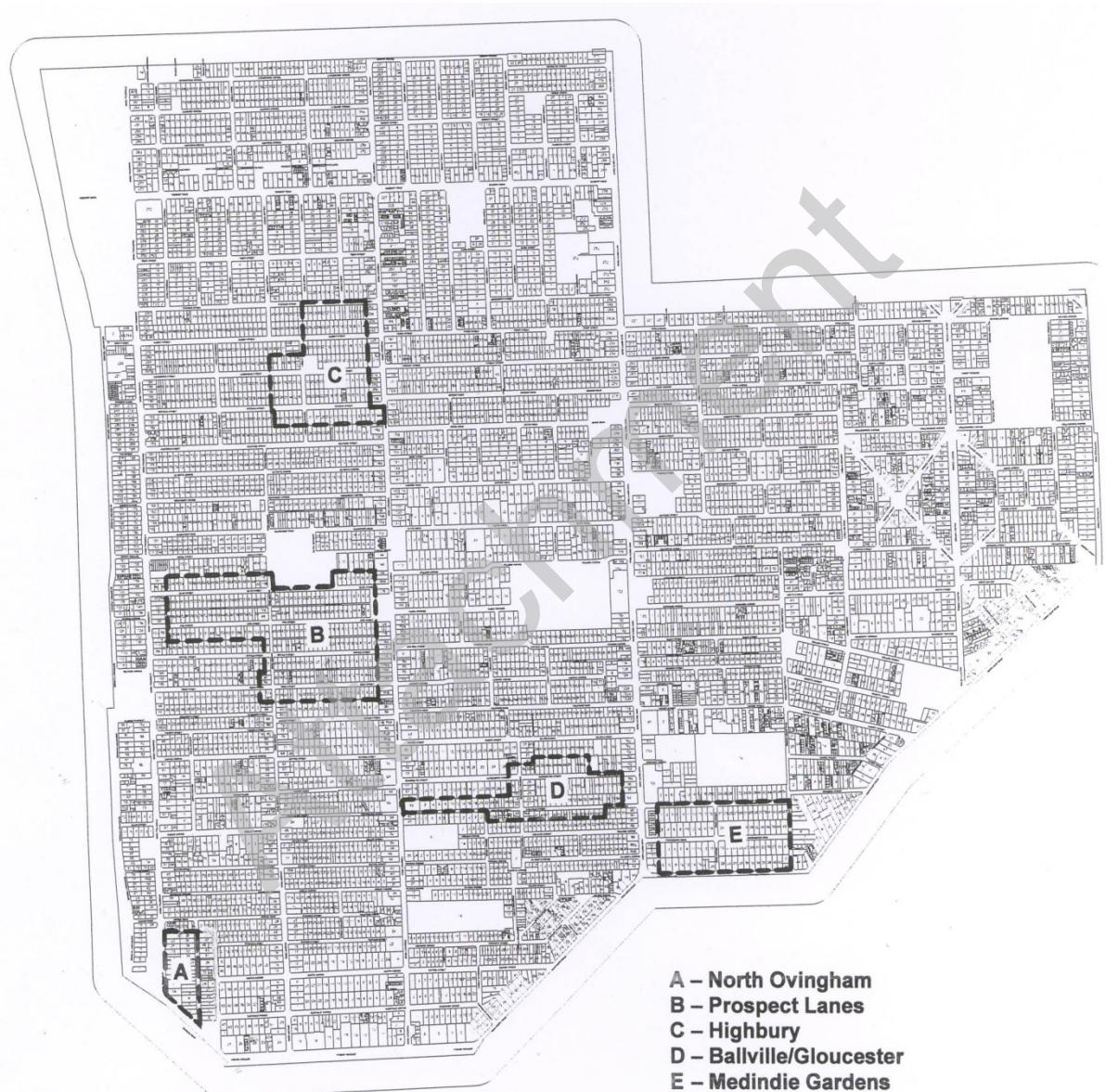
(Source: Prospect Library Heritage Collection)

Appendix 2 Section 3.2 of the City of Prospect Heritage Review (March 2010) McDougall and Vines Heritage Consultants (proposed areas)

Attachment

3.2 PROPOSED HISTORIC (CONSERVATION) POLICY AREAS

Historic (Conservation) Zones are the equivalent of Local Heritage Areas and encompass areas where there is a clearly identified and discerned historic character which demonstrates aspects of the City of Prospect's history and development. This character is protected and managed through the provisions of the Development Plan

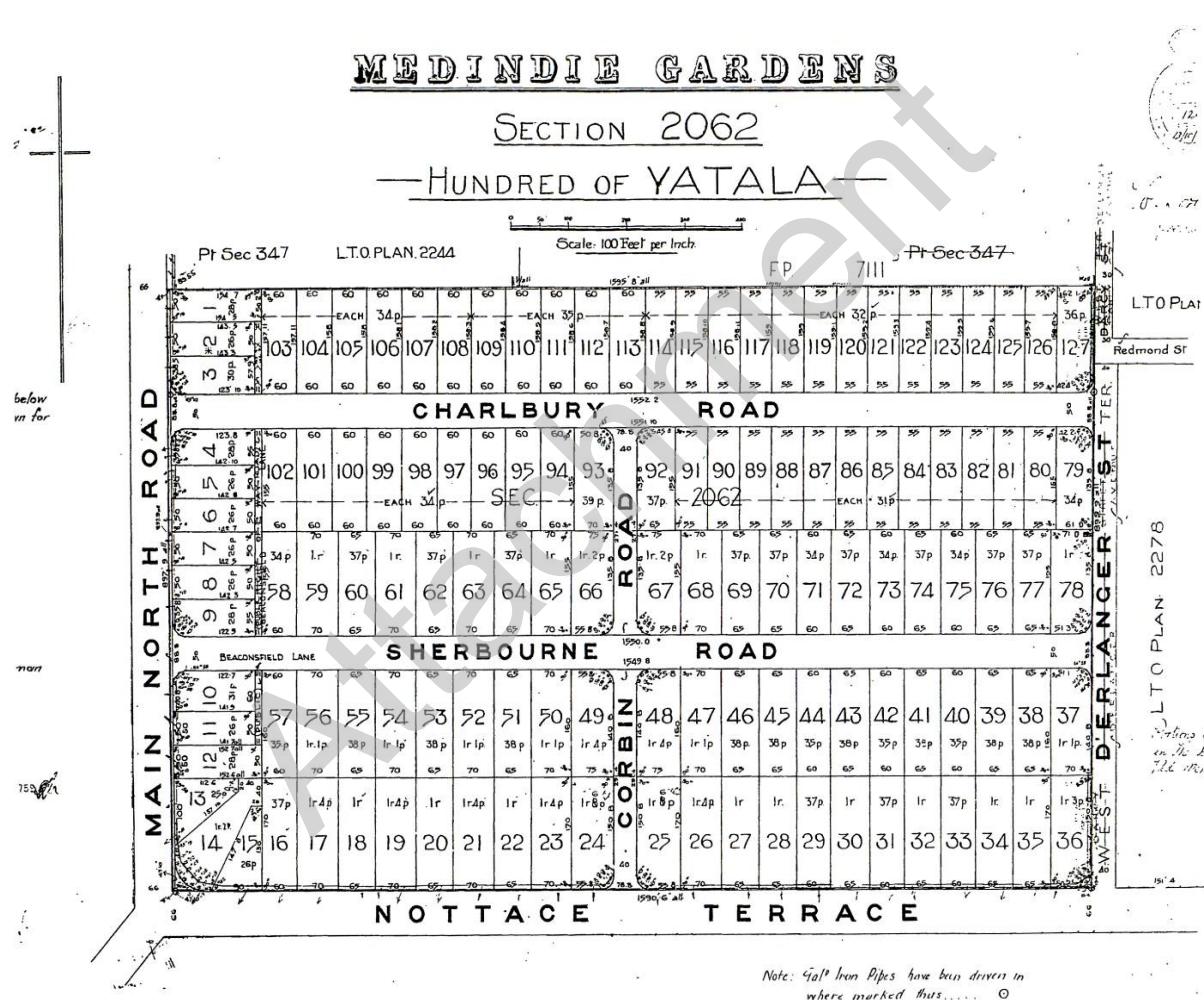


LOCATION OF PROPOSED ADDITIONS TO HISTORIC (CONSERVATION) ZONE

3.2.1 Proposed Medindie Gardens Historic (Conservation) Policy Area

Background History

This compact suburb which essentially incorporates two streets and a frontage to Nottage Terrace was subdivided in 1922 by W Scott Griffiths, who was the State Town Planner to follow Charles Reade. The layout of the rectangular subdivision between Main North Road and Derlanger Terrace is in regular allotments. Charlbury Road allotments range from being 60 feet wide on the western end to 55 feet on the eastern end, while the allotments on Sherbourne Road and Nottage Terrace range between 60 to 70 feet wide. The blocks were sold and houses built within a short period of time, well before 1930. Previous to subdivision the land (covered by Certificate of Title 934/9) had been owned by brothers William E and George Churcher, who were the landholders of substantial sections in the southern areas of the City of Prospect.



1922 SUBDIVISION PLAN OF MEDINDIE GARDENS

(Source: Deposited Plan 2946)

Delineation and Character of the Area

This compact and consistent subdivision from the 1920s retains a clearly definable character. The character of the area is derived from:

- The regularity of allotment size and orientation.
- The consistent housing types reflecting the Inter War period of development, substantial bungalows and Tudor Revival (there are a few later houses, but most of the blocks were developed before the Second World War). These houses display consistent use of materials including rock faced stone and masonry, face red brick, terracotta roof tiles or corrugated iron, glazed bricks for trim and other details and materials typical of the housing of the Inter War period.
- The curving of the intersection corners of the blocks at major road crossings, creating a hint at 'Garden Suburb' development.
- The significant and mature street planting of White Cedar (*Melia azedarach*) trees with some later infill trees of Ash in both Charlbury and Sherbourne Roads. Some early trees remain to Corbin Road, but generally this has been replanted with other species including Queensland Box and Golden Rain Trees.
- A number of houses have had second storey additions which generally continue the character of the dwelling. Two houses in Charlbury Road (16 and 30) have been subdivided with a central fence through the front garden, but this has been done in an acceptable manner as the built form of the house has not been altered.
- Recent new development in the proposed Historic (Conservation) Policy Area generally does not continue the character of the 1920s housing.

Schedule of Contributory Places

The following places all contribute to the character of the proposed Historic (Conservation) Policy Area:

Charlbury Road (south side)

1, 3, 5, 9, 11, 13, 15, 17, 19, 23, 25, 27, 29, 33, 35, 37, 39, 41, 45, 47

Charlbury Road (north side)

2, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 36, 38, 40, 42, 44, 46, 48

Nottage Terrace (north side)

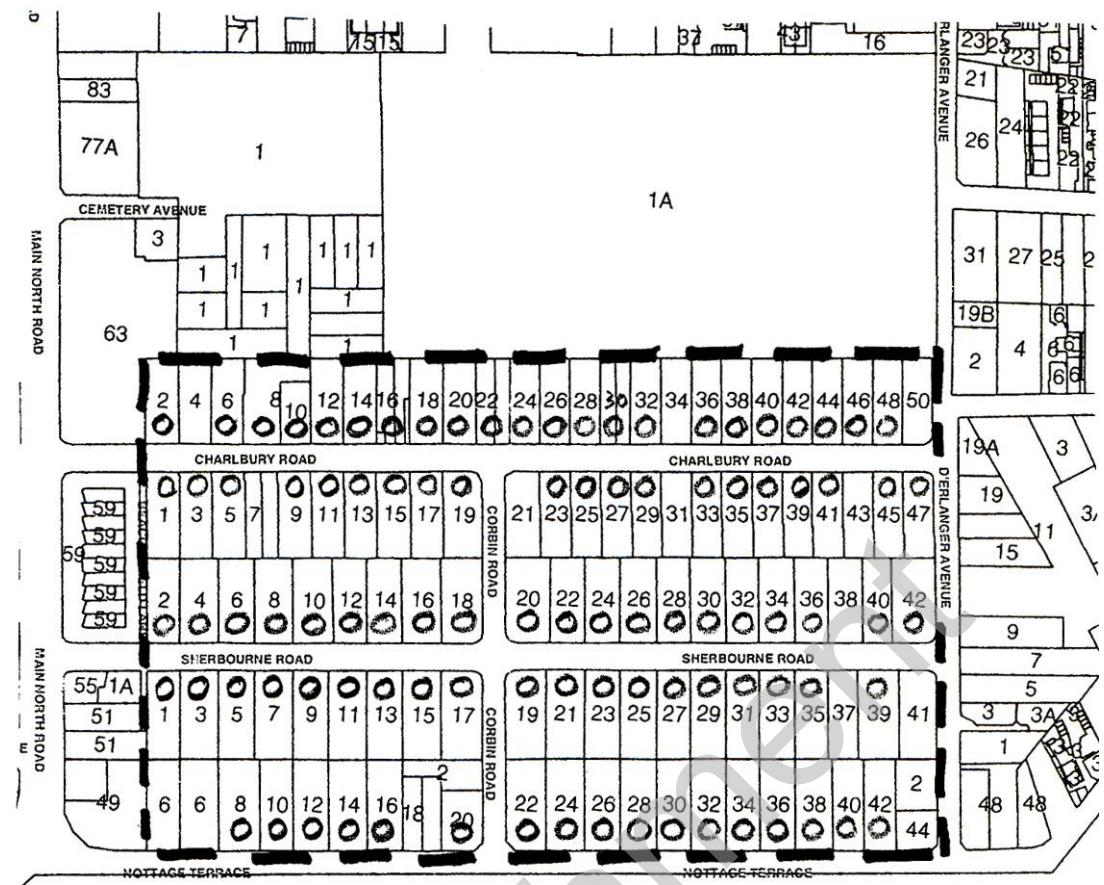
8, 10, 12, 14, 16, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42

Sherbourne Road (south side)

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 39

Sherbourne Road (north side)

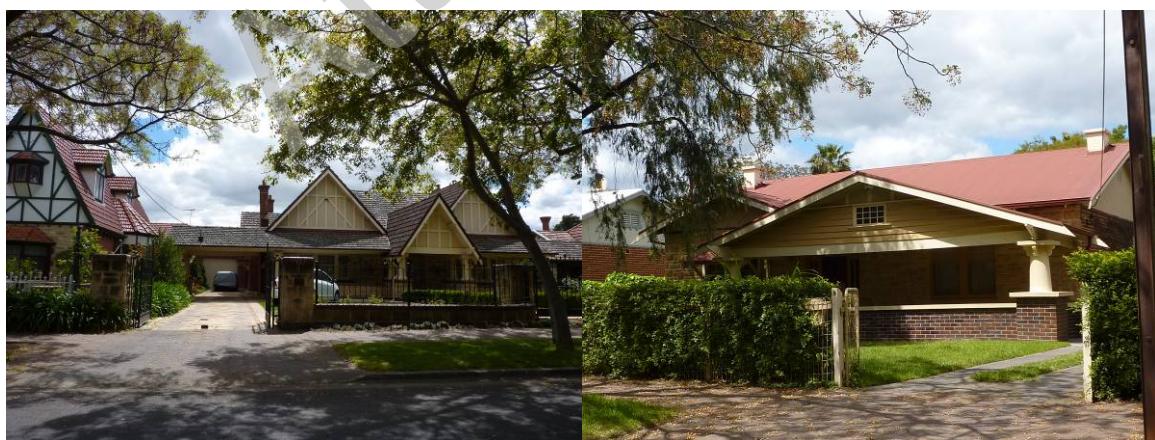
2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 40, 42

**KEY:**

- Local place
- Contributory place
- Boundary

PROPOSED MEDINDIE GARDENS HISTORIC (CONSERVATION) POLICY AREA**Recommendations for the Area**

- It is recommended that Medindie Gardens be designated an Historic (Conservation) Policy Area within the Development Plan for City of Prospect. Objectives and Principles of Development Control should be written for the Historic (Conservation) Policy Area to ensure the retention of the 1920s historic character of this subdivision, and limit the impact of inappropriate new development.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully conserved and maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building. To assist with this it is recommended that City of Prospect draw up Conservation Development Guidelines for this Policy Area which will guide property owners in any proposed works. These Conservation Guidelines should include recommendations for appropriate extensions and additions to houses and appropriate fencing.



VIEWS WITHIN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

Desired Character Statement

Background (Heritage Value)

The proposed Medindie Gardens H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of City of Prospect. This compact suburb which essentially incorporates two streets and a frontage to Nottage Terrace was subdivided in 1922 by W Scott Griffiths, who was the State Town Planner to follow Charles Reade, and is indicative of town planning theories of the time. The layout of the rectangular subdivision between Main North Road and Derlanger Terrace is in regular allotments. The blocks were sold and houses built within a short period of time, well before 1930.

Desired Character

The housing in Medindie Gardens displays a consistent character reflecting the Inter War period of development, substantial bungalows and Tudor Revival, using materials including rock faced stone and masonry, face red brick, terracotta roof tiles or corrugated iron, glazed bricks for trim. The houses are centrally placed on their allotments with landscaped front and rear gardens. There is significant and mature street planting of White Cedar (*Melia azedarach*) trees. The existing historic fabric and context should be maintained and any new development should be complementary to this character.

3.2.2 Proposed North Ovingham Historic (Conservation) Policy Area

Background History

This area represents a smaller part of the larger suburb of Ovingham, but has significance as the section subdivided on the side of the rising land above the Adelaide Plains and Torrens Road. It was subdivided in 1877-8 and is characterised by narrow allotments on the southern section of Toronto Street and slightly larger allotments along the frontage of Churchill Road. Many of the lots were first owned by James Trevail, a builder, who constructed houses on them by 1881.

Delineation and Character of the Area

The compact and consistent subdivision of this area retains a clearly definable character dating from the 1870s and 1880s. It retains a large number of individually contributory places which reflect its character. The character of the area is derived from:

- The consistent small allotment size.
- The housing types which reflect the period of development, small symmetrically fronted or attached stone houses in Toronto Street and larger examples of a similar style fronting Churchill Road.
- The narrow character of Toronto Street which is crossed by access lanes which lead to Churchill Road and Cotton Street to the east.
- The retention of the small shop at 10 Toronto Street, indicating the village nature of this early subdivision.
- The character of mature gardens which spill onto the street and create a pleasant green streetscape for the area.

Schedule of Contributory Places

The following places all contribute to the character of the proposed Historic (Conservation) Policy Area:

Churchill Road (east side)

7 (Church), 9, 11, 13, 15-17, 19, 21, 23, 25

Toronto Street (east side)

5, 7-9, 11-13, 15, 17, 19-21, 23, 25, 27, 37, 39 (1920s house), 41, 43, 47

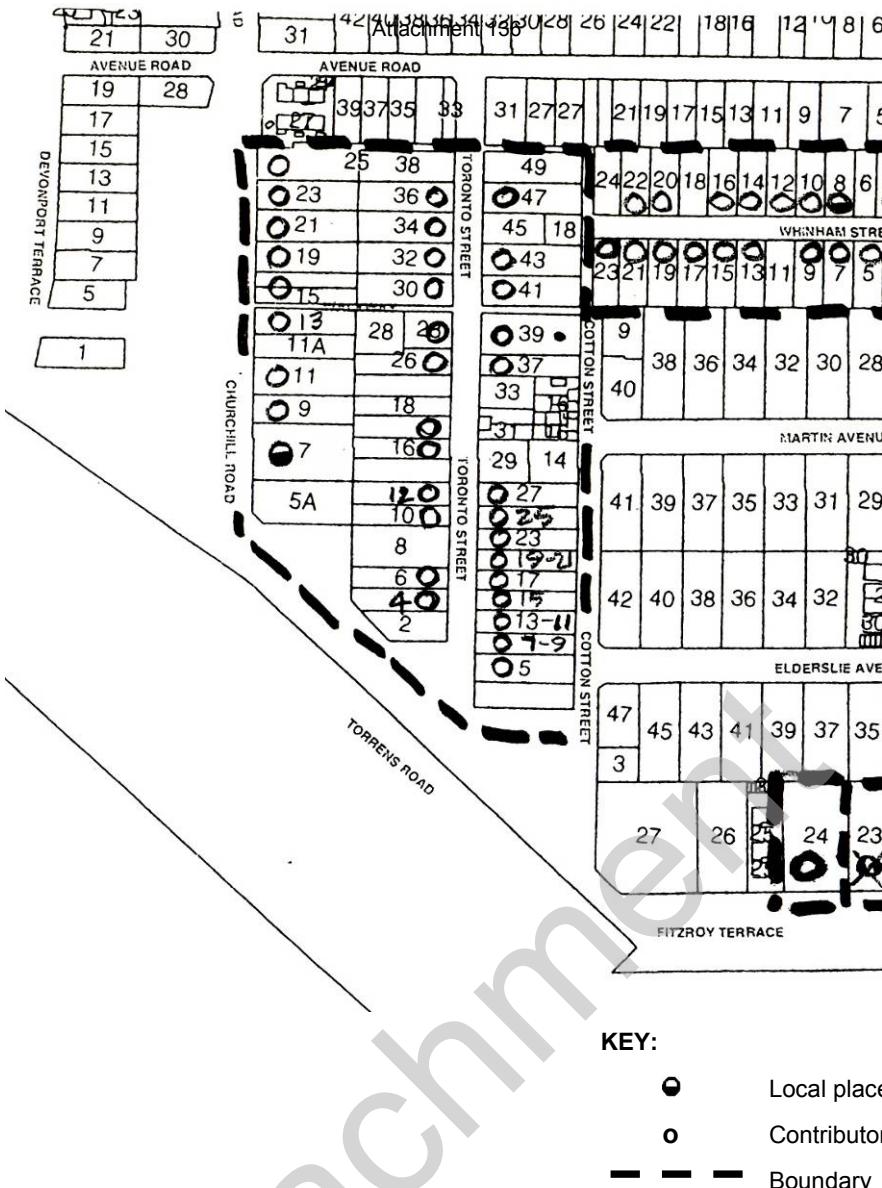
Toronto Street (west side)

4, 6, 10 (shop), 12, 16, 18, 26, 28, 30, 32, 34, 36



Extent of Ovingham and North Ovingham Subdivisions

(Source: *Plan of Prospect* 1931)

**KEY:**

- Local place
- Contributory place
- Boundary

PROPOSED NORTH OVINGHAM HISTORIC (CONSERVATION) POLICY AREA**Recommendations for the Area**

- It is recommended that the section of North Ovingham outlined above be designated an Historic (Conservation) Policy Area within the Development Plan for City of Prospect. Objectives and Principles of Development Control should be written for the Historic (Conservation) Policy Area which will ensure the retention of the historic character of this subdivision.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully conserved and maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building. To assist with this it is recommended that City of Prospect draw up Conservation Development Guidelines for this Policy Area which will guide property owners in any proposed works. These Conservation Guidelines should include recommendations for appropriate fencing and/or appropriate extensions and additions to houses.



Churchill Road



Toronto Street

VIEWS WITHIN PROPOSED HISTORIC (CONSERVATION) POLICY AREA



Ovingham Uniting Church, Churchill Road

Desired Character Statement

Background (Heritage Value)

The proposed North Ovingham H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. It was subdivided in 1877-8 and is characterised by narrow allotments on the southern section of Toronto Street and larger allotments along the frontage of Churchill Road. Many of the lots were first owned by James Trevail, a builder, who constructed houses were on them by 1881. The area represents one of the earliest remaining housing groups in the Council area.

Desired Character

The housing in North Ovingham displays a consistency of form, detailing and materials which is integral to its character. The topography required the use of stone walls and steps to face stone and brick houses and attached cottages, with verandahs, corrugated iron roofs and front gardens. The existing historic fabric should be maintained and any new development should be complementary to this character. Similar scale, setbacks and roof forms should be reinforced in any new development, and the intimate qualities of this small residential pocket retained.

3.2.3 Proposed Highbury Historic (Conservation) Policy Area

Background History

This section of the 1882 Highbury subdivision reflects the popularity of constructing houses high on the hill above the lower ground west of Churchill Road. The consistency of the subdivision from the 1880s-1900s is greatest closer to Prospect Road and later housing can be seen to the west. This subdivision incorporates Charles, Albert, Alexandra and Victoria Streets, and crosses Connaught Street.

Delineation and Character of the Area

The character of the Highbury area is derived from:

- The topography of the area, with the higher ground close to Prospect Road.
- The consistent housing types reflecting the style of the turn of the century. These houses incorporate bull-nosed verandahs and other typical detail, with generally face stone front walls with brick quoining, and there are some examples of face brick houses from the same period.
- The significant street tree planting of White Cedars.
- The substantial clusters of similar housing, indicating speculative development on groups of adjacent allotments, particularly in Victoria Street and Albert Street.

Schedule of Contributory Places

The following places all contribute to the character of the proposed Historic (Conservation) Policy Area:

Albert Street (south side)

3, 5, 7-9, 11, 13, 17, 21, 25, 27, 29

Albert Street (north side)

4, 8, 10, 18, 20, 22, 24, 26, 28, 30, 34

Alexandra Street (south side)

5, 7, 9, 11, 15, 17, 19, 21, 23-25, 27 (west of Connaught Street) 37, 39, 41, 43

Alexandra Street (north side)

8, 10, 14, 16, 20, 22, 24 (west of Connaught Street) 32, 34, 40, 42, 44

Charles Street (south side)

1, 3, 5, 7, 9, 11, 13-15, 17, 19, 21, 25

Victoria Street (south side)

3, 5, 7a, 9, 11, 13, 17, 19, 21, 23, 25, 27 (west of Connaught Street) 33, 35, 37, 39

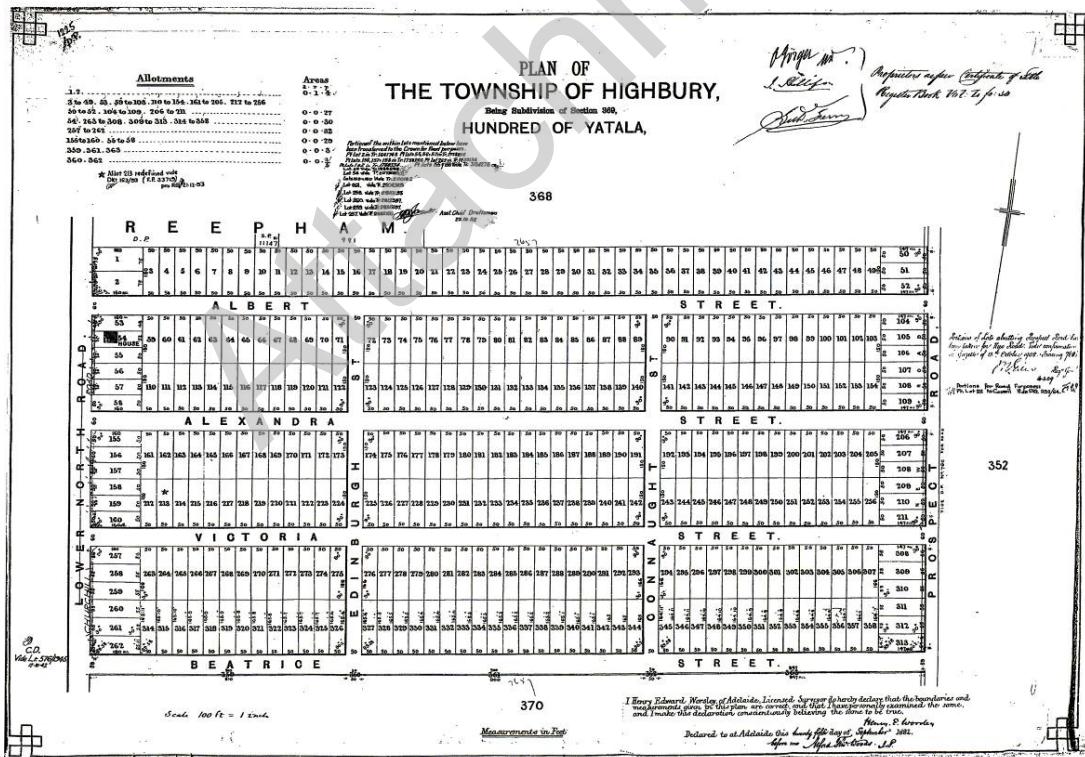
Victoria Street (north side)

2, 6, 8, 16, 18, 20, 22 (west of Connaught Street) 32, 34, 36, 38



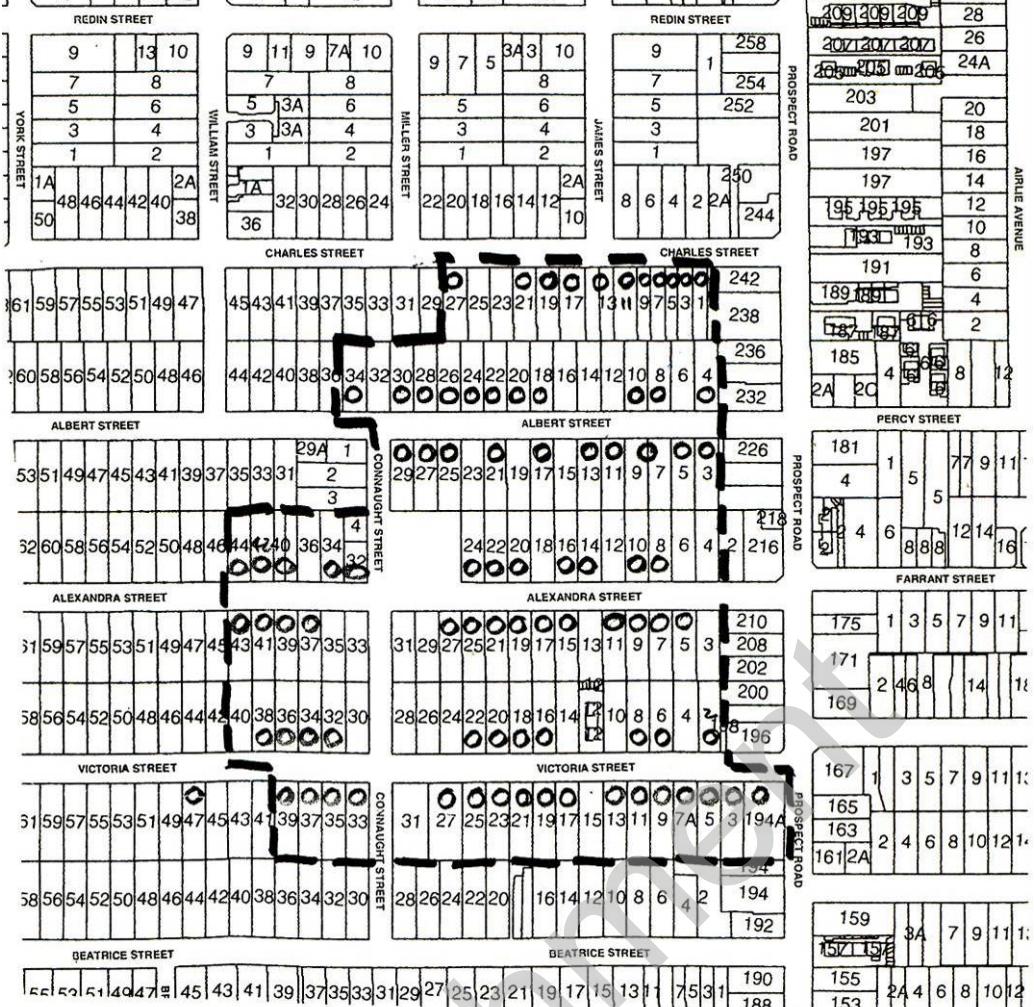
Extent of Highbury and North Highbury Subdivisions

(Source: Plan of Prospect 1931)



1882 Subdivision Plan

(Source: LTO DP 1225)

**KEY:**

- Local place
- Contributory place
- Boundary

PROPOSED HIGBURY HISTORIC (CONSERVATION) POLICY AREA**Recommendations for the Area**

- It is recommended that the Highbury area as outlined above be designated an Historic (Conservation) Policy Area within the Development Plan for City of Prospect. Objectives and Principles of Development Control should be written for the Historic (Conservation) Policy Area which will ensure the retention of the historic character of this subdivision.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully conserved and maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building. To assist with this it is recommended that City of Prospect draw up Conservation Development Guidelines for this Policy Area which will guide property owners in any proposed works. These Conservation Guidelines should include recommendations for appropriate fencing and/or appropriate extensions and additions to houses.



VIEWS WITHIN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

Desired Character Statement

Background (Heritage Value)

The proposed Highbury H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of City of Prospect. It reflects the development of substantial residential areas in Prospect during the 1880s with this subdivision of 1882, and the popularity of constructing houses high on the hill above the lower ground west to Churchill Road. The consistency of the subdivision from the 1880s-1900s is greatest closer to Prospect Road and later housing can be seen to the west.

Desired Character

The housing in Highbury displays a consistency of character reflecting the styles of domestic architecture at the turn of the century. These houses incorporate bull-nosed verandahs and other typical detail, with generally face stone front walls with brick quoining, and there are some examples of face brick houses from the same period. These houses sit on allotments on the high ground west of Prospect Road, in streets with mature street trees. The existing historic fabric should be maintained and any new development should be complementary to this character.

3.2.4 Proposed Prospect Lanes Historic (Conservation) Policy Area

Background History

This area which comprises the subdivisions known as Prospect North and Prospect West dates from 1879 and incorporates Olive, Vine, and sections of Myrtle and Rose Streets, and is located centrally in the suburb of Prospect. It has been named the Lanes area as it has a distinctive subdivision pattern with rear linking lanes between each street of allotments and Prospect Road at the eastern end. These lanes are known as Lilac, Hatchard, Bougainvillea and Lavender Lanes.

Delineation and Character of the Area

The extent of the subdivision is clearly visible from the allotment plans and the existence of rear lanes running east west are a distinctive part of this character. The character of the area is derived from:

- The consistent allotment sizes.
- The existence of lanes between streets and running at right angles to Churchill Road and Prospect Road.
- The consistent number of houses constructed soon after subdivision dated, circa 1890 to 1910.
- The consistency of built form and materials, creating a distinctive character.
- The significant and mature street planting of White Cedars and Ashes throughout the area, and the occasional notable 1920s infill house which reflects the second stage of development in the area. The majority of the 1920s houses are found west of Braund Road.

Schedule of Contributory Places

The following places all contribute to the character of the proposed Historic (Conservation) Policy Area:

Braund Road (east side)

93, 104, 106

Myrtle Street (south side)

1, 3, 5, 7, 9, 11, 13, 15, 17, 21, 23, 27, 31, 33, 37, 39, 41, 45, 47

Myrtle Street (north side)

2, 4, 6, 10, 12, 14, 18, 20, 24, 26, 32, 34, 38, 40, 42, 44, 46, 48

Olive Street (south side)

3, 5, 7, 9, 11, 15, 17, 19, 23, 25, 27, 29, 31, 33, 35, 37, 39, 43, 45, 49, 51, 53, 59, 61, 63, 65, 67, 69, 73

Olive Street (north side)

2, 4, 6, 8, 10, 12, 14, 16 (Prospect Primary School), 44, 46, 48, 50, 54, 56, 58, 60, 62, 64, 66

Rose Street (south side)

1, 3, 5, 7, 9, 11, 13, 15, 19, 21, 25, 27, 35, 37, 49, 51a, 51b, 55

Rose Street (north side)

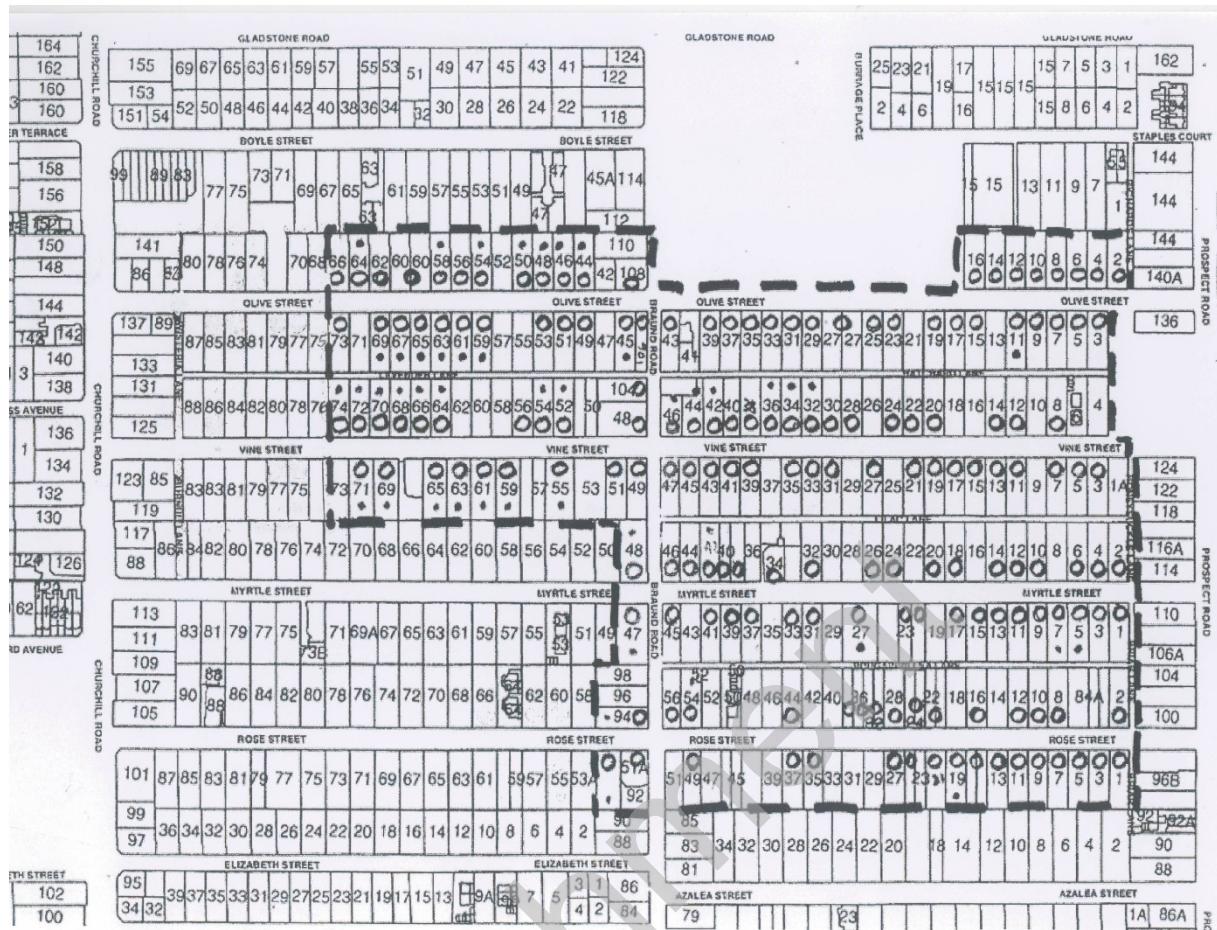
2, 8, 10, 12, 16, 22, 24-26, 28, 30-32, 34-36, 38, 44, 54, 56, 60, 62, 66

Vine Street (south side)

3, 5, 7, 11, 13, 15, 17, 19, 21, 27, 31, 33, 35, 39, 41, 43, 45, 47, 49, 51, 55, 59, 61, 63, 65, 69, 71,

Vine Street (north side)

8, 12, 14, 20, 22, 24, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 52, 54, 56, 64, 66, 68, 70, 72, 74



- Local place
- Contributory place
- Boundary

PROPOSED PROSPECT LANES HISTORIC (CONSERVATION) POLICY AREA**Recommendations for the Area**

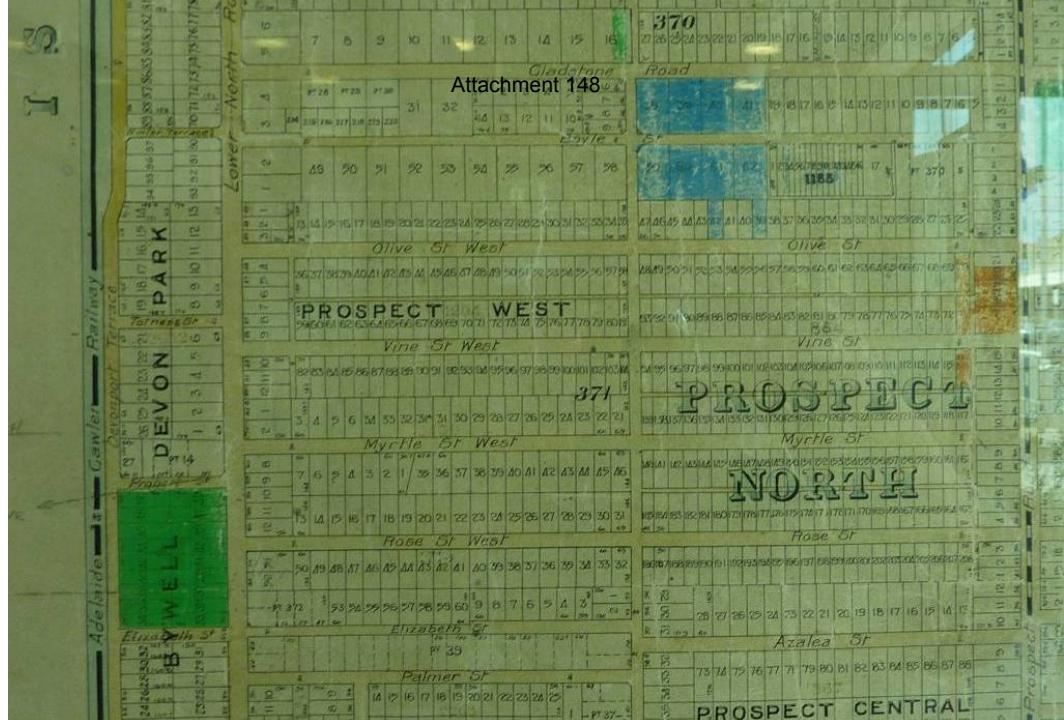
- It is recommended that the Prospect Lanes area as outlined above be designated an Historic (Conservation) Policy Area within the Development Plan for City of Prospect. Objectives and Principles of Development Control should be written for the Historic (Conservation) Policy Area which will ensure the retention of the historic character of this subdivision.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully conserved and maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building. To assist with this it is recommended that City of Prospect draw up Conservation Development Guidelines for this Policy Area which will guide property owners in any proposed works. These Conservation Guidelines should include recommendations for appropriate fencing and/or appropriate extensions and additions to houses.





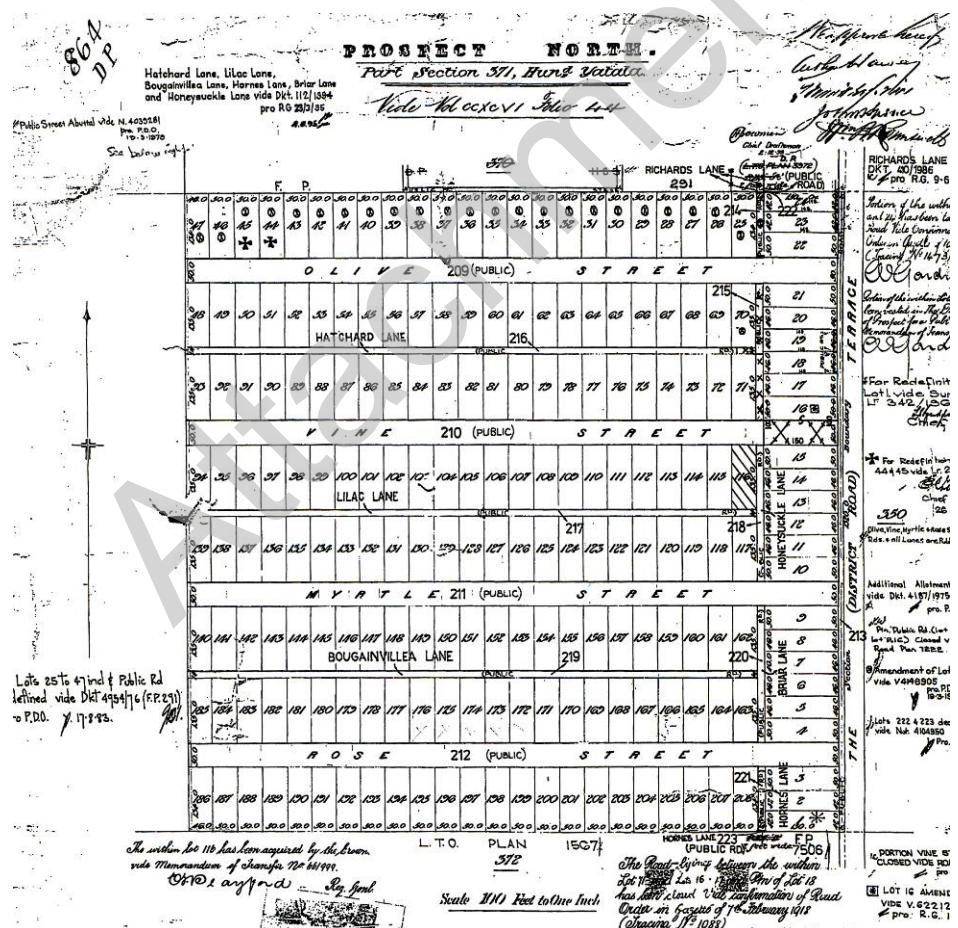
VIEWS WITHIN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

Attachment 148



Extent of Prospect North and Prospect West Subdivisions

(Source: Plan of Prospect 1931)



1879 Subdivision Plan of Prospect North

(Source: LTO DP 864)

Desired Character Statement

Background (Heritage Value)

The proposed Prospect Lanes Historic (Conservation) Policy Area demonstrates a range of historical themes which illustrate the development of Prospect. It reflects the development of substantial residential areas in the City of Prospect during the 1880s with these subdivisions of 1879, and the popularity of constructing houses high on the hill above the lower ground close to Churchill Road. The consistency of the subdivision from the 1880s-1900s is greatest closer to Prospect Road and Prospect West also contains consistent and similar housing.

Desired Character

The housing in the Prospect Lanes area displays a consistency of character reflecting the styles of domestic architecture at the turn of the century. These houses incorporate concave or bull-nosed verandahs and other typical detail, with generally face stone front walls with brick or rendered quoining and window and door dressings. These houses sit on allotments on the high ground west of Prospect Road, in streets with mature street trees. The existing historic fabric should be maintained and any new development should be complementary to this character. The lanes which link the blocks are a distinctive quality in this area and should be maintained and remain accessible.



Hatchard Lane, looking west

3.2.5 Proposed Ballville/Gloucester Street Historic (Conservation) Policy Area

Background History

This small cluster of housing north of Little Adelaide reflects housing development from the 1880s to the early 1900s, with later infill development of the 1920s. The mixture of housing is concentrated mostly at the eastern end of Gloucester and Ballville Streets, and some consistently earlier housing is evident on the north side of Ballville Street, closer to Prospect Road. This western end of Ballville Street was subdivided in 1878 by Henry Ball.

Section 349, between Prospect Road and Main North Road, was originally granted to John Bradford in 1848. A portion of it was subdivided in 1877 by Henry Edwards and William Pulsford as 'Prospect Village'. Most allotments were built upon during the building boom of the 1880s.

Delineation and Character of the Area

The character of the area is derived from:

- The consistent housing styles which display scale, form, materials and detailing from the turn of the century (1880s-1920s).
- The generally modest allotment size and consistent setbacks of the rows of houses in each street.
- The street planting of White Cedars and later Golden Rain Trees and Celtis.
- The prominent State Heritage Registered St Cuthbert's Anglican Church (1915) and its adjacent manse at the west end of Ballville Street

Schedule of Contributory Places

The following places all contribute to the character of the proposed Historic (Conservation) Policy Area:

Ballville Street (south side)

27, 29, 31, 39, 41, 43, 45, 47, 49, 51, 53, 55, 59, 61, 63, 65, 67, 71

Ballville Street (north side)

2 (manse for Prospect Road church), 4, 6, 8, 10, 12, 14, 18, 20, 22, 24, 26, 28, 32, 36, 38, 40, 42, 44, 48, 50, 52, 54, 58, 62, 64, 66, 68, 70

Gloucester Street (south side)

39, 41, 43, 45, 47, 49, 51, 53, 61, 63, 65, 67, 69

Gloucester Street (north side)

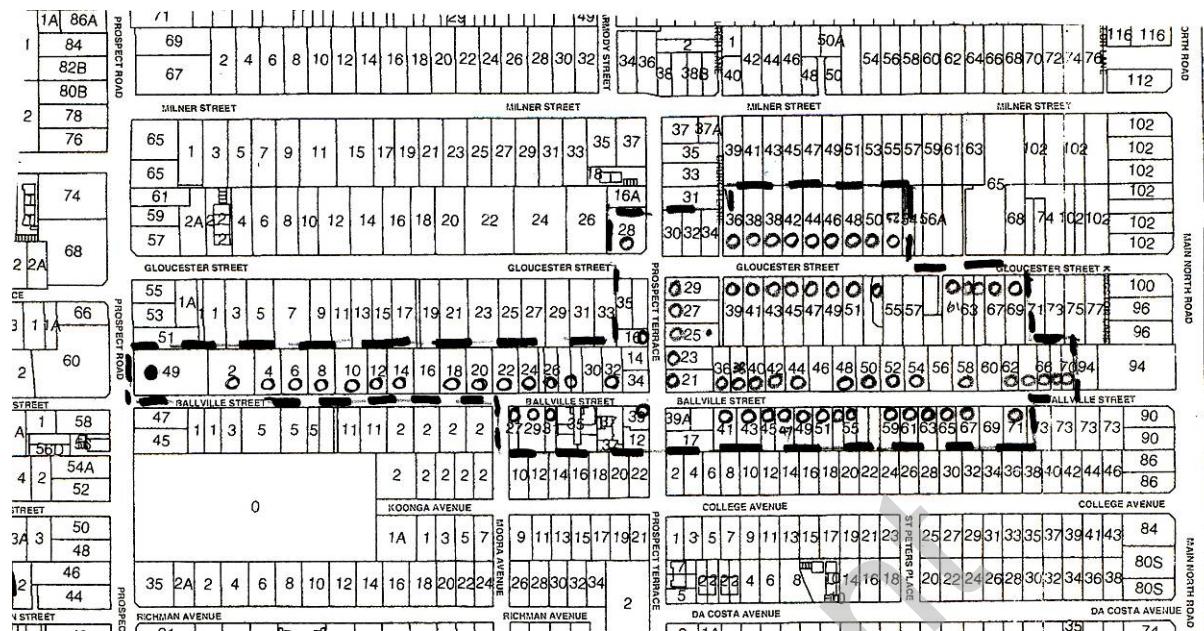
28, 36, 38, 40, 42, 44, 46, 48, 50, 52

Prospect Terrace (east side)

17, 21, 23, 25, 27, 29

Prospect Terrace (west side)

16



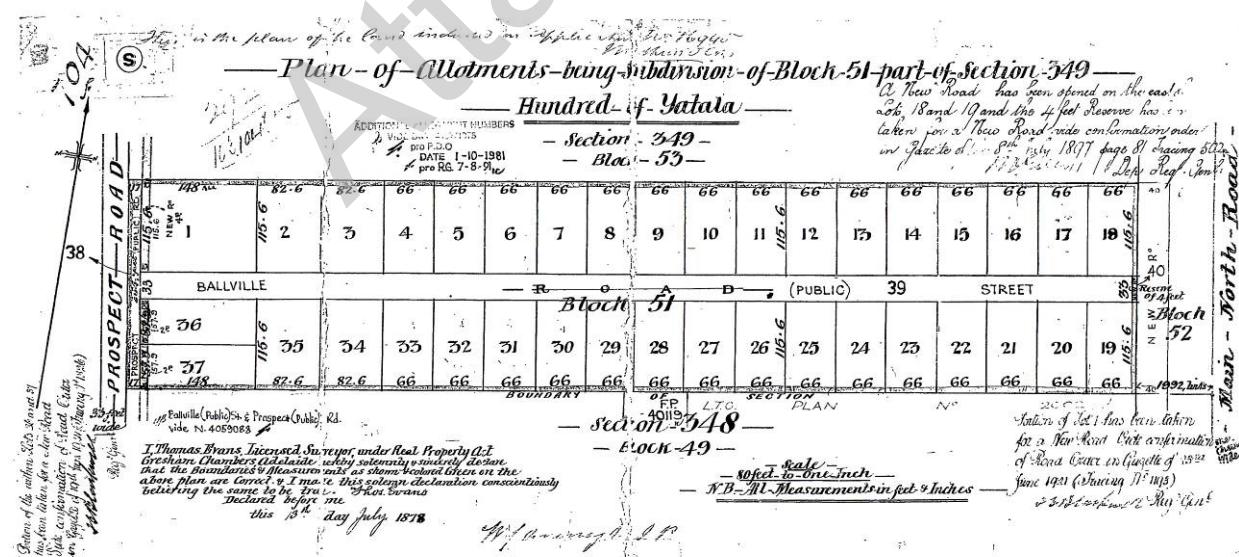
KEY:

State place

Contributory place

Boundary

PROPOSED BALLVILLE/GLOUCESTER STREET PROSPECT HISTORIC (CONSERVATION) POLICY AREA



1878 Subdivision of Ballyville Street

(Source: LTO DP704)



VIEWS WITHIN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

Recommendations for the Area

- It is recommended that the Ballville/Gloucester Street area as outlined above be designated an Historic (Conservation) Policy Area within the Development Plan for City of Prospect. Objectives and Principles of Development Control should be written for the Historic (Conservation) Policy Area which will ensure the retention of the historic character of this subdivision.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully conserved and maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building. To assist with this it is recommended that City of Prospect draw up Conservation Development Guidelines for this Policy Area which will guide property owners in any proposed works. These Conservation Guidelines should include recommendations for appropriate fencing and/or appropriate extensions and additions to houses.

Desired Character Statement

Background (Heritage Value)

The proposed Ballville/Gloucester Streets Historic (Conservation) Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. It reflects the development of residential areas east of Prospect Road during the 1880s with these subdivisions of 1879, and the growth of the suburb.

Desired Character

The housing in the Ballville/Gloucester Streets area displays a consistency of character reflecting the styles of domestic architecture at the turn of the century. These houses incorporate concave or bull-nosed verandahs and other typical detail, with generally face stone front walls with brick or rendered quoining and window and door dressings. These houses sit on consistently sized allotments in streets with mature street trees. The existing historic fabric should be maintained and any new development should be complementary to this character.

Appendix 3 Update to 2010 Heritage Review (2013) McDougall and Vines
Heritage Consultants

Attachment



CITY OF PROSPECT

UPDATE TO 2010 HERITAGE REVIEW

2013

**McDougall & Vines
Conservation and Heritage Consultants**
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CITY OF PROSPECT UPDATE TO 2010 HERITAGE REVIEW**CONTENTS****Page No.**

1.1 INTRODUCTION	1
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2.0 LOCAL HERITAGE PLACES

2.1 Local Heritage Places
2.2 Review of Individual Streets
2.3 Review of Individual Streets

3.0 HISTORIC CONSERVATION POLICY AREAS

3.1 Collinswood
3.2 Additional Information and Character Statements
3.3 Development in Proposed Lanes Policy Area

APPENDICES

1. Places Assessed Between 2010 and 2013
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1.0 INTRODUCTION

Since 1989, there have been a number of surveys of Prospect's heritage assets by experienced and competent heritage consultants. These reports have covered both places and areas in depth. It should be noted that with the passing of time, additional layers of history provide an expanded assessment of heritage value. This is why it is sensible to continue to review the heritage of any area.

A briefing was held for Prospect Council members in relation to the Heritage DPA and the Heritage Review in May, 2013. A number of issues were raised at the briefing, and the intention of this report is to resolve all concerns, and allow for the finalisation of the Heritage PAR. The issues concerned the comprehensiveness of the scope of the Review, queries on individual listing recommendations, and the extent and intent of some proposed areas within the HCZ.

McDougall and Vines have worked closely with Council planning staff to resolve most issues prior to drawing up the SOI and draft Heritage DPA. During the 2009-10 Review, various community groups, particularly the Prospect Historical Society were consulted and information received from them assisted in the review process. Both physical investigations and additional research also were part of the process. The 2012 DPTI responses to the SOI and draft Heritage DPA were also considered and addressed as required.

It is considered that, to this point, all places and areas that have heritage value have been identified and assessed.

2.0 LOCAL HERITAGE PLACES

2.1 Local Heritage Places

No additional local heritage places have been located in this reconsideration of the Review outcomes.

A number of places have been suggested and reviewed since the 2010 Review was produced. The assessment of these places has indicated that for a range of reasons these places did not reach the threshold required to be listed individually as a Local Heritage Place. The reports provided to Council are reproduced in Appendix 1 below.

It should be noted that a large number of individual residences are included in Historic Conservation Policy Areas as groups contributing to the historic character of the precinct, rather than being individually assessed as Local Heritage Places, as these houses have value in their cumulative qualities, rather than individually.

The 2012 DPTI response queried the value of a number of places, particularly in Prospect Road, and these were reassessed and generally retained as proposed LHPs. [Add McD&V report as an appendix ??]

2.2 Review of Individual Streets

2.2.1 'Highbury' Streets

The proposed Highbury Historic (Conservation) Policy Area reflects an intact section of the 1882 residential subdivision and the resultant domestic architecture constructed by speculative builders. The main streets include Victoria, Alexandra and Albert. There is one existing Local Heritage Place at number 42 Alexandra Street, which was listed in the previous Development Plan. This is a shop and residence, which is of a distinctive architectural form, separate from the residential architecture of this proposed Historic (Conservation) Policy Area. It is reflective of the provision of services for the local residents within this densely developed residential subdivision.

A review of the individual housing with these streets indicates that all early houses are of an equally high standard and quality, and would best be protected under Policy Area provisions as no individual house stands out in architectural and historical terms. There are very few allotments which are considered to be not contributory in this delineated area.

Consequently the house at **27 Victoria Street** which has been proposed as a Local Heritage Place should not be specifically singled out as an individual place as it is one of a group which sits nicely within this Residential Policy Area. Therefore this place should be **removed from the proposed list**.

The provision of the Development Plan will control development and conservation of these houses.
[Unless Council wants to individually list all houses???]

2.2.2 Alpha Road

Alpha Road, within the subdivision known as St John's Wood, contains a number of different allotment sizes and supports a range of dwelling styles. Some houses are constructed within extensive grounds while others sit on more modest, typical suburban blocks. While obviously an area of high land and capital value, it does not have characteristics that would satisfy its inclusion as a Historic Conservation Policy Area, which generally have an identifiable homogeneity or characteristic that clearly distinguishes such areas from surrounding character areas.

2.2.3 North Street

The reviews considered a number of areas throughout the City. While North Street is a street of high amenity value, it was not considered to satisfy the requirements for inclusion as a Historic Policy Area.

The housing date and form within North Street and areas around it are not sufficiently consistent or immediately related to the date of subdivision to warrant delineation as a Policy Area despite the fact that there are a number of interesting residences within the area.

2.2.4 Area East of Main North Road

The reviews considered a number of areas throughout the City. While the eastern end of California Street has a number of dwellings dating from the 1920s, none were considered to satisfy the requirements for nomination as individual local heritage places, particularly as the styles of dwellings are already well-represented in the existing and proposed places in the heritage DPA.

A second look at the area north of California Street in Nailsworth indicates that there are a large number of what appear to be 'State Bank' houses within this area, but the consistency and integrity of these dwellings is not considered sufficient for delineation of a Heritage Policy Area.

The residential development around Prospect Park, Nailsworth was carefully considered, but again the consistency of the housing in the terraces around this small recreational park is insufficient to warrant separate delineation either of a Policy Area or individual places.

3.0 HISTORIC CONSERVATION POLICY AREAS

3.1 Broadview

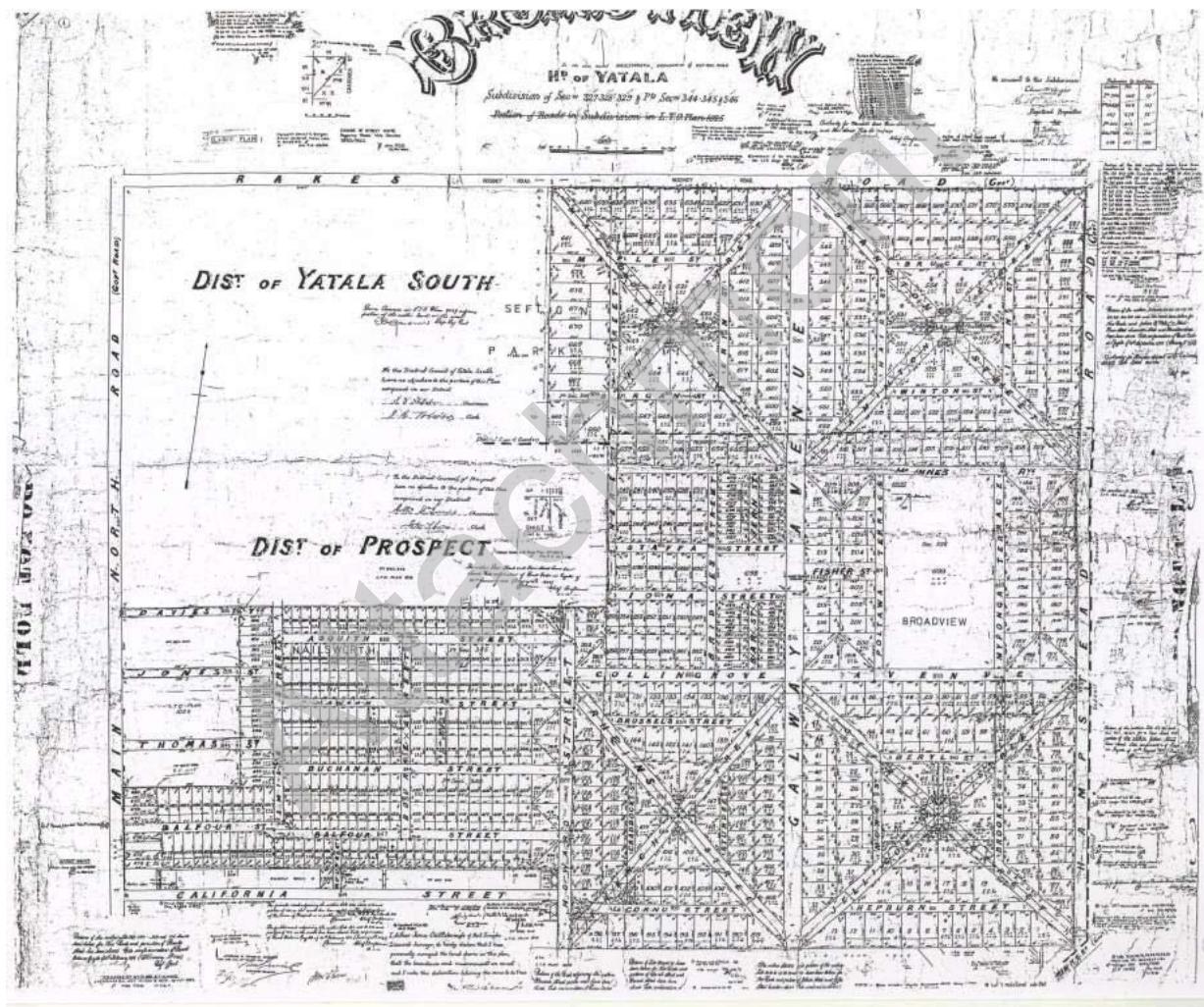
This subdivision of six Sections of the District of Prospect and the District of Yatala South as Broadview was undertaken in 1916 and spans the boundary between Prospect and Port Adelaide Enfield Councils. The original subdivision plan indicates some attempt at variation from the grid pattern, and this is an early attempt at this new form of town planning and land division. The initial plan was drawn up by M H Salter, apparently a surveyor with some understanding of current town planning principles. (refer plan following)

However, the comparison of the original 1916 subdivision and the subdivision pattern on the ground shows that many of the features of the original subdivision including the large triangular allotments in the centre of each of the four diagonal crossings in the corners of the plan have been re-subdivided over time, and there have been a number of minor changes in the road patterns. The housing throughout the area is not all contemporaneous with the original

subdivision date of 1916, and it is not easy to determine a consistent group of houses which would represent the earliest period of building activity.

The plan's distinctive 'flag' pattern created by the subdivision of land in Collinswood is attributable to the roadway pattern, rather than the allotment pattern. As such, the ongoing maintenance of this characteristic rests with Council and would not typically be affected by applications for development as defined under the Development Act 1993. Therefore it is recommended that what remains of this early town planning form, including the main through road of Galway Avenue and the diagonal roads where they still remain should be maintained by Council, but no heritage controls over housing or minor changes to land division should be imposed.

It should be noted that Port Adelaide Enfield Council has also decided not to designate its section of Broadview as an HCZ for the same reasons as set out above.



Broadview Subdivision

[LTO DP 2417 - 1916 with subsequent amendments]

3.2 Development in Proposed Lanes Policy Area

The Laneways Policy Area has been defined due to the historic pattern of subdivision with rear access to allotments along narrow lanes parallel to the streets. Development fronting the laneway would interrupt this pattern and, while not impacting on the primary road streetscapes, would detract from this historic layout.

Any reduction in the size of allotments by the cutting off of the rear section facing the laneway would preclude any additions or extensions to the existing valuable housing stock. It would be more appropriate that there was sufficient room for these houses to be extended to the rear rather than constraining the opportunities for increasing the size of the house because of provisions for rear development. In many cases the access to carports and garages is from the laneways and not from the main streets of the precinct. The Lanes themselves are narrow and not conducive to through traffic. They also retain sections of early stone walling which should be carefully conserved.

3.3 Western End of Alexandra Street

A review of the small single fronted cottages at the western end of Alexandra Street has identified 14 small dwellings which originally would have formed a coherent group, but currently most of them have been changed in a variety of ways, through alterations and upgrading.

Section 349 was subdivided as "Highbury" (DP1225) in 1882. All the allotments were initially the same dimensions, but there was a small area of re-subdivision, into two, of (probably) ten allotments at the western end of Alexandra Street in 1883 and 1884. These remain an anomaly in the subdivision.

Previous research indicated that houses were first built on some of these allotments in 1883-4 by Thomas Hitchings Trevail, a builder. In 1884 Thomas Trevail is recorded in the rate assessments as having 5 lots that included two completed houses on Lot 112, two unfinished cottages on Lot 114, and in addition two completed houses on Lot 113. By 1886 the Highbury Land Company was the owner of two cottages each on a Part of Lot 114 valued at £13 each.

On each subdivided allotment, small cottages were built to the side boundary with a shared driveway between, which is an interesting variation from the attached single fronted cottages in other parts of Prospect, such as Ovingham and Little Adelaide. (Note that James Trevail was the builder of many of the houses in North Ovingham.)

Careful site inspection indicates that the condition of these Highbury cottages is very variable. While some have been carefully maintained, others are altered and deteriorating. Roof materials, wall surfaces and verandah profiles have been changed. At least three pairs of cottages have been demolished. Consequently, while of historical interest, the physical character of the group is not intact or consistent, and it is not considered that the group would reach the threshold for delineation as an Historic Conservation Policy Area.



85 - 87 Alexandra Street



92 - 90 Alexandra Street



4.0 OTHER ISSUES

4.1 Representation of the Barker family

Wingfield House in Alpha Road was built by Alfred Barker in 1870 and is listed as a Local Heritage Place in the Development Plan. The Kiandra Nursing Home was also a Barker family home and is proposed as a Local Heritage Place in the Heritage DPA. Barker Gardens, a gift to the City of Prospect by a Barker family member, is also proposed to be listed in the Heritage DPA, and the background to this is set out in the newspaper article reproduced below.

Article in *The Advertiser*, July 15, 1938

At a meeting of the Prospect City Council last night, a report presented by the mayor (Mr. A. S. Horne) and the town clerk (Mr. C. Cane) disclosed that Prospect had been presented that day with a valuable block of land by Miss E. K. Barker, of Alpha road, St. John's Wood. The land has been given to Prospect; to establish a garden plantation. It has a frontage to the Prospect road of 317 feet, and a depth of 150 feet, and the; price paid by Miss Barker for the land was £8 a foot, making a total cost of £2541. As the Barker family were among Prospect's earliest settlers, it is Miss Barker's wish to perpetuate the name and that the plantation be known as Barker Garden. Councillor Angwin moved, and Councillor Whittle MP, seconded, a motion that the land be accepted and laid out as a garden plantation in compliance with Miss Barker's wishes; and that the land be set apart for all time as gardens and not be used for any other purpose except for any necessary buildings; that the gardens be known as Barker Gardens and that the best thanks of the citizens of Prospect be conveyed by the Council to miss Barker for her magnificent gift.

Other information on the Barkers is available at <http://trove.nla.gov.au/ndp/del/article/35598263> and also at <http://www.southaustralianhistory.com.au/barker.htm>.

4.2 Desired Character Statements in Heritage DPA

The Desired Character Statements for the proposed additional HCPAs have been reviewed. It is important to establish, through dates and descriptions of built form and streetscape, a clear picture of the existing heritage qualities of the Policy Area. The future character of each Policy Area will derive from these characteristics. The DCS as written will achieve this heritage conservation objective.

APPENDIX 1. HERITAGE POLICY REPORTS BETWEEN 2010 AND 2013**PRELIMINARY REPORT:
RESPONSE TO DPTI PLANNING ISSUES FOR HERITAGE DPA****1.00 Proposed new Local Heritage Places**

DPTI questioned the necessity for listing 58 and 84 Prospect Road, and 225 Churchill Road as Local Heritage Places.

Response:

58 Prospect Road – this is a substantial dwelling, intact apart from adaptation to commercial/office use. Development at the rear of this place is possible, retaining the domestic scale at the front. The former house clearly illustrates the theme of residential and commercial development along main roads in Prospect, particularly Prospect Road. It is recommended that this remain as a proposed Local Heritage Place.

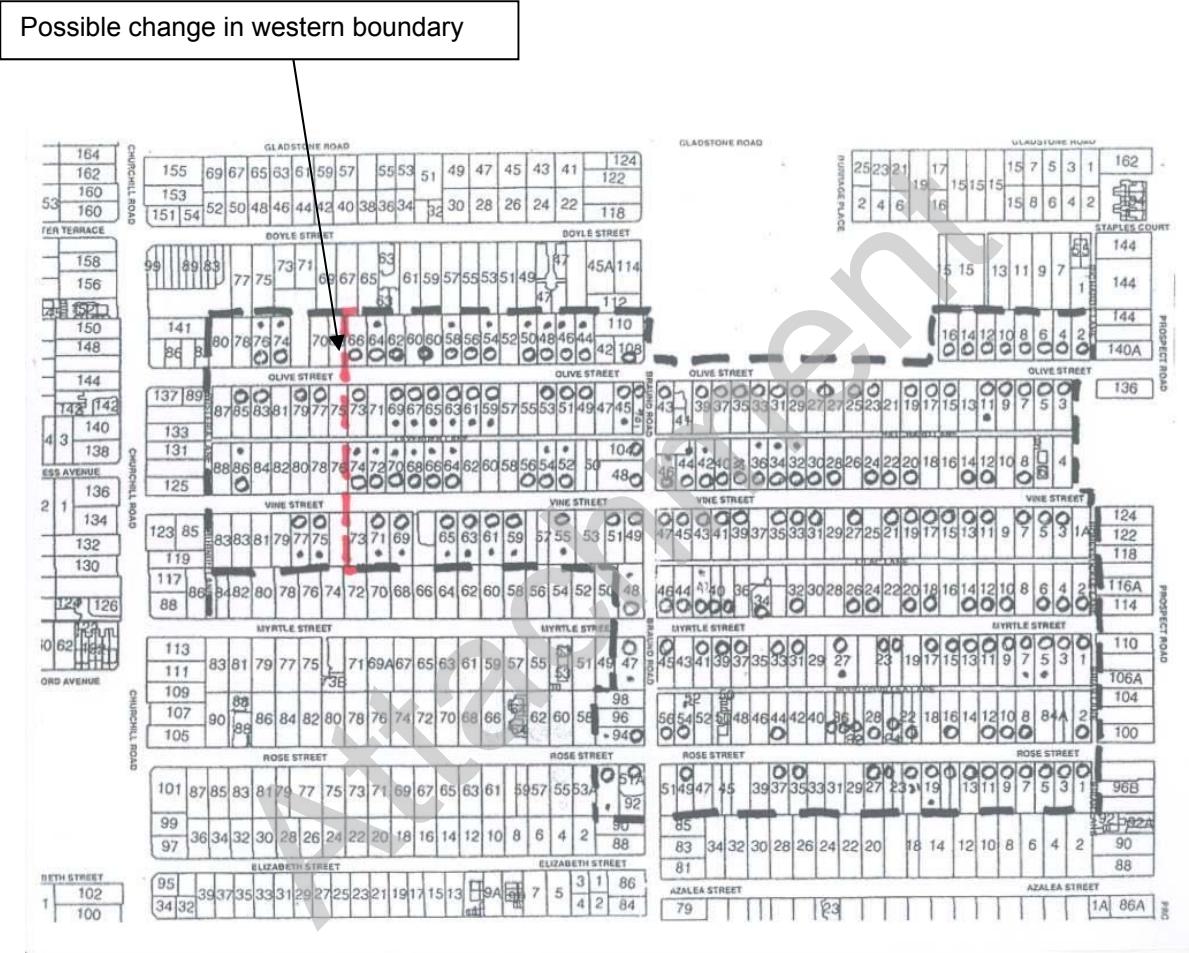
84 Prospect Road – this is a substantial corner dwelling which exhibits typical architectural detailing of the period circa 1900 to 1910. It has already been converted to office use and it is located in a group of buildings which also reflect similar architectural qualities and original uses. As with 58 Prospect Road, development at the rear of this place is possible, retaining the domestic scale at the front. It is recommended that this remain as a proposed Local Heritage Place as it illustrates the important theme of residential and commercial development along main roads, particularly Prospect Road.

225 Churchill Road – this dwelling is an isolated example of its type and would appear to have had alterations undertaken in the reconstruction of its front verandah and other elements. The road widening along Churchill Road has removed its front yard. It is noted that an early house two doors to the north has also been affected by the road widening, and in fact had its front wall removed. An existing house shows on the original subdivision map but it is not this one. These two buildings sit adjacent to the Reepham Estate, and it is considered that this early estate is sufficiently represented by the Local Heritage Place, the Reepham Hotel. Therefore it is probably not necessary to list this isolated dwelling. It should be removed from the schedule of proposed LHPs.

2.00 Proposed Prospect Lanes Historic (Conservation) Policy Area

The issue that the Department has with the boundary of this Policy Area relates to two sections: the western section adjacent to Churchill Road, and the south west corner at the intersection of Rose Street and Braund Road.

This proposed Policy Area is based on the early subdivision of this area of Prospect known as Prospect North and Prospect West. The Prospect North subdivision which forms the major part of this Policy Area comprises land division which has lanes which run parallel to the residential streets. The western extension is less consistent, and it is considered that it would be possible to reduce the size of the area by the equivalent of 7 allotments along each side of Olive and Vine Streets on the western end of this area. This extended area is less consistent than the remainder of the proposed Policy Area, and this reduction would remove 9 contributory places.



Proposed Lanes Historic (Conservation) Policy Area.

The south west corner should remain as proposed, as it encompasses the intersection of two of the main streets in the proposed Policy Area.

3.00 Review of Development Applications for proposed Local Heritage Places

[Refer table following]

PROPOSED LHPS WITH DAs SINCE REVIEW
Report prepared April, 2013

Address	DA number	Proposed Development	Comments (McD&V)
13 Argyle St, Prospect	2010 - 188	Front verandah, side additions	New verandah is appropriate in scale and materials (apart from D gutter). Does not affect heritage value
1 Beatrice St, Prospect	2010 – 32	Carport and verandah	Development to rear of house, does not affect heritage value
7 Charles St, Prospect	2009 - 1	Rear verandah	Development to rear of house, does not affect heritage value
9 Fitzroy Tce, Fitzroy	2009 - 87	Brush section added to existing front masonry and iron fence	New brush fence is installed behind existing fence and easily removed. Does not affect heritage value
27 Gladstone Road, Prospect [Prospect Primary School]	2010 – 533 2010 - 178	Minor additions to transportable, existing canteen. New BER hall/gym and art room in place of two transportables.	New structures adjacent to existing original significant school buildings but not connected or attached. Uses red brick and cream colorbond so is complementary. Does not affect heritage value
Prospect Oval Grandstand, Menzies Crescent, Prospect	2011 – 55 2011 – 352 2011 – 116 2011 – 87 2010 – 385 2010 – 306 2010 – 257 2009 - 113	Community Garden on Nursery site Changes and upgrade to main grandstand (1922)	Reuse of nursery as community garden excellent. Original grandstand converted to training and social rooms - original use completely changed. No longer a public space. Rework assessment sheet to reflect existing condition.
82a & 82b Prospect Rd	2011 - 251	Change of use	Does not affect heritage value
93 Prospect Road	2011 - 460	Upgrade of cantilevered canopy and change of use	The canopy has been stripped and will be remade with flush sheeting. This is a pity - as a more detailed soffit (pressed pattern or ripple iron) to the verandah would be more appropriate.
96a Prospect Road	2011 – 166 2009 - 544	Change of use	Does not affect heritage value
122 Prospect Road	2011 - 215	Demolition of rear structures and construction of two storey building - dwelling? - with main access off lane	Consent refused
78 Pulsford Road, Prospect	2010 - 544	Carport and verandah	Development to rear of house, does not affect heritage value
24 – 26 Rose St, Prospect	2011 - 329	Removal of trees	Does not affect heritage value
32 – 34 Rose St, Prospect	2009 - 174	Freestanding carport to rear of house	Development to rear of house, does not affect heritage value
36 – 38 Rose St, Prospect	2010 - 523	Rear verandah	Development to rear of house, does not affect heritage value

Wall, 30 Percy Street, Prospect

Site visit 4 June 2012

The wall is located internally on the site, at the junction of allotments and is not easily visible from the street, apart from down the eastern drive of 30 Percy Street on the south side of the wall. It can be viewed from the north through a disintegrating fence, at the rear of the block of flats in Stewart Street.

Notes after viewing:

Tall (3m+) random rubble bluestone wall with high narrow brick edged windows in one section of south wall. The structure was obviously originally associated with a substantial agricultural or industrial activity.

While the south side of wall probably presents as sound, the north face is in poor condition with little mortar remaining in the base courses of the wall and sections of cross walls deteriorating and probably unstable.

This is a substantial piece of masonry, with rough character and presence. It is obvious why it is felt that it should be protected.

Heritage Value

The building of which this wall is a remnant cannot be definitely identified as a slaughterhouse. It obviously was a structure of substantial area and volume, but little remains to indicate its full extent - without archaeological investigations.

If this wall is part of a slaughterhouse, it does indicate earlier uses of the land before more intensive subdivision for residential development by 1910. However, the extent and condition of the structure severely limit its ability to demonstrate its original function. The construction techniques and materials are typical of a range of agricultural and industrial buildings of the 1880s, not specifically slaughterhouses.

The earlier ownership of the site does not have any relevance to the heritage value of this remnant structure.

Comment on Local History Group information

Because the use of the site is known from rate assessments, a large number of unverifiable assumptions have been made about the actual use of this structure. 'Possibly' or 'perhaps' figure prominently in the description. The rarity of suburban slaughterhouses is acknowledged, but no firm evidence is provided for this structure being one.

Issues

Stability of structure

Actual and future ownership of wall

Liability of Council if listed and not maintained?

Intended use of land

Conclusion

The wall is an interesting, if unstable, relic of 1880s non-residential buildings in Prospect.

If the owner of the structure can be clearly identified, and if that person is agreeable to heritage listing, Council will need to determine exactly what remedial work is required to the structure to make it safe.

If the owner is not prepared to accept listing, and submits an objection to LHAC it is unlikely that the proposal to list will be supported by the Minister.

Appendix 4 Planning Assessment of New and Existing Policy Areas

Attachment

Planning assessment of new and existing Policy Areas

The following table provides a planning assessment of the proposed new Historic (Conservation) Policy Areas and amendments to existing policy areas. The listing of contributory places within the policy area has been identified in the Heritage Review, but has not been assessed here as DPTI has clearly pointed out that they will not be considered in the DPA.

Item	Policy Area	Existing Zone	Existing Policy Area
1	North Ovingham (new)	Residential	RA450
	<i>Planning Assessment</i> The entire policy area includes allotments fronting the south/east section of Churchill Road, Toronto Street and Cotton Street. The affected area is spatially well connected to other existing Historic (Conservation) Policy Areas, including Whinham Street, Fitzroy Terrace and Martin Avenue. Proposed allotment parameters are similar to the existing zoning (refer to the Table within Section 3.2.6 of the DPA Investigations). The allotments on Churchill Road do not fall within the proposed Inner Metropolitan Growth DPA and the new policy will apply in a similar manner to the existing residential zone. The proposed policy area will provide a minimum allotment site area per dwelling of 560 square metres. The new policy area will leave an irregular and small number of allotments (4) on the corner of Fitzroy Terrace and Torrens Road within the existing RA450 Zone. Two of the sites comprise compatible non residential land uses, including a DPTI site for road widening and landscape buffer functions and a church site. A large site with a substantial detached dwelling and surrounds and a two storey residential flat building incorporating 8 units, exist on the other two properties. The large site could still accommodate a maximum of 3 dwellings and, if substantially redeveloped, the residential flat building site would be subject to similar reduced development opportunities with some dispensation likely for its existing higher density use of the land.		
	These particular sites and any restrictions on dwelling yield in this locality will be subject to further investigation as part of a future DPA.		
2	Prospect Lanes (new)	Residential	RA350 & 450
	<i>Planning Assessment</i> The entire policy area includes allotments fronting Olive Street, Vine Street, Myrtle Street, Rose Street and Braund Road and incorporates an historical pattern of subdivision with rear access to laneways. The proposed policy area will provide a minimum allotment site area per dwelling of 450 square metres. Approximately 70 allotments fall within the RA350 policy area (west of Braund Road) with the vast majority within the RA450 policy area that will experience no change. Refer to the Table within Section 3.2.6 of the DPA Investigations for a detailed breakdown of the parameters. Given the quality of the existing housing stock and the targeted residential growth areas within the proposed Urban Corridor Zone and remaining RB200 Zone, the demand for infill growth is considered to be limited. A future DPA will explore opportunities to encourage additional laneway housing as an alternative housing choice within character areas and supporting increasing residential yields.		
3	Highbury (new)	Residential & Commercial (proposed Urban Corridor)	RA350 & 450; (proposed Transit Living)
	<i>Planning Assessment</i> The entire policy area includes allotments fronting Charles Street, Albert Street, Alexandra Street, Victoria Street, Connaught Street and Prospect Road with consistent housing types reflecting the style of the turn of the century and streetscapes with White Cedar street trees. The proposed policy area will provide a minimum allotment site area per dwelling of 450 square metres. Approximately 24 allotments fall within the RA350 policy area (west of Connaught Street) and the vast majority 100 allotments within RA450 policy area (east of Connaught Street). Proposed allotment parameters are largely similar to the existing zoning (refer to the Table within Section 3.2.6 of the DPA Investigations). Given the quality of the existing housing stock and the targeted residential growth areas within the proposed Urban Corridor Zone and remaining RB200 Zone, the demand for infill growth is considered to be limited.		

<p>The boundary of the policy area where it abuts the proposed Urban Corridor Zone with frontage to Prospect Road is considered to be appropriate and the interface will provide similar assessment as that afforded to the existing residential zone. Two allotments should be removed from the policy area as they fall within the proposed Urban Corridor Zone and Transit Living Policy Area (194A Prospect Road & 3 Victoria Street).</p>			
4	Ballville/Gloucester (new)	Residential & Mixed Use (proposed Urban Corridor)	RA450 & 560; (proposed Transit Living)
<p><i>Planning Assessment</i></p> <p>The entire policy area includes allotments fronting Ballville Street, Gloucester Street and Prospect Terrace display consistent housing styles and patterns from the turn of the century. The proposed allotments are predominantly within the RA450 policy area with only a handful of properties in the RA560 policy area. Proposed allotment parameters are similar to the existing zoning (refer to the Table within Section 3.2.6 of the DPA Investigations). One allotment (49 Prospect Road) fronting Prospect Road in the existing Mixed Use Zone (proposed Urban Corridor Zone & Transit Living policy area) should be removed from the policy area.</p>			
5	Medindie Gardens (new)	Residential	RA560
<p><i>Planning Assessment</i></p> <p>The entire policy area includes allotments fronting Charlbury Road, Sherbourne Road, Nottage Terrace and Corbin Road and they display a consistent 1920's historic character and regular subdivision pattern.</p> <p>The proposed allotments are situated within the RA560 policy area. Proposed allotment parameters are similar to the existing zoning and will not change development potential (refer to the Table within Section 3.2.6 of the DPA Investigations).</p>			
6	Fitzroy Terrace (amended)	Historic (Conservation) & Residential	HC1, RA450 & RB200
<p><i>Planning Assessment</i></p> <p>The entire policy area includes allotments fronting Fitzroy Terrace and the proposal includes increasing the policy area by a total of 2 allotments at both ends (1 & 24 Fitzroy Terrace) to extend the streetscape to provide consistent built form and subdivision patterns. Both allotments fulfil the objective and proposed desired character for the HC1 policy area – large scale housing on sizable allotments with wide frontages and substantial gardens. The minimum site area is proposed to be 800 square metres and a parameter comparison is provided within Section 3.2.6 of the DPA Investigations. 1 Fitzroy Terrace and 24 Fitzroy Terrace do not have site characteristics consistent with their existing policy areas (RB200 and RA450).</p>			
7	Clifton Street (amended)	Historic (Conservation) & Residential	HC2, RA450
<p><i>Planning Assessment</i></p> <p>The entire policy area includes allotments fronting Clifton Street and it is proposed to extend and link the policy area across Braund Road to include a further 10 allotments to reflect the consistent intact collection of houses from the 1880s and 1890s.</p> <p>The existing minimum site area per detached dwelling is 450 square metres and 350 square metres for semi-detached dwellings compared with the new site area of 560 square metres for all dwelling types (refer to the Table within Section 3.2.6 of the DPA Investigations). Even though the minimum size and frontages are slightly increasing under the proposed rezoning, given the existing allotment sizes and frontages there will be limited change in infill potential.</p>			
8	Martin Avenue (amended)	Historic (Conservation) & Residential	HC6, RA560
<p>The entire policy area includes allotments fronting Martin Avenue and it is proposed to extend the policy area along Braund Road to include a further 7 allotments because they formed part of the original 1923 subdivision of the area.</p> <p>Development potential is not impacted by this rezoning with the minimum site area and frontages remaining the same (refer to the Table within Section 3.2.6 of the DPA Investigations).</p>			

Development Plan Amendment

By the Council

City of Prospect

Historic (Conservation) Zone Policy Areas Development Plan Amendment

The Amendment

Declared by the Minister responsible for the administration of the *Development Act 1993* to come into operation on an interim basis pursuant to Section 28, of the *Development Act 1993*.

.....
Signature

Date.....

Amendment Instructions Table					
Name of Local Government Area: City of Prospect					
Name of Development Plan: Prospect (City) Development Plan					
Name of DPA: Historic (Conservation) Zone Policy Areas Development Plan Amendment					
<p><i>The following amendment instructions (at the time of drafting) relate to the City of Prospect Development Plan consolidated on <u>31 October 2013</u> <u>12 February 2015</u>.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>					
Amendment Instruction Number	Method of Change <ul style="list-style-type: none">• Replace• Delete• Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. <ul style="list-style-type: none">• Objective (Obj)• Principle of Development Control (PDC)• Desired Character Statement (DCS)• Map/Table No.• Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): No					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
Historic (Conservation) Zone					
1.	Replace	Historic (Conservation) Zone	Contents of attachment A	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
TABLES					
Amendments required (Yes/No): Yes					
Table Pr/3 Historic (Conservation) Zone					
2.	Delete	Table Pr/ 3 Historic (Conservation) Zone	Delete the following contributory properties: 23 Fitzroy Terrace 5722/30 7 Clifton Street 5221/7 9 Clifton Street 5148/188 10 Clifton Street 5807/229 29 Clifton Street 5320/532 31 Clifton Street 5839/699 1 Bradford Street 5222/702 26 Flora Terrace 5400/865	<input type="checkbox"/> N	<input type="checkbox"/> N

MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)

Amendments required (Yes/No): **Yes**

Map(s)

3.	Replace	Maps Pr/3, Pr/6, Pr/7, Pr/8, Pr/11, Pr/12	With Map Pr/3, Pr/6, Pr/7, Pr/8, Pr/11 and <u>Pr/12</u> in Attachment B	N	N
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Attachment A

Attachment

Historic (Conservation) Zone

The Historic (Conservation) Zone is shown on Maps Pr/3, Pr/6 and Pr/7.

OBJECTIVES

Objective 1 A zone ensuring the preservation of the traditional development patterns and built form.

Objective 2 Conservation of dwellings and other buildings, gardens, trees or structures which positively contribute to the historic character of the policy area in which they are located.

Objective 3 A zone primarily accommodating residential uses of land and buildings compatible with the historic character of the relevant policy area.

Objective 4 Development that contributes to the desired character for the relevant policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- domestic structures and outbuildings
- dwelling
- dwelling addition

2 Development listed as non – complying is generally inappropriate.

3 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

4 Development should preserve and enhance streetscapes within the policy area by:

(a) ensuring that front fences and gates should the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality and reflect and conserve the traditional period, style and form relationships between traditional built form and front fencing and gates, of the associated building

(b) limiting the number of cross-overs.

5 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

6 Development of built form of historic character, including a contributory items, should:

- (a) Not compromise its value to the historic significance of the area
- (b) Retain its present integrity or restore its original design features
- (c) Maintain or enhance the prominence of the original street façade
- (d) Ensure additions are screened by, and/or located to the rear of the building

(e) Ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.

7 Development should not involve the demolition, removal or substantial alteration or addition to the whole, or part of a building or structure which contributes positively to the historic character of the policy area unless :

- (a) The structural condition of that building or portion of the building, or structure, is seriously unsound and cannot be reasonably be rehabilitated, according to a certified structural engineer
- (b) Replacement development is of a kind that will not diminish the level of contribution to the historic character of the policy area made by the building or structure to be demolished.

8 Unless otherwise stated within the policy area, development should present a single storey built scale to the street. Any second storey building elements should be integrated sympathetically into the dwelling design and should be:

- (a) within the roof space, where overall height, scale and form is sympathetic to existing dwellings in the locality
- (b) an extension to the roof space at the rear of the dwelling so as to be inconspicuous to the streetscape and without being a bulk or mass that intrudes on neighbouring properties.

9 On very large sites and within supported accommodation facilities, some compensation may be provided to centralise larger and denser development, and to incorporate suitable minor ancillary non-residential services, provided the development satisfies the desired character with regard to surrounding and adjacent streets and land.

10 Where land adjoins a corridor zone (except across major roads) some compensation may be provided to allow for transitional infill housing at higher densities, but compatible with streetscape qualities within the Historic (Conservation) Zone.

11 On multiple street fronted properties, some compensation may be provided for reduced minimum site areas provided the minimum street frontages are maintained.

12 The private open space provided for dwellings should:

- (a) have a minimum dimension of 4 metres
- (b) have a maximum grade of 1-in-8
- (c) not be visible from the street
- (d) be directly accessible from the internal living areas of the dwelling
- (e) have no greater than 20 percent of the area required covered by roofing which must be open on at least 2 sides.

13 A carport or garage should not dominate the associated dwelling or streetscape and should:

- (a) be located behind the main dwelling facade
- (b) incorporate building materials that complement the associated dwelling
- (c) be an articulated building element not integrated under the main roof of the dwelling nor attached to the front verandah or similar structure.

Land Division

14 The division of land should occur only where it will maintain the desired character or the zone and policy areas traditional pattern and dimensions of allotments.

Complying Development

- 15 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

- 16 Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

~~A building of more than 2 storeys in height above mean natural ground level.~~

Advertisement or advertising display greater than 0.2 ~~2~~ square metres in area or other display which moves, rotates, flashes or incorporates an animated display or running lights

Amusement machine centre

Auction Room

Cemetery

Community Centre

Consulting room (except where there is to be no more than one consulting room and 30 square metres in area, for use by a practitioner, resident on the site)

Crematorium

Educational establishment

Electricity sub station

Entertainment Venue

Hall

Hospital

Hotel

Indoor recreation centre

Industry

Land division (~~except multiple street fronting allotments~~) with an allotment size of ~~five~~ 10 percent less than that stipulated in each policy area

Motor repair station

Non residential club

Office

Petrol filling station

Pre School

Primary School

Public service depot

Road Transport Terminal

Service Trade Premises

Shop or group of shops

Stadium

Store

~~Supported accommodation~~

Warehouse

Waste reception, storage, treatment or disposal

Wrecking yard

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

- 17 The following kinds of development ~~as classed as~~ are **Category 1 Development** and do not require public notification:

The alteration of, or addition to, a Local Heritage Place or Contributory Item so as to preserve the building as, or convert it to, a dwelling, or the resumption of use of such a building

The demolition of any part of a Contributory Item that does not contribute to its heritage value.

- 18 The following kinds of development are **Category 2 Development** for the purposes of public notification:

The demolition of a Local Heritage Place

The demolition of a Contributory Item (other than demolition of any part of a Contributory Item not contributing to the heritage value of the item).

Attachment

Fitzroy Terrace Policy Area 1

Fitzroy Terrace Policy Area is shown on Maps Pr/11 and Pr/12.

DESIRED CHARACTER STATEMENT

This Policy Area is characterised by the consistent pattern of prestigious detached dwellings on very large, spacious allotments. The dwellings have sizeable setbacks from all boundaries and are typically set in impressive landscaped grounds with the front boundaries defined by fencing of various styles.

The spacious streetscape character of Fitzroy Terrace is created by the large allotments on which have been built a range of equally large residences from the late nineteenth and early twentieth century. The character is created by existing housing stock on sizeable allotments with wide frontages and substantial gardens. The houses are of one or two storeys, and display a range of design sources and a mix of construction materials. However, there is a homogeneity which derives from the size, scale and location of these places. Houses remain substantially intact and extensive, and have distinctive stylistic character. The existing historic fabric should be maintained and it is envisaged that any new development will be complementary to this character.

The Fitzroy Terrace Policy Area will remain the lowest density residential area in the City of Prospect. Development in this Policy Area will preserve and enhance the historic streetscape character created by the subdivision patterns and the development that has formed around them. Old and new development will be combined in a way that shows an understanding of historic design patterns, avoids poor imitation and improves the overall visual amenity of streetscapes

The established pattern of buildings sited away from allotment boundaries makes a significant contribution to the character of the policy area. New development will maintain the regular spacing between residential buildings.

Due to the well preserved housing stock, limited opportunity exists for redevelopment in the Fitzroy Terrace Policy Area. A large portion of new development will be in the form of alterations or additions to existing dwellings. Replacement dwellings should be of a generous scale while ensuring large setbacks from all allotment boundaries.

The main focus of development, in the Policy Area, will be in the form of minor alterations or additions to existing dwellings. Additions will only occur at the rear or side (where possible) of a heritage place or contributory item. No alterations or additions will occur at the front of a heritage place or contributory item unless it is for the purposes of restoration or maintenance, such as the reinstatement of a front verandah. The original openings in external walls, particularly along the front elevations will not be altered.

Carparks, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

Landscaping around a dwelling, particularly in the front garden, is an important element in this Policy Area as it enhances the dwelling and adds to the appearance and quality of the streetscape. Both new and existing dwellings will incorporate an appropriate garden setting of a style that complements the dwelling to which it relates and consistent in size with surrounding dwellings.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.

- 2 A dwelling should have a minimum site area of 800 square metres.
- 3 A dwelling should have a minimum frontage to a public road of 20 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty percent. When the dwelling is two storey the second storey floor area should be no more than one third of the total ~~ground floor building area~~ dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 5 The private open space areas for dwellings should be a minimum of 75 square metres or 25 square metres per bedroom or room able to be used as a bedroom, whichever is the greater.
- 6 All buildings should be setback 8 metres or the average of neighbouring dwelling setbacks from any street or lane alignment and at least 1 metre from all other boundaries.
- 7 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3.5 metres above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of 9 metres or 2 storeys
 - (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.

Clifton Street Policy Area 2

Clifton Street Policy Area is shown on map Pr/11.

DESIRED CHARACTER

The Clifton Street Policy Area is characterised by homogenous streetscape of houses and associated buildings. Most were built in the late 1870s by James Trevail, a local builder-speculator-developer, and reflect the type of houses most middle class people aspired to in Adelaide at the time. The housing stock therefore should be preserved intact. Development potential is restricted in this area.

The Clifton Street H(C)Z Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. The residences constructed along Clifton Street reflect the stages of subdivision of this location, during the 1880s and the 1890s. They represent a collection of consistent residential designs from the late nineteenth century, a period of intense building and development in Prospect.

The closer subdivision of part of Section 373 on the south side of Clifton Street was undertaken in 1881. The first allotment of the subdivision was sold in June 1881 and most of the allotments were purchased before October 1881. In 1882 the northern side of Clifton Street was subdivided and the allotments sold between May 1882 and April 1883. The western end of Clifton Street between Braund Road and Churchill Road was not subdivided until later and was known as 'Prospect View' when the allotments were sold during 1894-95. These allotments were somewhat larger than the subdivision of the eastern end of Clifton Street. The houses were constructed in groups of similar design by speculative builders.

The housing in Clifton Street displays a consistent extensive intact collection of residences from the 1880s and early 1890s in groupings which reflect the speculative development of the area. They are essentially single storey residences which take advantage of the sloping topography to the west with one notable exception of the two storey residence at 8 Clifton Street. The set-back and pattern of coverage creates a notable streetscape with vistas and views towards the west. The built form repeats typical scale, mass and detailing of the period including verandahs, cast iron or timber trim, hipped and gabled roofs, stone walls, front landscaped gardens (some with original masonry and iron fences) and some side access for vehicles. The existing historic fabric should be maintained and any new development should be complementary to this character.

Carparks, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the area.
- 2 A dwelling should have a minimum site area of 560 square metres.
- 3 A dwelling should have a minimum frontage to a public road of 15 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty percent. When the dwelling is two storey the second storey floor area should be no more than one third of the total building area, dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 5 The private open space areas for dwellings should be a minimum of 75 square metres or 25 square metres per bedroom or room able to be used as a bedroom, whichever is the greater.

- 6 All buildings should be set-back 8 metres or the average of neighbouring dwelling set-backs from any street or lane alignment and at least 1 metre from all other boundaries.
- 7 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3 metres within above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of 9 metres or 2 storeys
 - (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.

Little Adelaide Policy Area 3

Little Adelaide Policy Area is shown on Map PR/12.

DESIRED CHARACTER

The Little Adelaide Policy Area is characterised by narrow blocks, single fronted cottages, attached cottages, being a residue of the Little Adelaide Village formed in late 1839. The section was bought by John Bradford as agent for the Adelaide Mechanics Land Company who sold the land to a number of others who subdivided the village. The majority of the early structures have gone with most of the housing today dating from the 1870s to 1890s. However, the village atmosphere is still evident and every effort should be made to preserve the cottages and where possible to restore them by removing add-ons over the years.

The earliest housing no longer remains and many of the houses within the village date from 1870s to 1890s. The village area also retains a church, (former) corner shops and other buildings typical of early village settlement. It is centred on the triangle created by Main North Road, Carter Street, Highbury Street and Argyle Street.

The sub division pattern and housing in Little Adelaide displays an early form of narrow allotments of varying widths and single fronted and attached cottages, many of which are intact and well maintained. The character created by closely spaced early small dwellings and narrow streets is in strong contrast to other historic areas of City of Prospect, particularly the contiguous Fitzroy Terrace policy area. The existing historic fabric and village character of Little Adelaide should be maintained and any new development should be complementary to this character.

Carparks, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 350 square metres.
- 3 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty percent. Two storey construction should be in the roof space. Upper storey floor area should be no more than one third of the total ground floor building area. dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 4 The private open space areas for dwellings should be a minimum of 25 square metres per bedroom or room able to be used as a bedroom.
- 5 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3 metres within above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of 9 metres or 2 storeys

- (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.
- 6 New buildings and extensions should be located to the rear of existing dwellings and should not impact on the street.
- 7 Original front fences should be maintained and restored.

Whinham Street Policy Area 4

Whinham Street Policy Area 4 is shown on Map Pr/11.

DESIRED CHARACTER

This policy area is characterised by a homogenous streetscape of late 19th century villas with face stone walls and gable ends, verandahs with cast iron or timber trim, steeply pitched corrugated iron roofs and elaborate rendered trim to window surrounds. Overall, the relative lack of high, solid fencing has enabled the principal elevation of the historic homes to be visible from the public realm, which contributes significantly to the streetscape quality and general amenity of the policy area. Every effort should be made to preserve the dwellings and maximise their exposure to the street. It is desirable for the current allotment sizes and resultant low density to be maintained through the prevention of subdivision.

Development in this Policy Area will conserve and enhance the historic streetscape character and will primarily be in the form of alterations or additions to existing dwellings, although the replacement of dwellings that do not contribute to the historic character of the area is desirable. New development will reflect the scale, mass, details and materials of existing villas in the street, while carefully avoiding poor imitation.

Additions will only occur at the rear or side dwellings. No alterations or additions will occur at the front of a heritage place or contributory item unless it is for the purposes of restoration or maintenance, such as the reinstatement of a front verandah. The size, location trim and materials of the original fenestrations in the external walls of dwellings, particularly along the front elevations, will not be altered.

Front boundaries will continue to be defined by fencing that is compatible with the period and style of the dwelling. Solid high front fences such as brush or masonry are generally not sympathetic to the character of the streetscape and will be avoided in favour of a lower and more open style of fencing, constructed of masonry and iron, which allows an appreciation of the detailing of the dwelling.

Carparks, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape to which they relate.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 560 square metres.
- 3 A dwelling should have a minimum frontage of 15 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty percent. Two storey construction should be in the roof space. Upper storey floor area should be no more than one third of the total ground floor building area. dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 5 The private open space areas for dwellings should be a minimum of 25 square metres per bedroom or room able to be used as a bedroom.

- 6 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3 metres within above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of 9 metres or 2 storeys
 - (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.
- 7 Original front fences should be maintained and restored.
- 8 New buildings and extensions should be located to the rear of existing dwellings and should not impact on the street.

Attachment

Flora Terrace Policy Area 5

Flora Terrace Policy Area is shown on Map Pr/11 and Pr/12.

DESIRED CHARACTER

The Flora Terrace Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. The area and its environs have played an important part in the lives of local residents as a focus of commemoration of war service, civic activities and also important sporting events. The street is a direct link and a strong visual axis between the Town Hall and the Memorial Gates to Prospect Oval. The civic and residential character of the terrace should be maintained and enhanced.

The Flora Terrace Policy Area is characterised by housing stock of the late 19th and early 20th century following from three separate stage land divisions between 1892 and 1923 – part of the Oxford subdivision of 1892, on the south side of the Terrace; part of St John's Wood South subdivision in 1909, on the north side of the Terrace; and part of a 1923 further subdivision of the eastern end adjacent to the Memorial Gardens. the area was known as St John Wood.

~~The Flora Terrace Policy Area demonstrates a range of historical themes which illustrate the development of the City of Prospect. It incorporates sections of three subdivisions – part of the Oxford subdivision of 1892, on the south side of the Terrace; part of St John's Wood South Subdivision in 1909, on the north side of the Terrace; and part of a 1923 further subdivision of the eastern end adjacent to the Memorial Gardens. The area has played an important part in the lives of local residents as a focus of commemoration of war service and also important sporting events.~~

~~The policy area incorporating Flora Terrace displays both residential and civic character as it includes the Soldiers Memorial Gardens and Prospect Oval as well as significant housing dating from 1892 to the 1920s. Flora Terrace serves as the conduit for the strong visual link between the Town Hall on Prospect Read and the Memorial Gates to Prospect Oval. Houses display style, form and detail of the relevant periods of historic development – 1892 to the 1920s – and retain face stone and brick walls, corrugated iron or terra cotta tiled roofs and substantial front garden areas in a regular subdivision pattern. The existing historic fabric of the houses and the Memorials should be maintained and any new development should be complementary to this character.~~

Carparks, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

Objective 2 The retention and reinforcement of the urban design potential of Flora Terrace, the Memorial Gardens Reserve at the Prospect Oval.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 560 square metres.
- 3 A dwelling should have a minimum frontage to a public road of 15 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty percent. When the dwelling is two storey the second storey floor area should be no more than one third of the total building area, dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.

- 5 The private open space areas for dwellings should be a minimum of 25 square metres per bedroom or room able to be used as a bedroom.
- 6 Buildings should be sited within a building envelope by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3m above natural ground level at the sides, rear and front boundaries
 - (b) to a maximum height of 9m or 2 storeys
 - (c) development built on the boundary may have the gables extend beyond the building envelope if there is no substantial impact on the adjoining boundary.
7. Development should protect the vista to the Town Hall from intrusion by signage, light standards, trees or street furniture.

Martin Avenue Policy Area 6

Martin Avenue Policy Area is shown on Map Pr/11.

DESIRED CHARACTER

This policy area is characterised by large, well-designed housing comprising a mix of bungalows, tudor-style dwellings and “gentleman’s residences” from the inter-War period, situated on relatively large allotments. These substantial residences display face stone and brick walls, terracotta tiled roofs, regular broad setbacks, large front gardens and side access driveways. The existing historic fabric should be maintained and any new development should be complementary to this character. Street trees and wide grassed verges combine with the generous setbacks to contribute to the spacious appearance of the public realm.

Development in this Policy Area will preserve and enhance the streetscape character created by the regular pattern of land division and generous housing that these allotments support. Old and new development will be combined in a way that shows an understanding of historic design elements, avoids poor imitation and improves the overall visual amenity of streetscapes.

A large part of the development anticipated in the Policy Area will be in the form of alterations to existing dwellings. Additions will only occur at the rear or side of a heritage place or contributory item, where not readily visible from the street and while maintaining setbacks compatible with the predominant pattern of development. Upper storey additions may be accommodated within the existing roof space, while two storey additions of a modest footprint may be established to the rear, where they are not readily visible from the street.

Alterations to the front of a heritage place or contributory item will only occur for the purposes of restoration or maintenance. The retention of original finishes and detailing, and the use of appropriate colour schemes, are important objectives for this Policy Area. Fences should comprise a low masonry plinth with regularly spaced columns and iron above to a medium height.

Landscaping around a dwelling, particularly in the front garden, is an important design element in this Policy Area as it enhances the dwelling and adds to the appearance and quality of the streetscape. Both new and existing dwellings will incorporate an appropriate garden setting. The streets will continue to be lined with distinctive street trees where they might practically be grown.

Carports, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.
Carports and garages will be well set back and of a size that does not dominate the appearance of the dwelling, and outbuildings will be located to the rear of allotments.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 560 square metres.
- 3 A dwelling should have a minimum frontage to a public road of 15 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty percent. When the dwelling is two storey the second storey floor area should be no more than one third of the total building area. dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.

- 5 The private open space areas for dwellings should be a minimum of 75 square metres or 25 square metres per bedroom or room able to be used as a bedroom, whichever is the greater.
- 6 All buildings should be set back 8 metres from any street or lane alignment and at least 1m from any other boundaries.
- 7 Buildings should be sited within a building envelope by the following method:
 - (a) planes are to be projected at 45 degrees from a height of three metres above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of nine metres or 2 storeys
 - (c) development built on the boundary may have the gables extend beyond the building envelope if there is no substantial impact on the adjoining property.

Attachment

North Ovingham Policy Area 7

North Ovingham Policy Area is shown on Map Pr/11.

DESIRED CHARACTER

It is envisaged that all development will maintain the pattern of small allotments as subdivided in 1877 – 1879. Site amalgamation or subdivision is appropriate only where it will reinforce the existing allotment pattern which is a significant feature of the policy area. The only variation is for sensitive infill development on the double fronted deep allotments between Toronto Street and Cotton Street, with some dispensation provided for reduced site areas, provided minimum street frontages and streetscape qualities are maintained. Land division is not suitable where existing access is not provided or capable of being provided to houses in Toronto Street or where carports/garages can only be constructed forward of the dwelling. Retention of the small shop at 10 Toronto Street is important as it is demonstrative of the village nature of the early subdivision.

A mix of housing styles remain in this policy area. A key priority for the area's character will be the maintenance of original design features where possible. Small symmetrically fronted or attached stone houses remain in Toronto Street and larger examples of similar style fronting Churchill Road. Any replacement of detached dwellings should be with the same. Maintenance of stone walls and steps facing stone and brick houses and attached cottages with verandahs, corrugated iron roofs and front gardens will be a priority.

It is envisaged that over time, dilapidated buildings will be restored and possibly altered in a sympathetic manner which does not detract from the original design of the building. Additions will be similar in scale to the original building. Additions will follow the roof form of the original dwelling and retain the scale of the original section of the building.

New additions and alterations work visible from the streetscape are is to be carried out in the style and period of the building. The existing historic fabric should be retained where possible. and any new development should be complementary to the original character. Similar scale, setbacks and roof forms should be reinforced in any new development and the intimate qualities of this small residential pocket be retained.

Carports, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

Fencing will complement the design of the dwelling and enable the dwelling to address the street. Preference will be given to low fencing rather than high solid masonry walls to assist in maintaining the character of mature gardens which spill onto the street, creating a pleasant green streetscape for the area.

Mature street trees contribute to the character of the policy area, particularly along Toronto Street, and new development should be designed so as to retain existing street planting.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 450 square metres.

- 3 A dwelling should have a minimum frontage to a public road of 12 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of fifty percent. When the dwelling is two storey the second storey floor area should be no more than one third of the total building-area-dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 5 The private open space areas for dwellings should be a minimum of 75 square metres or 25 square metres per bedroom or room able to be used as a bedroom, whichever is the greater.
- 6 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3 metres above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of nine metres or 2 storeys
 - (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.

Prospect Lanes Policy Area 8

Prospect Lanes Policy Area is shown on Map Pr/11.

DESIRED CHARACTER

The Prospect Lanes Policy Area reflects the development of substantial residential areas in the City of Prospect during the 1880s with the subdivisions of 1879 and the popularity of constructing houses high on the hill above the lower ground close to Churchill Road. The consistency of the subdivision from the 1880s to the 1900s is greatest closer to Prospect Road. This policy area was developed at a low density, with detached dwellings on allotments greater than 600 square metres.

Housing in the Policy Area displays a consistency of character reflecting the styles of domestic architecture at the turn of the century. Similar scale, setbacks and roof forms should be reinforced in any new development. Houses are to incorporate concave or bull-nosed verandahs and other typical detail and generally comprise face stone front walls, with brick or rendered quoins, and window and door dressings.

The lanes laneways which link the blocks allotments within the Policy Area are a distinctive quality in this area and should be maintained and remain accessible for car parking, pedestrian and bicycle use, at the rear of allotments. Garaging for vehicles should address the rear lane, with fences maintained at a height to provide a reasonable level of privacy to rear yards. Fences and walls of excessive height should be avoided along laneways is envisaged from the rear lane and associated with privacy rear yard fencing. Carports, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

This policy area will predominantly contain low density residential development, with detached dwellings on allotments that are medium in width. Opportunities for semi-detached dwellings and other housing types of a form and appearance similar to existing character dwellings may be permissible, provided that vehicular access and garaging is located adjacent laneways and not visible from the primary street they are designed and located in accordance with the desired character and policy requirements for the area.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 450 square metres.
- 3 A dwelling should have a minimum frontage to a public road of 12 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty fifty percent. When the dwelling is two storeys in height, the second storey floor area should be no more than one third of the total dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 5 The private open space areas for dwellings should be a minimum of 75 square metres or 25 square metres per bedroom or room able to be used as a bedroom, whichever is the greater.

- 6 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3 metres above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of nine metres or 2 storeys
 - (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.

Highbury Policy Area 9

Highbury Policy Area is shown on Map Pr/8.

DESIRED CHARACTER

The Highbury Policy Area displays a consistent subdivision pattern dating from 1882. Subdivision and amalgamation of allotments is appropriate where it reinforces the existing subdivision pattern.

The Policy Area is characterised by primarily detached housing reflecting styles of domestic architecture at the turn of the century. It is envisaged that new development will remain predominantly one storey. Opportunities for semi-detached dwellings and other housing types may be permissible, provided that they are designed and located in accordance with the desired character and policy requirements for the area.

Characteristic design features such as bull – nosed verandahs, brick quoining, and stone front walls should be retained or replaced with like where necessary. New development should be consistent in size, scale and bulk with those original dwellings. Setbacks will be complementary to the boundary setbacks of older dwellings in the Policy Area, providing opportunity for landscaping.

Carports, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

Front fences will be low to provide maintain visibility of features that contribute to the character. Street planting of White Cedars contribute to the character of the policy area and new development should be designed so as to retain existing street planting.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 450 square metres.
- 3 A dwelling should have a minimum frontage to a public road of 12 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty fifty percent. When the dwelling is two storeys in height, the second storey floor area should be no more than one third of the total dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 5 The private open space areas for dwellings should be a minimum of 75 square metres or 25 square metres per bedroom or room able to be used as a bedroom, whichever is the greater.
- 6 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3 metres above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of nine metres or 2 storeys

- (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.

Attachment

Ballville/Gloucester Policy Area 10

Ballville/Gloucester Policy Area is shown on Map Pr/10 and Pr/12.

DESIRED CHARACTER

The Policy Area is characterised by modest allotment sizes, subdivided in 1878 by Henry Ball. Subdivision and amalgamation are appropriate where it will reinforce the existing subdivision pattern. New development will be of a scale that ensures that important buildings such as the St Cuthbert's Anglican Church and its adjacent manse will continue to feature as prominent landmarks.

The Policy Area is characterised by primarily detached housing reflecting styles of domestic architecture at the turn of the century. It is envisaged that new development will remain predominantly one storey. Setbacks will be consistent with the existing setback pattern.

Characteristic design features such as concave or bull – nosed verandahs, brick or rendered quoining, and stone front walls should be retained or replaced with like where necessary. New development should be consistent in size, scale and bulk with those original dwellings.

Carparks, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

Street planting of White Cedars, Golden Rain Trees and Celtis contribute to the character of the policy area and new development should be designed so as to retain existing street planting.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 450 square metres.
- 3 A dwelling should have a minimum frontage to a public road of 12 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of fifty percent of the site (excluding the area of the access strip of battleaxe site). When the dwelling is two storeys in height, the second storey floor area should be no more than one third of the total dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 5 The private open space areas for dwellings should be a minimum of 75 square metres or 25 square metres per bedroom or room able to be used as a bedroom, whichever is the greater.
- 6 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3 metres above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of nine metres or 2 storeys

- (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.

Medindie Gardens Policy Area 11

Medindie Gardens Policy Area is shown on Map Pr/12.

DESIRED CHARACTER

The Medindie Gardens Policy Area is characterised by the consistent pattern of prestigious single-storey detached dwellings on generous allotments fronting tree-lined streets. The Policy Area retains its original subdivision pattern, with regular sized allotments supporting residential development at a low density. Wide frontages and consistent front setbacks contribute to the spacious and open streetscapes in Charlbury and Sherbourne Streets, which distinguish the character of the area from that of nearby streets. This policy area will continue to contain very low density residential development comprising detached dwellings on wide allotments, with generous rear yards.

The majority of the original dwellings constructed prior to 1930 remain intact, with additions occurring over time either within the roof space or to the rear and side. It is expected that the established character of large detached dwellings on spacious allotments, well setback from all allotment boundaries, will be maintained in the development and siting of new detached dwellings and in association with alterations and additions to existing dwellings.

The area is predominated by bungalows to the east of Corbin Road and tudor-style houses to the west, both with characteristic roof pitches and front verandahs. These houses display a consistent use of materials including rock faced stone and masonry, face red brick, terracotta roof tiles or corrugated iron, glazed bricks for trim and other details and materials typical of the housing of the Inter-War Period. Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling will be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

Additions to single storey dwellings will generally be single storey, although two storey additions may be appropriate where such elements are confined to the rear of a building or within the roof space where there is minimal visual impact on the historic streetscapes.

Carparks, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

Established gardens complement the substantial street plantings of White Cedars and Ash, which contribute significantly to the 'garden suburb' feel. Development should be designed to ensure the retention of large street trees.

Landscaping around a dwelling, particularly in the front garden, is an important element in this Policy Area as it enhances the dwelling and adds to the appearance and quality of the streetscape. Driveway and hard-surfaced areas be minimised to ensure ample opportunities for landscaping of the front yard.

OBJECTIVES

Objective 1 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

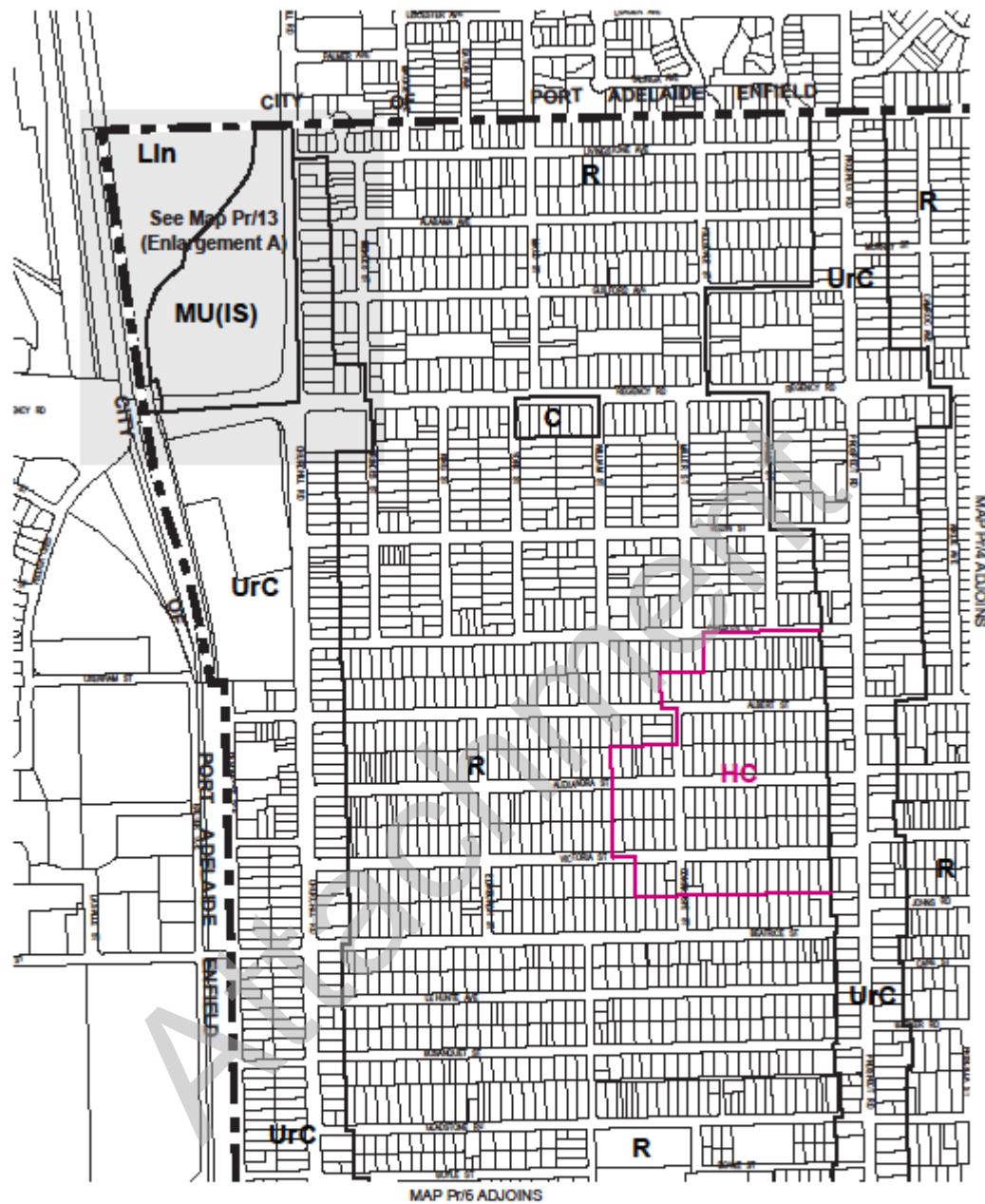
Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 560 square metres.

- 3 A dwelling should have a minimum frontage to a public road of 15 metres.
- 4 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of fifty percent for single storey dwellings, and forty percent when the dwelling is two storey. The second storey floor area should be no more than one third of the total ~~building area, dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.~~
- 5 The private open space areas for dwellings should be a minimum of 75 square metres or 25 square metres per bedroom or room able to be used as a bedroom, whichever is the greater.
- 6 Dwellings should be set back a minimum of 8 metres from the primary street frontage.
- 7 Buildings should be sited within a building envelope determined by the following method:
 - (a) planes are to be projected at 45 degrees from a height of 3 metres above natural ground level at the side, rear and front boundaries
 - (b) to a maximum height of nine metres or 2 storeys
 - (c) development built on the boundary may have roof gables extend beyond the building envelope if there is no substantial impact on the adjoining property.

Attachment B

Attachment



NOTE : For Policy Areas See MAP Pr/8

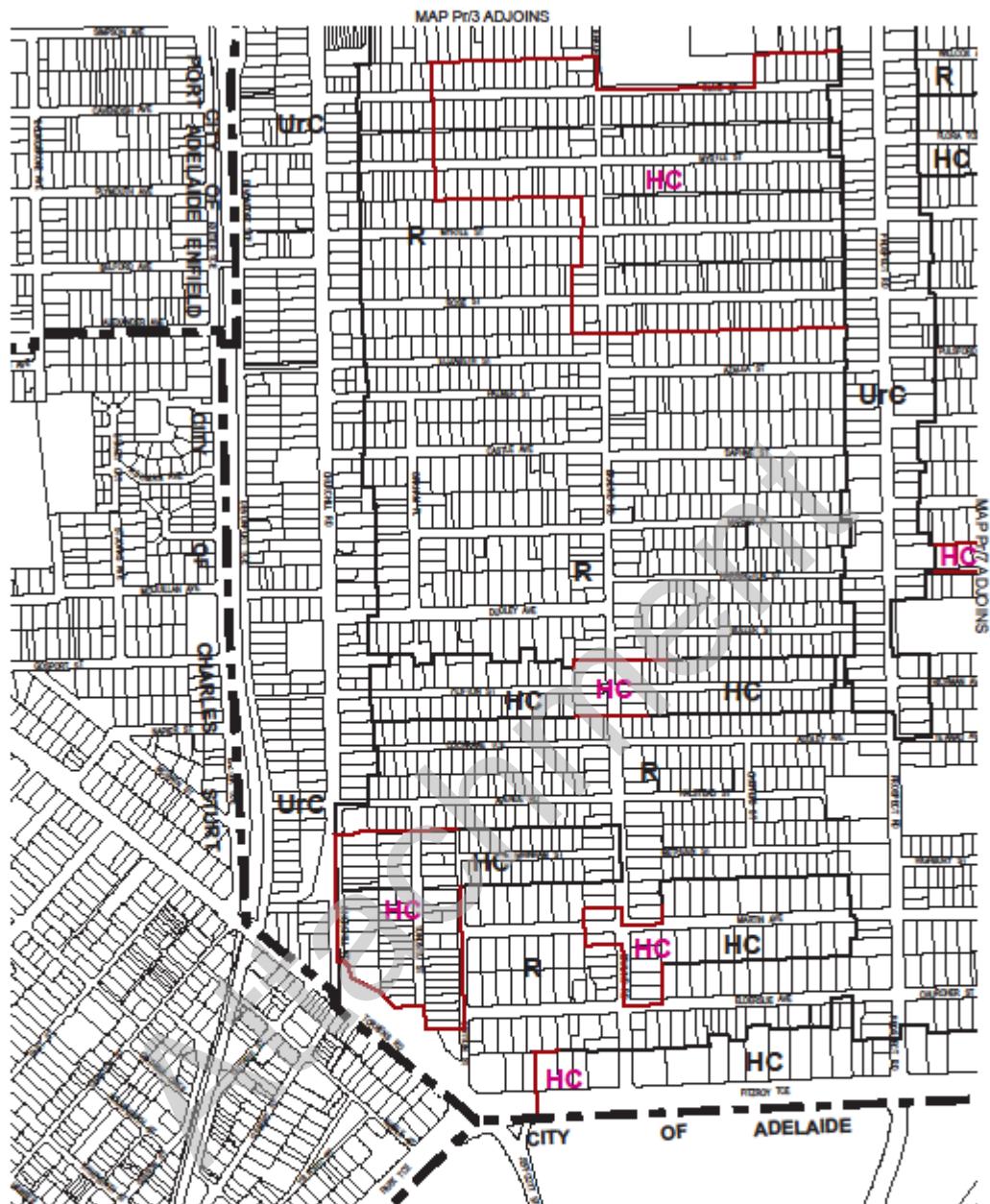
C	Commercial
HC	Historic Conservation
Lin	Light Industry
MU(1S)	Mixed Use (Islington)
R	Residential
UrC	Urban Corridor

Scale 1:8000



**PROSPECT COUNCIL
ZONES
MAP Pr/3**

Version A10/4/14



NOTE : For Policy Areas See MAP Pr/11

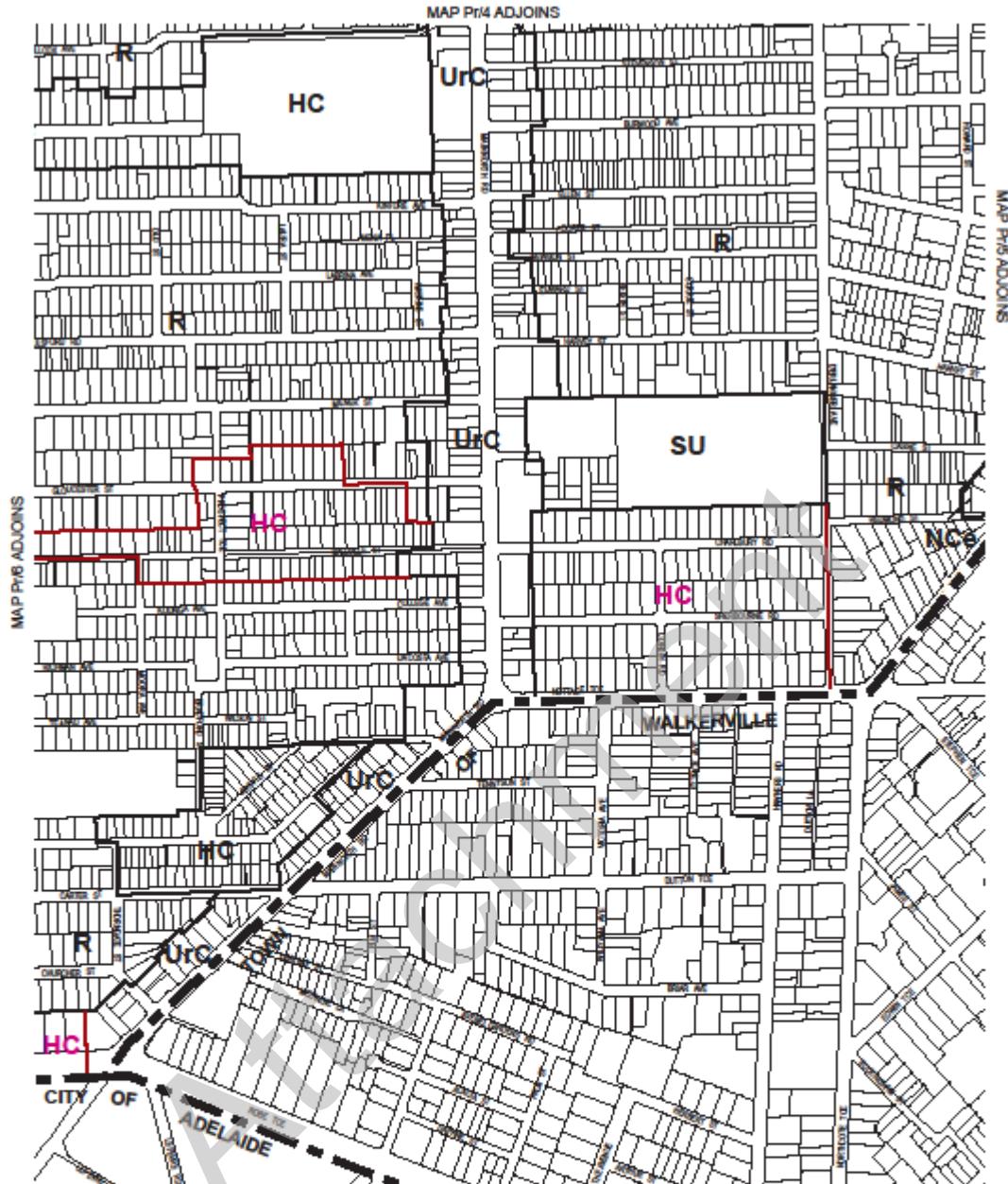
NOTE: For Policy Areas See M

Scale 1:8000



**PROSPECT COUNCIL
ZONES
MAP Pr/6**

Version A 10/4/14



NOTE : For Policy Areas See MAP Pr/12

HC	Historic Conservation
NCo	Neighbourhood Centre
R	Residential
SU	Special Uses
UrC	Urban Corridor

Scale 1:8000



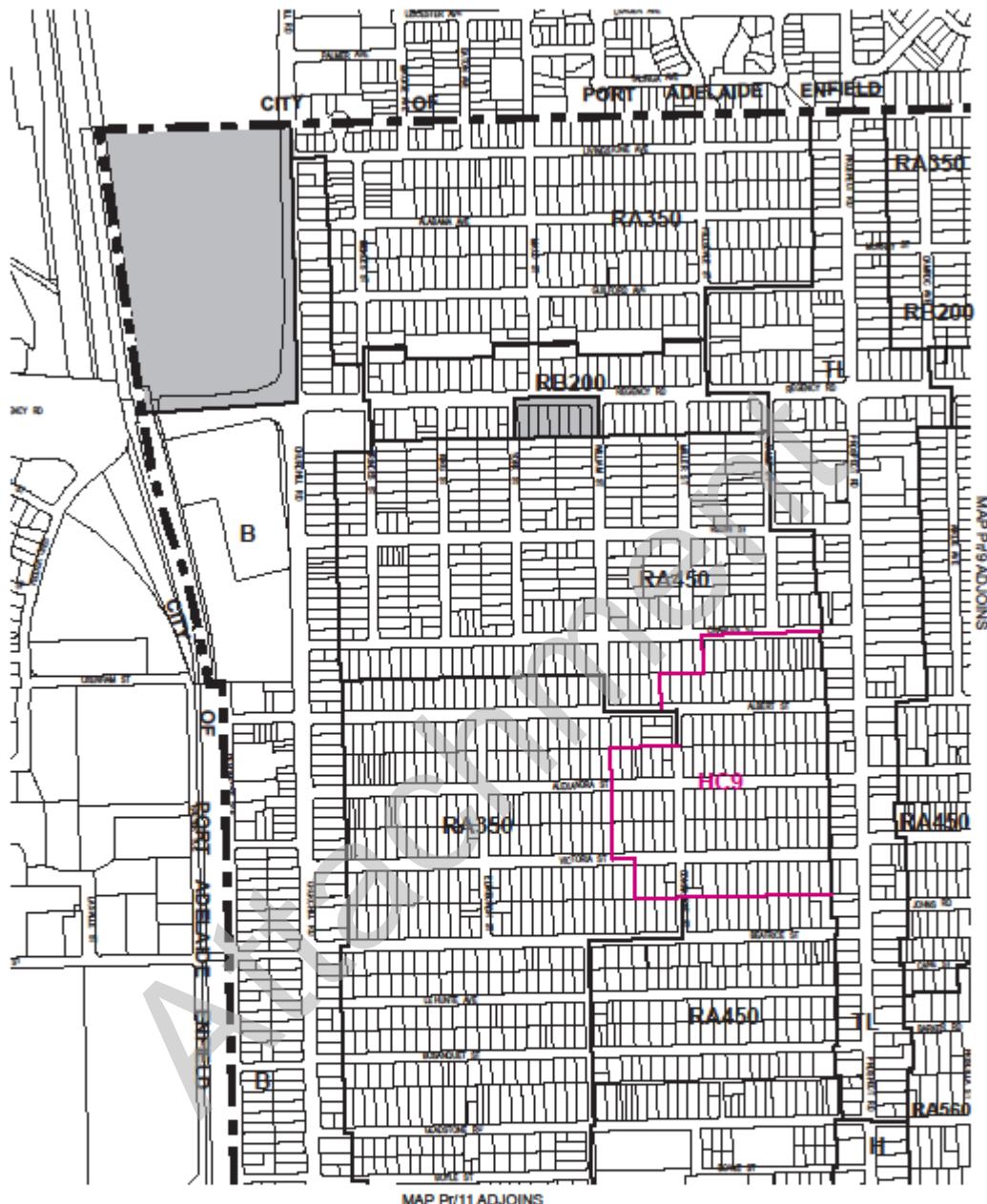
PROSPECT COUNCIL

ZONES

MAP Pr/7

Version A 24/6/15

- Zone Boundary
- - - Development Plan Boundary



RA560 Residential Policy Area A650
RA450 Residential Policy Area A450
RA350 Residential Policy Area A350
RB200 Residential Policy Area B200
TL Transit Living Policy Area
B Boulevard Policy Area
H High Street Policy Area
HC9 Historic Conservation Area 9 Policy Area

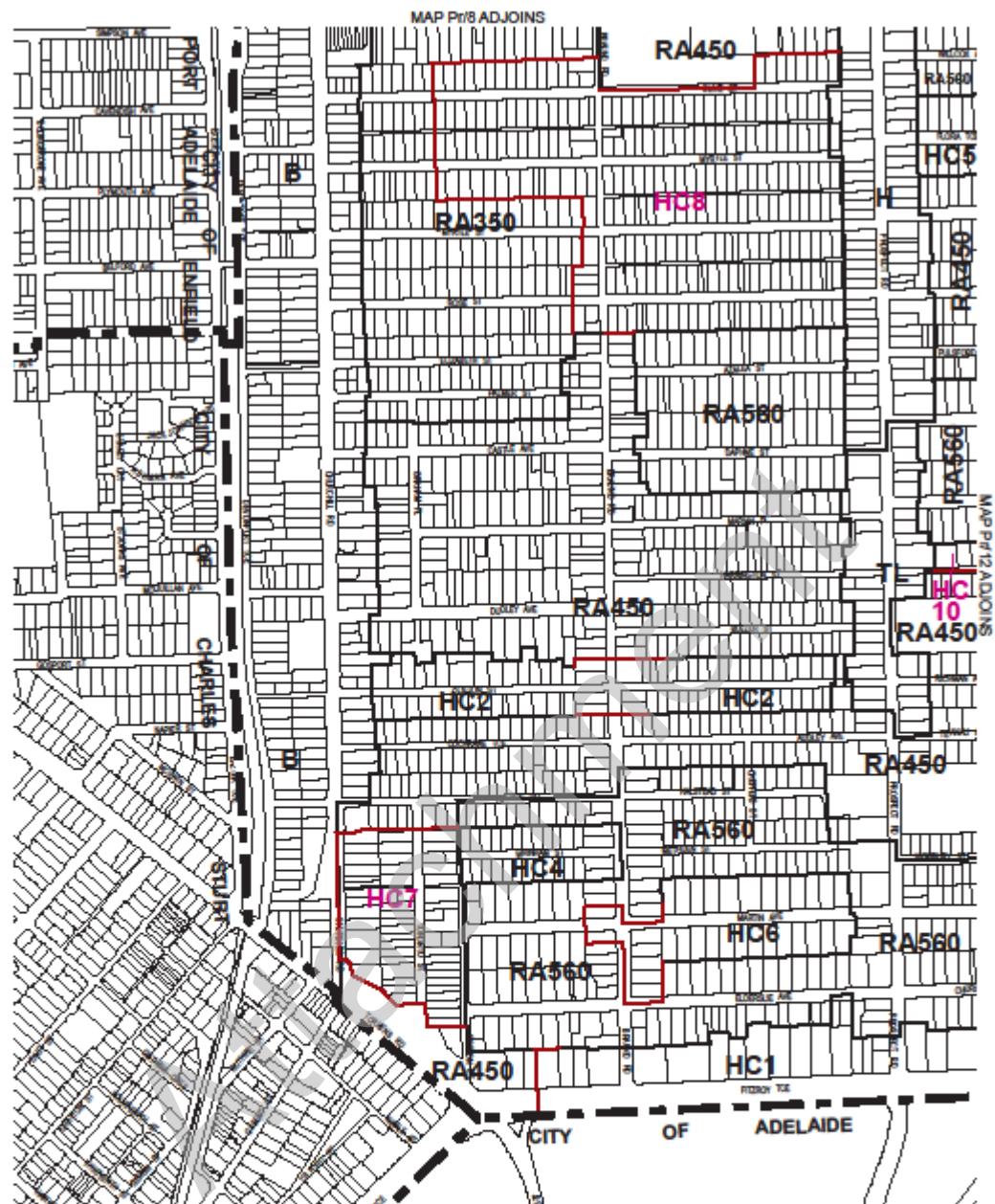


Policy Area Boundary
 Development Plan Boundary
 Area not covered by Policy

Scale 1:8000

PROSPECT COUNCIL POLICY AREAS MAP Pr/8

Version A 10/4/14



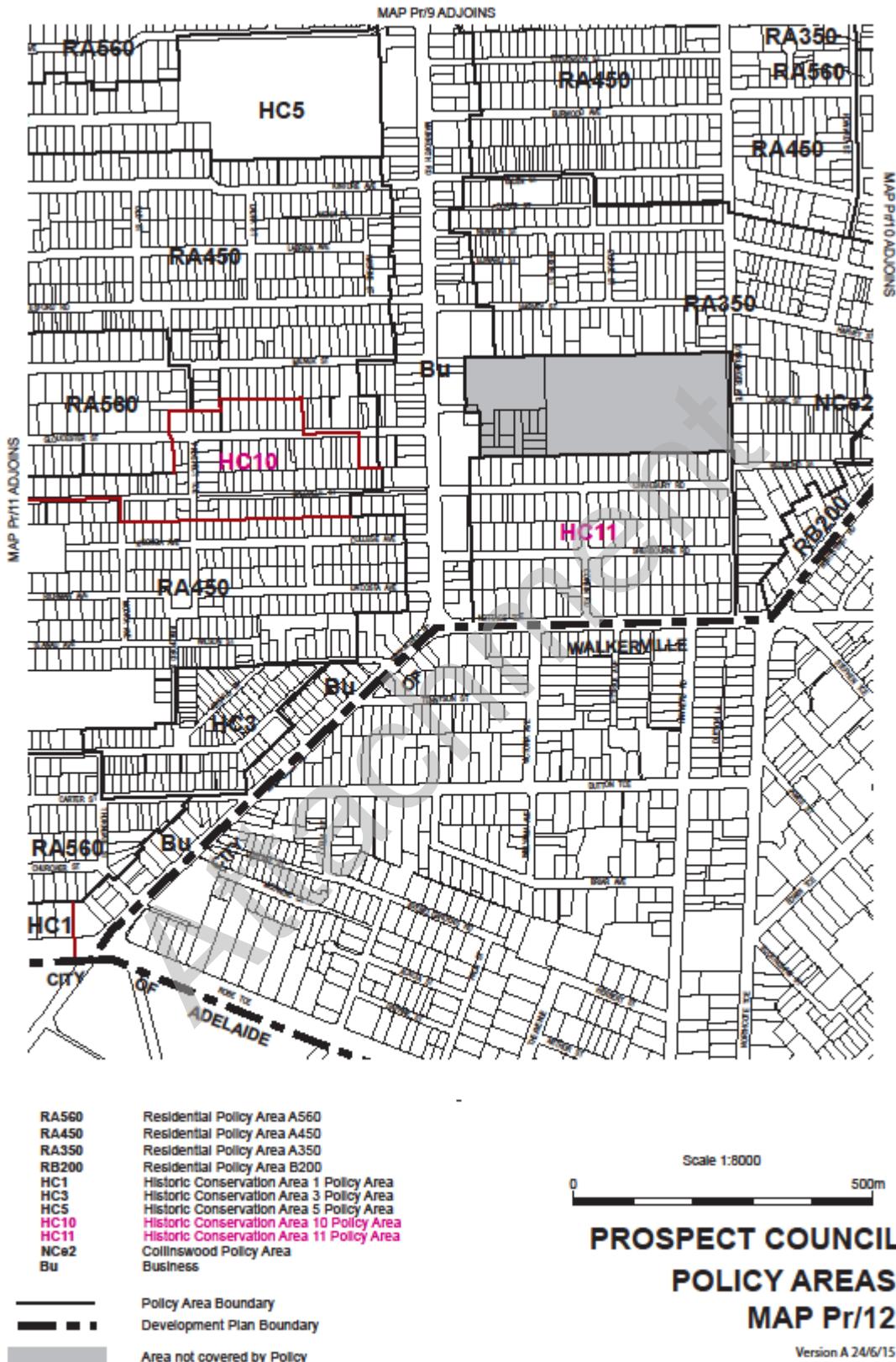
RA560 Residential Policy Area A560
 RA450 Residential Policy Area A450
 RA350 Residential Policy Area A350
 HC1 Historic Conservation Area 1 Policy Area
 HC2 Historic Conservation Area 2 Policy Area
 HC4 Historic Conservation Area 4 Policy Area
 HC5 Historic Conservation Area 5 Policy Area
 HC6 Historic Conservation Area 6 Policy Area
 HC7 Historic Conservation Area 7 Policy Area
 HC8 Historic Conservation Area 8 Policy Area
 HC10 Historic Conservation Area 10 Policy Area
 B Boulevard Policy Area
 H High Street Policy Area
 TL Transit Living Policy Area
 — Policy Area Boundary
 Development Plan Boundary
 Area not covered by Policy

Scale 1:8000

0 500m

PROSPECT COUNCIL POLICY AREAS MAP Pr/11

Version A 21/10/14



Development Plan Amendment

By the Council

City of Prospect

Local Heritage Places Development Plan Amendment

Explanatory Statement and Analysis

Version 5 - For Approval

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Have Your Say

This Development Plan Amendment (DPA) was made available for inspection by the public at City of Prospect Civic Centre from 12 February 2015 until 14 April 2015.

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to the Policy Planner, City of Prospect, PO Box 171, Prospect SA 5082.

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

A meeting was held on 27 May 2015 at Prospect Civic Centre, 128 Prospect Road, Prospect.

Versions and Status

Version 1 – to Council Workshop (April 2013)

Version 2 – updated 2013 Heritage Review and planning assessment (August 2013)

Version 3 – Council approval for consultation (September 2013)

Version 4 – DPTI response (January 2014)

Version 5 – Post consultation (June 2015)

Explanatory Statement

Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
 - Background information
 - Investigations
 - Recommended policy changes
 - Statement of statutory compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

Need for the amendment

City of Prospect's 2012 – 2016 Strategic Plan has a section on "Our Character" and clearly outlines Council's need for a sense of place and to understand who we are and where we come from as portrayed in the heritage assets within Council. It identifies the need to complete the Heritage DPAs in collaboration with the State Government to provide protection for character and residential amenity.

Council's 'Your Street, Your City' Section 30 Review (April 2010) identified a need to balance development with the protection of character. The investigations for both the Section 30 Review and the Strategic Plan highlighted a need to review places and areas of heritage significance within the council area. Based on this, City of Prospect engaged McDougall and Vines Heritage Consultants to undertake a heritage review which was completed in March 2010.

The Minister for Planning has recently approved the Inner Metropolitan Growth DPA. This DPA rezoned land along the Prospect Road, Main North Road, and Churchill Road Corridors to enable a mix of land uses and increased densities of development. To provide a balance between increased development opportunities with protection of the established heritage character of the City of Prospect, Council now seeks to amend the Development Plan based on the recommendations of the March 2010 Heritage Review.

The 2010 Heritage Review recommends the listing of an additional 83 Local Heritage Places in the council area. These findings were then subject to a planning analysis of all selected sites and subsequently 2 Local Heritage Places have been removed because they do not allow for envisaged development within the new Urban Corridor Zone. An updated Heritage Review in 2013 also removed one place at 27 Victoria Street because it was sufficiently protected within the new Historic (Conservation) Zone Policy Areas. A site at 5 Percy Street was also removed following Department feedback and agreement that as there were no relevant physical attributes it could not be protected under the Development Act. Therefore, a total of 79 new Local Heritage Places are recommended to be listed with the Development Plan.

City of Prospect has also requested agreement to a separate Historic (Conservation) Zone Policy Areas DPA, also based on the recommendations of the City of Prospect Heritage Review (March 2010).

Statement of Intent

The Statement of Intent relating to this DPA was agreed to by the Minister on 3 December 2012.

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.

Affected area

The area(s) affected by the proposed DPA are limited to specific properties within City of Prospect Council area as shown within Fig Pr(HC)/2 to 8 in **Attachment B**.

Summary of proposed policy changes

The DPA proposes the following changes:

- Addition of 77 new Local Heritage Places to Table Pr/1 Local Heritage Places (Built Heritage).

Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

Interim operation

This DPA has been brought in on interim operation pursuant to section 28(1) of the *Development Act 1993*.

Interim operation means that the policies being proposed in this DPA will apply for 12 months, effective from the first day of public consultation. It is used when the Minister considers that the immediate application of the policy changes is necessary in the interests of orderly and proper development.

Consultation

This DPA is now released for formal agency and public consultation. The following government agencies and organisations are to be formally consulted:

- Department of Planning, Transport and Infrastructure
- Department for Environment and Natural Resources - Heritage Branch
- Environment Protection Authority
- Department of Manufacturing, Innovation, Trade and Resources
- Department for Communities and Social Inclusion – Housing SA
- Department of Education and Child Development
- Land Management Corporation

- City of Port Adelaide Enfield
- Corporation of the Town of Walkerville
- City of Charles Sturt
- City of Adelaide

- Ms Rachel Sanderson – Member for Adelaide
- Hon John Rau – Member for Enfield

All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

The final stage

When the council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

Analysis

1. Background

As discussed in the Explanatory Statement, in March 2010, City of Prospect engaged McDougall and Vines Heritage Consultants to undertake a Heritage Survey of the whole Council area. This Review was updated in May 2012, August 2013 and February 2014. The Heritage Review, its updates, and a separate planning assessment of the proposed places, provides the investigations for the listing of an additional 79 Local Heritage Places. The recommended listings were based on an assessment against criteria outlined in the Section 23 (4) of the *Development Act 1993* and allowing for envisaged development in the affected area.

The City of Prospect local heritage places list was last updated in 2002. The list was first introduced into the Development Plan in 1998 (on an interim basis), and was formally introduced into the Development Plan in 1999. The initial introduction of a Local Heritage list was based on a heritage review undertaken by Wiedenhofer Architects in 1996.

2. The strategic context and policy directions

2.1 Consistency with South Australia's Strategic Plan

South Australia's Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

South Australia's Strategic Plan does not specifically recognise built heritage, however this DPA contributes to the Plan's vision '*our communities are vibrant places to live, work, play and visit*'.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The following volumes of the Planning Strategy are relevant to this DPA:

- The 30 – Year Plan for Greater Adelaide

The DPA supports the following policies of the Planning Strategy:

1. *Ensuring local heritage places and areas of heritage value are identified and incorporated into planning policy.*
2. *Capitalising on the role heritage places play in creating a sense of place through techniques such as adaptive re-use and clearly described desired character statements in Structure Plans.*

2.3 Consistency with other key strategic policy documents

2.3.1 Council's Strategic Plan and Strategic Directions Report

City of Prospect's 2012 – 2016 Strategic Plan has a section on "Our Character" and clearly outlines Council's need for a sense of place and to understand who we are and where we come from as portrayed in the heritage assets within Council. It identifies the need to complete the Heritage DPAs in collaboration with the State Government to provide protection for character and residential amenity.

This DPA is consistent with Council's April 2012 Strategic Directions (Section 30) Report 'Your Street, Your City' and helps deliver on the following recommendations/targets of this plan:

- Undertake a Local Heritage Places DPA.

The Development Plan Review (as well as Council's Strategic Plan) recognises that one of the key issues facing the City of Prospect is the need to balance development with the protection of character. The Development Plan Review identifies the following issues for further investigation:

- Examine listing additional heritage properties and/or areas.
- Investigate strengthening provisions to ensure new design reflects existing character.

This DPA will directly address these issues.

2.3.3 Current Ministerial and Council DPAs

This DPA has taken into account the following Ministerial and Council DPAs which are currently being processed:

Council DPAs	Response/Comment
Better Development Plans (Conversion) and General DPA (on hold)	New local heritage listings have been written in a format compatible with the SAPPL structure.
Ministerial DPAs	Response/Comment
Inner Metropolitan Growth (IMG) [recently approved and consolidated on 31 October 2013 in Prospect (City) Development Plan]	This DPA has investigated the impacts of the new Places with envisaged development within the proposed Urban Corridor Zone.

2.3.4 Existing Ministerial Policy

This DPA does not propose any changes to existing Ministerial policy.

3. Investigations

3.1 Investigations undertaken prior to the SOI

As indicated above, in the Explanatory Statement, a Heritage Review was commenced in March 2010, and this DPA is based on the recommendations of the Review. The need for this DPA was also recognised in the 'Your Street, Your City' Section 30 Review.

3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent for this DPA the following investigations have been undertaken to inform this DPA:

- Review of the City of Prospect Heritage Review (March 2010) undertaken by McDougall and Vines in 2013 proposing properties for listing as Local Heritage Places in the Prospect (City) Development Plan through completing a desktop analysis of development applications lodged since the Heritage Review was undertaken.
- Consultation during the investigations stage of the DPA with the Department of Education and Child Development in terms of the proposed listing of Prospect Primary School and Prospect North Primary School.
- Investigate the implications for listing additional Local Heritage Places located on Prospect Road and Churchill Road within the Urban Corridor Zone proposed in the Ministerial Inner Metropolitan Growth DPA.

The investigations are as follows:

3.2.1 Desktop analysis of development applications lodged since completion of the Heritage Review

Council's development assessment records were reviewed for all properties proposed to be listed. Those properties that had received development approval since March 1999 were reviewed (as this was the commencement of site inspections undertaken to inform the Heritage Survey). Fourteen properties were identified as having approved development since the 2009 site inspection, and these were provided to McDougall and Vines for further review. Based on this information, McDougall and Vines updated the Heritage Review (2013) and the findings are included in Table 1.

3.2.2 Update of City of Prospect Heritage Review (2013)

A further review of places was conducted by McDougall and Vines and their findings showed that no additional places met the accepted heritage criteria for inclusion. The review did recommend the removal of 27 Victoria Street from the proposed list as it displayed similar attributes to other houses in the locality and is considered to be adequately covered by the proposed Highbury Policy Area in the Historic (Conservation) Zone Policy Area DPA. Appendix 1 shows the 2012 Review of three properties queried by the Department (58 and 84 Prospect Road and 225 Churchill Road). The Prospect Road sites retained sufficient merit to be retained and the Churchill Road site is recommended to be removed.

3.2.3 Consultation with the Department of Education and Child Development

Feedback from the Department of Education and Child Development about the proposal to heritage list selected building/s within the Prospect Primary School and Prospect North Primary School has advised Council that they do not see any major issues with the proposed listings.

Table 1: Proposed LHP's with Development Applications since 2010 Review

Address	DA number	Proposed Development	Comments (McD&V)
13 Argyle St, Prospect	2010 - 188	Front verandah, side additions	New verandah is appropriate in scale and materials (apart from D gutter). Does not affect heritage value
1 Beatrice St, Prospect	2010 – 32	Carport and verandah	Development to rear of house, does not affect heritage value
7 Charles St, Prospect	2009 - 1	Rear verandah	Development to rear of house, does not affect heritage value
9 Fitzroy Tce, Fitzroy	2009 - 87	Brush section added to existing front masonry and iron fence	New brush fence is installed behind existing fence and easily removed. Does not affect heritage value
27 Gladstone Road, Prospect [Prospect Primary School]	2010 – 533 2010 - 178	Minor additions to transportable, existing canteen. New BER hall/gym and art room in place of two transportables.	New structures adjacent to existing original significant school buildings but not connected or attached. Uses red brick and cream colorbond so is complementary. Does not affect heritage value
Prospect Oval Grandstand, Menzies Crescent, Prospect	2011 – 55 2011 – 352 2011 – 116 2011 – 87 2010 – 385 2010 – 306 2010 – 257 2009 - 113	Community Garden on Nursery site Changes and upgrade to main grandstand (1922)	Reuse of nursery as community garden excellent. Original grandstand converted to training and social rooms - original use completely changed. No longer a public space. Reword assessment sheet to reflect existing condition.
82a & 82b Prospect Rd	2011 - 251	Change of use	Does not affect heritage value
93 Prospect Road	2011 - 460	Upgrade of cantilevered canopy and change of use	The canopy has been stripped and will be remade with flush sheeting. This is a pity - as a more detailed soffit (pressed pattern or ripple iron) to the verandah would be more appropriate.
96a Prospect Road	2011 – 166 2009 - 544	Change of use	Does not affect heritage value
122 Prospect Road	2011 - 215	Demolition of rear structures and construction of two storey building - dwelling - with main access off lane	Consent refused
78 Pulsford Road, Prospect	2010 - 544	Carport and verandah	Development to rear of house, does not affect heritage value
24 – 26 Rose St, Prospect	2011 - 329	Removal of trees	Does not affect heritage value
32 – 34 Rose St, Prospect	2009 - 174	Freestanding carport to rear of house	Development to rear of house, does not affect heritage value
36 – 38 Rose St, Prospect	2010 - 523	Rear verandah	Development to rear of house, does not affect heritage value

3.2.4 Implications of listing additional Local Heritage Places within the proposed Urban Corridor Zone

Under the current Prospect (City) Development Plan, Local Heritage Places can only be demolished in certain circumstances (if structurally unsound) and the original fabric of the building is required to be maintained. This does not preclude further development on the site, rather it seeks a form of development that will be more sympathetic to the original historic fabric of the heritage listed building.

The Heritage Review recommends the listing of fourteen properties along Prospect Road, one place along Main North Road and no properties along Churchill Road, within the proposed Urban Corridor Zone.

One of the drivers for changes to the Development Plan as described in the Inner Metropolitan Growth (IMG) DPA was to accommodate an increased dwelling yield, or residential capacity, along Churchill, Prospect and Main North Roads. The potential planning impact of the proposed listing of these properties on total dwelling yields was assessed on a case by case basis. Only 1 site on Prospect Road and 1 site on Main North Road were considered to unreasonably preclude envisage development and have been removed from the proposed listing. For full details of the planning assessment refer to **Appendix 1**. Given that the remainder of the listing would not preclude envisaged development and the relatively small number of properties that were identified for listing along the corridor zone (less than 5% of the total number of properties affected) (refer to the Table below), it is considered that the impact of these listings on dwelling yields would be negligible.

Within the proposed Urban Corridor Zone	Total Properties	Local (Existing)	Heritage (Proposed)	Places (Total)
Churchill Road	250	1 (0.4%)	0 (0.0%)	1 (0.4%)
Prospect Road	240	16 (6.7%)	13 (5.4%)	29 (12.1%)
Main North Road	208	1 (0.5%)	0 (0.0%)	1 (0.5%)
Total	698	18 (2.6%)	13 (1.9%)	31 (4.4%)

4. Recommended Policy Changes

Following is a list of the recommended policy changes based on the investigations of this DPA:

- Insert a new Council Wide Objective to cover an existing gap in policy to support adaptive re-use of heritage places
- Include 77 new Local Heritage Places in Table Pr/1.

5. Consistency with the Residential Code

The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation.

The Residential Code will not apply to those properties to be listed as Local Heritage Places.

6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the Development Regulations 2008.

6.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in Section 2.2 of this document. This DPA is consistent with the direction of the Planning Strategy.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 3 December 2012. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in Section 3 of this document.

6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Prospect (City) Development Plan. The new Local Heritage Places will be included in the existing Local Heritage Places table.

6.4 Complements the policies in the Development Plans for adjoining areas

This DPA only applies to specific properties. The policies proposed in this DPA will not affect the policies of Development Plans for adjoining areas.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area.

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

References/Bibliography

- *City of Prospect Heritage Review* (2010), McDougall and Vines
- *City of Prospect Update to 2010 Heritage Review* (2013), McDougall and Vines
- *City of Prospect 'Your Street, Your City' Section 30 Review* (2010), City of Prospect
- *Practitioners Guide to Preparing Heritage DPA's* (2012), Government of South Australia (Department of Planning, Transport and Infrastructure)
- *The 30 – Year Plan for Greater Adelaide* (2010), Government of South Australia (Department of Planning, Transport and Infrastructure)

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A
DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC
CONSULTATION

I Mark goldstone, as Chief Executive Officer of City of Prospect, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the "Insert Name of Council" and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

Mark Goldstone

DATED this 25th day of March 2014



.....
Chief Executive Officer

Schedule 4B Certificate

CERTIFICATION by COUNCIL's CHIEF EXECUTIVE OFFICER

Development Regulations 2008 - Schedule 4B

Development Act 1993 - Section 25(14)(b) – Certificate - Approval

Certificate of Chief Executive Officer that an amendment to a Development Plan is suitable for approval

I, Mark Goldstone, as Chief Executive Officer of City of Prospect, certify, in relation to the proposed amendment or amendments to Prospect (City) Development Plan as last consolidated on 12 February 2015, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:
 - Rick Chenoweth, Policy Planner (MPIA)

Date: July 2015

.....
Chief Executive Officer

Appendices

**Appendix 1 Section 1.2 of the Prospect Heritage Review (March 2010),
McDougall and Vines Heritage Consultants (existing places)**

**Appendix 2 Section 3.1 of the Prospect Heritage Review (March 2010),
McDougall and Vines Heritage Consultants (proposed places)**

Appendix 3 Update to 2010 Heritage Review (2013) – City of Prospect

Appendix 4 Planning Assessment of the proposed Local Heritage Places

Attachment

Appendix 1 - Section 1.2 of the Prospect Heritage Review (March 2010), McDougall and Vines Heritage Consultants (existing places)

1.2 OVERVIEW OF CURRENT DEVELOPMENT PLAN CONTENTS

1.2.1 Introduction

The Prospect (City) Development Plan was last consolidated on 24 July 2008 and includes a range of provisions which relate to heritage conservation within the City of Prospect.

McDougall and Vines undertook a review of the Prospect (City) Development Plan provisions for Council in April 2008. This was to determine if an appropriate level of protection of the built form and fabric of places identified as having heritage value was in place in the Development Plan. The review concluded that while the Development Plan was generally quite strong in its recognition of heritage, through such things as desired character statements and identification of Local Heritage Places and Historic (Conservation) Policy Areas, it could be strengthened further.

The 2008 Review recommended that the structure, language and content of the Development Plan be reviewed to clearly support the Strategic Direction of City of Prospect in relation to the retention and protection of heritage places. This recommendation is being addressed through the Better Development Plan (Conversion) and General Development Plan Amendment currently underway.

The Review also recommended that further investigations be undertaken in respect of Local Heritage Places and Historic (Conservation) Zones to review those places and areas currently recognised within the Development Plan and to identify additional places and areas for inclusion within the Development Plan. This current work is in response to this recommendation.

1.2.2 State Heritage Places and Areas

Places of State Heritage value are included on the South Australian Heritage Register, and also scheduled in the Development Plan for each local government area. There are currently six State Heritage Places within City of Prospect, and they are identified in the City of Prospect Development Plan in Table PR/2.

- 14541 Former Coach House of Mitchell House, 1A Braund Road, Fitzroy (Note: listed as 22 Braund Road in Development Plan)
- 14172 Dwelling ('Mitchell House'), 18 Fitzroy Terrace, Fitzroy
- 12709 Dwelling ('Fitzroy House'), 20 Fitzroy Terrace, Fitzroy
- 14138 North Road Church of England Cemetery, including the Chapel, Cemetery Avenue, Nailsworth
- 14298 Former Johns Road Horse Tram Depot of the Prospect, Nailsworth and Enfield Tramway Company, Main North Road, Prospect
- 14045 St Cuthbert's Anglican Church, 49 Prospect Road, Prospect

There are no State Heritage Areas within the City of Prospect, and none have been identified in previous Heritage Surveys.

The residence at 3a Prospect Road was been provisionally listed on the SA Heritage Register in December 2009.

1.2.3 Local Heritage Places

Local Heritage Places are buildings or sites which have specific heritage value to the community of the City of Prospect. Places are assessed as having Local Heritage value if they fulfil one of the criteria set out in Section 23(4) of the *Development Act, 1993*. The criteria are as follows:

- (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 personality or event; or
- (f) it is a notable landmark in the area.
- (g) in the case of a tree - it is of special historical or social significance or importance within the local area.

The list of existing Local Heritage Places within the Prospect (City) Development Plan (Consolidated 24 July 2008) has been reviewed. There are 88 existing Local Heritage Places identified in the Development Plan in Table PR/1 - Local Heritage Places (Built Heritage). These places are scheduled alphabetically according to street name, and then suburb, within the City of Prospect area. These places are predominantly residential, although there are a number of commercial properties along Prospect Road and also some institutional and religious building included on this list. Properties which are comprised of attached premises are counted as one place, although there may be two or three certificates of title.

The list is considered accurate and no changes are recommended for existing places.

However it has been noted that within some of the existing Historic (Conservation) Policy Areas there is some inconsistency in the designation of local and contributory places. It is assumed that previous reviews have attempted to identify some individual places as Local Heritage Places, to be representative of a number of similar and equally contributory places (usually houses) within each policy area.

**Appendix 2 - Section 3.1 of the Prospect Heritage Review (March 2010), McDougall and Vines
Heritage Consultants (proposed places)**

3.1 PROPOSED NEW LOCAL HERITAGE PLACES

Places are assessed as having Local Heritage value if they fulfil one of the criteria set out in Section 23(4) of the *Development Act, 1993*. The criteria are as follows:

- (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 personality or event; or
- (f) it is a notable landmark in the area.
- (g) in the case of a tree - it is of special historical or social significance or importance within the local area.

PROPOSED HERITAGE PLACES (by Street)

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
Kiandra Nursing Home	20 Alpha Rd, Prospect	5196/389	LHP	a, c, d, e
House	13 Argyle St, Prospect	5558/181	LHP	a, d
House	2 Ballville St, Prospect	5798/277	LHP	a, d
Telephone Exchange	77 Ballville St, Prospect	5822/869 3589/73	LHP	a, d
House	1 Beatrice St, Prospect	5495/259	LHP	a, d
House	3 Beatrice St, Prospect	5309/836	LHP	a, d
House	5 Beatrice St, Prospect	2305/60	LHP	a, d
House	7 Beatrice St, Prospect	5361/539	LHP	a, d
House	9 Beatrice St, Prospect	5374/252	LHP	a, d
House	11 Beatrice St, Prospect	5829/761	LHP	a, d
House	3 Bradford St, Prospect	5538/748	LHP	a, d
House	31a Braund Rd, Fitzroy	5154/925	LHP	a, d
Former Shop & House	124 Braund Rd, Prospect	5355/854	LHP	a, c, d
'Monolite' House	28 Burwood Ave, Nailsworth	5289/332	LHP	a, d
House	24 Carter St, Prospect	5831/684 5200/51	LHP	a, d
House	5 Cassie St, Collinswood	5817/822	LHP	a, d
House	7 Cassie St, Collinswood	5457/18	LHP	a, d
House	9 Cassie St, Collinswood	5790/98	LHP	a, d
House	1 Charles St, Prospect	5499/159	LHP	a, d
House	3 Charles St, Prospect	5322/363	LHP	a, d
House	5 Charles St, Prospect	5122/624	LHP	a, d
House	7 Charles St, Prospect	5215/442	LHP	a, d
House	9 Charles St, Prospect	5201/812	LHP	a, d

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
Houses	13-15 Charles St, Prospect	5302/924	LHP	a, d
House 'Stoneleigh'	7 Churcher St, Thorngate	5702/564	LHP	a, d
House	12 Churcher St, Thorngate	5464/893	LHP	a, d
House	23 Churchill Rd, Ovingham	5461/303	LHP	a, d
House	8 Clifton St, Prospect	5333/237	LHP	a, d, e
House	13 Clifton St, Prospect	5479/267	LHP	a, d, e
House	40 Clifton St, Prospect	5444/460	LHP	a, d, e
House	35 Cochrane Tce, Prospect	5781/427	LHP	a, d
House	36 Cochrane Tce, Prospect	5741/503	LHP	a, d
House	37 Cochrane Tce, Prospect	5214/558	LHP	a, d
House	38 Cochrane Tce, Prospect	5106/141	LHP	a, d
House	39 Cochrane Tce, Prospect	6024/305	LHP	a, d
Nailsworth Church of Christ	40 D'Erlanger Ave, Nailsworth	5782/24	LHP	a, c, d
House	26 Elderslie Ave, Fitzroy	5979/491	LHP	a, d
House	34 Elderslie Ave, Fitzroy	5739/38	LHP	a, d
House	9 Fitzroy Tce, Fitzroy	5101/227	LHP	a, d
St Phillips Anglican Church	84 Galway Ave, Broadview	5801/990 5801/991	LHP	a, c, d
Prospect Primary School	27 Gladstone Rd, Prospect	5515/855 5511/629 4112/15	LHP	a, c, d
House	26 Gordon Rd, Prospect	5401/77	LHP	a, d
House	3 James St, Prospect	5553/802	LHP	a, d
House	5 James St, Prospect	5101/377	LHP	a, d
Prospect Oval, Grandstand & Air Raid Shelter	Menzies Crescent, Prospect	5204/868	LHP	a, c, d, f
Prospect Centre	114 Main North Rd, Prospect	5838/183	LHP	a, c, d
House & Fence	28 Martin Ave, Fitzroy	5741/499	LHP	a, d
Warehouse	5 Percy Street, Prospect	5180/434 5123/652	LHP	a, e
House	2 Prospect Rd, Fitzroy	5968/566	LHP	a, d
House	4 Prospect Rd, Fitzroy	5423/147	LHP	a, d
Houses & Fence	12 & 14 Prospect Rd, Fitzroy	5272/493 5545/11	LHP	a, d
House 'Alinga'	16 Prospect Rd, Fitzroy	5506/526	LHP	a, d
Shop & House	54 Prospect Rd, Prospect	5233/855	LHP	a, c, d
Former House	58 Prospect Rd, Prospect	5800/233	LHP	a, d
Shops & Houses	82a & 82b Prospect Rd, Prospect	5064/411	LHP	a, c, d
Former National Bank	83 Prospect Rd, Prospect	5657/900	LHP	a, c, d
Former House	84 Prospect Rd, Prospect	5866/497	LHP	a, d
Shops	93 Prospect Rd, Prospect	5682/657	LHP	a, c, d
Shop	96a Prospect Rd, Prospect	5901/379	LHP	a, c, d
Shops	97 & 97a Prospect Rd, Prospect	5707/510	LHP	a, c, d
Barker Gardens	121-129 Prospect Rd, Prospect	1708/197	LHP	a, c, f
Shop & Attached House	122 Prospect Rd, Prospect	5798/344	LHP	a, c, d

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
Shops	142 Prospect Rd, Prospect	5810/682	LHP	a, c, d
Tram Pole	In front of 154 Prospect Road, Prospect	-	Road Reserve	a, c, f
Shop & Attached House	176 Prospect Rd, Prospect	5276/380	LHP	a, c, d
Shop & Attached House	180 Prospect Rd, Prospect	5827/318	LHP	a, c, d
House	76 Pulsford Rd, Prospect	5765/158	LHP	a, d
House	78 Pulsford Rd, Prospect	5523/926	LHP	a, d
House	80 Pulsford Rd, Prospect	5114/386	LHP	a, d
House	1 Rose St, Prospect	5576/321	LHP	a, d
House	8 Rose St, Prospect	5572/233	LHP	a, d, e
Attached Houses	20-22 Rose St, Prospect	1404/11 (Lot 172)	LHP	a, d
Attached Houses	24-26 Rose St, Prospect	5015/129 (Lot 173)	LHP	a, d
Attached Houses	28-30 Rose St, Prospect	5612/940 (Lot 174)	LHP	a, d
Attached Houses	32-34 Rose St, Prospect	2395/21 (Lot 175)	LHP	a, d
Attached Houses	36-38 Rose St, Prospect	5670/127 5965/512 (Lot 176)	LHP	a, d
House	4 Salisbury Tce, Collingwood	5794/42	LHP	a, d
House	6 Salisbury Tce, Collingwood	5807/125	LHP	a, d
Prospect North Primary School	30 Stuart Rd, Prospect	5875/851	LHP	a, c, d
Former Shop & House	10 Toronto St, Ovingham	5521/41	LHP	a, c, d
Houses	11-13 Toronto St, Ovingham	5197/957	LHP	a, d
House	15 Toronto St, Ovingham	5543/822	LHP	a, d
House	27 Victoria St, Prospect	5485/294	LHP	a, d

City of Prospect
Appendices

KIANDRA NURSING HOME

Address: 20 Alpha Rd, Prospect
 Certificate of Title: 5196/389

Use: Residential
 HCZ Area: -



Heritage Status: -
 Other Assessments: -

HISTORY AND DESCRIPTION:

Alfred Barker, a sheepfarmer, acquired Lots 13-18 and 31-36 in the subdivision of "St John's Wood" (GRO BK38/116) in 1873. He died in 1880 and his widow Priscilla Barker became the new owner. Priscilla Barker died in 1900. The property was transferred to Catherine Barker, the wife of John Barker, cattle salesman, of St. John's Wood in 1901. In 1916 the land was divided into three titles: Alfred Edward Barker received adjoining Lots 16, 17, 32 and 33 and part Lots 15 and 32 and a closed road; Eleanor Kate Barker received Lots 18, 19, 30, 31 and part Lots 20 and 29 (adjacent to Peel Street); Alfred and Kate Barker jointly received Lots 14, 35, and part Lots 13, 15, 34 and 36 (adjacent to Prospect Road). Lots 18 and 31 are the site of Kiandra, 20 Alpha Road.

The Barker brothers, John and Alfred James, had a business as stock agents and auctioneers in Currie Street, Adelaide, but according to assessments and directories both lived in Alpha Road from 1880. Assessments for 1899 indicate that Mrs Priscilla Barker lived at "Baldina House" in Alpha Road and that John Barker was also a resident in that street. Later records indicate that Eleanor Barker lived at No.20 and Mrs A E Barker lived at No.10 Alpha Road. Eleanor Barker subdivided parts of her land in 1921 (Lots 19, 30, Pt.20, Pt 29) and had a further subdivision approved in 1936 (the Barker Street frontage of Lot 18). It would appear that No. 10 and No. 20 (Kiandra Nursing Home) are the two Barker family houses and no 10 (and possibly no 20) was erected c.1880. Eleanor Barker transferred Pt. Lots 18 and 31 (No.20) to Alfred Fulton Salter an orchardist in 1937. He disposed of the lots in the approved 1936 subdivision in 1938 and 1939.

In 1958 James Leslie Manning and his wife Kathleen acquired the property. The title was transferred to K&L Manning Ltd. in 1972. In 1977 W&K No.10 Pty Ltd became the owners and the name was changed to Kiandra Private Hospital Property Pty. Ltd. in 1986.

This is an expansive turn of the century Queen Anne style residence constructed of face bluestone, with verandahs incorporated into the roof pitch and three projecting gables along the front elevation. Stylistically, the Queen Anne detailing would suggest a date of c1900 but the face bluestone walls may indicate an earlier construction date for the body of the house. The Queen Anne detailing is notable and includes strapped gable ends and timber strapped detailing to the verandah. The bluestone is currently lined with white and the window and door dressings and quoins are face red brick. The house occupies the width of two allotments, with a garden and mature trees to the frontage to Alpha Road. Previously unpainted red brick chimneys are now painted. There is a later extension on the western side of the house also built in face bluestone. The roof pitch to the extension is much lower.

STATEMENT OF HERITAGE VALUE:

This former house is indicative of the type of houses constructed during the Federation period (1895-1915). It reflects the scale and design of residential development in Prospect during that time, and is an important example of domestic architecture in this area.

KIANDRA NURSING HOME, 20 Alpha Rd, Prospect (cont)**RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):**

(a) This former house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(c) This former house has played an important part in the lives of local residents, as a nursing home it has provided a place of care for the aged over the last twenty years.

(d) This former house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a relatively intact good example of an asymmetrically fronted bluestone house of the Federation period.

(e) This former house is associated with notable local residents, the Barker family.

EXTENT OF LISTING:

External form, materials and detailing of the c1900 former house, including gabled roof form and chimneys, verandahs and bluestone walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

LTO Title records

Prospect Rate Assessments

HOUSE

Address: 13 Argyle St, Prospect
Certificate of Title: 5558/181

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Section 348, Hundred of Yatala, was granted originally to John Bradford on 25 July 1838. Bradford subdivided the Section into 8 acre blocks. Subsequently, in 1839, a portion of the Section was further subdivided into an area known as 'Little Adelaide'. Again, in 1843 and 1854, the village plan underwent various alterations under the instigation of Thomas Carter and Henry Robinson. The site on which this house is built was possibly, in 1876, occupied by a pair of cottages belonging to James Darke - some confusion over allotment numbers makes this uncertain. By 1885 a house, belonging to J R Francis had been erected.

This house is one of two identical symmetrically fronted Victorian era workers cottages constructed of random coursed stonework with lined joints. It features a rendered plinth, quoins and trim, a simple skillion roof with a longer skillion section to the rear. Windows are timber framed, double hung sashes with a centre mullion. The front door features a simple fanlight over. The side walls have been rendered with a stucco render. A wall plate and render lines on the front façade indicate that a shallow bull-nosed verandah was provided to the cottage.

STATEMENT OF HERITAGE VALUE:

The area of 'Little Adelaide' is of outstanding local, and arguably State significance. A core of houses, dating from 1850-1900, originally envisaged as dwellings for industrious mechanics, provides a fine example of an 'Old World' village cluster in metropolitan Adelaide. This particular house is one of many central to the area's feel. It is also one example of the massive spread of urban development in Prospect during the boom times of the 1880s - a particular feature of the area's history.

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

- (a) This cottage displays historical, economic and social themes that are of importance to the local area as it is indicative of the boom building period of the late nineteenth century, and the expansion of urban development in Prospect during that time.
- (d) This cottage displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a symmetrically fronted stone cottage and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1880s cottage, including roof form and stone walls. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- Heritage Survey of the Corporation of the City of Prospect*, prepared by Historical Consultants Pty Ltd, 1989
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

HOUSE

Address: 2 Ballville St, Prospect
Certificate of Title: 5798/277

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This house was constructed as the rectory for St Cuthbert's Anglican Church, which faces Prospect Road. The church was constructed in 1915 -16 and the rectory soon after. St Cuthbert's church is included on the State Heritage Register.

The dwelling features a complex roof with projecting gable, vented gables to the main ridge and verandah under the main roof. The front verandah is intersected by the projecting gable. The gable features typical Federation era detailing of timber strapping with stucco finish. The dwelling is constructed of random coursed stonework with lined mortar joints and brick trim which is washed with red oxide to the window and door surrounds, quoins, and string course. The walls are rendered in stucco render. The house retains tall brick chimneys, although they are without any corbelling or string course detailing. The verandah posts feature simple curved solid timber brackets. The plinth to the dwelling is of bluestone.

STATEMENT OF HERITAGE VALUE:

This dwelling is indicative of the type of houses constructed during the Federation period (1890-1915). It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture.

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

- (a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a relatively intact good example of an asymmetrically fronted rock face stone house of the Federation period.

EXTENT OF LISTING:

External form, materials and detailing of the c1916 house, including roof and verandah form and chimneys, stone and brick walls and strapped gables. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

TELEPHONE EXCHANGE

Address: 77 Balville St, Prospect
Certificate of Title: 5822/869, 3589/73

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Telephone services were introduced to Prospect and other suburbs in the 1890s and with the expansion of services a number of brick exchanges were constructed in the mid-1920s, including this one at Prospect.

This is a substantial brick building, constructed of face brick with brick parapets edged in soldier courses. The front façade features tall arched windows which have been later infilled, and a projecting brick plinth with rendered band. The eastern side elevation features an unusual projecting rendered canopy, below which are the four original rain heads and rectangular profile metal downpipes stamped with the 'Harley & Sons' motif. The side windows on this elevation have been rendered.

STATEMENT OF HERITAGE VALUE:

This telephone exchange is a substantial industrial building within the essentially residential area of Prospect. It reflects the provision of services and utilities to the surrounding area during the 1920s.

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

(a) This telephone exchange displays historical, economic and social themes that are of importance to the local area as it is indicative of the provision of services and utilities to the surrounding residential area and the expansion of urban development in Prospect during the 1920s.

(d) This telephone exchange displays design characteristics and construction techniques of significance to the local area as it is a good example of a purpose built structure which displays some attempt at aesthetic presentation through the use of blind arches and recessed panels.

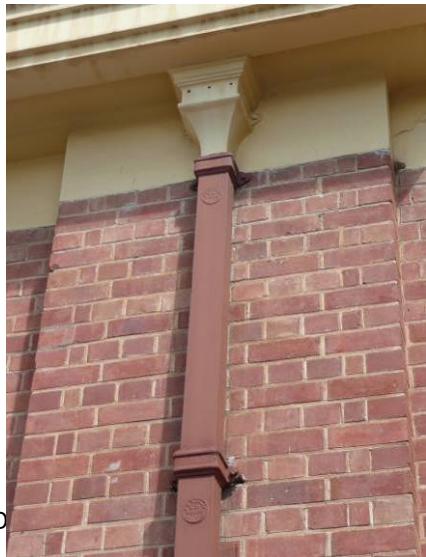
EXTENT OF LISTING:

External form, materials and detailing of the 1920s telephone exchange building, including face brick walls, parapets and gables. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

TELEPHONE EXCHANGE, 77 Balville St, Prospect (cont)



HOUSE

Address: 1 Beatrice St, Prospect
Certificate of Title: 5495/259

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -

HISTORY AND DESCRIPTION:

This cottage is one of six Federation style single fronted masonry cottages (Numbers 1, 3, 5, 7, 9 and 11 Beatrice Street). These cottages are located in the 1882 Highbury subdivision but were not constructed until 1916 or 1917. Assessments record that Lots 7, 8, and 10 were vacant in 1915 and 1916, together valued each year at £6. In 1917 buildings were recorded on both parts of Lot 7 valued at £24 each. They were built with rock faced stone walls, brick trim, strapped gables with stucco infill, return verandahs with a side entry and narrow vertically proportioned double hung timber framed windows on the front elevation. (These cottages are identical to those in Charles Street.)



STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof and verandah form, stone and brick walls and strapped gables. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 3 Beatrice St, Prospect
Certificate of Title: 5309/836

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -

HISTORY AND DESCRIPTION:

This cottage is one of six Federation style single fronted masonry cottages (Numbers 1, 3, 5, 7, 9 and 11 Beatrice Street). These cottages are located in the 1882 Highbury subdivision but were not constructed until 1916 or 1917. Assessments record that Lots 7, 8, and 10 were vacant in 1915 and 1916, together valued each year at £6. In 1917 buildings were recorded on both parts of Lot 7 valued at £24 each. They were built with rock faced stone walls, brick trim, strapped gables with stucco infill, return verandahs with a side entry and narrow vertically proportioned double hung timber framed windows on the front elevation. (These cottages are identical to those in Charles Street.)



STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof and verandah form, stone and brick walls and strapped gables. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 5 Beatrice St, Prospect
Certificate of Title: 2305/60

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This cottage is one of six Federation style single fronted masonry cottages (Numbers 1, 3, 5, 7, 9 and 11 Beatrice Street). These cottages are located in the 1882 Highbury subdivision but were not constructed until 1916 or 1917. Assessments record that Lots 7, 8, and 10 were vacant in 1915 and 1916, together valued each year at £6. In 1917 buildings were recorded on both parts of Lot 7 valued at £24 each. They were built with rock faced stone walls, brick trim, strapped gables with stucco infill, return verandahs with a side entry and narrow vertically proportioned double hung timber framed windows on the front elevation. (These cottages are identical to those in Charles Street.)

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof and verandah form, stone and brick walls and strapped gables. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 7 Beatrice St, Prospect
Certificate of Title: 5361/539

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This cottage is one of six Federation style single fronted masonry cottages (Numbers 1, 3, 5, 7, 9 and 11 Beatrice Street). These cottages are located in the 1882 Highbury subdivision but were not constructed until 1916 or 1917. Assessments record that Lots 7, 8, and 10 were vacant in 1915 and 1916, together valued each year at £6. In 1917 buildings were recorded on both parts of Lot 7 valued at £24 each. They were built with rock faced stone walls, brick trim, strapped gables with stucco infill, return verandahs with a side entry and narrow vertically proportioned double hung timber framed windows on the front elevation. (These cottages are identical to those in Charles Street.)

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof and verandah form, stone and brick walls and strapped gables. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 9 Beatrice St, Prospect
Certificate of Title: 5374/252

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This cottage is one of six Federation style single fronted masonry cottages (Numbers 1, 3, 5, 7, 9 and 11 Beatrice Street). These cottages are located in the 1882 Highbury subdivision but were not constructed until 1916 or 1917. Assessments record that Lots 7, 8, and 10 were vacant in 1915 and 1916, together valued each year at £6. In 1917 buildings were recorded on both parts of Lot 7 valued at £24 each. They were built with rock faced stone walls, brick trim, strapped gables with stucco infill, return verandahs with a side entry and narrow vertically proportioned double hung timber framed windows on the front elevation. (These cottages are identical to those in Charles Street.)

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof and verandah form, stone and brick walls and strapped gables. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 11 Beatrice St, Prospect
 Certificate of Title: 5829/761

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

This cottage is one of six Federation style single fronted masonry cottages (Numbers 1, 3, 5, 7, 9 and 11 Beatrice Street). These cottages are located in the 1882 Highbury subdivision but were not constructed until 1916 or 1917. Assessments record that Lots 7, 8, and 10 were vacant in 1915 and 1916, together valued each year at £6. In 1917 buildings were recorded on both parts of Lot 7 valued at £24 each. They were built with rock faced stone walls, brick trim, strapped gables with stucco infill, return verandahs with a side entry and narrow vertically proportioned double hung timber framed windows on the front elevation. (These cottages are identical to those in Charles Street.) The front verandah of this cottage has been in-filled.

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof and verandah form, stone and brick walls and strapped gables. Any later additions and alterations, including verandah infill, are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

HOUSE

Address: 3 Bradford St, Prospect
Certificate of Title: 5538/748

Use: Residential
HCZ Area: -

Heritage Status: -

Other Assessments: -

HISTORY AND DESCRIPTION:

Section 348, Hundred of Yatala, was granted originally to John Bradford on 25 July 1838. Bradford subdivided the Section into 8 acre blocks. Subsequently, in 1839, a portion of the Section was further subdivided into an area known as 'Little Adelaide'. Again, in 1843 and 1854, the village plan underwent various alterations under the instigation of Thomas Carter and Henry Robinson. It is difficult to trace the origins of this house. Bradford Street was previously called Church Street, and allotment numbers differed.



This house is one of a pair of identical single fronted cottages (numbers 3 and 5 Bradford Street) with stone fronts, brick trim which has been rendered on number 5, but painted on number 3, concave roof verandah, hipped roof and brick chimney. Number 3 retains the chimney mouldings and corbelled brick courses, whereas to Number 5 the chimneys retain a simple brick string course. The side walls of the cottages are random stone with lined joints.

STATEMENT OF HERITAGE VALUE:

The area of 'Little Adelaide' is of outstanding local significance. A core of houses, dating from 1850-1900, originally envisaged as dwellings for industrious mechanics, provides a fine example of an 'Old World' village cluster in metropolitan Adelaide. This particular house is one of many which contribute to the historic character of the area. It is also one example of the massive spread of urban development in Prospect during the boom times of the 1880s - a particular feature of the area's history.

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

- (a) This house displays historical, economic and social themes that are of importance to the local area as it is indicative of the boom building period of the late nineteenth century, and the expansion of urban development in Prospect during that time.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1880s house, including roof form and chimney, and verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- LTO Title records
- Prospect Rate Assessments
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

HOUSE

Address: 31a Braund Rd, Fitzroy
Certificate of Title: 5154/925

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This substantial residence sits on part Lots 3 and 4, Subdivision of Block 26, Section 373, Hd. Yatala (DP1868 dated 1911). Assessments record this property, as vacant in 1916, valued at £8, and in 1917 record land and building valued at £50. It was built for Eustace Herbert Samuel Coombe, a chemist, who acquired the land in 1915. Coombe died in 1938 but the house stayed in the Coombe family until 1957.

This 1917 rock face sandstone and red brick dwelling is an excellent example of an Edwardian/Federation period house constructed immediately prior to First World War. It displays architectural detailing typical of the style including basket weave brick patterning to the gable ends, complex multi-gabled roof form with dormers, Marseilles pattern terracotta tiled roof gooseneck finials, multi-paned leadlight to the main windows, and a front verandah with face brick dwarf wall and timber posts.

STATEMENT OF HERITAGE VALUE:

This house is indicative of the type of housing constructed during the Edwardian/Federation transitional period. It reflects the scale and design of residential development in Fitzroy during that time, and is an important example of the Edwardian/Federation transitional style of domestic architecture. It is a substantial dwelling that reflects the growth in this part of the Prospect district after subdivision in 1911.

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

(a) This house displays historical, economic and social themes that are of importance to the local area as it is indicative of the subdivision of sections close to the southern boundary of the suburb and the construction of substantial housing immediately prior to the First World War.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a 1917 dwelling which retains Edwardian/Federation detailing including complex a roof form clad in terra cotta, and rock faced stone walls with decorative red brick banding, quoining and window and door dressings..

EXTENT OF LISTING:

External form, materials and detailing of the 1917 house, including complex gabled tiled roof, stone and brick walls and verandahs. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

FORMER SHOP & HOUSE

Address: 124 Braund Rd, Prospect
Certificate of Title: 5355/854

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This corner shop is located on the corner of Gladstone and Braund Roads. Lot 53, (DP 22088) Pt. Section 370, Hundred of Yatala was originally Lot 6 in the "Prospect" subdivision of February 1921 (DP 2802). Hugh Thomas Herbert Menadue, a greengrocer, acquired the site in 1921. He transferred it to Alice Parker a married woman in 1922. Sydney Charles Lacy, a salesman, and his wife Coralie purchased the property in October 1923 and constructed the shop and residence. Rate assessments indicate that there was no building on the land until 1924. In 1923 the assessment was £4 for unbuilt land, and in 1924 the assessment was £42 for building on land owned by S and C Lacy.

In 1927 Alfred and Frederick Cane, butchers, became the owners as tenants-in-common. The property remained in their possession until Alfred Cane died in 1948 when Frederick Cane became sole proprietor. In 1954 Claude Edward Thomas, a storekeeper, acquired the property. In 1978 Michael Michalis, a bricklayer, and his wife Eleftheria became the owners. In 1980 Konstantinos Sakaridis and his wife Spyridoula acquired the title and leased out the property. The title was transferred to Barbara Kay McKnight, a secretary, in 1980.

This former corner shop has been carefully adapted to residential use. It retains all original detailing including the suspended awning, brick parapet, shop to the street alignment and attached residence to both frontages of Braund Road and Gladstone Road. The attached dwelling has a hipped roof with louvered gablet and a verandah incorporated under the main roof. There is a later concrete block addition and sheds to the Gladstone Road frontage.

STATEMENT OF HERITAGE VALUE:

This 1924 shop is indicative of the provision of local services to the local community in the period prior to the increased use of motorised transport and construction of large shopping centres.

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

(a) This former shop and attached dwelling displays historical and social themes that are of importance to the City of Prospect as it represents the continued provision of services within the district.

(c) This former shop and attached dwelling has played an important part in the lives of local residents as they would have provided retail services to immediate residents.

(d) This former shop and attached dwelling displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a typical 1920s shop building displaying consistent use of typical elements such as masonry walls, suspended awning and brick parapet.

FORMER SHOP & HOUSE, 124 Braund Rd, Prospect (cont)**EXTENT OF LISTING:**

External form, materials and detailing of the 1924 corner shop and attached dwelling, including chamfered corner, suspended awning and parapet. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments



'MONOLITE' HOUSE

Address: 28 Burwood Avenue, Nailsworth
Certificate of Title: 5289/332

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

The Burwood subdivision of Part Section 347 (DP1700) was undertaken in 1908. John Green, a builder, acquired Lot 33 in that year. He transferred the vacant lot to Mrs Annie Milner, a widow, in 1910. She transferred the land to Oswald Charles Lipson, a foreman carpenter, in 1914. Assessments for 1915 record an unfinished house on the lot.

'Monolyte' was the trade name of a system of early reinforced concrete construction, first developed in South Australia by S B Marchant. It was advertised widely in *The Builder* magazine during the early 1920s, and featured walls of simple concrete panels finished in rough cast stucco. This single storey dwelling features gabled roofs with a prominent gabled verandah, masonry walls with strapping and stucco infill, with the wording 'Monolite' in relief over the centre gable. It must be assumed that because of its name, it was an early example of the use of the Monolyte system in South Australia. (Lewis notes that Marchant built Monolyte houses in Adelaide in 1913.)

Other design elements include a trio of vertically proportioned timber framed casement windows with simple Art Nouveau style stained glass highlights and leadlight sashes below. The walls have a lined and rendered base course which simulates stonework. The original tall slender chimneys remain, although the brickwork and terracotta chimney pots have been painted.

STATEMENT OF HERITAGE VALUE:

This house is representative of the type of residences constructed using the Monolyte reinforced concrete wall system. It is a very early example in South Australia and is indicative of the use of building materials other than the traditional brick and stone.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is indicative of the use of new building systems in new subdivisions in Prospect after the turn of the century.
- (d) The house constructed in 1915 displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an excellent example of early reinforced concrete construction and design for suburban housing.

EXTENT OF LISTING:

External form, materials and detailing of the 1915 concrete residence, including gabled roof and verandah form and painted concrete walls. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- LTO Title records
- Prospect Rate Assessments
- The Builder*, Dec 1924
- Miles Lewis, *Australian Building A Cultural Investigation*, Sec 7 Cement and Concrete

HOUSE

Address: 24 Carter St, Prospect
 Certificate of Title: 5831/684, 5200/51

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: 1989 Heritage Survey



HISTORY AND DESCRIPTION:

Section 348, Hundred of Yatala, was granted originally to John Bradford on 25 July 1838. Bradford subdivided the Section into 8 acre blocks. Subsequently, in 1839, a portion of the Section was further subdivided into an area known as 'Little Adelaide'. Again, in 1843 and 1854, the village plan underwent various alterations under the instigation of Thomas Carter and Henry Robinson. In 1885 the block on which the house is situated was one of many building sites in the area. It was not until 1910 that a house owned by William Dixon was recorded as being on the block.

This Edwardian era dwelling is constructed of random coursed rock faced sandstone with rendered trim which has been painted. It features a bay window topped by a crenellated parapet with cornice mouldings, circular rendered relief design, rendered trim to window and corner with stucco infill and a rendered base. It features a striking semi-circular window with a pair of casement sashes and highly decorative stained glass sidelights and fanlight above. The barge board is decorated with a cast iron and timber finial with decorative timber mouldings and shaped ends at the eaves. There is a bull-nosed verandah to the eastern side of the house featuring open timber frieze, shaped timber brackets and verandah posts. The house retains the original four panel front door with cricket bat mouldings, and stained glass side and fanlights. It also retains the original prominent brick chimneys with brick corbeling and string courses.

STATEMENT OF HERITAGE VALUE:

The area of 'Little Adelaide' is of outstanding local, and arguably State significance. A core of houses, dating from 1850-1900, originally envisaged as dwellings for industrious mechanics, provides a fine example of an 'Old World' village cluster in metropolitan Adelaide. While this house is on the outer boundary of Little Adelaide, and is of a later period of construction, it is a good example of the design common to much of the Edwardian housing in metropolitan Adelaide and is indicative of infill development in this early settled area.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the early twentieth century.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a well detailed 1910 residence.

EXTENT OF LISTING:

External form, materials and detailing of the 1910 residence, including roof form and verandah, rock faced stone walls with moulded render detail. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

Heritage Survey of the Corporation of the City of Prospect, prepared by Historical Consultants Pty Ltd, 1989

HOUSE

Address: 5 Cassie Street, Collingwood
Certificate of Title: 5817/822

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Assessments indicate that Lot 25 in the Roseberry subdivision of Section 474 (DP 708) was divided into three by John Bates in 1883 and three houses were constructed, one on each block. John Walker, a Walkerville brickmaker, acquired No. 5 Cassie Street that year. His mortgagee transferred the property to George Huntley, a brewer, in 1886. The house has passed through a number of owners, and Thomas Murray Gibbs Cameron, a schoolteacher, and his wife Agnes became the owners in 1940.

This is one of the three single fronted stone cottages constructed in 1883 of ashlar stone with brick quoins, window and door surrounds, a hipped corrugated iron roof, concave roof verandah, and rubble side walls. There is a substantial two storey addition to the rear of this dwelling.

STATEMENT OF HERITAGE VALUE:

This 1883 cottage is indicative of the type of houses constructed during the boom building period of the late nineteenth century, and reflects the scale and design of residential development in Prospect during that time. It is a good example of a single fronted stone cottage with a concave verandah.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This house displays historical, economic and social themes that are of importance to the local area as it indicates the growth of Prospect during the late nineteenth century.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage with concave verandah and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1883 cottage, including simple roof form, stone walls and verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 7 Cassie Street, Collingwood
 Certificate of Title: 5457/18

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

Assessments indicate that Lot 25 in the Roseberry subdivision of Section 474 (DP 708) was divided into three by John Bates in 1883 and a house constructed on each block. Miss Harvey became the owner of the property. In 1900 land and estate agent James Viner Smith acquired the property and it then passed through a number of owners, until in 1957 it was transferred to John Gordon Tredrea, a motor driver, and Norma Tredrea, a married woman.

This is one of the three single fronted stone cottages constructed in 1883 of ashlar stone with brick quoins, window and door surrounds, a hipped corrugated iron roof, concave roof verandah, and rubble side walls. This cottage is the only one which retains two simple masonry chimneys.

STATEMENT OF HERITAGE VALUE:

This 1883 cottage is indicative of the type of houses constructed during the boom building period of the late nineteenth century, and reflects the scale and design of residential development in Prospect during that time. It is a good example of a single fronted stone cottage with a concave verandah.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This house displays historical, economic and social themes that are of importance to the local area as it indicates the growth of Prospect during the late nineteenth century.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage with concave verandah and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1883 cottage, including simple roof form, stone walls and verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

HOUSE

Address: 9 Cassie Street, Collinwood
Certificate of Title: 5790/98

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -

HISTORY AND DESCRIPTION:

Assessments indicate that Lot 25 in the Roseberry subdivision of Section 474 (DP 708) was divided into three by John Bates in 1883 and a house constructed on each block. John Bates retained ownership of this house for several years before transferring it to Huntley. The English Scottish and Australian Bank took possession and in 1900 land agent Frederick William Bullock became the owner. It passed through a number of owners and in 1968 Claude Staples, a builder, became the proprietor. He promptly disposed of the property.



This is one of the three single fronted stone cottages constructed in 1883 of ashlar stone with brick quoins, window and door surrounds, a hipped corrugated iron roof, concave roof verandah, and rubble side walls.

STATEMENT OF HERITAGE VALUE:

This 1883 cottage is indicative of the type of houses constructed during the boom building period of the late nineteenth century, and reflects the scale and design of residential development in Prospect during that time. It is a good example of a single fronted stone cottage with a concave verandah.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This house displays historical, economic and social themes that are of importance to the local area as it indicates the growth of Prospect during the late nineteenth century.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage with concave verandah and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1883 cottage, including simple roof form, stone walls and verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 1 Charles St, Prospect
Certificate of Title: 5499/159

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -

HISTORY AND DESCRIPTION:

This house, constructed in 1916, is one of five identical single fronted cottages (Numbers 1, 3, 5, 7 and 9 Charles Street) with return verandahs constructed of coursed rock faced stone and brick trim with face brick side walls. They feature strapped gables with stucco infill, hipped main roof, brick chimneys and bull-nosed verandahs with turned timber posts. (These cottages are identical to those in Beatrice Street.)



Walter Henry Wadey, a solicitor, James Miller Anderson, a draper, and accountants Ebenezer Cooke and William Lawes Ware acquired part of Section 368 in 1893. They subdivided this part of Section 368 as "Highbury North" (DP1974) in 1912. In 1912 Charles Davey acquired Lots 193, 194 and 195. He transferred Lot 193 and Pt. Lot 194 to William Templar in 1915 and retained Pt Lot 194 and Lot 195. In 1916 the lots were each valued at £5. In 1917 Assessments record buildings on these lots:- Pt Lot 193,194; Pt Lot 194; Pt Lot 194,195; Pt Lot 195, valued at £24 each.

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

- (a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 3 Charles St, Prospect
Certificate of Title: 5322/363

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -

HISTORY AND DESCRIPTION:

This house, constructed in 1916, is one of five identical single fronted cottages (Numbers 1, 3, 5, 7 and 9 Charles Street) with return verandahs constructed of coursed rock faced stone and brick trim with face brick side walls. They feature strapped gables with stucco infill, hipped main roof, brick chimneys and bull-nosed verandahs with turned timber posts. (These cottages are identical to those in Beatrice Street.)



Walter Henry Wadey, a solicitor, James Miller Anderson, a draper, and accountants Ebenezer Cooke and William Lawes Ware acquired part of Section 368 in 1893. They subdivided this part of Section 368 as "Highbury North" (DP1974) in 1912. In 1912 Charles Davey acquired Lots 193, 194 and 195. He transferred Lot 193 and Pt. Lot 194 to William Templar in 1915 and retained Pt Lot 194 and Lot 195. In 1916 the lots were each valued at £5. In 1917 Assessments record buildings on these lots:- Pt Lot 193,194; Pt Lot 194; Pt Lot 194,195; Pt Lot 195, valued at £24 each.

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 5 Charles St, Prospect
Certificate of Title: 5122/624

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -

HISTORY AND DESCRIPTION:

This house, constructed in 1916, is one of five identical single fronted cottages (Numbers 1, 3, 5, 7 and 9 Charles Street) with return verandahs constructed of coursed rock faced stone and brick trim with face brick side walls. They feature strapped gables with stucco infill, hipped main roof, brick chimneys and bull-nosed verandahs with turned timber posts. (These cottages are identical to those in Beatrice Street.)



Walter Henry Wadey, a solicitor, James Miller Anderson, a draper, and accountants Ebenezer Cooke and William Lawes Ware acquired part of Section 368 in 1893. They subdivided this part of Section 368 as "Highbury North" (DP1974) in 1912. In 1912 Charles Davey acquired Lots 193, 194 and 195. He transferred Lot 193 and Pt. Lot 194 to William Templar in 1915 and retained Pt Lot 194 and Lot 195. In 1916 the lots were each valued at £5. In 1917 Assessments record buildings on these lots:- Pt Lot 193,194; Pt Lot 194; Pt Lot 194,195; Pt Lot 195, valued at £24 each.

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1917 cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments
City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

HOUSE

Address: 7 Charles St, Prospect
Certificate of Title: 5215/442

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This house, constructed in 1916, is one of five identical single fronted cottages (Numbers 1, 3, 5, 7 and 9 Charles Street) with return verandahs constructed of coursed rock faced stone and brick trim with face brick side walls. They feature strapped gables with stucco infill, hipped main roof, brick chimneys and bull-nosed verandahs with turned timber posts. (These cottages are identical to those in Beatrice Street.)

Walter Henry Wadey, a solicitor, James Miller Anderson, a draper, and accountants Ebenezer Cooke and William Lawes Ware acquired part of Section 368 in 1893. They subdivided this part of Section 368 as "Highbury North" (DP1974) in 1912. In 1912 Charles Davey acquired Lots 193, 194 and 195. He transferred Lot 193 and Pt. Lot 194 to William Templar in 1915 and retained Pt Lot 194 and Lot 195. In 1916 the lots were each valued at £5. In 1917 Assessments record buildings on these lots:- Pt Lot 193,194; Pt Lot 194; Pt Lot 194,195; Pt Lot 195, valued at £24 each.

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

- (a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 9 Charles St, Prospect
 Certificate of Title: 5201/812

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -

HISTORY AND DESCRIPTION:

This house, constructed in 1916, is one of five identical single fronted cottages (Numbers 1, 3, 5, 7 and 9 Charles Street) with return verandahs constructed of coursed rock faced stone and brick trim with face brick side walls. They feature strapped gables with stucco infill, hipped main roof, brick chimneys and bull-nosed verandahs with turned timber posts. (These cottages are identical to those in Beatrice Street.)



Walter Henry Wadey, a solicitor, James Miller Anderson, a draper, and accountants Ebenezer Cooke and William Lawes Ware acquired part of Section 368 in 1893. They subdivided this part of Section 368 as "Highbury North" (DP1974) in 1912. In 1912 Charles Davey acquired Lots 193, 194 and 195. He transferred Lot 193 and Pt. Lot 194 to William Templar in 1915 and retained Pt Lot 194 and Lot 195. In 1916 the lots were each valued at £5. In 1917 Assessments record buildings on these lots:- Pt Lot 193,194; Pt Lot 194; Pt Lot 194,195; Pt Lot 195, valued at £24 each.

STATEMENT OF HERITAGE VALUE:

This cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

- (a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations, including roof cladding, are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

HOUSES

Address: 13-15 Charles St, Prospect
Certificate of Title: 5302/924

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This pair of single fronted semi-detached cottages was constructed in 1916. It is similar in design to the row of single fronted cottages from 1-11 Charles Street, with strapped gables, stucco infill, sandstone walls and face brick trim and base which has been painted, face brick side walls. The paired windows to the front façade feature an unusual centre panel of stained glass. The front porch to the dwellings is simple skillion roof featuring cast iron frieze and brackets, timber framed divider with mini-orb sheeting. There is a later carport addition on the eastern side of Number 13 which does not form part of the listing. (These cottages are similar to those in Beatrice Street.)

Walter Henry Wadey, a solicitor, James Miller Anderson, a draper, and accountants Ebenezer Cooke and William Lawes Ware acquired part of Section 368 in 1893. They subdivided this part of Section 368 as "Highbury North" (DP1974) in 1912. In 1912 Charles Davey acquired Lots 193, 194 and 195. He transferred Lot 193 and Pt. Lot 194 to William Templar in 1915 and retained Pt Lot 194 and Lot 195. In 1916 the lots were each valued at £5. In 1917 Assessments record buildings on these lots:- Pt Lot 193,194; Pt Lot 194; Pt Lot 194,195; Pt Lot 195, valued at £24 each.

STATEMENT OF HERITAGE VALUE:

This pair of cottages is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture. It is a good example of a speculative development of a group of single fronted stone cottages.

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

- (a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of Federation period (1890-1915) residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the Federation cottages, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- LTO Title records
- Prospect Rate Assessments
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

HOUSE 'STONELEIGH'

Address: 7 Churcher St, Thorngate
 Certificate of Title: 5702/564

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

This substantial 1922 bungalow is constructed of rock faced stone with an expansive terracotta Marseilles patterned tiled roof, terracotta chimney pots and tiled terracotta upper floor balcony. The walls sit on a plinth of dark brown glazed bricks. The front verandah is incorporated under the main roof, with strongly arched entrances to openings marked by heavy stone elements. This element has as its source the work of American H H Richardson in the USA. A prominent chimney also gives the front elevation a Scottish baronial appearance. Some of the main walls to the front elevation have been rendered, but it appears to retain the original timber window joinery. The upper level accommodation is contained in stone dormers with a rendered edge to the parapets. While the architect of the house has not yet been determined, the design is similar to the work of contemporary architects Albert S. Conrad and F. Kenneth Milne.

Maggie Ramsay Edwards acquired Lots 53 and 54, DP2218, in 1915 from H.A. Parsons the Attorney for W E and G Churcher. In 1919 she transferred the property to Ethel Beatrice Mitchell, wife of James Alfred Mitchell, a wool merchant. Assessments up to 1921 show the property as vacant valued at £2. In 1922 the assessments record an unfinished building valued at £13/12/- and 1923 assessments record a completed building. Ethel Mitchell died in 1936 and after the death of James Mitchell the property was transferred to wool buyer William Edward Mitchell and his wife Beatrice in 1940.

STATEMENT OF HERITAGE VALUE:

Built in the 1920s, this house is one of a number of substantial residences built at this stage of Prospect's development. This house sits on an expansive allotment, typical of the subdivision of Thorngate, with a mature garden.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the period immediately after the First World War.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an excellent example of a large 1920s residence.

EXTENT OF LISTING:

External form, materials and detailing of the 1922 residence, including rock face stone and brick walls and expansive tiled roof form. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- LTO Title records
- Prospect Rate Assessments

HOUSE

Address: 12 Churcher St, Thorngate
Certificate of Title: 5464/893

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This architecturally designed house, constructed in 1915, is located in a subdivision immediately behind Robe Terrace and is surrounded by a number of equally substantial residences of more typical designs from the 1890s onwards. While the architect of the house has not yet been determined, the design is similar to the work of contemporary architects Albert S. Conrad and F. Kenneth Milne.

It is a substantial single storey bungalow constructed with massive walls of rusticated rock faced sandstone surmounted by an expansive roof of terracotta tiles with deep eaves bracketing and tall masonry chimneys. The front elevation incorporates a front porch under the main roof with typical detailing of substantial masonry pillars with timber posts and expressed timber rafters. The front elevation features an arrangement of four timber double hung windows separated by wide timber boards between each sash. The windows to the main elevation and side entry are leadlight, broken into multi-panes with leadlighting. The side porch which faces west also features exuberant timber detailing typical of Arts & Crafts derived dwellings.

Georgina Beveridge Lee, a widow, acquired Lot 41, Part Lot 40, and Parts Lots 28 and 29 of Part Section 2064, "Thorngate" DP2218 in 1914. She died later in 1914, and Linde Georgina Lewis and Constance Muriel Black became owners as tenants in common in 1915. Assessments for 1914/15 show a building under construction on Lots 41 and Pt. Lot 40 valued at £100 and the other lots as vacant. Records show a completed building in 1916 valued at £180 for the total holding. They the property was then leased to James Murray Pittendrigh before being transferred to John Richard Baker, a barrister, William John Turner Clarke, a pastoralist, and Robert Heywood McFarlane, a manager in 1919. In addition these men acquired Lot 39 Churcher Street at this time. In 1922 they transferred all of the Lots to Hew O'Halloran Giles, a barrister. Robert Valentine Crawford, a pastoralist, acquired the property in 1937. He transferred it to Walter Anthony Fried, an engineer, and his wife Mavis in 1961. Elders-G.M. Properties (S.A.) Pty Ltd took over the title in 1969, and it has passed through a number of owners since then.

STATEMENT OF HERITAGE VALUE:

Built in 1915, this house is one of a number of substantial residences built at this stage of Prospect's development. This house sits on an expansive allotment, typical of the subdivision of Thorngate, with a mature garden.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the period immediately before the First World War.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an excellent example of a 1915 large residence.

HOUSE, 12 Churcher St, Thorngate (cont)**EXTENT OF LISTING:**

External form, materials and detailing of the 1915 residence, including rock face stone and brick walls and expansive tiled roof form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 23 Churchill Rd, Ovingham
Certificate of Title: 5461/303

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Part Section 373, "Ovingham North" (DP550) was subdivided in 1877. A large number of joint tenants held the title and they transferred Part Lots 3 and 4 to William Poulton, a brickmaker, in 1904. Assessments indicate that there was some sort of building on the land in 1905, value £5, and in 1906 land and building were valued at £28.

This house is typical of the transitional period in house style at the turn of the century between the late Victorian and Edwardian periods. It is a symmetrically fronted residence constructed of random coursed bluestone with rendered quoins, trim and paired eaves brackets, hipped roof, bull-nosed verandah with steeply pitched gable element over the main entry and masonry chimneys with rendered mouldings. The gable element features scalloped barge boards and timber brackets. The house is elevated above the street and features central steps to the verandah with curved masonry wall and pillars.

STATEMENT OF HERITAGE VALUE:

This house is indicative of the type of housing constructed during the Victorian/Edwardian transitional period, in this small residential pocket of Ovingham. It reflects the scale and design of residential development in this area of Prospect during that time.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This house displays historical, economic and social themes that are of importance to the local area as it is representative of the subdivision of land and development of housing, between the 1870s and 1910.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a symmetrically fronted villa retaining most of its original features, which dates from the early years of the twentieth century.

EXTENT OF LISTING:

External form, materials and detailing of the 1905/1906 house, including roof and chimneys, verandah and stone walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 8 Clifton Street, Prospect
Certificate of Title: 5333/237

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: 1989 Heritage Survey
1996 Heritage Review



HISTORY AND DESCRIPTION:

Section 373, Hundred of Yatala, was granted to John Bradford on 25 July 1838 and was apportioned to seven others between 1838 and 1853. A small section was subdivided as North Ovingham in 1877, and by 1880 the eastern end of Clifton Street had been subdivided. Much of this end of Clifton Street was developed and built by James Trevail, who was listed in Directories as a carpenter of Ovingham. This house was built between 1885-1890, owned by Trevail and leased to B Blackwell, and later to A C Dobbie.

The late Victorian symmetrically fronted two storey mansion is constructed of random coursed stone with rendered trim, masonry chimneys, blocked quoins, paired eaves brackets. The hipped roof has been re-roofed in aluminium tiles. The dwelling retains a gabled front with scalloped timber barge board, and arched louvred gable vent.

STATEMENT OF HERITAGE VALUE:

This house is an excellent example of a substantial two storey late Victorian dwelling which reflects the skill of the late nineteenth century craftsmen and is indicative of the type of housing being offered to those in the higher strata of South Australian society.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This house displays historical, economic and social themes that are of importance to the local area as it indicates the growth of Prospect during the late nineteenth century and reflects the type of housing being offered for those in the higher strata of South Australian society.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a symmetrically fronted villa and reflects the skill of the late nineteenth century craftsmen and their input into early residential development in Prospect.
- (e) This house is associated with notable local builder James Trevail, who was responsible for the construction of many of the houses in Clifton Street.

EXTENT OF LISTING:

External form, materials and detailing of the 1885-1890 house, including stone walls with projecting central gable and roof form. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- Heritage Survey of the Corporation of the City of Prospect*, prepared by Historical Consultants Pty Ltd, 1989
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

HOUSE

Address: 13 Clifton Street, Prospect
Certificate of Title: 5479/267

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Section 373, Hundred of Yatala, was granted to John Bradford on 25 July 1838 and was apportioned to seven others between 1838 and 1853. A small section was subdivided as North Ovingham in 1877, and by 1880 the eastern end of Clifton Street had been subdivided. Much of this end of Clifton Street was developed and built by James Trevail, who was listed in Directories as a carpenter of Ovingham.

The house is a symmetrically fronted Victorian/Edwardian transitional dwelling constructed of random coursed stone with a hipped roof, concave roof verandah, rendered trim, paired eaves brackets, face brick chimneys and decorative detailing including scalloped timber barge boards, paired verandah posts, a cast iron frieze, fringe and brackets. The fence is being reconstructed to its original configuration.

STATEMENT OF HERITAGE VALUE:

This house is set within a precinct of houses all built by the same builder, James Trevail. It is indicative of the type of houses constructed during the start of Prospect's suburban boom building period of the late nineteenth century, and reflects the scale and design of residential development in Prospect during that time.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This house displays historical, economic and social themes that are of importance to the local area as it displays the important theme in Prospect's history of the subdivision of the land and the development of housing, a theme that had its beginnings in a large way in the 1880s. The Clifton Street houses represent the beginning of what was to be a wave of development in Prospect that lasted until the 1920s.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a symmetrically fronted house which retains many of the original features.
- (e) This house is associated with notable local builder James Trevail, who was responsible for the construction of many of the houses in Clifton Street.

EXTENT OF LISTING:

External form, materials and detailing of the 1885-1890 house, including stone walls, roof, brick chimneys, verandah and cast iron fence. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 40 Clifton Street, Prospect
 Certificate of Title: 5444/460

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

The western end of Clifton Street between Braund Road and Churchill Road was not subdivided until later and was known as 'Prospect View' when the allotments were sold during 1894-95. These allotments were somewhat larger than the subdivision of the eastern end of Clifton Street. The houses were constructed in groups of similar design by speculative builders.

The allotment at number 40 Clifton Street, Prospect was purchased by James Trevail of Prospect, a builder. Trevail was responsible for the construction of this house as he was for many of the houses in Clifton Street. Trevail's pattern with each of the Clifton Street allotments was similar. He bought allotments successively, built houses upon the land, rented the buildings and retained the ownership of the land for a period.

The house is a symmetrically fronted Victorian/Edwardian transitional dwelling constructed of random coursed stone with a hipped roof, concave roof verandah, rendered trim, paired eaves brackets, face brick chimneys and decorative detailing including scalloped timber barge boards, paired verandah posts, a cast iron frieze, fringe and brackets.

STATEMENT OF HERITAGE VALUE:

This house is set within a precinct of houses all built by the same builder, James Trevail. It is indicative of the type of houses constructed during the start of Prospect's suburban boom building period of the late nineteenth century, and reflects the scale and design of residential development in Prospect during that time.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This house displays historical, economic and social themes that are of importance to the local area as it displays the important theme in Prospect's history of the subdivision of the land and the development of housing, a theme that had its beginnings in a large way in the 1880s. The Clifton Street houses represent the beginning of what was to be a wave of development in Prospect that lasted until the 1920s.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a symmetrically fronted house which retains many of the original features.
- (e) This house is associated with notable local builder James Trevail, who was responsible for the construction of many of the houses in Clifton Street.

EXTENT OF LISTING:

External form, materials and detailing of the 1885-1890 house, including stone walls, roof, brick chimneys and verandah. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

HOUSE

Address: 35 Cochrane Tce, Prospect
Certificate of Title: 5781/427

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

In the 1880s the McEllister family owned at least 15 acres of Section 373 which was gradually sold off but had no overall named subdivision plan. Bernard Thomas Taggart, a baker, acquired a vacant Part of Block 25 in 1925. By 1935 Taggart had transferred this portion of Block 25 to widow Alice Maria Clark. Assessments indicate that the land was vacant in 1936, value £4, and building was underway in 1937, value £20, and by 1938 building was complete, value £38. Although this particular building appears to have been built in 1937, similar dwellings in the area may be slightly earlier or slightly later. Builder R O Clark placed building applications for dwellings on parts of Block 25 in Cochrane Terrace and on Lots in Clifton Street, some owned R O Clark and others by A M Clark, in 1935 and 1936.

This house was one of five similar dwellings constructed by Clark on Cochrane Terrace (Numbers 35, 36, 37, 38 and 39) during 1935 and 1936. It is constructed of face brickwork with a tall brick chimney and features a Dutch gable with a header course of face brickwork and decorative terracotta vent. The verandah which is an extension of the main roof is supported on heavy masonry half columns with a solid brick balustrade trimmed in dark brown glazed bricks. Window sashes are separated by heavy timber mullions with six pane highlights above each sash.

STATEMENT OF HERITAGE VALUE:

Built during the Inter War period, this house is one of in a 1930s speculative housing project undertaken as a result of population growth in the area. Prospect entered the 1930s with a population of more than 20,000 and, was declared prospect a City in 1935.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the Inter War period.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of an Inter War housing development with distinctive design and detailing.

EXTENT OF LISTING:

External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 36 Cochrane Tce, Prospect
 Certificate of Title: 5741/503

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

In the 1880s the McEllister family owned at least 15 acres of Section 373 which was gradually sold off but had no overall named subdivision plan. Bernard Thomas Taggart, a baker, acquired a vacant Part of Block 25 in 1925. By 1935 Taggart had transferred this portion of Block 25 to widow Alice Maria Clark. Assessments indicate that the land was vacant in 1936, value £4, and building was underway in 1937, value £20, and by 1938 building was complete, value £38. Although this particular building appears to have been built in 1937, similar dwellings in the area may be slightly earlier or slightly later. Builder R O Clark placed building applications for dwellings on parts of Block 25 in Cochrane Terrace and on Lots in Clifton Street, some owned R O Clark and others by A M Clark, in 1935 and 1936.

This house was one of five similar dwellings constructed by Clark on Cochrane Terrace (Numbers 35, 36, 37, 38 and 39) during 1935 and 1936. This dwelling has been rendered with a textured render, although it retains some of the face brick trim around the openings. There is no verandah to this residence, only a parapeted porch supported on classically detailed masonry columns. The porch is edged in dark brown glazed bull-nosed bricks. Window sashes are separated by heavy timber mullions with six pane highlights above each sash

STATEMENT OF HERITAGE VALUE:

Built during the Inter War period, this house is one of in a 1930s speculative housing project undertaken as a result of population growth in the area. Prospect entered the 1930s with a population of more than 20,000 and, was declared prospect a City in 1935.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the Inter War period.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of an Inter War housing development with distinctive design and detailing.

EXTENT OF LISTING:

External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and painted masonry walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

HOUSE

Address: 37 Cochrane Tce, Prospect
Certificate of Title: 5214/558

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

In the 1880s the McEllister family owned at least 15 acres of Section 373 which was gradually sold off but had no overall named subdivision plan. Bernard Thomas Taggart, a baker, acquired a vacant Part of Block 25 in 1925. By 1935 Taggart had transferred this portion of Block 25 to widow Alice Maria Clark. Assessments indicate that the land was vacant in 1936, value £4, and building was underway in 1937, value £20, and by 1938 building was complete, value £38. Although this particular building appears to have been built in 1937, similar dwellings in the area may be slightly earlier or slightly later. Builder R O Clark placed building applications for dwellings on parts of Block 25 in Cochrane Terrace and on Lots in Clifton Street, some owned R O Clark and others by A M Clark, in 1935 and 1936.

This house was one of five similar dwellings constructed by Clark on Cochrane Terrace (Numbers 35, 36, 37, 38 and 39) during 1935 and 1936. It is constructed of brickwork which has been rendered and features a Dutch gable with a header course of face brickwork and decorative terracotta vent. The verandah which is an extension of the main roof is supported on masonry piers with a solid brick balustrade trimmed in dark brown glazed bricks. Window sashes are separated by heavy timber mullions with six pane highlights above each sash

STATEMENT OF HERITAGE VALUE:

Built during the Inter War period, this house is one of in a 1930s speculative housing project undertaken as a result of population growth in the area. Prospect entered the 1930s with a population of more than 20,000 and, was declared prospect a City in 1935.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the Inter War period.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of an Inter War housing development with distinctive design and detailing.

EXTENT OF LISTING:

External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and rendered walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 38 Cochrane Tce, Prospect
 Certificate of Title: 5106/141

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

In the 1880s the McEllister family owned at least 15 acres of Section 373 which was gradually sold off but had no overall named subdivision plan. Bernard Thomas Taggart, a baker, acquired a vacant Part of Block 25 in 1925. By 1935 Taggart had transferred this portion of Block 25 to widow Alice Maria Clark. Assessments indicate that the land was vacant in 1936, value £4, and building was underway in 1937, value £20, and by 1938 building was complete, value £38. Although this particular building appears to have been built in 1937, similar dwellings in the area may be slightly earlier or slightly later. Builder R O Clark placed building applications for dwellings on parts of Block 25 in Cochrane Terrace and on Lots in Clifton Street, some owned R O Clark and others by A M Clark, in 1935 and 1936.

This house was one of five similar dwellings constructed by Clark on Cochrane Terrace (Numbers 35, 36, 37, 38 and 39) during 1935 and 1936. It is constructed of brickwork and features a Dutch gable with a header course of face brickwork and decorative terracotta vent. It also retains a parapeted porch with arched entry of brickwork in header courses and squat masonry and rendered columns and bull-nosed edging to the porch. Window sashes are separated by heavy timber mullions with six pane highlights above each sash

STATEMENT OF HERITAGE VALUE:

Built during the Inter War period, this house is one of in a 1930s speculative housing project undertaken as a result of population growth in the area. Prospect entered the 1930s with a population of more than 20,000 and, was declared prospect a City in 1935.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the Inter War period.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of an Inter War housing development with distinctive design and detailing.

EXTENT OF LISTING:

External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

HOUSE

Address: 39 Cochrane Tce, Prospect
Certificate of Title: 6024/305

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

In the 1880s the McEllister family owned at least 15 acres of Section 373 which was gradually sold off but had no overall named subdivision plan. Bernard Thomas Taggart, a baker, acquired a vacant Part of Block 25 in 1925. By 1935 Taggart had transferred this portion of Block 25 to widow Alice Maria Clark. Assessments indicate that the land was vacant in 1936, value £4, and building was underway in 1937, value £20, and by 1938 building was complete, value £38. Although this particular building appears to have been built in 1937, similar dwellings in the area may be slightly earlier or slightly later. Builder R O Clark placed building applications for dwellings on parts of Block 25 in Cochrane Terrace and on Lots in Clifton Street, some owned R O Clark and others by A M Clark, in 1935 and 1936.

This house was one of five similar dwellings constructed by Clark on Cochrane Terrace (Numbers 35, 36, 37, 38 and 39) during 1935 and 1936. It is constructed of rock-faced stone with face brick base course, quoins and architraves. The Dutch gable is trimmed with a header course and curved motif in face brickwork and a decorative terracotta vent. The verandah which is an extension of the main roof is supported on heavy masonry half columns with a solid brick balustrade trimmed in dark brown glazed bricks. Window sashes are separated by heavy timber mullions with six pane highlights above each sash.

STATEMENT OF HERITAGE VALUE:

Built during the Inter War period, this house is one of in a 1930s speculative housing project undertaken as a result of population growth in the area. Prospect entered the 1930s with a population of more than 20,000 and, was declared prospect a City in 1935.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the Inter War period.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of an Inter War housing development with distinctive design and detailing.

EXTENT OF LISTING:

External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and stone and red brick walls. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- LTO Title records
- Prospect Rate Assessments

NAILSWORTH CHURCH OF CHRIST

Address: 40 D'Erlanger Avenue, Nailsworth
 Certificate of Title: 5782/24

Use: Religious

HCZ Area: -

Heritage Status: -

Other Assessments: -



HISTORY AND DESCRIPTION:

In 1921 John Nicholas Lang, an engineer, was the owner of Lot 2 in "Prospect East", subdivided in 1919. He transferred the property to Alfred Leonard Howell, a fitter, Alan Hope Parker, a baker, and John Henry Mason Hawkes, a department manager, in 1922. These men were probably Trustees as in 1929 the property was vested in Church of Christ Nailsworth Inc. Lot 2 is not shown in the assessments after 1922 but in 1926 Sands and McDougall's directory lists a Church of Christ Hall in Darcy Street (formerly West Terrace and subsequently D'Erlanger Avenue.)

This building was constructed in 1928 with the foundation stone laid on 20 October. It is a simple gable fronted Church with a steeply pitched roof, gable fronted porch addressing D'Erlanger Avenue and face brick walls. The original roofing has been replaced by aluminium tiles. The lower seven courses of brickwork differ in colour and are pointed in cement mortar indicating possible replacement or re-mortaring. There is evidence of black lining to the mortar joints on the original brickwork to the building.

The building has been modified overtime including a substantial brick addition to the south and west of the Church and a brick addition to the north façade. This addition replicates the window style and proportions of the existing Church and the roof has been jointed into the main Church roof. The original northern external wall of the Church is no longer visible due to the later brick additions that surround it. The Church windows have been re-glazed in obscure patterned amber glass and air-conditioning units have been added to the southern façade.

STATEMENT OF HERITAGE VALUE:

The 1928 Church is representative of the establishment and growth of the Church of Christ congregation within Prospect and the importance of the members of this church in the settlement of the area. It an important visual element in the Nailsworth area of Prospect, due to its scale, prominent location and appearance.

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

- (a) This Church displays historical and social themes that are of importance to Prospect as it reflects the establishment and growth of the Church of Christ congregation in the area during the early twentieth century.
- (c) The Church building has played an important part in the lives of local residents, in particular those of the Church of Christ denomination, and it continues to be a place of worship and social activity in the area.
- (d) The Church displays design characteristics and construction techniques of significance to Prospect as it is a good example of a face brick church building constructed during the Inter War era and reflects the purpose for which it was built.

NAILSWORTH CHURCH OF CHRIST, 40 Derlanger Avenue, Nailsworth (cont)

EXTENT OF LISTING:

External form, materials and detailing of the 1928 church building, including roof form (but not cladding) and face red brick walls with front entrance porch. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 26 Elderslie Ave, Fitzroy
 Certificate of Title: 5979/491

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

In 1913 William Emanuel Churcher and George Churcher, both gentlemen in England, held more than forty three acres of land in the Fitzroy area. Much of this land in plan GRO 25 of 1882 was leased out. In 1914 the Churchers held the title as tenants in common. In 1923 a new subdivision (DP3067) was undertaken. In 1933 John Wilson the younger, an architectural modeller, acquired Lot 24 Subdivision of Section 2065, Fitzroy. At this time assessments indicate that the land was vacant but in 1934 a building was underway and was fully rated in 1935. In 1942 the property was transferred to manager Alfred Charles Gurney Parker. He transferred the lot to solicitor John Langdon Bonython in 1950. Kent Andrew Willis, a medical practitioner, and his wife Vivienne purchased the property in 1974.

This substantial 1934 Arts & Crafts/ Old English style dwelling features a prominent roof with a front porch incorporated under the main roof, projecting gables, two projecting bays with leadlight patterned windows and label mouldings, a stone plinth and masonry chimneys. The tiled roof has been replaced with cement tiles. The residence is set well back from the street in a substantial English country style garden with a terrace and sunken grassed area.

STATEMENT OF HERITAGE VALUE:

This 1934 house is indicative of the type of houses constructed on recently subdivided land during the Inter War period (1916-1939). It reflects the scale and design of residential development in Fitzroy during that time, and is an important example of the Arts and Crafts style of domestic architecture.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the Inter War period.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an excellent example of a 1930s Arts and Crafts style residence.

EXTENT OF LISTING:

External form, materials and detailing of the 1934 residence, including roof form and chimneys, rendered walls with prominent gables and entrance porch. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

HOUSE

Address: 34 Elderslie Ave, Fitzroy
Certificate of Title: 5739/38

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

In 1913 William Emanuel Churcher and George Churcher, both gentlemen in England, held more than forty three acres of land in the Fitzroy area. Much of this land in GRO 25 of 1882 was leased out. In 1914 the Churchers held the title as tenants in common. In 1927 this part of Section 2065 was subdivided (DP3693). In 1928 Haddon Lancelot Bowen acquired Lots 75 and 76. In 1950 he transferred Lot 76 to Marjorie Alice Mutton, a secretary. Assessments for 1950 and 1951 record a vacant lot. Assessments for 1952 indicate that this building had been erected. Marjorie Mutton died in 1988 and the house was sold to new owners.

This 1950s era International Style two storey dwelling features a front façade of smooth faced random coursed stone on a face brick and rendered plinth. It features a circular bay window topped by a balcony, flat roof with prominent eaves overhangs, stone blade wall, balcony with original metal balustrading, and original timber joinery. The glazed wall on the first floor features an interesting band of grey masonry or tiles above the glazing. This house is an excellent and unusual example of an International Style dwelling which is largely unaltered, and retains almost all of its original features. The front metal screen doors detract from the clean International Style lines of the building.

STATEMENT OF HERITAGE VALUE:

This house an excellent example of a notable domestic architectural style of the 1950s. It reflects the substantial scale of residential development in Fitzroy over time, and is an important example of the International Style of domestic architecture.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the 1950s.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an excellent example of an International Style residence.

EXTENT OF LISTING:

External form, materials and detailing of the 1952 residence, including flat roof, face stone walls, expansive glazing and projecting circular bay at ground floor level. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE & FENCE

Address: 9 Fitzroy Tce, Fitzroy
Certificate of Title: 5101/227

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -

HISTORY AND DESCRIPTION:

The sections which now form part of Fitzroy Terrace were owned by William Emanuel Churcher and George Churcher, both gentlemen in England. They held more than forty three acres of land in the Fitzroy area. Much of this land in GRO 25 of 1882 was leased out. This c1885 asymmetrically fronted dwelling is constructed on one of the allotments facing Fitzroy Terrace. It is Italianate in style, built of coursed sandstone with rendered trim and the projecting bay features elaborate decorative mouldings with incised designs and brackets and cast iron crestings to the roof. The concave verandah has a hipped roof. The main roof line has been altered, with the central box gutter of a typical 'W' roof of houses of this era eliminated. The property retains the original cast iron and masonry front fence and pillars.



STATEMENT OF HERITAGE VALUE:

The houses along Fitzroy Terrace were created for the professional, mercantile and political strata of South Australian society. The parklands frontage is of immense importance and reflects the housing and lifestyle of South Australia's late nineteenth century elite. The legacy of the Churchers and the Thorngates is also of interest to the history of Prospect.

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

- (a) This house displays historical, economic and social themes that are of importance to the local area as it is indicative of the boom building period of the late nineteenth century, and the expansion of urban development in Prospect during that time.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of an asymmetrically fronted stone dwelling and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the c1885 house, including roof and chimneys, verandah, prominent bay window with decorative mouldings. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

ST PHILLIPS ANGLICAN CHURCH

Address: 84 Galway Ave, Broadview
Certificate of Title: 5801/990, 5801/991

Use: Religious

HCZ Area: -

Heritage Status: -

Other Assessments: -



HISTORY AND DESCRIPTION:

The foundation stone for this red brick Church was laid by the Venerable J S Moyse Archdeacon of Adelaide, on 18 September 1926. It was then called the St Phillips Hall. The church which is constructed of face red brick is cruciform in plan with a steeply pitched corrugated iron roof, louvred roof vents, strapped front gable and lancet windows with brick header courses. The simple timber framed front porch features projecting rafters and Tudor style timber strapping to the gable. The church windows have been glazed at a later stage with contemporary stained glass designs depicting religious themes.

A foundation stone to the rear transept reads '*This stone was laid by Miss E K Barker, Broadview, 11th June 1939*'. The transept has been constructed in the same style as the 1926 section of the Church. There is a later single storey brick structure at the rear of the Church on the western side, which does not form part of the listing.

STATEMENT OF HERITAGE VALUE:

The Church is representative of the continuing growth of the Anglican congregation within Prospect and the subdivision and development of Broadview during the 1920s. The simple architecture and use of face brick makes it an important built element in the Broadview area of Prospect.

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

- (a) This Church displays historical, economic and social themes that are of importance to the local area as it indicates the establishment and growth of the Anglican congregation in Prospect and the growth of the area during the 1920s.
- (c) This Church has played an important part in the lives of local residents and it continues to be the focus of Anglican Church worship in the area.
- (d) The Church displays design characteristics and construction techniques of significance to Prospect as it is a good example of a 1920s face brick Church building, and reflects the purpose for which it was built.

EXTENT OF LISTING:

External form, materials and detailing of the 1926-39 church building, including roof form, face red brick front elevation with strapped gable ends and front porch. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

Prospect Rate Assessments

PROSPECT PRIMARY SCHOOL

Address: 27 Gladstone Rd, Prospect
 Certificate of Title: 5515/855, 5511/629, 4112/15

Use: Educational
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

The first Prospect schools were privately run. New subdivisions through the first decades of the twentieth century resulted in a rapid expansion of population in the Prospect district, and a need for more classroom capacity in schools. New schools were built throughout the district.

Prospect Primary School opened in 1921. Four years later, a separate Infants School was built. The two schools were combined in 1979. Further development included an administration building, hall, outdoor amphitheatre and tree-lined oval.

There are several early buildings on this site, the main one of which is the 1920s building facing Gladstone Road, a building in the centre of the site with roof lanterns.

STATEMENT OF HERITAGE VALUE:

The buildings which make up the Prospect Primary school complex reflect the importance of State education in the City of Prospect, and are indicative of the stages of expansion of the educational facilities reflecting the growth in population in the area, particularly in the 1920s. The early buildings on the site highlight an important trend in educational architecture, reflecting the 'model' school ethos of the era.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This group of buildings displays historic and social themes that are of importance to the local area as it reflects the development of the City of Prospect and the need to provide public school facilities in this expanding residential area in the early twentieth century.
- (c) The school has played an important part in the lives of local residents as the place where many local residents obtained their primary school education.
- (d) The early school buildings display aesthetic merit and design characteristics of significance to the local area as they are typical purpose built State school buildings of the 1920s displaying consistent design characteristics such as face brick

EXTENT OF LISTING:

Overall form materials and detailing of the 1920s building in the centre of the site, including roof form with roof lanterns, face red brick walls and chimneys and timber fenestration. Later additions and alterations do not form part of the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments
 Prospect Primary School Website: www.prospectps.sa.edu.au

PROSPECT PRIMARY SCHOOL, 27 Gladstone Rd, Prospect (cont)



View from playing area



View of from southern car-park

HOUSE

Address: 26 Gordon Road, Prospect
Certificate of Title: 5401/77

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: 1989 Heritage Survey
1996 Heritage Review



HISTORY AND DESCRIPTION:

Section 352, Hundred of Yatala, was granted to Samuel Beattie Garratt on 28 August 1839. It was split into other portions between 1839-1855. Thomas Evans surveyed part of the Section in 1878 to create the Prospect Hill subdivision, of which Gordon Road was a part. Between 1885-1890 the site on which this dwelling is situated was vacant. The house was built by 1900 for Walter Were.

It is a single front cottage constructed of bluestone with brick quoins and surrounds to openings on the Gordon Road façade. The side walls have been rendered at a later date. Quoins and surrounds to openings are of brick. The house features a curved verandah roof with twin gables with ornate barge boards and finials and diagonal lattice infill supported on timber posts with column capitals and carved brackets. The main roof is a hipped roof and it retains a brick chimney which has been painted.

STATEMENT OF HERITAGE VALUE:

The land boom of the late nineteenth century provided Prospect with unprecedented growth. The township of Prospect Hill was a notable subdivision in the area. This single fronted cottage was constructed in 1900 and is one of the best examples remaining in this subdivision of the design of the late nineteenth century cottage.

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

- (a) This house, constructed in 1900 displays historical, economic and social themes that are of importance to the local area as it is indicative of the boom building period of the late nineteenth century, and the expansion of urban development in Prospect during that time.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a symmetrically fronted stone cottage and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1900 house, including roof and chimney, verandah and face stone and brick front elevation. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- Heritage Survey of the Corporation of the City of Prospect*, prepared by Historical Consultants Pty Ltd, 1989
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

HOUSE

Address: 3 James Street, Prospect
Certificate of Title: 5553/802

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Section 368, Hundred of Yatala was originally granted to J.E. Bright, William Williams and Abraham Davis on 31 October 1838. They conveyed the Section to Robert Thomas in 1839 and he in turn divided it between 1848-1860. The portion known as Reepham was surveyed in 1880 by George Moore. The subdivision of Highbury North occurred later again. This house was completed after 1910 and reflects the character of much Adelaide housing of the Federation era.

This house is one of a pair (the other is 5 James Street) of identical Federation era asymmetrically fronted detached dwellings with rock-face coursed sandstone walls and brick trim, strapped gables with stucco infill, elaborate barge boards, finials, louvred gablet and tall brick chimneys. It retains a bull-nosed verandah with timber posts, cast iron frieze, fringe and brackets. The dwelling is elevated above street level and retains the original stairs with rendered plinth and pillars.

STATEMENT OF HERITAGE VALUE:

This house is indicative of the type of houses constructed during the Federation period (1890-1915). It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture.

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 Prospect as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a good example of a Federation era asymmetrically fronted detached stone dwelling with a front bull-nosed verandah.

EXTENT OF LISTING:

External form, materials and detailing of the c1910 house, including roof and chimney, strapped gable end, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 5 James St, Prospect
 Certificate of Title: 5101/377

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: 1989 Heritage Survey
 1996 Heritage Review



HISTORY AND DESCRIPTION:

Section 368, Hundred of Yatala was originally granted to J.E. Bright, William Williams and Abraham Davis on 31 October 1838. They conveyed the Section to Robert Thomas in 1839 and he in turn divided it between 1848-1860. The portion known as Reepham was surveyed in 1880 by George Moore. The subdivision of Highbury North occurred later again. This house was completed after 1910 and reflects the character of much Adelaide housing of the Federation era.

This house is one of a pair (the other is 5 James Street) of identical Federation era asymmetrically fronted detached dwellings with rock-face coursed sandstone walls and brick trim, strapped gables with stucco infill, elaborate barge boards, finials, louvred gablet and tall brick chimneys. It retains a bull-nosed verandah with timber posts, cast iron frieze, fringe and brackets. The dwelling is elevated above street level and retains the original stairs with rendered plinth and pillars.

STATEMENT OF HERITAGE VALUE:

This house is indicative of the type of houses constructed during the Federation period (1890-1915). It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture.

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 Prospect as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a good example of a Federation era asymmetrically fronted detached stone dwelling with a front bull-nosed verandah.

EXTENT OF LISTING:

External form, materials and detailing of the 1910 house, including roof and chimney, strapped gable end, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- Heritage Survey of the Corporation of the City of Prospect*, prepared by Historical Consultants Pty Ltd, 1989
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

City of Prospect
Appendices

PROSPECT OVAL, GRANDSTAND & AIR RAID SHELTER

Address: Menzies Cres, Prospect
Certificate of Title: 5204/868

Use: Recreational

HCZ Area: -

Heritage Status: -

Other Assessments: -



HISTORY AND DESCRIPTION:

The Prospect Oval was opened by State Premier, Mr Charles Cameron Kingston in 1898. The first grandstand was built in 1922, after plans for the site had been drawn up in 1919 by Prospect District Council. The Oval has been the location for a large number of community celebrations and currently functions as the home ground of the North Adelaide Football and Cricket Clubs. In 1921, the North Adelaide Football Club signed a five-year agreement with the Council to use the oval for its home games and the 1922 season was the first in which North Adelaide Football Club played its home matches at Prospect Oval.

The 1922 grandstand, very similar in design and date to one at Thebarton, features three cantilevered gables with timber strapping and stucco infill supported on cast iron posts with timber bracketing. The foundation stone reads '*Prospect War Memorial Pavilion, erected March 1922*'. The grandstand's original bench style seating was removed in 2011 and the building sympathetically converted to clubrooms and training facilities using the volume of the original building and retaining its form. Later grandstands have been erected to the south west of this grandstand.

At the eastern end of the Oval reserve is an important relic of the Second World War. The Prospect Air Raid Shelter was constructed in about 1942, and is a similar concrete bunker design to the one which remains at Glenelg, located in a similar position within the Glenelg Oval reserve.

STATEMENT OF HERITAGE VALUE:

The Prospect Oval and its associated early grandstand, reflects the development of facilities for sporting activities in the Prospect area, since its establishment in the 1890s. The air raid shelter is a rare relic of facilities provided for the safety of the community during the Second World War.

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

- (a) The Prospect Oval and 1922 Grandstand displays historical and social themes that are of importance to the local area as they reflect the development of facilities for sporting activities in the Prospect area. In addition, the air raid shelter illustrates the activities of authorities during WW2.
- (c) The Prospect Oval, 1922 Grandstand and Air Raid Shelter have played an important part in the lives of local residents as the location for many significant sporting and community events and also safety during WW2
- (d) The early Grandstand displays design characteristics of significance to the local area as it is a purpose built to serve the particular sporting activities carried on within the Oval complex. The Air Raid Shelter repeats the form and materials of the shelter at Glenelg and was a government design.
- (f) The Prospect Oval is a notable landmark of significant open space in the area.

**PROSPECT OVAL, GRANDSTAND & AIR RAID SHELTER,
Menzies Cres, Prospect (cont)**

EXTENT OF LISTING:

The extent of the Prospect Oval reserve, and remaining original external form, materials and detailing of the Grandstand and Air Raid Shelter. Any later additions, alterations and grandstands are excluded from the listing.

REFERENCES

Site visit, 2009

LTO Title records

Prospect Rate Assessments

North Adelaide Football Club website: <http://www.nafc.com.au/>

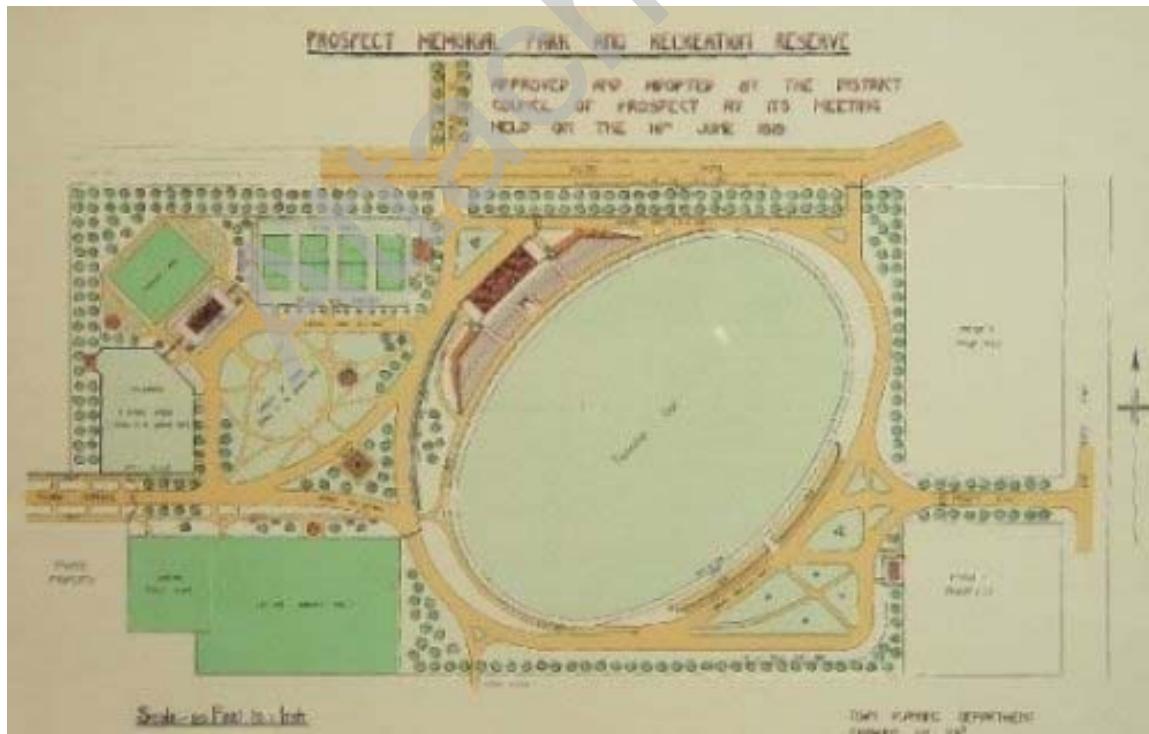


View of 2011 changes to 1922 grandstand

PROSPECT OVAL, GRANDSTAND & AIR RAID SHELTER,
Menzies Cres, Prospect (cont)



Air Raid Shelter
[view from south east]



The original 1919 Plan for Prospect Oval and Memorial Gardens

(Source: North Adelaide Football Club website)

PROSPECT OVAL, GRANDSTAND & AIR RAID SHELTER,
Menzies Cres, Prospect (cont)



Oval Gates at Prospect Oval, 1920s

(Source: *North Adelaide Football Club website*)



Prospect Oval Entrance, 1960 (now demolished)

(Source: *Prospect Library Heritage Collection*)

City of Prospect**Appendices****PROSPECT CENTRE** [proposed to be removed from the list]

Address: 114 Main North Rd, Prospect
Certificate of Title: 5838/183

Use: Community

HCZ Area: -

Heritage Status: -

Other Assessments: -

**HISTORY AND DESCRIPTION:**

This federation era building appears to have been a symmetrical fronted dwelling, although the southern window has been lowered to create an additional doorway. It features a hipped roof, bull-nosed verandah with timber posts, face brick walls, substantial face brick chimneys with corbelled brickwork, timber eaves brackets, and a brick plinth with cant brick course. The building is unusual as it is constructed entirely in Flemish bonded brickwork without any contrasting quoining, window or door trims. There is a later ramped addition to the south which is not part of the listing.

STATEMENT OF HERITAGE VALUE:

This house is indicative of the type of houses constructed during the Federation period (1890-1915). It reflects the scale and design of residential development in Prospect during that time. Its use now as a community centre is a good representative of the way early residential buildings can be adapted for ongoing use.

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

(a) This former house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an excellent example of brick dwelling constructed during the Federation period (1890-1915).

EXTENT OF LISTING:

External form, materials and detailing of the former dwelling, including roof and chimneys, face red brick walls, verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

LTO Title records

Prospect Rate Assessments

HOUSE

Address: 28 Martin Avenue, Fitzroy
Certificate of Title: 5741/499

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: 1996 Heritage Review



HISTORY AND DESCRIPTION:

The land on which this house is located was subdivided in 1927 from the 43 acres of Section 2065 owned by William Emmanuel Churcher and George Churcher, and Henry John Carter Martin, gentlemen of Alverstoke England. Hedley Ernest Backhouse, a bank clerk from Goodwood, purchased Lot 54 of the subdivision in 1928. The land was still vacant when in July 1954 Backhouse sold the allotment to Wladyslaw Dembski, a motor assembler, and his wife, Zofia. This house was built for the Dembskis in 1955/56 shortly after post World War II building restrictions were lifted in South Australia, when better building materials became available and the Modern Movement's 'International Style' emerged. The Dembskis continued to live there until Wladyslaw died in 2001.

This modernist residence is characterised by sharp geometry a cubiform shape and blade walls typical of International Style architecture. It features a blade wall on the eastern boundary, a cantilevered balcony with geometric metal railing, generous eaves overhangs, low pitched roof, and expansive areas of glazing with terrazzo sills. Contrasting materials include a smooth faced stone façade with random coursing and tuck pointed joints and plinth constructed from narrow red face bricks. The front entrance features a screened wall with a grid of square openings. The driveway is paved in random stone paving, and edged with a low, stone wall, probably original elements to the dwelling. There is a later flat roofed carport to the front.

STATEMENT OF HERITAGE VALUE:

Built in the mid 1950s, this residence has a striking design of architectural merit. It was built in the mid 1950s for Wladyslaw and Zofia Dembski. After World War II immigrants from European countries brought ideas of the Modern Movement to Australia. When post World War II building restrictions were finally lifted in South Australia in 1953, better materials became available and tastes changed. Elements of the Modern style in this residence including the use of strong geometric forms, tuck-pointed stone, wide cantilevered eaves and expansive areas of glazing.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in Prospect during the 1950s, after post World War II building restrictions were lifted in South Australia in 1953.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an excellent example of a mid 1950s International Style residence.

HOUSE 28 Martin Avenue, Fitzroy (cont)

EXTENT OF LISTING:

External form, materials and detailing of the 1955-6 residence, including face stone walls with projecting vertical sections, expansive glazing, wrought iron balustrading and carport form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

HOUSE

Address: 2 Prospect Rd, Fitzroy
Certificate of Title: 5968/566

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This is one of two identical houses at the beginning of Prospect Road, constructed during the Victorian period (1860-1880s) (the other is at 4 Prospect Road). This asymmetrically fronted detached dwelling is constructed of bluestone with rendered quoins and trim, including paired eaves brackets and ornate window mouldings. It retains a concave roof verandah with paired timber posts and cast iron frieze. It is a very typical design of houses of this period.

William Emanuel Churcher and George Churcher were the owners of 43 acres of Pt Section 2065. They leased part of this land to Edward Robert Simpson and Charles Willcox. Simpson and Willcox in turn sub-leased Lots 1 and 18 (GRO 25/1882) to Simon Moss Ygr. and Charles Hammond in 1881 for 49 years. Assessments indicate that the house was completed in 1884. Assessments for 1883 record a building site valued at £30, and for 1884 as a house valued at £60.

STATEMENT OF HERITAGE VALUE:

This house illustrates the scale and design of residential development in Prospect during the 1870s and 1880s, and is an important example of Victorian domestic architecture.

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

- (a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Victorian period.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a relatively intact good example of an asymmetrically fronted bluestone stone house of the Victorian period (1860-1880s).

EXTENT OF LISTING:

External form, materials and detailing of the 1884 house, including roof and verandah form, face bluestone and masonry walls and moulded rendered window and door dressings. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2008
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 4 Prospect Rd, Fitzroy
Certificate of Title: 5423/147

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This is one of two identical houses at the beginning of Prospect Road, constructed during the Victorian period (1860-1880s) (the other is at 4 Prospect Road). This asymmetrically fronted detached dwelling is constructed of bluestone with rendered quoins and trim, including paired eaves brackets and ornate window mouldings. It retains a concave roof verandah with paired timber posts and cast iron frieze. It is a very typical design of houses of this period.

William Emanuel Churcher and George Churcher were the owners of 43 acres of Pt Section 2065. They leased part of this land to Edward Robert Simpson and Charles Willcox. Simpson and Willcox in turn sub-leased Lots 1 and 18 (GRO 25/1882) to Simon Moss Ygr. and Charles Hammond in 1881 for 49 years. Assessments indicate that the house was completed in 1884. Assessments for 1883 record a building site valued at £30, and for 1884 as a house valued at £60.

STATEMENT OF HERITAGE VALUE:

This house illustrates the scale and design of residential development in Prospect during the 1870s and 1880s, and is an important example of Victorian domestic architecture.

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

(a) This house displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development during the Victorian period.

(d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a relatively intact good example of an asymmetrically fronted bluestone stone house of the Victorian period (1860-1880s).

EXTENT OF LISTING:

External form, materials and detailing of the 1884 house, including roof and verandah form, face bluestone and masonry walls and moulded rendered window and door dressings. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2008
LTO Title records
Prospect Rate Assessments

HOUSES & FENCE

Address: 12 & 14 Prospect Road, Fitzroy
Certificate of Title: 5272/493, 5545/11

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: 1996 Heritage Review



HISTORY AND DESCRIPTION:

William Emmanuel Churcher and George Churcher, and Henry John Carter Martin, gentlemen of Alverstoke in England, purchased more than 43 acres of Section 2065 in the 1870s. This followed the subdivision of land which occurred after the proclamation of the new District of Prospect Council on 1 August 1872. The 'northerly moiety' of Lot 34 (now 12 and 14 Prospect Road) was leased to Walter William Watts for 45 years from 1 December 1885 and the semi-detached house on this block was built in 1886. The building is joined by a party wall, forming two cottages. Watts lived in one of the cottages and rented the other. At this time each was valued at £26. Watts continued to live in the cottage until the early twentieth century. Ownership of the cottages then passed to his daughter, Miss Isabel Watts, who initially rented them out (in 1918) and by 1931 lived in one of the cottages; at this time the occupant of the other cottage was Mrs L Watts, possibly Isabel's mother.

The lease term on the property ended in 1930 and in 1938 was purchased by Doris Kate Kane, a married woman living at 4 Alpha Road, Prospect. 12 and 14 Prospect Road were given new house numbers at this time, along with many other houses. 12 Prospect Road was tenanted by C F Dishart. Clifford Hein, a foreman, and his wife, purchased the property in 1951 and at this time it included a free and perpetual right to the use of the northerly portion of the party wall between it and 14 Prospect Road 'for the purpose of supporting the joists, beams and flooring boards and other timber or iron already inserted or to be inserted' in the wall. 14 Prospect Road was tenanted by Samuel Daniel. When Mrs Kane sold both 12 and 14 Prospect Road in 1951, Daniel, described as a 'motorman', and his wife purchased the property.

This pair of circa 1886 Victorian era semi-detached dwellings is constructed of bluestone with rendered quoins and architraves, simple chimneys, concave roof verandah supported on timber posts, cast iron brackets, fringe and frieze. The original cast iron and stone front fence remains. The property is situated on the corner of Martin Avenue.

STATEMENT OF HERITAGE VALUE:

The new District of Prospect Council was proclaimed on 1 August 1872 and Prospect Village grew rapidly during the last two decades of the nineteenth century. This period of expansion was the height of late Victorian style housing. There was a tendency, particularly during the buoyant economic times of the 1880s, for investors to put money into housing. This pair of semi-detached houses is a good example of the type of domestic dwelling being built at Prospect during those years.

HOUSES & FENCE, 12 & 14 Prospect Road, Fitzroy (cont)

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

- (a) This pair of semi-detached dwellings displays historical, economic and social themes that are of importance to the local area as they are indicative of the boom building period of the late nineteenth century, and the expansion of urban development in Prospect during that time.
- (d) This pair of semi-detached dwellings displays aesthetic merit, design characteristics and construction techniques of significance to the local area as the building is a good example of a pair of semi-detached bluestone cottage and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the pair of semi-detached houses, including roof and chimneys, verandah, stone and masonry walls and masonry and cast iron fence. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

LTO Title records

Prospect Rate Assessments

HOUSE 'ALINGA'

Address: 16 Prospect Road, Fitzroy
Certificate of Title: 5506/526

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: 1996 Heritage Review



HISTORY AND DESCRIPTION:

Although now within Section 373, Hundred of Yatala, this block was previously part of Section 2065, Hundred of Yatala, owned by William Emmanuel Churcher and George Churcher, and Henry John Carter Martin, gentlemen, of Alverstoke in England from the 1870s. Acting through their attorney, they leased the allotments within this Section to Edward Simpson, Charles Wilcox and William Gilbert, who subleased them to various individuals.

The area was further subdivided in the 1920s but this block remained undeveloped until Dr Gerald Jenkin Gregerson purchased the property in 1938, then described as Pt Lots 1 and 2, Prospect Road, Fitzroy. Gregerson was a medical practitioner who had a practice on the second floor, Verco Buildings at 178 North Terrace and private rooms at 81 Le Feuvre Terrace, North Adelaide. He built the house in 1938/1940 and continued to live there with his wife until his death in 1960.

The house is a two storey masonry dwelling, and is situated on the corner of Martin Avenue. It is unusual in its setting as it is set well back from the corner and angled on the site towards the south east. It is the only dwelling on this alignment in the locality. It is a simple design with hipped Marseilles patterned terracotta tiled roof, wide eaves, timber framed windows separated by wide mullions, rendered walls and squat rendered chimneys. The house is set in generous grounds with mature trees and well established garden. The setting is an important part of its significance.

STATEMENT OF HERITAGE VALUE:

This residence was built in 1938/1939 for Dr GJ Gregerson, a medical doctor, as his residence. Prospect was proclaimed a city in 1935 and was seen as a desirable suburb at this time, as it was close to Adelaide and had many amenities. This two-storey house was built on a large block, set among other stately homes on Prospect Road, and reflects the style of housing constructed for South Australia's professionals during the Inter War period. It is a fine example of the restrained domestic architectural style of this period.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the substantial residences constructed in this area of Prospect during the Inter War period.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a circa 1938 Inter War residence.

HOUSE 'ALINGA', 16 Prospect Road, Fitzroy (cont)

EXTENT OF LISTING:

External form, materials and detailing of the 1938 residence, including tiled roof, rendered masonry walls and verandah and balcony with square pillars. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

SHOP & HOUSE

Address: 54 Prospect Road, Prospect
Certificate of Title: 5233/855

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: 1996 Heritage Review



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

This turn of the century single fronted shop and attached dwelling retains an elaborate scalloped parapet with decorative moulding and verandah over the pavement. The side walls are constructed of random limestone with face brick quoins. The roof has been retiled with aluminium 'terracotta look' roof tiles. The original shopfront has been replaced with aluminium shopfront glazing. The attached dwelling is constructed of random limestone walls with rendered quoins, architraves and eaves brackets. The residence also retains a simple verandah supported on timber posts.

STATEMENT OF HERITAGE VALUE:

Prospect Road has a large number of shops and shop/dwellings built in the last decades of the nineteenth and first decades of the twentieth centuries. They all reflect the growth of the area in those times of large scale subdivision. The increase in trading premises was a direct reflection of a community need for services and facilities.

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

- (a) This shop and attached dwelling displays historical and social themes that are of importance to the City of Prospect as it represents the continued provision of retail services within the district.
- (c) This shop and attached dwelling has played an important part in the lives of local residents in the provision of retail services to the community.
- (d) This shop and attached dwelling displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a typical turn of the century shop, displaying consistent use of typical elements rendered parapet, verandah over the pavement and masonry walls.

EXTENT OF LISTING:

External form, materials and detailing of the c1900s shop, including parapet to front elevation, verandah form and face stone walls to attached house. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

FORMER HOUSE

Address: 58 Prospect Road, Prospect
Certificate of Title: 5800/233

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s. Residential development continued in pockets between the commercial groupings.

This former Federation era dwelling is constructed of rock faced stone with brick quoins and trim, projecting gable with timber strapping, finial and decorative barge boards, bull-nosed return verandah and tall face brick chimney.

STATEMENT OF HERITAGE VALUE:

This former house is indicative of the type of houses constructed during the Edwardian period (1890-1915), and reflects the scale and design of residential development in this part of Prospect during that time. The adaptation to commercial use is indicative of Prospect Road's ongoing development as a business and shopping centre, a distinct change from the early residential character of this section of Prospect Road.

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

- (a) The former house displays historical, economic and social themes that are of importance to the local area as it is indicative of the early subdivision of land and residential development in this part of Prospect.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a Federation era asymmetrically fronted detached residence.

EXTENT OF LISTING:

External form, materials and detailing of the former house, including roof form and chimneys, face stone walls, strapped gable end to projecting bay and verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

SHOPS & HOUSE

Address: 82a and 82b Prospect Road, Prospect
 Certificate of Title: 5064/411

Use: Commercial
 HCZ Area: -

Heritage Status: -
 Other Assessments: -

HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

This pair of shops is attached to a turn of the century residence with gabled and half gabled roofs louvered gable vents, strapping to the projecting gables and a side entry with bull-nosed verandah and tessellated tiles. The residence is constructed of rock faced stone with brick trim. The pair of shops circa 1920-1930s is constructed in the Art Deco style with a stepped rendered parapet, splayed recessed entries, tiled stallboards and side walls, timber framed shop windows and glazed highlights above. The verandah over the pavement is supported on decorative iron brackets. Elements of the verandah are later replacements.

STATEMENT OF HERITAGE VALUE:

Prospect Road has a large number of shops and shop/dwellings built in the last decades of the nineteenth and first decades of the twentieth centuries. They all reflect the growth of the area in those times of large scale subdivision. The increase in trading premises was a direct reflection of a perceived community need.

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

- (a) These shops with attached dwelling display historical and social themes that are of importance to the City of Prospect as they represent the continued provision of services within the district.
- (c) These shops with attached dwelling have played an important part in the lives of local residents in the provision of retail services to the community.
- (d) These shops with attached dwelling display aesthetic merit and design characteristics of significance to the City of Prospect as they are typical c1920-1930s shops, displaying consistent use of typical materials such as masonry walls, verandah over the pavement and rendered parapet, and the residence is a good example of a rock face stone Federation era attached house.

EXTENT OF LISTING:

External form, materials and detailing of the c1920s-1930s shops, including shopfronts, parapet and verandah form, and roof, walls and verandah of attached residence. Any later additions and alterations are excluded from the listing.



REFERENCES

- Site visit, 2009
- LTO Title records
- Prospect Rate Assessments

FORMER NATIONAL BANK

Address: 83 Prospect Road, Prospect
Certificate of Title: 5657/900

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: 1996 Heritage Review



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

The National Bank purchased this site on 22 August 1922 and completed the new bank by December 1924. The National Bank expanded rapidly in South Australia in the first decade of the twentieth century opening eight new branches during the 1920s. The bank closed the branch in the early 1980s.

This 1922 former bank building, on the corner of Labrina Avenue, features an elaborate two storey neo-classical façade with balustraded parapet, heavy cornicing, relief lettering on the main façade, stylized quoins and incised joint. There is an attached two storey wing at the rear constructed of face brick with simple rendered lintels, sills and horizontal band between the first and second floors.

STATEMENT OF HERITAGE VALUE:

This building is important as a landmark and a testimony to the growth of the district. Its size and design indicate the National Bank's belief in a secure future in Prospect. The early twentieth century was a period of expansion in Prospect, which built on that of the previous decades. In the 1920s there was a building boom in Prospect equalling that of Burnside and Mitcham and exceeded only by Unley and Woodville.

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

- (a) This bank building displays historical and social themes that are of importance to the Prospect area as it is indicative of the growth and development of banking and financial services to the area during the early twentieth century.
- (c) The bank building has played an important part in the lives of local residents as it has provided services to immediate residents.
- (d) The bank building displays aesthetic merit and design characteristics of significance to the Prospect area as it is one of the more substantial examples of masonry buildings with typical form and features of a bank branch of the early twentieth century.

EXTENT OF LISTING:

External form, materials and detailing of the 1922 bank building, including detailed decorative elements of rendered front and side elevations, balustraded parapet and window details, rear face brick walls and chimney. Any later additions and alterations (including paint to masonry walls) are excluded from the listing.

REFERENCES

Site visit, 2009

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

FORMER HOUSE[proposed to be removed from the list]

Address: 84 Prospect Road, Prospect
Certificate of Title: 5866/497

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s. Residential development continued in pockets between the commercial groupings.

This free-standing c1910 dwelling is constructed of rock-faced stone with brick quoins and trim, rendered eaves brackets, tall brick chimneys, a hipped roof with louvered gablet and bull-nosed return verandah.

STATEMENT OF HERITAGE VALUE:

This former house is indicative of the type of houses constructed during the Edwardian period (1890-1915), and reflects the scale and design of residential development in this part of Prospect during that time. The adaptation to commercial use is indicative of Prospect Road's ongoing development as a business and shopping centre, a distinct change from the early residential character of this section of Prospect Road.

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

- (a) The former house displays historical, economic and social themes that are of importance to the local area as it is indicative of the early subdivision of land and residential development in this part of Prospect.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a Federation era asymmetrically fronted detached residence.

EXTENT OF LISTING:

External form, materials and detailing of the former house, including roof form and chimneys, verandah, face stone and masonry walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

SHOPS

Address: 93 Prospect Road, Prospect
Certificate of Title: 5682/657

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

This group of shops on the corner of Labrina Avenue is typical of Inter War era shops. They feature a parapeted façade with cantilevered canopy over the footpath. The shops retain recessed entries, chrome window frames and tiled stallboards.

STATEMENT OF HERITAGE VALUE:

This group of shops is a reasonably intact example of retail development constructed in Prospect Road during the Inter War years. This type of development was built to service the needs of the growing local population in the days before the common ownership of cars. During this time, locals used shops that were located close to their houses to supply their grocery and other needs. The shops indicate Prospect Road's role and development as a business and shopping centre.

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

- (a) These shops display historical and social themes that are of importance to the City of Prospect they represent the continued provision of services within the district.
- (c) These shops have played an important part in the lives of local residents in the provision of retail services to the community.
- (d) These shops display aesthetic merit and design characteristics of significance to the City of Prospect as they are a reasonably intact example of shop developments of the Inter War period.

EXTENT OF LISTING:

External form, materials and detailing of Inter War shops, including shopfronts, awning and parapet to front and side elevations. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

SHOPS

Address: 96a Prospect Road, Prospect
 Certificate of Title: 5901/379

Use: Commercial
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

This single fronted circa 1920s shop retains a simple stepped parapeted form with suspended canopy over the footpath, recessed entry and shop window with stallboard. The original tiles remain but have been painted over. The shop retains the original timber framed door with diagonal chrome bar and transom glazing above the shop window and entry.

STATEMENT OF HERITAGE VALUE:

Prospect Road has a large number of shops and shop/dwellings built in the last decades of the nineteenth and first decades of the twentieth centuries. They all reflect the growth of the area in those times of large scale subdivision. The increase in trading premises is a direct reflection of a perceived community need.

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

- (a) This shop displays historical and social themes that are of importance to the City of Prospect as it is an important element of Prospect Road's shopping strip. The construction of this shop indicates the growth and development of Prospect during the 1920s.
- (c) This shop has played an important part in the lives of local residents in the provision of retail services to the community.
- (d) This shop displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a reasonably intact example of shop developments of the 1920s.

EXTENT OF LISTING:

External form, materials and detailing of the c1920s shop, including original shopfront details and parapet. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- LTO Title records
- Prospect Rate Assessments

SHOPS

Address: 97 & 97a Prospect Road, Prospect
Certificate of Title: 5707/510

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: 1996 Heritage Review



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

The shops at 95 and 95a and 97 and 97a Prospect Road were constructed as two buildings in the 1920s probably by the owner, Richard Wickes, a sign writer. It seems that 95 and 95a were the first to be built. Wickes operated a sign writing business from his shop for many years. The building passed to Steve Wickes who operated Steve Wickes & Sons from the premises until the building was sold in 1980.

This Inter War era group of shops features a continuous cantilevered verandah over the footpath and a stepped parapet with projecting masonry piers which make a clear distinction between the shops. Each shop retains the original recessed entry, splayed storefront with metal framed windows and stallboards.

STATEMENT OF HERITAGE VALUE:

This group of shops is a reasonably intact example of retail development constructed in Prospect Road during the Inter War years. This type of development was built to service the needs of the growing local population in the days before the common ownership of cars. During this time, locals used shops that were located close to their houses to supply their grocery and other needs. The shops indicate Prospect Road's role and development as a business and shopping centre.

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

- (a) These shops display historical and social themes that are of importance to the City of Prospect as they are an important element of Prospect Road's shopping strip. The construction of this shopping strip indicates the growth and development of Prospect during the 1920s.
- (c) These shops have played an important part in the lives of local residents in the provision of retail services to the community.
- (d) These shops display aesthetic merit and design characteristics of significance to the City of Prospect as they are a reasonably intact example of shop developments of the 1920s.

EXTENT OF LISTING:

External form, materials and detailing of the 1920s shops, including shopfronts, awning and parapet. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996



Early view of 97-99 Prospect Rd, Prospect, nd

(Source: *Prospect Library Heritage Collection*)

BARKER GARDENS

Address: 121-129 Prospect Road, Prospect
Certificate of Title: 1708/197

Use: Recreational
HCZ Area: -

Heritage Status: -
Other Assessments: -

HISTORY AND DESCRIPTION:

These gardens on the corner of Alpha Road and Prospect Road were constructed on a site donated by Miss E K Barker of Alpha Road, Prospect in memory of the Barker family, July 1938. The park features a timber pergola supported on masonry columns along the central axis, with paths radiating out from the centre. The main garden is a sunken lawn surrounded by rose beds. The remainder of the park is lawned sections, with mature deciduous trees planted into the lawn. The entrance to the park on Prospect Road is raised with continuous curved concrete steps stepping down to the footpath.



STATEMENT OF HERITAGE VALUE:

The Barker Gardens are significant as a recreational area for Prospect, specifically dedicated to the Barker family, and as the site of a number of community social activities since their establishment. The Gardens are evidence of the generosity of local resident, Miss E K Barker.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) The Barker Gardens displays historical, economical and social themes that are of importance to the local area as a representative of a specifically dedicated recreational area.
- (c) The Barker Gardens have played an important part in the lives of local residents of Prospect as a recreation area since the time of their establishment.
- (f) The Barker Gardens are a notable landmark along Prospect Road.

EXTENT OF LISTING:

The extent of the Barker Gardens. The trees should be cared for in a manner which ensures their longevity.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

SHOP & ATTACHED HOUSE

Address: 122 Prospect Road, Prospect
Certificate of Title: 5798/344

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: 1989 Heritage Survey
1996 Heritage Review



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

This turn of the century shop and attached residence retains much of its original detail. The shop features a masonry parapet with rendered mouldings and recessed panels for signage, surmounted by a triangular pediment with decorative scroll work. The shop retains a suspended canopy, splayed shopfront with recessed entry, metal framed shop windows and tiled stallboards. The attached residence is constructed of rock-faced stone with face brick quoins and architraves. It retains a bull-nose verandah with turned timber posts and a hipped corrugated iron roof.

STATEMENT OF HERITAGE VALUE:

Prospect Road has a large number of shops and shop/dwellings built in the last decades of the nineteenth and first decades of the twentieth centuries. They all reflect the growth of the area in those times of large scale subdivision. The increase in trading premises is a direct reflection of a perceived community need.

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

- (a) This shop and attached dwelling displays historical and social themes that are of importance to the City of Prospect as it represents the continued provision of services within the district.
- (c) This shop and attached dwelling has played an important part in the lives of local residents in the provision of retail services to the community.
- (d) This shop and attached dwelling displays aesthetic merit and design characteristics of significance to the City of Prospect as a typical turn of the century shop, displaying consistent use of typical elements such as rendered masonry parapet, suspended canopy over the footpath and rock-faced stone with brick trim.

EXTENT OF LISTING:

External form, materials and detailing of the turn of the century shop, including shopfront, awning and parapet, and roof verandah and face stone and brick walls of attached dwelling. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

Heritage Survey of the Corporation of the City of Prospect, prepared by Historical Consultants Pty Ltd, 1989

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

SHOPS

Address: 142 Prospect Road, Prospect
Certificate of Title: 5810/682

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

This pair of circa 1920 shops retains recessed entries with splayed walls, tiled stallboard and dividing walls, metal framed shop glazing and leadlight highlights above. The awning over the pavement is suspended on decorative metal brackets and suspension rods fixed to the parapet wall. The roof is concealed behind a stepped parapet with projecting pilasters and moulding. The walls are face brick which has been painted.

STATEMENT OF HERITAGE VALUE:

Prospect Road has a large number of shops and shop/dwellings built in the last decades of the nineteenth and first decades of the twentieth centuries. They all reflect the growth of the area in those times of large scale subdivision. The increase in trading premises is a direct reflection of a perceived community need.

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

- (a) These shops display historical and social themes that are of importance to the City of Prospect as they represent the continued provision of services within the district.
- (c) These shops have played an important part in the lives of local residents as they have provided retail services to local residents.
- (d) These shops display aesthetic merit and design characteristics of significance to the City of Prospect as they are typical 1920s shops, displaying consistent use of typical materials such as masonry walls, verandah over the pavement and rendered parapet.

EXTENT OF LISTING:

External form, materials and detailing of the 1920s shops, including tiled shopfronts, awning and parapet. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

TRAM POLE

Address: 154 Prospect Road, Prospect
Certificate of Title: Road Reserve

Use: -
HCZ Area: -

Heritage Status: -
Other Assessments: -

**HISTORY AND DESCRIPTION:**

A horse drawn tram service commenced along Prospect Road in September 1883. This tram pole has been identified as a relatively intact example of the early tram poles associated with the electrification of the tram system from 1908 onwards. Tram pole has a relatively simple finial but some of the few remaining which are intact along the original tramway routes retain more ornate ones. Although in the past ETSA has used the poles for supporting street lights and electricity wires, the early rolled steel tram poles are constantly being replaced as more modern lighting and under-grounding of wires has removed their usefulness. This one supports the traffic lights for the pedestrian crossing, and consequently has been retained.

STATEMENT OF HERITAGE VALUE:

This tram pole is a rare and important relic of the operation of the 1909 electric tramway system, which ran through the Prospect area. The tram service was instrumental in the closer subdivision and settlement of the area in the pre First World War years.

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

- (a) This tram pole displays historical and social themes that are of importance to City of Prospect as it represents the continued provision of transportation services within the district.
- (c) This tram pole has played an important part in the lives of local residents, as a means of transportation to the City of Adelaide and beyond.
- (f) This tram pole is a notable landmark along Prospect Road.

EXTENT OF LISTING:

These tram poles are currently being replaced by modern structures. It is recommended that this one pole be kept intact as a heritage place.

REFERENCES
Site visit, 2009

SHOP & ATTACHED HOUSE

Address: 176 Prospect Road, Prospect
Certificate of Title: 5276/380

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: 1989 Heritage Survey
1996 Heritage Review



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s. Although a building owned by Mary Pritchard was on this site in 1910, the design and form of this present building suggests it was built in the 1920s.

This building was a former corner shop (on the corner of Bosanquet Avenue), and more recently a new shop (176a) has been constructed in front of the attached dwelling on Prospect Road, as a reproduction of the original building.

The corner shop is constructed of rock face stone with brick base course, quoins and trim. The verandah extends over the pavement, although is a later reconstruction, with metal deck roof, square line gutters and supported on metal posts. Above the verandah there is a parapet with brick pilasters and rendered cappings. One of these cappings has been removed adjacent to the new shop. The shop retains the original angled entry on the corner, with fully glazed shop windows and a stallboard. The stallboard is now in rock faced stone, although it is likely that this would have been previously tiled. The attached residence is also constructed of rock face stone with brick trim, a gabled roof and retains a bull-nosed verandah and masonry chimneys.

STATEMENT OF HERITAGE VALUE:

This corner shop and dwelling is a fine example of the architecture of the period used for trade purposes. It also reflects the growth and sophistication of Prospect's trading sector in the early years of the twentieth century. This growth, was in turn a result of the subdivisions and population boom of the previous forty years.

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

- (a) This shop and attached house displays historical and social themes that are of importance to the City of Prospect as it represents the continued provision of services within the district.
- (c) This shop and attached house has played an important part in the lives of local residents as it has provided retail services to local residents.
- (d) This shop and attached house displays aesthetic merit and design characteristics of significance to the City of Prospect as it is typical 1920s corner shop, displaying consistent use of typical materials such as masonry walls, verandah over the pavement and rendered parapet.

SHOP & ATTACHED HOUSE, 176 Prospect Road, Prospect (cont)**EXTENT OF LISTING:**

External form, materials and detailing of the 1920s shop, including original shopfront and parapet details and rock faced stone and brick walls to shops and attached house. The later northern additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

Heritage Survey of the Corporation of the City of Prospect, prepared by Historical Consultants Pty Ltd, 1989

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

Attachment

SHOP & ATTACHED HOUSE

Address: 180 Prospect Road, Prospect
Certificate of Title: 5827/318

Use: Commercial
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

Prospect Road is the main thoroughfare through the centre of the main residential areas of Prospect proper. Churchill Road to the west and Main North Road to the east border this area but serve as major highways. From the 1870s, Prospect Road developed as a centre of services and facilities for the residents of the closely settled housing subdivisions either side, and was served by a tramline from the early 1880s.

This c1920s single storey symmetrically fronted shop retains the original recessed entry with stallboard, steel framed shop windows and timber framed highlight windows above. It is constructed of brick with a stepped parapet and recessed rendered panel, presumably for signage. It retains a verandah over the footpath supported on timber posts. An attached residence which is set back from the street alignment is also constructed of brick with a pitched roof incorporating the verandah under the main roof. The verandah is supported on masonry pillars and timber posts. The front window to the residence is typical of this era, featuring a centre opening sash and fixed leadlight sashes either side, and above the opening sash.

STATEMENT OF HERITAGE VALUE:

Prospect Road has a large number of shops and shop/dwellings built in the last decades of the nineteenth and first decades of the twentieth centuries. They all reflect the growth of the area in those times of large scale subdivision. The increase in trading premises is a direct reflection of a perceived community need.

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

(a) This shop and attached house displays historical and social themes that are of importance to the City of Prospect as it represents the continued provision of services within the district, during the 1920s.

(c) This shop and attached house has played an important part in the lives of local residents as it has provided retail services to local residents.

(d) This shop and attached house displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a typical 1920s shop, displaying consistent use of typical materials such as masonry walls, verandah over the pavement and rendered parapet..

EXTENT OF LISTING:

External form, materials and detailing of the 1920s shop, including shopfront, parapet and verandah form, and roof form to attached house. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

LTO Title records

Prospect Rate Assessments

HOUSE

Address: 76 Pulsford Rd, Prospect
 Certificate of Title: 5765/158

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -

HISTORY AND DESCRIPTION:

Section 349 was originally granted to John Bradford in 1848. A portion of it was subdivided in 1877 by Henry Edwards and William Pulsford as 'Prospect Village'. Two years later, in 1879, the block on which the cottage is situated was termed a 'township site', that is, a vacant allotment. This cottage was constructed by 1885.



This house is one of three identical cottages (Numbers 76, 78 and 80 Pulsford Road). Each of the cottages has undergone changes over time but as a group they reflect the modest dwellings constructed as speculative developments in the late nineteenth century. The front door to 76 features an unusual semi-circular fanlight with side lights and glazing bars to the fanlight.

STATEMENT OF HERITAGE VALUE:

Prospect Village grew rapidly during the last two decades of the nineteenth century. This period of expansion was the height of late Victorian style housing. There was a tendency, particularly during the buoyant economic times of the 1880s, for investors to put money into housing. This cottage is a good example of the type of domestic dwelling being built at Prospect during those years.

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

- (a) This house displays historical, economic and social themes that are of importance to the local area as it is indicative of the boom building period of the late nineteenth century, and the expansion of urban development in Prospect during that time.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments
City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

HOUSE

Address: 78 Pulsford Rd, Prospect
Certificate of Title: 5523/926

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: 1989 Heritage Survey
1996 Heritage Review



HISTORY AND DESCRIPTION:

Section 349 was originally granted to John Bradford in 1848. A portion of it was subdivided in 1877 by Henry Edwards and William Pulsford as 'Prospect Village'. Two years later, in 1879, the block on which the cottage is situated was termed a 'township site', that is, a vacant allotment. The cottage was built by 1885 by I Bednall. Bednall was the owner and builder of the house on the adjoining block and he apparently followed the trend of many in Prospect, of building two dwellings, occupying one and leasing out the other.

This house is one of three identical cottages (Numbers 76, 78 and 80 Pulsford Road). Each of the cottages has undergone changes over time but as a group they reflect the modest dwellings constructed as speculative developments in the late nineteenth century. The chimney of 78 has been removed, and other changes include render to the front elevation and a new verandah.

STATEMENT OF HERITAGE VALUE:

Prospect Village grew rapidly during the last two decades of the nineteenth century. This period of expansion was the height of late Victorian style housing. There was a tendency, particularly during the buoyant economic times of the 1880s, for investors to put money into housing. This cottage is a good example of the type of dwelling being built at Prospect during those years.

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

- (a) This house displays historical, economic and social themes that are of importance to the local area as it is indicative of the boom building period of the late nineteenth century, and the expansion of urban development in Prospect during that time.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- Heritage Survey of the Corporation of the City of Prospect*, prepared by Historical Consultants Pty Ltd, 1989
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

HOUSE

Address: 80 Pulsford Rd, Prospect
 Certificate of Title: 5114/386

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: 1989 Heritage Survey
 1996 Heritage Review



HISTORY AND DESCRIPTION:

Section 349 was originally granted to John Bradford in 1848. A portion of it was subdivided in 1877 by Henry Edwards and William Pulsford as 'Prospect Village'. Two years later, in 1879, the block on which the cottage is situated was termed a 'township site', that is, a vacant allotment. The cottage was built by 1885 and occupied by I Bednall.

This house is one of three identical cottages (Numbers 76, 78 and 80 Pulsford Road). Each of the cottages has undergone changes over time but as a group they reflect the modest dwellings constructed as speculative developments in the late nineteenth century. Number 80 Pulsford Road retains a prominent chimney with rendered mouldings typical of Victorian era cottages.

STATEMENT OF HERITAGE VALUE:

Prospect Village grew rapidly during the last two decades of the nineteenth century. This period of expansion was the height of late Victorian style housing. There was a tendency, particularly during the buoyant economic times of the 1880s, for investors to put money into housing. This cottage is a good example of the type of domestic dwelling being built at Prospect during those years.

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

- (a) This house displays historical, economic and social themes that are of importance to the local area as it is indicative of the boom building period of the late nineteenth century, and the expansion of urban development in Prospect during that time.
- (d) This house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a single fronted stone cottage and reflects the scale and design of early residential development in Prospect.

EXTENT OF LISTING:

External form, materials and detailing of the 1880s house, including roof and chimney, bluestone and masonry walls. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- Heritage Survey of the Corporation of the City of Prospect*, prepared by Historical Consultants Pty Ltd, 1989
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

HOUSE

Address: 1 Rose St, Prospect
Certificate of Title: 5576/321

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

In 1883 George Newman Guest, a builder, acquired Lot 208 Pt Section 371, which had been subdivided in 1879 as "Prospect North" (DP 864). Assessments indicate an unfinished house on Lot 208 in 1884, value £20. In 1885 the land and building were valued at £35. Newman died in 1898 and his executors transferred the property to Lily Hay Berriman, wife of cutter Harrie Berriman. The house has had several owners since then.

It is a symmetrically fronted late Victorian dwelling with painted masonry walls and rendered quoins. It features unusual paired vertically proportioned windows with twin keystones and separated by a pilaster with Corinthian capital detail and elaborately moulded architraves either side. It is elevated from the street with a raised porch and features a central gable with ornate timber fretwork and rendered circular gable vent. It retains tall brick chimneys which have been painted and feature corbelled brickwork and string courses. The house also features paired rendered eaves brackets. It would appear to have had its verandah or porch removed at some time.

STATEMENT OF HERITAGE VALUE:

This 1885 house is indicative of the type of houses constructed during the late Victorian period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of domestic architecture.

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 Prospect as it is indicative of the residential development during the early Edwardian period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a good example of late Victorian symmetrically fronted detached stone dwelling.

EXTENT OF LISTING:

External form, materials and detailing of the 1885 house, including roof form and chimneys, masonry and rendered walls with projecting central entrance bay and render detail to window and door dressings. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

HOUSE

Address: 8 Rose St, Prospect
Certificate of Title: 5572/233

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: 1996 Heritage Review



HISTORY AND DESCRIPTION:

Section 371 Hundred of Yatala was granted to Robert Bernard in August 1838. He transferred it a year later to John Ellis, who subdivided a portion as the town of Beresford. From 1877 to 1884 portions of nearly all the Sections that made up the new district of Prospect were subdivided and had some kind of development. Section 371, now located in Prospect North, was one of these.

Lucy and Ellen Poole, unmarried women, purchased the two allotments from Samuel Braund in 1895 and the property was transferred to William Burrow Poole, who was most probably their brother, in 1900. Poole was an accountant with the Savings Bank in King William Street and built a house on the property at this time. In 1904 Poole became the Bank Manager, later located at the Bank's Currie Street office, and continued in this position until 1918. In 1922 the property was transferred to Poole's wife, Mary Eleanor, although there is no notice of Poole's death on the Certificate of Title. Mrs Poole sold the property in 1939 and there were several changes of owner prior to the present ownership.

This c1900 asymmetrically fronted Arts & Crafts style dwelling is constructed of face brickwork with stucco detailing. It features a complex hipped roof with louvred gables and projecting bay incorporated under the main roof, and side verandah. The projecting bay features a trio of timber framed windows with diamond patterned leadlight highlights. There is a side entry as well as a side verandah separated by a projecting hipped roof element. The verandah is detailed with timber frieze and brackets. The house sits on a substantial block of land with generous side and front set-backs on the eastern side of the house there is a lean-to portion which appears to have been constructed at the same time as the dwelling.

STATEMENT OF HERITAGE VALUE:

This bank manager's residence was built around the turn of the nineteenth and twentieth centuries. William Burrow Poole was an accountant with the Savings Bank in King William Street at the time he built the house and became the Bank's Manager in 1904, remaining in this position until 1918. In the decade to 1901 Prospect's population grew by nearly 1,500 to over 5,000 and there were 340 new houses, nearly all of which were solidly built. This was one of 357 brick houses built at that time, the others being of stone or concrete.

HOUSE, 8 Rose St, Prospect (cont)

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 Prospect as it is indicative of the residential development during the Edwardian period, a time of economic prosperity in Adelaide.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a good example of an Arts and Crafts style dwelling.
- (e) This house is associated with notable local personality, the Adelaide Savings Bank's Manager from 1904-1918, William Burrow Poole.

EXTENT OF LISTING:

External form, materials and detailing of the c1900 house, including complex roof form, face red brick walls and chimneys. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

ATTACHED HOUSES

Address: 20-22 Rose St, Prospect
 Certificate of Title: 1404/11 (Lot 172)

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

These houses are one of five pairs of single fronted semi-detached dwellings 20-22, 24-26, 28-30, 32-34 and 36-38 Rose Street. This area was subdivided in 1879 as "Prospect North" (DP 864), and assessments for 1915 indicate each of lots 172-176 with two buildings per lot valued at £20 each. In 1913 the allotments had been purchased by Henry James Were, a mason, and these houses constructed. Were then sold the houses to various investors including John Lawson, a gentleman. Lawson transferred Lot 172 to widow Ada Mary Wyatt in 1918. The houses then passed through a number of owners and the houses were rented out.

The pairs of dwellings are constructed of random coursed sandstone with brick quoins and trim, and a dividing brick parapet. Each of the pairs of houses has undergone changes over time but as a group they reflect the modest dwellings constructed as speculative developments in the late nineteenth century.

STATEMENT OF HERITAGE VALUE:

Prospect has a number of these early twentieth century attached cottages, which contribute to the character of the area. These 1913 pairs of cottages are a good example of the form in the area once known as Prospect North.

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

- (a) The attached houses, constructed in 1913 display historical, economical and social themes that are of importance to the local area as they are indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) The attached houses display aesthetic merit, design characteristics and construction techniques of significance to the local area, as good examples of speculative housing development.

EXTENT OF LISTING:

External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

ATTACHED HOUSES

Address: 24-26 Rose St, Prospect
Certificate of Title: 5015/129 (Lot 173)

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

These houses are one of five pairs of single fronted semi-detached dwellings 20-22, 24-26, 28-30, 32-34 and 36-38 Rose Street. This area was subdivided in 1879 as "Prospect North" (DP 864), and assessments for 1915 indicate each of lots 172-176 with two buildings per lot valued at £20 each. In 1913 the allotments had been purchased by Henry James Were, a mason, and these houses constructed. Were then sold the houses to various investors including John Lawson, a gentleman. Lawson transferred Lot 172 to widow Ada Mary Wyatt in 1918. The houses then passed through a number of owners and the houses were rented out.

The pairs of dwellings are constructed of random coursed sandstone with brick quoins and trim, and a dividing brick parapet. Each of the pairs of houses has undergone changes over time but as a group they reflect the modest dwellings constructed as speculative developments in the late nineteenth century.

STATEMENT OF HERITAGE VALUE:

Prospect has a number of these early twentieth century attached cottages, which contribute to the character of the area. These 1914 pairs of cottages are a good example of the form in the area once known as Prospect North.

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

- (a) The attached houses, constructed in 1914 display historical, economical and social themes that are of importance to the local area as they are indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) The attached houses display aesthetic merit, design characteristics and construction techniques of significance to the local area, as good examples of speculative housing development.

EXTENT OF LISTING:

External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

ATTACHED HOUSES

Address: 28-30 Rose St, Prospect
 Certificate of Title: 5612/940 (Lot 174)

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

These houses are one of five pairs of single fronted semi-detached dwellings 20-22, 24-26, 28-30, 32-34 and 36-38 Rose Street. This area was subdivided in 1879 as "Prospect North" (DP 864), and assessments for 1915 indicate each of lots 172-176 with two buildings per lot valued at £20 each. In 1913 the allotments had been purchased by Henry James Were, a mason, and these houses constructed. Were then sold the houses to various investors including John Lawson, a gentleman. Lawson transferred Lot 172 to widow Ada Mary Wyatt in 1918. The houses then passed through a number of owners and the houses were rented out.

The pairs of dwellings are constructed of random coursed sandstone with brick quoins and trim, and a dividing brick parapet. Each of the pairs of houses has undergone changes over time but as a group they reflect the modest dwellings constructed as speculative developments in the late nineteenth century.

STATEMENT OF HERITAGE VALUE:

Prospect has a number of these early twentieth century attached cottages, which contribute to the character of the area. These 1914 pairs of cottages are a good example of the form in the area once known as Prospect North.

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

- (a) The attached houses, constructed in 1914 display historical, economical and social themes that are of importance to the local area as they are indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) The attached houses display aesthetic merit, design characteristics and construction techniques of significance to the local area, as good examples of speculative housing development.

EXTENT OF LISTING:

External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

ATTACHED HOUSES

Address: 32-34 Rose St, Prospect
Certificate of Title: 2395/21 (Lot 175)

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

These houses are one of five pairs of single fronted semi-detached dwellings 20-22, 24-26, 28-30, 32-34 and 36-38 Rose Street. This area was subdivided in 1879 as "Prospect North" (DP 864), and assessments for 1915 indicate each of lots 172-176 with two buildings per lot valued at £20 each. In 1913 the allotments had been purchased by Henry James Were, a mason, and these houses constructed. Were then sold the houses to various investors including John Lawson, a gentleman. Lawson transferred Lot 172 to widow Ada Mary Wyatt in 1918. The houses then passed through a number of owners and the houses were rented out.

The pairs of dwellings are constructed of random coursed sandstone with brick quoins and trim, and a dividing brick parapet. Each of the pairs of houses has undergone changes over time but as a group they reflect the modest dwellings constructed as speculative developments in the late nineteenth century.

STATEMENT OF HERITAGE VALUE:

Prospect has a number of these early twentieth century attached cottages, which contribute to the character of the area. These 1914 pairs of cottages are a good example of the form in the area once known as Prospect North.

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

- (a) The attached houses, constructed in 1914 display historical, economical and social themes that are of importance to the local area as they are indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) The attached houses display aesthetic merit, design characteristics and construction techniques of significance to the local area, as good examples of speculative housing development.

EXTENT OF LISTING:

External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

ATTACHED HOUSES

Address: 36-38 Rose St, Prospect
 Certificate of Title: 5670/127, 5965/512 (Lot 176)

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: 1989 Heritage Survey
 1996 Heritage Review

HISTORY AND DESCRIPTION:

These houses are one of five pairs of single fronted 30, 32-34 and 36-38 Rose Street. This area was subdivided in 1879 as "Prospect North" (DP 864), and assessments for 1915 indicate each of lots 172-176 with two buildings per lot valued at £20 each. In 1913 the allotments had been purchased by Henry James Were, a mason, and these houses constructed. Were then sold the houses to various investors including John Lawson, a gentleman. Lawson transferred Lot 172 to widow Ada Mary Wyatt in 1918. The houses then passed through a number of owners and the houses were rented out.



The pairs of dwellings are constructed of random coursed sandstone with brick quoins and trim, and a dividing brick parapet. Each of the pairs of houses has undergone changes over time but as a group they reflect the modest dwellings constructed as speculative developments in the late nineteenth century.

STATEMENT OF HERITAGE VALUE:

Prospect has a number of these early twentieth century attached cottages, which contribute to the character of the area. These 1914 pairs of cottages are a good example of the form in the area once known as Prospect North.

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

- (a) The attached houses, constructed in 1914 display historical, economical and social themes that are of importance to the local area as they are indicative of the residential development during the Federation period, a time of economic prosperity in Adelaide.
- (d) The attached houses display aesthetic merit, design characteristics and construction techniques of significance to the local area, as good examples of speculative housing development.

EXTENT OF LISTING:

External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- Heritage Survey of the Corporation of the City of Prospect*, prepared by Historical Consultants Pty Ltd, 1989
- City of Prospect Heritage Survey Review*, Weidenhofer Architects, 1996

HOUSE

Address: 4 Salisbury Terrace, Collinswood
Certificate of Title: 5794/42

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: 1996 Heritage Review



HISTORY AND DESCRIPTION:

Architect Alfred Wells acquired Lots 119 and 120 in the Collinswood subdivision of Section 474 (DP 1309) in 1896 from George Brookman and Co. Assessments indicate that there was a house on the land in 1897. In 1914 Wells transferred the portion of the land adjacent to lot 145 to Gertrude Emily Wells, a married woman, and Marjorie Gertrude Wells, a spinster, as tenants in common. Alfred Wells retained the corner portion of Lots 119 and 120. Marjorie Wells married Digby Yeatman, an orchardist, in 1920. In 1927 the property was transferred to Gertrude Emily Wells, Marjorie Gertrude Yeatman and Audrey Hall Wells, a spinster, as tenants in common. Audrey Hall Wells married Oscar William Chalker in 1927.

In 1930 a narrow strip of part Lot 120 was transferred to John Gore Stewart. Gertrude Wells died in 1946. Her executors transferred the property to Marjorie Yeatman and John Digby Yeatman in 1946. A further rear portion of Part Lot 120 was transferred to Colin and Valerie Robertson in 1965. In 1969 Marjorie Yeatman, now a widow, transferred her property to Anita Louie Wells, a spinster of Mosman who immediately transferred it to Barrie and Lexie Burrough.

This single-storey house would appear to have been built by 1930 and is constructed of face brick with a corrugated iron roof. It has a distinctive arched entrance, boxed window and a glassed in verandah on the eastern side.

STATEMENT OF HERITAGE VALUE:

Built around 1930, this house is one of a number of residences built at this stage of Prospect's development. Prospect experienced a boom in building between 1922 and 1927 and entered the 1930s with a population of more than 20,000. This house displays an elegant design and careful detailing.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the Inter War period.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a distinctive example of a circa 1930 red brick residence.

EXTENT OF LISTING:

External form, materials and detailing of the c1930 residence, complex roof form, face red brick walls, entrance porch and projecting window to front elevation. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

HOUSE

Address: 6 Salisbury Terrace, Collinswood
 Certificate of Title: 5807/125

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -



HISTORY AND DESCRIPTION:

John Scott Philps, an accountant, acquired Part Lot 145 (adjacent to Lot 119) in 1913. Assessments indicate that Lot 145 remained vacant until 1915 when a building was included in the assessment. In 1920 Philps transferred the property to William Norman Gebhardt, a baker. After his death in 1927, widow Caroline Gebhardt held the title until 1946 when it was transferred to Alan Lawrence Cadby and his wife Jeanne. They transferred the property to medical practitioner Colin Frank Robertson in 1960.

This 1915 dwelling is constructed of rock faced stone with face brick window trim and quoins which have been painted, and decorative render mouldings around the windows. It features a trio of casement sashes with leadlight glazing, strapped gables with stucco infill, a distinctive stucco chimney. There appears to be a later infill addition between the two gables which has been rendered with stucco. The house features a complex asymmetrical roof with hips and gables.

STATEMENT OF HERITAGE VALUE:

This house is representative of the type of residences constructed during the Post First World War housing boom. It is a substantial stone and brick residence which forms part of the early residential character of Collinswood.

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

- (a) The house displays historical, economical and social themes that are of importance to the local area as it is representative of the residences constructed in this area of Prospect during the early years of the twentieth century.
- (d) The house displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a good example of a 1915 residence.

EXTENT OF LISTING:

External form, materials and detailing of the 1915 residence, including roof and chimneys, strapped gable ends and masonry walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
 LTO Title records
 Prospect Rate Assessments

PROSPECT NORTH PRIMARY SCHOOL

Address: 30 Stuart Road, Prospect
Certificate of Title: 5875/851

Use: Residential
HCZ Area: -

Heritage Status: -

Other Assessments: -

HISTORY AND DESCRIPTION:

The first Prospect schools were privately run. The first Government school was built at 1 Thomas Street, Nailsworth in 1877 and still remains. New subdivisions through the first decades of the twentieth century resulted in a rapid expansion of population in the Prospect district, and a need for more classroom capacity in schools. New schools were built throughout the district.



This school building (previously known as the Blair Athol Primary School) was constructed in the 1920s, and is an imposing two storey building typical of school design of the period, with generous eaves overhangs and multiple tall face brick chimneys. It is constructed of face brick with rendered lintels and banding. It features double hung timber framed window sashes with multi pane top lights and lower hopper windows typical of school designs of the time.

STATEMENT OF HERITAGE VALUE:

Education is an important facet of community life. The architecture of schools provides an interesting statement about how society viewed its children's education. The building highlights an important trend in educational architecture, reflecting the 'model' school ethos of the era. It is an important landmark in Prospect.

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

- (a) This school displays historical, economic and social themes that are of importance to the local area as it is representative of the continuing provision of education facilities by the central Government to suburban areas after the passing of the Education Act in 1875, and particularly in the 1920s.
- (c) The school has played an important part in the lives of local residents as the site of their primary education since the 1920s.
- (d) The school displays aesthetic merit, design characteristics and construction techniques of significance to the local area as reflects the purpose for which it was built with distinct school components.
- (f) The school is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and detailing of the 1920s school building, including roof form and chimneys and face brick walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

FORMER SHOP & HOUSE

Address: 10 Toronto Street, Ovingham
 Certificate of Title: 5521/41

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: -

HISTORY AND DESCRIPTION:

There has been a building on this site since 1878 and it would seem that it has served as the local store probably from the 1880s. In 1876 blacksmith Cephas Thompson acquired Part Lot 17 in the subdivision of Sections 113 and 2081, "Ovingham", of 1875 (DP506) from Matthew March. Assessments indicate that there was a cottage on the land from 1878. In 1884 Thompson transferred the property to Benjamin Gould, a grocer of Bowden. Gould's mortgagees, the South Australian United Ancient Order of Druids Friendly Society took over the title in 1896 and held it until 1935. There is no specific mention of a shop in the early assessments, however in 1896 Sands and McDougall's directory lists J.W. Broadbridge & Co., storekeepers, in Toronto Street.

A number of later owners and tenants were storekeepers including Robert Holman and William Garrick, a tobacconist in the 1940s. In 1948 Ernest Roy Winter, a storekeeper, acquired the property. In 1951 Robert Betts, a storekeeper and manager, who had already leased part of the property, acquired the title.

This circa 1880s former shop with attached residence retains the original shop front with recessed entry, splayed walls, timber stallboards and timber shop windows. The shop is constructed of brick with a rendered brick parapet and corbelled brickwork to the shop. A remaining verandah beam and timber half posts indicate an earlier verandah over the pavement. Some of the original shop sign writing remains on the wall (refer photo). The attached residence is constructed of stonework (which has been painted) brick trim, brick side walls and a bull-nosed verandah roof supported on later masonry pillars. It appears that the gable above the parapet is not original.

STATEMENT OF HERITAGE VALUE:

This former shop with attached residence is indicative of the development of local services for residents in early subdivisions in Prospect. It is a distinctive element in Ovingham, and a good example of an early shop and residence retaining much of its original architectural detailing.

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

- (a) This c1880 former shop and attached residence displays historical and social themes that are of importance to the City of Prospect as it represents the continued provision of services within the district.
- (c) This former shop and attached house has played an important part in the lives of local residents as it has provided retail services to local residents.
- (d) This former shop and attached house displays aesthetic merit and design characteristics of significance to the City of Prospect as it is an important example of a commercial building built during the late nineteenth century.



FORMER SHOP & HOUSE, 10 Toronto Street, Ovingham (cont)

EXTENT OF LISTING:

External form, materials and detailing of the early building, including shopfront in projecting bay, roof form, verandah roof and early signage. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

LTO Title records

Prospect Rate Assessments



Early signwriting
[Bread, Kerosene, Haberdashery]

HOUSES

Address: 11-13 Toronto Street, Ovingham
 Certificate of Title: 5197/957

Use: Residential
 HCZ Area: -

Heritage Status: -
 Other Assessments: 1989 Heritage Survey
 1996 Heritage Review



HISTORY AND DESCRIPTION:

James Trevail, a builder, owned lots in Toronto Street in the 1877 "Ovingham" subdivision of Sections 113 and 2081(DP506). The land was vacant in 1880 but assessments for 1881 record two houses on Parts Lot 23. Robert Burdon became the owner of several lots and in 1896 Henry Burdon, a gentleman, acquired Pt. Lots 23 and 24. After his death in 1938 his executors transferred the property to Gordon Wallace Lindsay, a land salesman, in 1941. He transferred the property to Frances Mary Westwood, a married woman, in 1941. A few months later it was transferred back to Gordon Lindsay. In 1943 he transferred the property to William Gepp Lamshed, a munitions worker, and his wife Ida.

This pair of houses, one of a number built on Trevail's allotments in 1880-81 is a particular form of speculative building. The house form is designed to appear as one large symmetrically fronted dwelling but is actually two single fronted properties. The building is constructed of random coursed stone with brick trim to window and door openings, quoins and string course, face brick chimneys, hipped roof, concave roof verandah. The verandah is elevated with a single set of wide stone steps which reinforce the intention for the building to present as one dwelling.

STATEMENT OF HERITAGE VALUE:

This pair of cottages is indicative of the type of houses constructed during the boom building period of the late nineteenth century, and reflects the scale and design of residential development in Ovingham during that time. It is an excellent example of a pair of single fronted semi-detached stone cottages with a concave verandah designed to appear as one large symmetrically fronted dwelling.

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

- (a) This pair of cottages displays historical and social themes that are of importance to the City of Prospect as they represent the growth of Ovingham during the late nineteenth century.
- (d) This pair of cottages displays aesthetic merit and design characteristics of significance to the City of Prospect as they are a good example of a pair of single fronted semi-detached stone cottages with a concave verandah designed to appear as one large symmetrically fronted dwelling. The dwellings reflect the scale and design of early residential development in the area.

EXTENT OF LISTING:

External form, materials and detailing of the 1881 attached residences, including roof and chimneys, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009

Heritage Survey of the Corporation of the City of Prospect, prepared by Historical Consultants Pty Ltd, 1989

City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

HOUSE

Address: 15 Toronto Street, Ovingham
Certificate of Title: 5543/822

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

James Trevail, a builder, owned lots in Toronto Street in the 1877 "Ovingham" subdivision of Sections 113 and 2081(DP506). The land was vacant in 1880 but in 1881 Trevail had an unfinished building on Lot 24 and two completed houses on Lot 23, each valued at £21. In 1882 there was a completed house valued at £35 and two unfinished houses valued at £20 on Lot 24. By 1883 these properties were owned by Robert Burdon. In 1896 dairy farmer John Burdon became the owner of Pt. Lot 24. This house has passed through a number of owners since the 1920s

The houses Trevail constructed in Toronto Street were very good examples of modest scale domestic architecture of the late Victorian period. This house is a symmetrically fronted single storey design, constructed of random coursed stone with face brick trim to windows and door openings, quoins, string courses, face brick chimneys, and hipped corrugated iron roof. Note the verandah appears to be a later bull-nosed roof form, not used in the 1880s.

STATEMENT OF HERITAGE VALUE:

This house is indicative of the type of houses constructed during the boom building period of the late nineteenth century, and reflects the scale and design of residential development in Ovingham during that time. It is a good example of a symmetrically fronted detached residence.

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

(a) This 1882 house displays historical and social themes that are of importance to the City of Prospect as it represents the growth of Ovingham during the 1880s.

(d) This house displays aesthetic merit and design characteristics of significance to the City of Prospect as it is a good example of a symmetrically fronted detached residence and reflects the scale and design of early residential development in the area.

EXTENT OF LISTING:

External form, materials and detailing of the 1882 residence, including roof and chimneys and stone and brick walls. Any later additions and alterations are excluded from the listing.

REFERENCES

Site visit, 2009
LTO Title records
Prospect Rate Assessments

Appendix 3 – Update to 2010 Heritage Review (2013) – City of Prospect

CITY OF PROSPECT

UPDATE TO 2010 HERITAGE REVIEW

2013

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CITY OF PROSPECT UPDATE TO 2010 HERITAGE REVIEW

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APPENDICES

1. Places Assessed Between 2010 and 2013

1.0 INTRODUCTION

Since 1989, there have been a number of surveys of Prospect's heritage assets by experienced and competent heritage consultants. These reports have covered both places and areas in depth. It should be noted that with the passing of time, additional layers of history provide an expanded assessment of heritage value. This is why it is sensible to continue to review the heritage of any area.

A briefing was held for Prospect Council members in relation to the Heritage DPA and the Heritage Review in May, 2013. A number of issues were raised at the briefing, and the intention of this report is to resolve all concerns, and allow for the finalisation of the Heritage PAR. The issues concerned the comprehensiveness of the scope of the Review, queries on individual listing recommendations, and the extent and intent of some proposed areas within the HCZ.

McDougall and Vines have worked closely with Council planning staff to resolve most issues prior to drawing up the SOI and draft Heritage DPA. During the 2009-10 Review, various community groups, particularly the Prospect Historical Society were consulted and information received from them assisted in the review process. Both physical investigations and additional research also were part of the process. The 2012 DPTI responses to the SOI and draft Heritage DPA were also considered and addressed as required.

It is considered that, to this point, all places and areas that have heritage value have been identified and assessed.

2.0 LOCAL HERITAGE PLACES

2.1 Local Heritage Places

No additional local heritage places have been located in this reconsideration of the Review outcomes.

A number of places have been suggested and reviewed since the 2010 Review was produced. The assessment of these places has indicated that for a range of reasons these places did not reach the threshold required to be listed individually as a Local Heritage Place. The reports provided to Council are reproduced in Appendix 1 below.

It should be noted that a large number of individual residences are included in Historic Conservation Policy Areas as groups contributing to the historic character of the precinct, rather than being individually assessed as Local Heritage Places, as these houses have value in their cumulative qualities, rather than individually.

The 2012 DPTI response queried the value of a number of places, particularly in Prospect Road, and these were reassessed and generally retained as proposed LHPs. [Add McD&V report as an appendix ??]

2.2 Review of Individual Streets

2.2.1 'Highbury' Streets

The proposed Highbury Historic (Conservation) Policy Area reflects an intact section of the 1882 residential subdivision and the resultant domestic architecture constructed by speculative builders. The main streets include Victoria, Alexandra and Albert. There is one existing Local Heritage Place at number 42 Alexandra Street, which was listed in the previous Development Plan. This is a shop and residence, which is of a distinctive architectural form, separate from the residential architecture of this proposed Historic (Conservation) Policy Area. It is reflective of the provision of services for the local residents within this densely developed residential subdivision.

A review of the individual housing with these streets indicates that all early houses are of an equally high standard and quality, and would best be protected under Policy Area provisions as no individual house stands out in architectural and historical terms. There are very few allotments which are considered to be not contributory in this delineated area.

Consequently the house at **27 Victoria Street** which has been proposed as a Local Heritage Place should not be specifically singled out as an individual place as it is one of a group which sits nicely within this Residential Policy Area. Therefore this place should be **removed from the proposed list**.

The provision of the Development Plan will control development and conservation of these houses.

[Unless Council wants to individually list all houses???

2.2.2 Alpha Road

Alpha Road, within the subdivision known as St John's Wood, contains a number of different allotment sizes and supports a range of dwelling styles. Some houses are constructed within extensive grounds while others sit on more modest, typical suburban blocks. While obviously an area of high land and capital value, it does not have characteristics that would satisfy its inclusion as a Historic Conservation Policy Area, which generally have an identifiable homogeneity or characteristic that clearly distinguishes such areas from surrounding character areas.

2.2.3 North Street

The reviews considered a number of areas throughout the City. While North Street is a street of high amenity value, it was not considered to satisfy the requirements for inclusion as a Historic Policy Area. The housing date and form within North Street and areas around it are not sufficiently consistent or immediately related to the date of subdivision to warrant delineation as a Policy Area despite the fact that there are a number of interesting residences within the area.

2.2.4 Area East of Main North Road

The reviews considered a number of areas throughout the City. While the eastern end of California Street has a number of dwellings dating from the 1920s, none were considered to satisfy the requirements for nomination as individual local heritage places, particularly as the styles of dwellings are already well-represented in the existing and proposed places in the heritage DPA.

A second look at the area north of California Street in Nailsworth indicates that there are a large number of what appear to be 'State Bank' houses within this area, but the consistency and integrity of these dwellings is not considered sufficient for delineation of a Heritage Policy Area.

The residential development around Prospect Park, Nailsworth was carefully considered, but again the consistency of the housing in the terraces around this small recreational park is insufficient to warrant separate delineation either of a Policy Area or individual places.

3.0 HISTORIC CONSERVATION POLICY AREAS

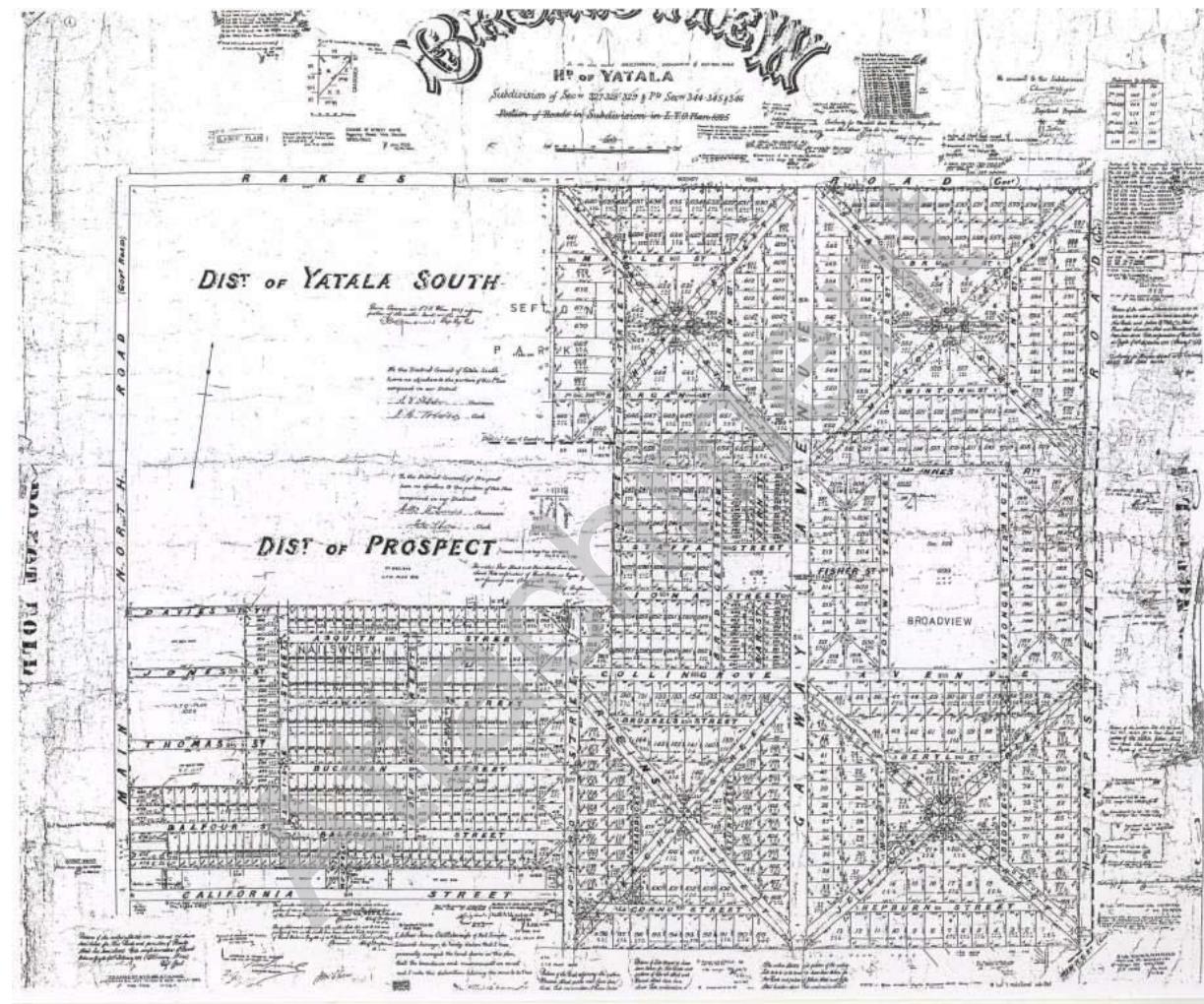
3.1 Broadview

This subdivision of six Sections of the District of Prospect and the District of Yatala South as Broadview was undertaken in 1916 and spans the boundary between Prospect and Port Adelaide Enfield Councils. The original subdivision plan indicates some attempt at variation from the grid pattern, and this is an early attempt at this new form of town planning and land division. The initial plan was drawn up by M H Salter, apparently a surveyor with some understanding of current town planning principles. (refer plan following)

However, the comparison of the original 1916 subdivision and the subdivision pattern on the ground shows that many of the features of the original subdivision including the large triangular allotments in the centre of each of the four diagonal crossings in the corners of the plan have been re-subdivided over time, and there have been a number of minor changes in the road patterns. The housing throughout the area is not all contemporaneous with the original subdivision date of 1916, and it is not easy to determine a consistent group of houses which would represent the earliest period of building activity.

The plan's distinctive 'flag' pattern created by the subdivision of land in Collinswood is attributable to the roadway pattern, rather than the allotment pattern. As such, the ongoing maintenance of this characteristic rests with Council and would not typically be affected by applications for development as defined under the Development Act 1993. Therefore it is recommended that what remains of this early town planning form, including the main through road of Galway Avenue and the diagonal roads where they still remain should be maintained by Council, but no heritage controls over housing or minor changes to land division should be imposed.

It should be noted that Port Adelaide Enfield Council has also decided not to designate its section of Broadview as an HCZ for the same reasons as set out above.



Broadview Subdivision
[LTO DP 2417 - 1916 with subsequent amendments]

3.2 Development in Proposed Lanes Policy Area

The Laneways Policy Area has been defined due to the historic pattern of subdivision with rear access to allotments along narrow lanes parallel to the streets. Development fronting the laneway would interrupt this pattern and, while not impacting on the primary road streetscapes, would detract from this historic layout.

Any reduction in the size of allotments by the cutting off of the rear section facing the laneway would preclude any additions or extensions to the existing valuable housing stock. It would be more appropriate that there was sufficient room for these houses to be extended to the rear rather than constraining the opportunities for increasing the size of the house because of provisions for rear development. In many cases the access to carports and garages is from the laneways and not from the main streets of the precinct. The Lanes themselves are narrow and not conducive to through traffic. They also retain sections of early stone walling which should be carefully conserved.

3.3 Western End of Alexandra Street

A review of the small single fronted cottages at the western end of Alexandra Street has identified 14 small dwellings which originally would have formed a coherent group, but currently most of them have been changed in a variety of ways, through alterations and upgrading.

Section 349 was subdivided as "Highbury" (DP1225) in 1882. All the allotments were initially the same dimensions, but there was a small area of re-subdivision, into two, of (probably) ten allotments at the western end of Alexandra Street in 1883 and 1884. These remain an anomaly in the subdivision.

Previous research indicated that houses were first built on some of these allotments in 1883-4 by Thomas Hitchings Trevail, a builder. In 1884 Thomas Trevail is recorded in the rate assessments as having 5 lots that included two completed houses on Lot 112, two unfinished cottages on Lot 114, and in addition two completed houses on Lot 113. By 1886 the Highbury Land Company was the owner of two cottages each on a Part of Lot 114 valued at £13 each.

On each subdivided allotment, small cottages were built to the side boundary with a shared driveway between, which is an interesting variation from the attached single fronted cottages in other parts of Prospect, such as Ovingham and Little Adelaide. (Note that James Trevail was the builder of many of the houses in North Ovingham.)

Careful site inspection indicates that the condition of these Highbury cottages is very variable. While some have been carefully maintained, others are altered and deteriorating. Roof materials, wall surfaces and verandah profiles have been changed. At least three pairs of cottages have been demolished. Consequently, while of historical interest, the physical character of the group is not intact or consistent, and it is not considered that the group would reach the threshold for delineation as an Historic Conservation Policy Area.



85 - 87 Alexandra Street



92 - 90 Alexandra Street

4.0 OTHER ISSUES

4.1 Representation of the Barker family

Wingfield House in Alpha Road was built by Alfred Barker in 1870 and is listed as a Local Heritage Place in the Development Plan. The Kiandra Nursing Home was also a Barker family home and is proposed as a Local Heritage Place in the Heritage DPA. Barker Gardens, a gift to the City of Prospect by a Barker family member, is also proposed to be listed in the Heritage DPA, and the background to this is set out in the newspaper article reproduced below.

Article in *The Advertiser*, July 15, 1938

At a meeting of the Prospect City Council last night, a report presented by the mayor (Mr. A. S. Horne) and the town clerk (Mr. C. Cane) disclosed that Prospect had been presented that day with a valuable block of land by Miss E. K. Barker, of Alpha road, St. John's Wood. The land has been given to Prospect; to establish a garden plantation. It has a frontage to the Prospect road of 317 feet, and a depth of 150 feet, and the price paid by Miss Barker for the land was £8 a foot, making a total cost of £2541. As the Barker family were among Prospect's earliest settlers, it is Miss Barker's wish to perpetuate the name and that the plantation be known as Barker Garden. Councillor Angwin moved, and Councillor Whittle MP, seconded, a motion that the land be accepted and laid out as a garden plantation in compliance with Miss Barker's wishes; and that the land be set apart for all time as gardens and not be used for any other purpose except for any necessary buildings; that the gardens be known as Barker Gardens and that the best thanks of the citizens of Prospect be conveyed by the Council to miss Barker for her magnificent gift.

Other information on the Barkers is available at <http://trove.nla.gov.au/ndp/del/article/35598263> and also at <http://www.southaustralianhistory.com.au/barker.htm>.

4.2 Desired Character Statements in Heritage DPA

The Desired Character Statements for the proposed additional HCPAs have been reviewed. It is important to establish, through dates and descriptions of built form and streetscape, a clear picture of the existing heritage qualities of the Policy Area. The future character of each Policy Area will derive from these characteristics. The DCS as written will achieve this heritage conservation objective.

HERITAGE POLICY REPORTS BETWEEN 2010 AND 2013

PRELIMINARY REPORT: RESPONSE TO DPTI PLANNING ISSUES FOR HERITAGE DPA

1.00 Proposed new Local Heritage Places

DPTI questioned the necessity for listing 58 and 84 Prospect Road, and 225 Churchill Road as Local Heritage Places.

Response:

58 Prospect Road – this is a substantial dwelling, intact apart from adaptation to commercial/office use. Development at the rear of this place is possible, retaining the domestic scale at the front. The former house clearly illustrates the theme of residential and commercial development along main roads in Prospect, particularly Prospect Road. It is recommended that this remain as a proposed Local Heritage Place.

84 Prospect Road – this is a substantial corner dwelling which exhibits typical architectural detailing of the period circa 1900 to 1910. It has already been converted to office use and it is located in a group of buildings which also reflect similar architectural qualities and original uses. As with 58 Prospect Road, development at the rear of this place is possible, retaining the domestic scale at the front. It is recommended that this remain as a proposed Local Heritage Place as it illustrates the important theme of residential and commercial development along main roads, particularly Prospect Road.

225 Churchill Road – this dwelling is an isolated example of its type and would appear to have had alterations undertaken in the reconstruction of its front verandah and other elements. The road widening along Churchill Road has removed its front yard. It is noted that an early house two doors to the north has also been affected by the road widening, and in fact had its front wall removed. An existing house shows on the original subdivision map but it is not this one. These two buildings sit adjacent to the Reepham Estate, and it is considered that this early estate is sufficiently represented by the Local Heritage Place, the Reepham Hotel. Therefore it is probably not necessary to list this isolated dwelling. It should be removed from the schedule of proposed LHPs.

2.00 Proposed Prospect Lanes Historic (Conservation) Policy Area

The issue that the Department has with the boundary of this Policy Area relates to two sections: the western section adjacent to Churchill Road, and the south west corner at the intersection of Rose Street and Braund Road.

This proposed Policy Area is based on the early subdivision of this area of Prospect known as Prospect North and Prospect West. The Prospect North subdivision which forms the major part of this Policy Area comprises land division which has lanes which run parallel to the residential streets. The western extension is less consistent, and it is considered that it would be possible to reduce the size of the area by the equivalent of 7 allotments along each side of Olive and Vine Streets on the western end of this area. This extended area is less consistent than the remainder of the proposed Policy Area, and this reduction would remove 9 contributory places.



Proposed Lanes Historic (Conservation) Policy Area.

The south west corner should remain as proposed, as it encompasses the intersection of two of the main streets in the proposed Policy Area.

3.00 Review of Development Applications for proposed Local Heritage Places

[Refer table following]

PROPOSED LHPS WITH DAs SINCE REVIEW

Address	DA number	Proposed Development	Comments (McD&V)
13 Argyle St, Prospect	2010 - 188	Front verandah, side additions	New verandah is appropriate in scale and materials (apart from D gutter). Does not affect heritage value
1 Beatrice St, Prospect	2010 – 32	Carport and verandah	Development to rear of house, does not affect heritage value
7 Charles St, Prospect	2009 - 1	Rear verandah	Development to rear of house, does not affect heritage value
9 Fitzroy Tce, Fitzroy	2009 - 87	Brush section added to existing front masonry and iron fence	New brush fence is installed behind existing fence and easily removed. Does not affect heritage value
27 Gladstone Road, Prospect [Prospect Primary School]	2010 – 533 2010 - 178	Minor additions to transportable, existing canteen. New BER hall/gym and art room in place of two transportables.	New structures adjacent to existing original significant school buildings but not connected or attached. Uses red brick and cream colorbond so is complementary. Does not affect heritage value
Prospect Oval Grandstand, Menzies Crescent, Prospect	2011 – 55 2011 – 352 2011 – 116 2011 – 87 2010 – 385 2010 – 306 2010 – 257 2009 - 113	Community Garden on Nursery site Changes and upgrade to main grandstand (1922)	Reuse of nursery as community garden excellent. Original grandstand converted to training and social rooms - original use completely changed. No longer a public space. Reword assessment sheet to reflect existing condition.
82a & 82b Prospect Rd	2011 - 251	Change of use	Does not affect heritage value
93 Prospect Road	2011 - 460	Upgrade of cantilevered canopy and change of use	The canopy has been stripped and will be remade with flush sheeting. This is a pity - as a more detailed soffit (pressed pattern or ripple iron) to the verandah would be more appropriate.
96a Prospect Road	2011 – 166 2009 - 544	Change of use	Does not affect heritage value
122 Prospect Road	2011 - 215	Demolition of rear structures and construction of two storey building - dwelling? - with main access off lane	Consent refused
78 Pulsford Road, Prospect	2010 - 544	Carport and verandah	Development to rear of house, does not affect heritage value
24 – 26 Rose St, Prospect	2011 - 329	Removal of trees	Does not affect heritage value
32 – 34 Rose St, Prospect	2009 - 174	Freestanding carport to rear of house	Development to rear of house, does not affect heritage value
36 – 38 Rose St, Prospect	2010 - 523	Rear verandah	Development to rear of house, does not affect heritage value

Report prepared April, 2013

Wall, 30 Percy Street, Prospect

Site visit 4 June 2012

The wall is located internally on the site, at the junction of allotments and is not easily visible from the street, apart from down the eastern drive of 30 Percy Street on the south side of the wall. It can be viewed from the north through a disintegrating fence, at the rear of the block of flats in Stewart Street.

Notes after viewing:

Tall (3m+) random rubble bluestone wall with high narrow brick edged windows in one section of south wall. The structure was obviously originally associated with a substantial agricultural or industrial activity.

While the south side of wall probably presents as sound, the north face is in poor condition with little mortar remaining in the base courses of the wall and sections of cross walls deteriorating and probably unstable.

This is a substantial piece of masonry, with rough character and presence. It is obvious why it is felt that it should be protected.

Heritage Value

The building of which this wall is a remnant cannot be definitely identified as a slaughterhouse. It obviously was a structure of substantial area and volume, but little remains to indicate its full extent - without archaeological investigations.

If this wall is part of a slaughterhouse, it does indicate earlier uses of the land before more intensive subdivision for residential development by 1910. However, the extent and condition of the structure severely limit its ability to demonstrate its original function. The construction techniques and materials are typical of a range of agricultural and industrial buildings of the 1880s, not specifically slaughterhouses.

The earlier ownership of the site does not have any relevance to the heritage value of this remnant structure.

Comment on Local History Group information

Because the use of the site is known from rate assessments, a large number of unverifiable assumptions have been made about the actual use of this structure. 'Possibly' or 'perhaps' figure prominently in the description. The rarity of suburban slaughterhouses is acknowledged, but no firm evidence is provided for this structure being one.

Issues

Stability of structure

Actual and future ownership of wall

Liability of Council if listed and not maintained?

Intended use of land

Conclusion

The wall is an interesting, if unstable, relic of 1880s non-residential buildings in Prospect.

If the owner of the structure can be clearly identified, and if that person is agreeable to heritage listing, Council will need to determine exactly what remedial work is required to the structure to make it safe.

If the owner is not prepared to accept listing, and submits an object

The following table provides a planning assessment of the proposed eighty three (83) Local Heritage Places. Some of the properties fall within the Inner Metropolitan Growth DPA affected area and have been assessed against the proposed new requirements.

Appendix 4 - Planning Assessment of the proposed Local Heritage Places

Item	Property Address	Zone	Policy Area
1	20 Alpha Road, Prospect	Residential	RA560
	<p><i>Planning Assessment</i></p> <p>A former house currently used as a nursing home on a 4605 square metre allotment. The site has undergone substantial additions and alterations to provide aged persons care facilities. The minimum site area for the policy area is 560 square metres allowing for a maximum of 8 dwellings on the subject land (subject to siting and design). The Local Heritage designation and existing use will most likely restrict this from occurring, however, there is scope for new development in areas where more recent additions and alterations have taken place, including having adequate frontage to Alpha Road.</p>		
2	13 Argyle Street, Prospect	Historic (Conservation)	H3
	<p><i>Planning Assessment</i></p> <p>A single storey detached dwelling on a 365 square metre allotment and consistent with the character of the zone. Additions and alterations are possible and are to occur to the rear of the existing house and not impact on the street. Any development that includes a second storey must be within a roof space. Minimum site area is 350 square metres so there is no further land division potential with or without the Local Heritage designation.</p>		
3	2 Ballville Street, Prospect	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>A single storey detached dwelling on a large 1261 square metre allotment. The minimum site area for the policy area is 400 square metres for a detached dwelling on a site over 1200 square metres and 350 square metres for semi-detached and row dwellings, providing a maximum of 3 dwellings and 4 dwellings respectively. The Local Heritage designation will still allow for an additional detached dwelling and possibly a group dwelling (subject to siting and design) on the site. Conversion to semi-detached dwellings is possible subject to maintaining the integrity of the building to the street. Row dwellings would not be possible alongside the Local Heritage Place.</p>		
4	77 Ballville Street, Prospect	Commercial	C1
	<p><i>Planning Assessment</i></p> <p>A telephone exchange building within a larger commercial complex on a 2453 square metre site. The building has a two storey elevation and is situated on the Ballville Street property boundary and is consistent with the provisions for the zone. The Local Heritage designation is considered not to restrict intended uses for the current zone and policy area. The IMG DPA proposes a new Urban Corridor Zone and Business Policy Area that envisages commercial activities at a scale consistent with affected building where it does not have main road frontage and interfaces with lower density residential areas.</p>		
5	1 Beatrice Street, Prospect	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>A single storey detached dwelling on a 302 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. The minimum site area of 450 square metres is above the current situation and therefore the Local Heritage designation will not alter the site's development potential.</p>		
6	3 Beatrice Street, Prospect	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>A single storey detached dwelling on a 304 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.</p>		
7	5 Beatrice Street, Prospect	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>A single storey detached dwelling on a 304 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.</p>		
8	7 Beatrice Street, Prospect	Residential	RA450

	<i>Planning Assessment</i> A single storey detached dwelling on a 272 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
9	9 Beatrice Street, Prospect	Residential	RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a 310 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
10	11 Beatrice Street, Prospect	Residential	RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a 320 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
11	3 Bradford Street	Historic (Conservation)	H3
	<i>Planning Assessment</i> A single storey detached dwelling on a 209 square metre allotment and consistent with the character of the zone. Limited site area means that minor additions and alterations may be possible to the rear of the existing dwelling and not impact on the street. Any development that includes a second storey must be within a roof space. Minimum site area is 350 square metres so there is no further land division potential with or without the Local Heritage designation.		
12	31a Braund Road, Fitzroy	Residential	RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a large 1004 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 450 square metres so there is potential for 2 detached dwellings and 3 semi-detached or row dwellings on this site. The large size and configuration of the Local Heritage designation would make it impractical to provide additional dwellings on the site.		
13	124 Braund Road, Prospect	Residential	RA350
	<i>Planning Assessment</i> A former corner shop has been converted as an addition to a detached dwelling on a 383 square metre site. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 350 square metres so there is no further land division potential with or without the Local Heritage designation.		
14	28 Burwood Avenue, Nailsworth	Residential	RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a 838 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. The minimum site area of 450 square metres means that an additional detached dwelling is unlikely, but semi-detached dwellings may be possible under the current provisions. Conversion of the existing dwelling to create two semi-detached dwellings while keeping the extent of the listing is more desirable, subject to siting and design of new development.		
15	24 Carter Street, Prospect	Historic (Conservation)	H3
	<i>Planning Assessment</i> A single storey detached dwelling on a 370 square metre allotment and consistent with the character of the zone. Additions and alterations are possible and are to occur to the rear of the existing house and not impact on the street. Any development that includes a second storey must be within a roof space. Minimum site area is 350 square metres so there is no further land division potential with or without the Local Heritage designation..		
16	5 Cassie Street, Collinswood	Residential	RA350
	<i>Planning Assessment</i>		

	A single storey detached dwelling on a 436 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 350 square metres so there is no further land division potential with or without the Local Heritage designation.
17	7 Cassie Street, Collinswood Residential RA350
	<i>Planning Assessment</i> A single storey detached dwelling on a 383 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 350 square metres so there is no further land division potential with or without the Local Heritage designation.
18	9 Cassie Street, Collinswood Residential RA350
	<i>Planning Assessment</i> A single storey detached dwelling on a 325 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 350 square metres so there is no further land division potential with or without the Local Heritage designation.
19	1 Charles Street, Prospect Residential RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a 444 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.
20	3 Charles Street, Prospect Residential RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a 459 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.
21	5 Charles Street, Prospect Residential RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a 381 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.
22	7 Charles Street, Prospect Residential RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a 451 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.
23	9 Charles Street, Prospect Residential RA450
	<i>Planning Assessment</i> A single storey detached dwelling on a 414 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.
24	13-15 Charles Street, Prospect Residential RA450
	<i>Planning Assessment</i> Single storey semi-detached dwellings on 418 & 446 square metre allotments. The dwellings may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.
25	7 Churcher Street, Thorngate Residential RA560
	<i>Planning Assessment</i>

	A single storey detached dwelling on a 1789 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. A minimum site area of 560 square metres provides for a maximum of 3 dwellings on the site, but without demolition the site would have difficulty in accommodating additional dwellings. The zone seeks to limit new dwellings to limited circumstances, such as vacant allotments, unsound dwellings and underutilised allotments. Conversion to semi-detached dwellings is possible subject to maintaining the integrity of the building to the street.		
26	12 Churcher Street, Thorngate	Residential	RA560
<i>Planning Assessment</i>			
	A single storey detached dwelling on a 3556 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. A minimum site area of 560 square metres provides for a maximum of 6 dwellings on the site. The zone seeks to restrict new dwellings to limited circumstances, such as vacant allotments, unsound dwellings and underutilised allotments. There is potential for about 3 additional dwellings, adjacent to the existing home and to the rear on an existing tennis court. Conversion of the existing dwelling to semi-detached dwellings is possible subject to maintaining the integrity of the building to the street.		
27	23 Churchill Road, Ovingham	Residential	RA450
<i>Planning Assessment</i>			
	A single storey detached dwelling on a 816 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. A minimum site area of 450 square metres for detached dwellings restricts further land division, but two semi-detached dwellings at 350 square metres are possible subject to siting and design. Conversion of existing dwelling could still allow this development to occur while protecting the extent of the listing.		
28	8 Clifton Street, Prospect	Historic (Conservation)	H2
<i>Planning Assessment</i>			
	A two storey detached dwelling on a 753 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. A minimum site area of 560 square metres so there is no further land division potential with or without the Local Heritage designation.		
29	13 Clifton Street, Prospect	Historic (Conservation)	H2
<i>Planning Assessment</i>			
	A single storey detached dwelling on a 528 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. A minimum site area of 560 square metres so there is no further land division potential with or without the Local Heritage designation.		
30	40 Clifton Street, Prospect	Historic (Conservation)	H2
<i>Planning Assessment</i>			
	A single storey detached dwelling on a 633 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. A minimum site area of 560 square metres so there is no further land division potential with or without the Local Heritage designation.		
31	35 Cochrane Terrace, Prospect	Residential	RA450
<i>Planning Assessment</i>			
	A single storey detached dwelling on a 582 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
32	36 Cochrane Terrace, Prospect	Residential	RA450
<i>Planning Assessment</i>			
	A single storey detached dwelling on a 531 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
33	37 Cochrane Terrace, Prospect	Residential	RA450
<i>Planning Assessment</i>			
	A single storey detached dwelling on a 599 square metre allotment. The dwelling may be		

	added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
34	38 Cochrane Terrace, Prospect	Residential	RA450
<i>Planning Assessment</i> A single storey detached dwelling on a 541 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.			
35	39 Cochrane Terrace, Prospect	Residential	RA450
<i>Planning Assessment</i> A single storey detached dwelling on a 548 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.			
36	40 D'Erlanger Avenue, Nailsworth	Residential	RA450
<i>Planning Assessment</i> A church on a 936 square metre allotment. The church may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 450 square metres, so a vacant site could accommodate a maximum of 2 dwellings. Given the site is subject to non-residential use with substantial capital investment and limited scope for alternative development, it is unlikely to be highly sought after for re-development opportunities.			
37	26 Elderslie Avenue, Fitzroy	Residential	RA560
<i>Planning Assessment</i> A single storey detached dwelling on a 1098 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 560 square metres so the site could provide a maximum of 2 dwellings (subject to siting and design). The zone seeks to restrict new dwellings to limited circumstances, such as vacant allotments, unsound dwellings and underutilised allotments. The site characteristics do not fit these categories and so there is no further land division potential with or without the Local Heritage designation.			
38	34 Elderslie Avenue, Fitzroy	Residential	RA560
<i>Planning Assessment</i> A single storey detached dwelling on a 1098 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 560 square metres so the site could provide a maximum of 2 dwellings (subject to siting and design). The zone seeks to restrict new dwellings to limited circumstances, such as vacant allotments, unsound dwellings and underutilised allotments. The site characteristics do not fit these categories and so there is no further land division potential with or without the Local Heritage designation.			
39	9 Fitzroy Terrace, Fitzroy	Historic (Conservation)	H1
<i>Planning Assessment</i> A single storey detached dwelling on a 822 square metre allotment. The dwelling may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 800 square metres so there is no further land division potential with or without the Local Heritage designation.			
40	84 Galway Avenue, Broadview	Residential	RA450
<i>Planning Assessment</i> A church and associated buildings on a 1791 square metre allotment. The church may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. A dwelling on a large allotment on the corner of two roads has a minimum site area of 400 square metres and semi-detached and row dwellings at 350 square metres providing a maximum of 4 to 5 dwellings. Given the site is subject to non-residential use with substantial capital investment and limited scope for alternative development, it is unlikely to be highly sought after for re-development opportunities. If demanded, scope exists to demolish or convert any later additions to the 1926-39 Church to residential allotments (subject to siting and design).			

41	27 Gladstone Road, Prospect	Residential	RA450
<i>Planning Assessment</i>			
The Prospect Primary School on a 31,482 square metre site. The 1920s school building may be added and altered in accordance with the policy for a Local Heritage Place and the policy area. A dwelling on a large allotment on the corner of two roads has a minimum site area of 400 square metres and semi-detached and row dwellings at 350 square metres providing a maximum of 79 to 90 dwellings. Given the site is subject to non-residential use with substantial capital and community investment it is unlikely to be used for alternative re-development opportunities.			
42	26 Gordon Road, Prospect	Residential	RA450
<i>Planning Assessment</i>			
A single storey detached dwelling on a 503 square metre allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.			
43	3 James Street, Prospect	Residential	RA450
<i>Planning Assessment</i>			
A single storey detached dwelling on a 841 square metre allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 450 square metres and provides for 1 to 2 dwellings (subject to siting and design). Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is development potential for 1 to 2 dwellings on the site. The depth of the allotment allows for the development of an additional group dwelling (subject to siting and design) or the conversion of the existing dwelling to semi-detached dwellings, without the loss of the extent of the listing.			
44	5 James Street, Prospect	Residential	RA450
<i>Planning Assessment</i>			
A single storey detached dwelling on a 835 square metre allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 450 square metres and provides for 1 to 2 dwellings (subject to siting and design). Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is development potential for 1 to 2 dwellings on the site. The depth of the allotment allows for the development of an additional group dwelling (subject to siting and design) or the conversion of the existing dwelling to semi-detached dwellings, without the loss of the extent of the listing.			
45	Menzies Crescent, Prospect	Historic (Conservation)	H5
<i>Planning Assessment</i>			
Recreational facilities on a 32,343 square metre site. The facilities and open space areas may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 560 square metres provides for a possible 58 dwellings on the site. Given the site is subject to non-residential use with substantial capital and community investment it is unlikely to be used for alternative development opportunities.			
46	114 Main North Road, Prospect	Commercial to Urban Corridor	C1 to Business
<i>Planning Assessment</i>			
A former single storey detached dwelling has been converted for commercial use on a 856 square metre allotment. The site is owned by State Government for community use. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. If designated, envisaged development up to 3 storeys would need to be well designed to complement the extent of the listing. The Inner Metropolitan Growth DPA proposes to change the relevant zoning to an Urban Corridor Zone that promotes mixed uses on amalgamated allotments to 4 storeys. The designated place has a setback of approximately 7 metres to Main North Road property boundary. The new zone requires a minimum setback of 3 metres and any new development would need to occur behind/separate from the valued elements of the designated building, pushing new development further back on the site. The restriction on the building envelope is considered too great to allow for envisaged development and therefore on planning grounds this heritage place should be removed from the proposed listing.			
47	28 Martin Avenue, Fitzroy	Residential	RA560
<i>Planning Assessment</i>			

	A two storey detached dwelling on a 1334 square metre allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 560 square metres and provides for 2 dwellings (subject to siting and design). The zone seeks to restrict new dwellings to limited circumstances, such as vacant allotments, unsound dwellings and underutilised allotments. The site characteristics do not fit these categories and so there is no further land division potential with or without the Local Heritage designation.		
48	5 Percy Street, Prospect	Residential	RA450
	<i>Planning Assessment</i>		
	A non-residential use on a 1975 square metre allotment. Minimum site area is 400 square metres for dwellings on a large site and provides for up to 5 dwellings (subject to siting and design). The heritage listing is based on the historical use of the site (RM Williams) and not the existing building fabric and therefore listing the site will have little influence over any new development and should be removed from the list. It is recommended that interpretive signage be erected outside of this process (eg land management agreement or on Council land).		
49	2 Prospect Road, Fitzroy	Residential	RA560
	<i>Planning Assessment</i>		
	A single storey detached dwelling on a 994 square metre allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 560 square metres so there is no further land division potential with or without the Local Heritage designation.		
50	4 Prospect Road, Fitzroy	Residential	RA560
	<i>Planning Assessment</i>		
	A single storey detached dwelling on a 750 square metre allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 560 square metres so there is no further land division potential with or without the Local Heritage designation.		
51	12 & 14 Prospect Road, Fitzroy	Residential	RA560
	<i>Planning Assessment</i>		
	Two single storey semi-detached dwellings on 714 square metres and 664 square metres. The dwellings may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 560 square metres so there is no further land division potential with or without the Local Heritage designation.		
52	16 Prospect Road, Fitzroy	Residential	RA560
	A two storey detached dwelling on a 2125 square metre allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. Minimum site area is 560 square metres and provides for up to 4 dwellings (subject to siting and design). The zone seeks to restrict new dwellings to limited circumstances, such as vacant allotments, unsound dwellings and underutilised allotments. The site characteristics are suitable to utilise an existing tennis court and large adjacent front yard area facing Martin Avenue for 2 additional allotments even with the Local Heritage designation.		
53	54 Prospect Road, Prospect	Mixed Use to Urban Corridor	Nil to Transit Living Corridor
	<i>Planning Assessment</i>		
	A single storey commercial building on a 764 square metre allotment. The existing building is situated on the street boundary and a section at approximately 2m setback. The zone allows buildings up to three storeys in height with commercial uses on ground levels and residential above. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone.		
	The proposed new Urban Corridor Zone and Transit Living Policy Area allows for similar mixed uses and development up to 3 storeys in height with a minimum 3 metre setback. These provisions would allow the extent of the listing (ie facade to the street) to be protected whilst allowing for new development to be setback both above and behind the heritage elements.		
54	58 Prospect Road, Prospect	Mixed Use to Urban Corridor	Nil to Transit Living Corridor
	<i>Planning Assessment</i>		

	A single storey commercial building on a 764 square metre allotment. The existing building has a setback of approximately 6 to 7m. The zone allows buildings up to three storeys in height with commercial uses on ground levels and residential above. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone.		
	The proposed new Urban Corridor Zone and Transit Living Policy Area allows for similar mixed uses and development from 1 to 3 storeys in height with a minimum 3 metre setback. To retain the extent of the listing, new development will need to be setback at least 6 metres from Harrington Street and 17 metres from Prospect Road or preferably setback behind the said building. An on-site area of 15mx16m exists behind the building and an additional allotment to the rear provides adequate space to achieve the maximum building heights for the policy area.		
55	82A and 82B Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street
	<i>Planning Assessment</i> Two single storey shops with attached dwelling to the rear on a 942 square metre allotment. The existing building is on the street boundary with verandah over the footpath. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. The proposed new Urban Corridor Zone and High Street Policy Area promotes mixed uses on amalgamated allotments to 4 storeys. These provisions would allow the extent of the listing (ie facade to the street) to be protected whilst allowing for new development to be setback both above and behind the heritage elements.		
56	83 Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street
	<i>Planning Assessment</i> Two storey former bank on a 430 square metre allotment. The building is setback on the Prospect and side street boundaries. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. The proposed new Urban Corridor Zone and High Street Policy Area promotes mixed uses on amalgamated allotments to 4 storeys. These provisions would allow the extent of the listing (ie facade to both streets) to be protected whilst allowing for new development to be setback both above and behind the heritage elements.		
57	84 Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street
	<i>Planning Assessment</i> A single storey commercial building on a 948 square metre allotment. The existing building has a setback of approximately 6 m to Prospect Road. The zone allows buildings up to two storeys in height with retail, commercial uses and residential land uses. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. The proposed new Urban Corridor Zone and High Street Policy Area promotes mixed uses on amalgamated allotments to 4 storeys and built to the Prospect Road boundary. These provisions would not allow the extent of the listing (ie facade to the street & roof form and chimneys) to be retained. The restriction on the building envelope is considered too great to allow for envisaged development and therefore on planning grounds this heritage place should be removed from the proposed listing.		
58	93 Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street
	<i>Planning Assessment</i> A single storey commercial building on a 685 square metre allotment. The existing building has a street boundary setback to the Prospect Road and Kintore Avenue (corner only). The zone allows buildings up to two storeys in height with retail, commercial uses and residential land uses. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. The proposed new Urban Corridor Zone and High Street Policy Area promotes mixed uses on amalgamated allotments to 4 storeys and built to the Prospect Road boundary. These provisions would allow the extent of the listing (ie facade to both streets) to be protected whilst allowing for new development to be setback both above and behind the heritage elements.		
59	96A Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street

	<i>Planning Assessment</i> A single storey commercial building on a 604 square metre allotment. The existing building has a street boundary setback to Prospect Road. The zone allows buildings up to two storeys in height with retail, commercial uses and residential land uses. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. The proposed new Urban Corridor Zone and High Street Policy Area promotes mixed uses on amalgamated allotments to 4 storeys and built to the Prospect Road boundary. These provisions would allow the extent of the listing (ie shop front details and parapet) to be protected whilst allowing for new development to be setback both above and behind the heritage elements.	
60	97 & 97A Prospect Road, Prospect	Neighbourhood Centre NCe 1 to High Street to Urban Corridor
	<i>Planning Assessment</i> Two single storey shops on a 710 square metre allotment. The existing building is on the street boundary with verandah over the footpath. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. The proposed new Urban Corridor Zone and High Street Policy Area promotes mixed uses on amalgamated allotments to 4 storeys. These provisions would allow the extent of the listing (ie facade to the street) to be protected whilst allowing for new development to be setback both above and behind the heritage elements.	
	Note: It appears that 97A is already listed (with 95 & 95A) within Table Pr/1 – Local Heritage Places	
61	121-129 Prospect Road, Prospect	Residential RA560
	<i>Planning Assessment</i> A reserve owned by the City of Prospect on a 4428 square metre site. This site is community land and unlikely to be used for other purposes. Any development restrictions are not considered to impact on the envisaged use for the site.	
62	122 Prospect Road, Prospect	Neighbourhood Centre NCe1 to High Street to Urban Corridor
	<i>Planning Assessment</i> A single storey shop and attached dwelling on a 740 square metre allotment. The existing shop is on the street boundary with the dwelling setback less than 2 metres from the street boundary. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. The proposed new Urban Corridor Zone and High Street Policy Area promotes mixed uses on amalgamated allotments to 4 storeys. These provisions would allow the extent of the listing (ie facade to the street) to be protected whilst allowing for new development to be setback both above and behind the heritage elements. The recessed building component would allow opportunities for outdoor dining etc as envisaged for the new policy area.	
63	142 Prospect Road, Prospect	Neighbourhood Centre NCe 1 to High Street to Urban Corridor
	<i>Planning Assessment</i> A single storey shop on a 582 square metre allotment. The existing shop is on the street boundary with a cantilevered verandah over the street footpath. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. The proposed new Urban Corridor Zone and High Street Policy Area promotes mixed uses on amalgamated allotments to 4 storeys. These provisions would allow the extent of the listing (ie facade to the street) to be protected whilst allowing for new development to be setback both above and behind the heritage elements.	
64	154 Prospect Road, Prospect	Neighbourhood Centre NCe 1 to High Street to Urban Corridor
	<i>Planning Assessment</i> The tram pole is located in the road reserve in front of 154 Prospect Road, Prospect. The City of Prospect has care and control of the road reserve and the road has already undergone recent streetscaping improvements as part of the Prospect Road Masterplan. 154 Prospect Road is already listed as a Local Heritage Place. The proposed listing is not considered to affect envisaged uses.	
65	176 Prospect Road, Prospect	Commercial to Urban Corridor Nil to Transit Living
	<i>Planning Assessment</i>	

<p>An office and dwelling on a 630 square metre allotment on the corner of Prospect Road and Bosanquet Avenue. The building has been constructed to both street boundaries with a minor setback of approximately 1.5 metres of the dwelling component to the side street. A new addition has been added on the north side to the Prospect Road street boundary. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone.</p> <p>The proposed new Urban Corridor Zone and Transit Living Policy Area promotes primarily medium density residential living and supported by local shops, offices and community land uses up to 3 storeys. Street setbacks of 3 metres to the primary road and 2 metres to the secondary road apply. These provisions would allow the extent of the listing (ie facades to the streets) to be protected whilst allowing for new development to be setback both above and behind the heritage elements.</p>			
66	180 Prospect Road, Prospect	Commercial to Urban Corridor	Nil to Transit Living
<p><i>Planning Assessment</i></p> <p>A non-residential use on a 725 square metre allotment. A section of the building is built to the primary street boundary and the rest is recessed with an approximate 7 metre setback. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone.</p> <p>The proposed new Urban Corridor Zone and Transit Living Policy Area promotes primarily medium density residential living and supported by local shops, offices and community land uses up to 3 storeys. Street setbacks of 3 metres to the primary road and 2 metres to the secondary road apply. These provisions would allow over half of the extent of the listing (ie facade to the street) to be protected whilst allowing for new development to be setback both above and behind the heritage elements. The recessed building component and roof form (in part) could be afforded protection if envisaged development was setback further than the minimum requirement and/or activities such as outdoor dining was provided on-site.</p>			
67	76 Pulsford Road, Prospect	Residential	RA450
<p><i>Planning Assessment</i></p> <p>A single storey dwelling on a 259 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.</p>			
68	78 Pulsford Road, Prospect	Residential	RA450
<p><i>Planning Assessment</i></p> <p>A single storey dwelling on a 248 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.</p>			
69	80 Pulsford Road, Prospect	Residential	RA450
<p><i>Planning Assessment</i></p> <p>A single storey dwelling on a 252 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.</p>			
70	1 Rose Street, Prospect	Residential	RA450
<p><i>Planning Assessment</i></p> <p>A single storey dwelling on a 605 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.</p>			
71	8 Rose Street, Prospect	Residential	RA450
<p><i>Planning Assessment</i></p> <p>A single storey dwelling on a 1272 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 400 square metres for a large site would allow a maximum of 3 detached dwellings and 3 to 4 semi-detached or row dwellings at 350 square metres. On balance, notwithstanding some loss of development potential this house has local architectural and personality significance and is considered worthy of protection, subject to a review after public consultation.</p>			
72	20-22 Rose Street, Prospect	Residential	RA450

	<i>Planning Assessment</i> Semi-detached dwellings on 308 square metre and 331 square metre allotments. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
73	24-26 Rose Street, Prospect	Residential	RA450
	<i>Planning Assessment</i> Semi-detached dwellings on 278 square metre and 281 square metre allotments. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
74	28-30 Rose Street, Prospect	Residential	RA450
	<i>Planning Assessment</i> Semi-detached dwellings on 317 square metre allotments. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
75	32-34 Rose Street, Prospect	Residential	RA450
	<i>Planning Assessment</i> Semi-detached dwellings on 287 square metre allotments. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
76	36-38 Rose Street, Prospect	Residential	RA450
	<i>Planning Assessment</i> Semi-detached dwellings on 323 square metre and 321 square metre allotments. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
77	4 Salisbury Terrace, Collinswood	Residential	RA560
	<i>Planning Assessment</i> A single storey detached dwelling on 1350 square metres allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. New dwellings are limited to underutilised sites (eg tennis courts) at a minimum site area of 560 square metres. These parameters would accommodate 2 dwellings on this site (subject to siting and design). The existing dwelling can be retained and the tennis court and surrounding area could be used to provide a separate allotment with the Local Heritage designation.		
78	6 Salisbury Terrace, Collinswood	Residential	RA560
	<i>Planning Assessment</i> A single storey detached dwelling on 2013 square metres allotment. The dwelling may be added to and altered in accordance with the policy for a Local Heritage Place and the policy area. New dwellings are limited to underutilised sites (eg tennis courts) at a minimum site area of 560 square metres and a minimum frontage of 15 metres. The site area could accommodate 3 to 4 dwellings (subject to siting and design). However, the limiting factor is the existing 22 metre frontage that supports only one dwelling. A group dwelling/s could be possible (subject to the provisions) on this site along with the Local Heritage designation.		
79	30 Stuart Road, Prospect	Residential	RA450
	<i>Planning Assessment</i> A two storey school building on a site of 16,000 square metres. Capacity exists within the school grounds for further development and therefore the Local Heritage designation will not unreasonably limit the site's development potential.		
80	10 Toronto Street, Ovingham	Residential	RA450
	<i>Planning Assessment</i> A single storey dwelling on a 536 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached and 350 square metres for other dwelling types, so		

		there is no further land division potential with or without the Local Heritage designation.	
81	11-13 Toronto Street, Ovingham	Residential	RA450
	<i>Planning Assessment</i>		
	Two single storey semi-detached dwellings on a 608 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached dwellings and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
82	15 Toronto Street, Ovingham	Residential	RA450
	<i>Planning Assessment</i>		
	Single storey semi-detached dwellings on a 526 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. Minimum site area of 450 square metres for detached dwellings and 350 square metres for other dwelling types, so there is no further land division potential with or without the Local Heritage designation.		
83	27 Victoria Street, Prospect	Residential	RA450
	<i>Planning Assessment</i>		
	A single storey detached dwelling on a 1134 square metre allotment. The building may be added to and altered in accordance with the policy for a Local Heritage Place and the zone. A minimum site area of 450 square metres allows for 2 detached dwellings or 3 other types of dwellings at 350 square metres. To retain the dwelling and allow for new dwellings to maximize yields by conversion of the detached dwelling to semi-detached dwellings and provide an additional group dwelling at the rear.		

Note: Heritage consultants have recommended that this place be removed (2013 Review)

Appendix 5 – Additional Matters Post Consultation - Independent Heritage Review

INSERT INDEPENDENT HERITAGE REVIEW HERE

Attachment



City of Prospect

Local Heritage Places Development Plan Amendment

The Amendment

For Approval

Declared by the Minister responsible for the administration of the *Development Act 1993* to come into operation on an interim basis pursuant to Section 28, of the *Development Act 1993*.

.....
Signature

Date.....

Amendment Instructions Table

Name of Local Government Area: City of Prospect

Name of Development Plan: Prospect (City) Development Plan

Name of DPA: Local Heritage Places Development Plan Amendment

The following amendment instructions (at the time of drafting) relate to the City of Prospect Development Plan consolidated on 31 October 2013 12 February 2015.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction Number	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): No-Yes

1.	<u>Insert</u>	<u>Heritage Places</u> <u>Objective 49</u>	<u><i>The continued use, or adaptive reuse, of State and local heritage places that supports the conservation of their cultural significance.</i></u>	<u>N</u>	<u>N</u>
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ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): No

TABLES

Amendments required (Yes/No): Yes

Table PR/1 Local Heritage Places (Built Heritage)

1.	<u>Replace</u>	<u>Table Pr/1 Local Heritage Places (Built Heritage)</u>	<u>Replace with contents of Attachment A</u>	<u>N</u>	<u>N</u>
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MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)

Amendments required (Yes/No): Yes

Figure(s)/Map(s)

2.	<u>Replace</u>	<u>Fig Pr(HC)/2, Fig Pr(HC)/3, Fig Pr(HC)/4, Fig Pr(HC)/5, Fig Pr(HC)/6, Fig PR(HC)/7,</u>	<u>Replace with corresponding maps in Attachment B</u>	<u>N</u>	<u>N</u>
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		Fig Pr(HC)/8				
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Attachment

Attachment A

TABLE Pr/1 - Local Heritage Places (Built Heritage)

Note: Existing Local Heritage Places shown with shading.

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
42 Alexandra Street, Prospect	Former Shop and Dwelling Roof and chimneys. South wall (including chamfer) and verandah. East and west wall to end of stonework.	5608/360	a, c, d	PRO:001
10 Alpha Road, Prospect	Wingfield House House facades, roof, chimneys	5181/515	d, e	PRO:100
20 Alpha Rd, Prospect	Kiandra Nursing Home External form, materials and detailing of the house, including gabled roof form and chimneys, verandahs and bluestone walls. Later additions and alterations are excluded.	5196/389	a, c, d, e	PRO:200
1 Argyle Street, Prospect	Dwelling Roof form not cladding. Façade wall and verandah. Left hand side wall and right hand side wall to end of stonework. Fence to front boundary.	5246/98	a, b	PRO:002
13 Argyle Street, Prospect	House External form, materials and detailing including the roof form and stone walls. Later additions and alterations are excluded from listing.	5558/181	a, d	PRO:201
17 Argyle Street Prospect	Dwelling Roof form not cladding. Front wall and verandah. Left hand side wall (excluding carport) and right hand side wall to end of stonework.	5378/46	a, b	PRO:003
2-12 Balfour Street, Nailsworth	Nailsworth Primary School Roof and chimneys and ventilators. South wall including single storey wing to west. East and west walls.	2671/134	c, d, f	NAI:001
2 Balville Street, Prospect	House External form, materials and detailing, including roof and verandah form, chimneys , stone and brick walls and strapped gabled. Later additions and alterations are excluded.	5798/277	a, d	PRO: 202

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
77 Ballville Street, Prospect	Telephone Exchange External form, materials and detailing including face brick walls, parapets and gables.	5822, 3589/73	a, d	PRO:203
8-14 Barker Road, Prospect	Church of the Holy Rosary Facades, roof, tower	1232/44	c, d, f	PRO:119
1 Beatrice Street, Prospect	House External form, materials and detailing including roof and verandah form, stone and brick walls and strapped gables.	5495/259	a, d	PRO:204
3 Beatrice Street, Prospect	House External form, materials and detailing, including roof and verandah form, stone and brick walls and strapped gables.	5309/836	a, d	PRO:205
5 Beatrice Street, Prospect	House External form, materials and detailing, including roof and verandah form, stone and brick walls and strapped gables. later additions and alterations are excluded.	2305/60	a, d	PRO:206
7 Beatrice Street, Prospect	House External form, materials and detailing, including roof and verandah form, stone and brick walls and strapped gables. Later additions and alterations are excluded.	5361/539	a, d	PRO:207
9 Beatrice Street, Prospect	House Externals form, materials and detailing, including roof and verandah form, stone and brick walls and strapped gables. Later additions and adlterations are excluded from the listing.	5374/252	a, d	PRO:208
11 Beatrice Street, Prospect	House External form, materials and detailing, including roof and verandah form, stone and brick walls and strapped gables. Later additions and alterations (including verandah infill) are excluded.	5829/761	a, d	PRO:209
3 Bradford Street, Prospect	House External form, materials and detailing including roof form and chimney and verandah form. Later additions and alterations are excluded from the listing.	5538/748	a, d	PRO:210
5 Bradford Street, Prospect	Single Fronted Cottage Roof. West Wall and verandah. South and north walls to end of stonework.	5683/4	a, b	PRO:006

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
22 Braund Road, Fitzroy	Dwelling Roof and Chimneys. Fence including masonry piers and finials, cast iron panels. North wall to projecting rendered section. East wall and verandah. South wall to end of old stone wall.	5177/460	a, b	FIT:001
31a Braund Road, Fitzroy	House External form, materials and detailing, including complex gabled, tiled roof, stone and brick walls and verandahs. Later additions and alterations are excluded from the listing.	5154/925	a, b	FIT:200
37 Braund Road, Prospect	House Facades of original dwelling, verandah, roof, chimneys, front fence excluding pillars	5158/6	a, d, e	PRO:113
57 Braund Road, Prospect	Shop and House Shopfront, parapet, gable, side walls Dwelling facades, verandah, roof chimney	5334/44	a, c, d	PRO:116
62 Braund Road, Prospect	Former shop and dwelling Roof and chimneys. East wall of shop (including box window) and house. North wall to end of stone wall.	5128/625	a, c, d	PRO:007
64 Braund Road, Prospect	Shop Shopfront, parapet gable, original side walls	5161/46	a, c, d	PRO:117
124 Braund Road, Prospect	Former Shop and House External form, materials and detailing of the 1924 corner shop and attached dwelling, including chamfered corner, suspended awning and parapet. Later additions and alterations are excluded from the listing.	5154/925	a, c, d	PRO:211
2A Burwood Street, Nailsworth	Salvation Army Hall Roof and chimneys and ventilators. South wall to end of rendered section. East and west walls to end of original building.	5650/212 5650/236	a, c	NAI:002
28 Burwood Avenue, Nailsworth	'Monolite' House External form, materials and detailing of the 1915 concrete residence, including gabled roof and verandah form and painted concrete walls. Any later additions are excluded from the listing.	5289/332	a, d	NAI:200

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
4 Carter Street, Prospect	Dwelling, 'Myoora' Roof and chimneys. South wall including verandahs. West wall including castellated tower and verandahs. East wall including verandahs. Fence to front boundary.	5198/630 5214/45 5214/32	a, b, d	PRO:009
24 Carter Street, Prospect	House External form, materials and detailing of the 1910 residence, including roof form and verandah, rock faced stone walls with moulded render detail. Any later additions and alterations are excluded from the listing.	5831/684, 5200/51	a, d	PRO:212
48 Carter Street, Prospect	Dwelling Roof. South wall (excluding verandah). West wall (excluding carport). Fence including piers and cast iron panels.	5813/339	a, b	PRO:011
5 Cassie Street, Collinswood	Dwelling External form, materials and detailing of the 1883 cottage, including simple roof form, stone walls and verandah form. Any later additions and alterations are excluded from the listing.	5817/822	a, d	COL:200
7 Cassie Street, Collinswood	Dwelling External form, materials and detailing of the 1883 cottage, including simple roof form, stone walls and verandah form. Any later additions and alterations are excluded from the listing.	5457/18	a, d	COL:201
9 Cassie Street, Collinswood	Dwelling External form, materials and detailing of the 1883 cottage, including simple roof form, stone walls and verandah form. Any later additions and alterations are excluded from the listing.	5790/98	a, d	COL:202
29-31 Cassie Street, Collinswood	Attached cottages Roof form and chimneys. North wall including verandah and posts. West and east walls, to start of lean-to.	5838/621	a, d	COL:001

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
1 Charles Street, Prospect	Dwelling External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	5499/159	a, d	PRO:213
3 Charles Street, Prospect	Dwelling External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	5322/363	a, d	PRO:214
5 Charles Street, Prospect	Dwelling External form, materials and detailing of the 1917 cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	5122/624	a, d	PRO:215
7 Charles Street, Prospect	Dwelling External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	5215/442	a, d	PRO:216
9 Charles Street, Prospect	Dwelling External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	5201/812	a, d	PRO:217
13-15 Charles Street, Prospect	Dwelling External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	5302/924	a, d	PRO:218

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
7 Churcher Street, Thorngate	Dwelling External form and materials and detailing of the 1922 residence, including rock face stone and brick walls and expansive tiled roof form. Any later additions and alterations are excluded from the listing.	5702/564	a, d	THO:200
12 Churcher Street, Thorngate	Dwelling Built in 1915, this house is one of a number of substantial residences built at this stage of Prospect's development. This house sits on an expansive allotment, typical of the subdivision of Thorngate, with a mature garden.	4224/260 5464/893 5777/204 5777/205	a, d	THO:201
7 Churchill Road, Ovingham	Ovingham Uniting Church Roof and ventilators. West wall including steps to building. North and south walls to end of bluestone.	5201/484	a, c	OVI:001
23 Churchill Road, Ovingham	Dwelling External form, materials and detailing of the 1905/1906 house including roof and chimneys, verandah and stone walls. Any later additions and alterations are excluded from the listing.	5461/303	a, d	OVI:200
273 Churchill Road, Prospect	Reepham Hotel Roof and chimneys. West wall (excluding verandahs). North wall to end of two-storeyed section (excluding verandah).	5144/118	c, f	PRO:014
4 Clifton Street, Prospect	Dwelling Roof and chimneys. South wall including verandah. West wall (excluding carport) to end of stonework. East wall including south facing section of wall with window.	5335/512	a, b	PRO:015
7 Clifton Street, Prospect	House House facades, roof, verandah, fence panels	5221/7	a, d, e	PRO:118
8 Clifton Street, Prospect	Dwelling External form, materials and detailing of the 1885 – 1890 house, including stone walls with projecting central gable and roof form. Any later additions and alterations are excluded from the listing.	5333/237	a, d, e	PRO:219
9 Clifton Street, Prospect	House House facades, roof, verandah	5148/188	a, d, e	PRO:122
10 Clifton Street, Prospect	House House facades, roof, verandah, fence	5807/229	a, d, e	PRO:101

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
11 Clifton Street, Prospect	House and Shop Facades, parapet, roof, verandah, chimneys	5204/384	a, d, e	PRO:102
12 Clifton Street, Prospect	Dwelling Roof and chimneys. South wall including verandah. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels.	5501/444	a, b	PRO:017
13 Clifton Street, Prospect	Dwelling External form, materials and detailing of the 1885 – 1890 house, including stone walls with projecting central gable and roof form. Any later additions and alterations are excluded from the listing.	5479/267	a, d, e	PRO:220
14 Clifton Street, Prospect	Dwelling Roof and chimneys. South wall including verandah. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels.	5334/460	a, b	PRO:018
15 Clifton Street Prospect	House House facades, roof, verandah,	5528/693	a, d, e	PRO:108
16 Clifton Street, Prospect	Dwelling Roof and chimneys. South wall including verandah and balustrade. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels and small gate.	2446/51	a, b	PRO:019
18 Clifton Street, Prospect	Dwelling Roof and chimneys. South wall including verandah and balustrade. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels and gate (excluding driveway/gates).	5417/251	a, b	PRO:020
20 Clifton Street, Prospect	Former Anglican Church South wall (excluding single storeyed addition to front). East wall and west wall to end of stonework.	5283/779	a, c	PRO:021

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
21 Clifton Street, Prospect	Dwelling Roof and chimneys. South wall with verandah and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels and gates.	5264/593	a, b	PRO:022
23 Clifton Street, Prospect	Dwelling Roof and chimneys. South wall with verandah and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels.	5245/762	a, b	PRO:023
27 Clifton Street, Prospect	Dwelling Roof and chimneys. South wall with verandah, balustrade and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels and gates.	5376/925	a, b	PRO:024
29 Clifton Street, Prospect	House House facades, roof, chimneys	5320/532	a, d, e	PRO:110
31 Clifton Street, Prospect	House House facades, roof, verandah, chimneys	433/117	a, d, e	PRO:111
40 Clifton Street, Prospect	Dwelling External form, materials and detailing of the 1885 – 1890 house, including stone walls, roof, brick chimneys and verandah. Any later additions and alterations are excluded from the listing.	5444/460	a, d, e	PRO:221
43 Clifton Street, Prospect	Dwelling Roof and chimneys. North wall including verandah with steps leading to house. West and east wall to end of stonework. Fence including piers, bases, cast iron panels and gates.	5246/650	a, b	PRO:025
35 Cochrane Terrace, Prospect	Dwelling External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.	5781/427	a, d	PRO:222

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
36 Cochrane Terrace, Prospect	Dwelling External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.	5741/503	a, d	PRO:223
37 Cochrane Terrace, Prospect	Dwelling External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.	5214/558	a, d	PRO:224
38 Cochrane Terrace, Prospect	Dwelling External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.	5106/141	a, d	PRO:225
39 Cochrane Terrace, Prospect	Dwelling External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.	6024/305	a, d	PRO:226
40 D'Erlanger Avenue, Nailsworth	Church External form, materials and detailing of the 1928 church building, including roof form (but not cladding) and face red brick walls with front entrance porch. Any later additions and alterations are excluded from the listing.	5782/24	a, c, d	NAI:201
26 Elderslie Avenue, Fitzroy	Dwelling External form, materials and detailing of the 1934 residence, including roof form and chimneys, rendered walls with prominent gables and entrance porch. Any later additions and alterations are excluded from the listing.	5979/491	a, d	FIT:201

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
34 Elderslie Avenue, Fitzroy	Dwelling External form, materials and detailing of the 1952 residence, including flat roof, face stone walls, expansive glazing and projecting circular bay window at ground floor level. Any later additions and alterations are excluded from the listing.	5739/38	a, d	FIT:202
9 Fitzroy Terrace, Fitzroy	Dwelling External form, materials and detailing of the c1885 house, including roof and chimneys, verandah, prominent bay window with decorative mouldings. Any later additions and alterations are excluded from the listing.	5101/227	a, d	FIT:203
11 Fitzroy Terrace, Fitzroy	Dwelling Roof and chimneys. South and west walls	5414/182	a, b, d, e	FIT:004
17 Fitzroy Terrace, Fitzroy	Dwelling Roof and chimneys. South walls and verandahs. Fence including base, piers and cast iron panels.	5289/100	a, b	PRO:105
13 Fitzroy Terrace, Fitzroy	House, St George's Nursing Home, former 'Ashley' House facades, roof, verandah, chimneys, front fence	5409/822	a, d	PRO:107
14 Fitzroy Terrace, Fitzroy	House 'Carlton House' House facades, roof, verandahs, balconies, porch, chimneys, part front fence	5750/257	a, d	FIT:005
Flora Terrace, Prospect	Prospect Memorial Gardens Marble War Memorial, two gateways and Prospect Children's Memorial Playground Building	819/91	c, e	PRO:026
84 Galway Avenue, Broadview	Church External form, materials and detailing of the 1926-39 church building, including roof form, face red brick front elevation with strapped gable ends and front porch. Any later additions and alterations are excluded from the listing.	5801/990 5801/991	a, c, d	BRO:200

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
27 Gladstone Road, Prospect	School Overall form materials and detailing of the 1920s building in the centre of the site, including roof form with roof lanterns, face red brick walls and chimney and timber fenestration. Later additions and alterations do not form part of the listing.	5515/855, 5511/629, 4112/15 5564/121	a, c, d	PRO:227
26 Gordon Road, Prospect	Dwelling External form, materials and detailing of the 1900 house including roof and chimney, verandah and face stone and brick front elevation. Any alter additions are excluded from the listing.	5401/77	a, d	PRO:228
29 Harrington Street, Prospect	Dwelling Roof and chimneys. West and north wall including verandahs.	5360/537	a, e	PRO:030
26 Highbury Street, Prospect	Uniting Church Roof. South wall, east wall and west wall to end of original stonework.	5198/35	a, c, e	PRO:031
26 Highbury Street, Prospect	Uniting Church Hall Roof. South wall. West and east wall to end of original building (including portico on western side).	5198/35	a, c, e	PRO:032
31 Highbury Street, Prospect	Dwelling Roof and chimneys. North wall including verandah. East and west wall to end of stonework.	5774/849	a, b	PRO:033
42 Highbury Street, Prospect	Former Shop and Dwelling South and east wall of house and shop (including chamfer) to end of parapet topped wall. Fence including bases, piers and cast iron panels.	5361/198	a, c	PRO:034
45 Highbury Street, Prospect 47 Highbury Street, Prospect	Attached dwellings Roof and chimneys. North wall including verandah. East and west to end of stonework.	5343/199 5343/200	a, b	PRO:035
50 Highbury Street, Prospect	Former Shop & Dwelling Roof and chimneys. South wall of house and shop including verandahs.	5666/91	a, c	PRO:036
52 Highbury Street, Prospect 54 Highbury Street, Prospect	Attached dwellings Roof and chimneys. South wall including verandah.	5011/149 5011/150	a, b	PRO:037

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
60 Highbury Street, Prospect	Dwelling Roof form excluding cladding. Façade wall including verandah. Left hand side wall to halfway between two windows	5556/574	a, b	PRO:038
76 Highbury Street, Prospect	Two storey house Roof form and slate cladding. East wall and verandah roof. Fence including base, piers to driveway and cast iron panels.	5071/87	a, d	PRO:039
1/86 Highbury Street, Prospect 2/86 Highbury Street, Prospect	Attached cottages Roof and chimneys	5006/18	a, b	PRO:040
3 James Street, Prospect	Dwelling External form, materials and detailing of the c 1910 house, including roof and chimney, strapped gable end, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.	5553/802	a, d	PRO:229
5 James Street, Prospect	Dwelling External form, materials and detailing of the c 1910 house, including roof and chimney, strapped gable end, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.	5101/377	a, d	PRO:230
18 King Street, Prospect	Islington Uniting Church Roof and ventilators. East wall .North wall including brick wall to hall to lean-to addition. South wall to end of stonework (excluding flat roofed structure).	5207/533	a, c, d	PRO:042
17 King Street, Prospect	Single-fronted Cottage Roof excluding chimneys. West wall and verandah and north wall to end of stonework. South wall to distance of halfway along stonework.	5819/963	a, b	PRO:043
94 Main North Road	Windmill Hotel South and east wall (including chamfer) to end of parapet excluding verandah.	5234/484	a, c, f	PRO:044

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
Menzies Crescent, Prospect	Oval, grandstand and air raid shelter The extent of the Prospect Oval reserve, and remaining original external form, materials and detailing of the Grandstand and Air Raid Shelter. Any later additions, alterations and grandstands are excluded from the listing.	5204/868	a, c, d, f	PRO: 231
28 Martin Avenue, Fitzroy	Dwelling External form, materials and detailing of the 1955 - 6 residence, including face stone walls with projecting vertical sections, expansive glazing, wrought iron balustrading and carport form. Any later additions and alterations are excluded from the listing.	5741/499	a, d	FIT:202
109 North East Road, Collinswood	Two storey dwelling Roof form and chimneys. East wall. Rendered masonry piers on boundary.	5568/998	a, d	COL:002
143 North East Road, Collinswood	Hotel Hampstead Façade wall to Main North East Road and to Hampstead Road, including the parapet and lettering to end of visible brick parapet.	5410/729	c.d, f	COL:003
2 Prospect Road, Fitzroy	Dwelling External form, materials and detailing of the 1884 house, including roof and verandah form, face bluestone and masonry walls and moulded rendered window and door dressings. Any later additions and alterations are excluded from the listing.	5968/566	a, d	FIT:203
3 Prospect Road, Prospect	Flats Roof. West wall including portico. South wall. Fence (ie wall) to Prospect Road and Carter Street. Façade or south wall of garage.	5193/306	a, d	PRO:046
4 Prospect Road, Fitzroy	Dwelling External form, materials and detailing of the 1884 house, including roof and verandah form, face bluestone and masonry walls and moulded rendered window and door dressings. Any later additions and alterations are excluded from the listing.	5423/147	a, d	FIT:204

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
12 & 14 Prospect Road, Fitzroy	Dwelling External form, materials and detailing of the pair of semi-detached houses, including roof and chimneys, verandah, stone and masonry walls and masonry and cast iron fence. Any later additions and alterations are excluded from the listing.	5272/493, 5545/11	a, d	FIT:205
16 Prospect Road, Fitzroy	Dwelling External form, materials and detailing of the 1938 residence, including tiled roof, rendered masonry walls and verandah and balcony with square pillars. Any later additions and alterations are excluded from the listing.	5506/526	a, d	FIT:206
17 Prospect Road, Prospect	Main building Blackfriars School; formerly 'Comonella' Roof form. Retain original stone walls currently visible. Verandah.	5558/485	a, d, e, f	PRO:047
24 Prospect Road, Fitzroy	Two storey dwelling Roof and chimneys. East wall with verandahs. North wall to end of stonework. South wall to end of original building. Fence to Prospect Road and Methuen Street including base, piers, cast iron panels and gates.	5155/101	b, c, d, e	FIT:006
32 Prospect Road, Prospect	House and Fence House facades, roof, chimneys, verandah and balcony, front fence	5230/82	a, d	PRO:112
50, 50a and 50b Prospect Road, Prospect	Shops Facades, parapet, awning canopy brackets, shopfronts	5734/818	a, d	PRO:115
54 Prospect Road, Prospect	Shop External form, materials and detailing of the c1900s shop, including parapet to front elevation, verandah form and face stone walls to attached house. Any later additions and alterations are excluded from the listing.	5233/855	a, c, d	PRO:232
58 Prospect Road, Prospect	Former House External form, materials and detailing of the former house, including roof form and chimneys, face stone walls, strapped gable end to projecting bay and verandah form. Any later additions and alterations are excluded from the listing.	5800/233	a, d	PRO:233

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
82a & 82b Prospect Road, Prospect	Shops External form, materials and detailing of the c1920s – 1930s shops, including shopfronts, parapet and verandah form, and roof, walls and verandah of attached residence. Any later additions and alterations are excluded from the listing	5064/411	a, c, d	PRO:234
83 Prospect Road, Prospect	Former Bank External form, materials and detailing of the 1922 bank building, including detailed decorative elements of rendered front and side elevations, balustraded parapet and window details, rear face brick walls and chimney. Any later additions and alterations (including paint to masonry walls) are excluded from the listing.	5657/900	a, c, d	PRO:235
86 Prospect Road, Prospect	Shops Front and north facades, shopfronts, roof, verandah and posts	5235/662	a, c, d	PRO:120
89 Prospect Road, Prospect	Former Courthouse Front and side facades including upper storey	5394/703 and 704	a, c, d	PRO:121
92a, 92 and 92b Prospect Road, Prospect	Shops Façade, parapet, awning canopy, shopfronts	5007/781, 782 and 783	a, c, d	PRO:124
93 Prospect Road, Prospect	Shops External form, materials and detailing of Inter War shops, including shopfronts, awning and parapet to front and side elevations. Any later additions and alterations are excluded from the listing.	5682/657	a, c, d	PRO:236
95 and 95a and 97a Prospect Road, Prospect	Shops Façade, parapet, awning canopy brackets, shopfronts	5744/301 and 5707/510	a, c, d	PRO:124
96 Prospect Road, Prospect	Shop Façade east wall including verandah.	5733/243	b, c	PRO:051
96a Prospect Road, Prospect	Shop External form, materials and detailing of the c1920s shop, including original shopfront details and parapet. Any later additions and alterations are excluded from the listing.	5901/379	a, c, d	PRO:237

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
97 & 97a Prospect Road, Prospect	Shops External form, materials and detailing of the 1920s shops, including shopfronts, awning and parapet. Any later additions and alterations are excluded from the listing.	5707/510	a, c, d	PRO:238
99 and 99a Prospect Road, Prospect	Shops Façade, parapet, shopfront	5665/827	a, c, d	PRO:125
106A Prospect Road, Prospect	Rosemont Buildings East wall including verandah form and original shop windows.	5176/341	b, c	PRO:052
110, 110a and 112 Prospect Road, Prospect	Shops Original façade and parapet, awning canopy, shopfronts, excluding upper storey	5195/522	a, c, d	PRO:103
116 Prospect Road, Prospect	Shop East wall including shop fronts and verandah. North wall to end of stonework.	5810/487	b, c	PRO:053
116a and 116a Prospect Road, Prospect	Shops Façade, parapet, verandah, shopfront to 116b	5810/487	a, c, d	PRO:104
121-129 Prospect Road, Prospect	Gardens The extent of the Barker Gardens. The trees should be cared for in a manner which ensures their longevity.	1708/197	a, c, f	PRO:239
122 Prospect Road, Prospect	Shop External form, materials and detailing of the turn of the century shop, including shopfront, awning and parapet, and roof verandah and face stone and brick walls of attached dwelling. Any later additions and alterations are excluded from the listing.	5798/344	a, c, d	PRO:240
124 Prospect Road, Prospect	Shops & Dwelling East wall including chamfer, shopfronts and verandah. North and south wall to end of stonework.	5529/827	b, c	PRO:055
126 Prospect Road, Prospect	Prospect Town Hall Hall facades, roof, excluding south portico	5473/585	a, c, d	PRO:126

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
136-138 Prospect Road, Prospect	McGlashan Bros Furniture Store Shop front. East wall including verandah. North wall to end of original building.	5356/545	b, c	PRO:056
142 Prospect Road, Prospect	Shops External form, materials and detailing of the 1920s shops, including tiled shopfronts, awning and parapet. Any later additions and alterations are excluded from the listing	5810/682	a, c, d	PRO:241
154 Prospect Road, Prospect (road reserve)	Tram pole The tram pole be kept intact as a heritage place	Road reserve	a, c, f	PRO:242
154 -160 Prospect Road, Prospect	Two storey attached Dwellings and two single-storey shops Re Dwellings: Roof excluding chimneys. East wall including bay window projections. Verandah, balcony and balustrade excluding metal staircase. Boundary wall, piers, cast iron lace panels and metal strap fence. North wall including verandah, balcony and balustrade. South wall ending at parapet. Stone wall to south boundary. Shops: East wall including shopfronts and verandah form (excluding cladding). West, north and south walls in entirety	5356/325	a, d	PRO:057
172-174 Prospect Road, Prospect	St Johns Uniting Church Roof and north, east and west walls including portico to entrance and steps to building.	5739/423 5200/474	a, c	PRO:005
176 Prospect Road, Prospect	Shop and Dwelling External form, materials and detailing of the 1920s shop, including original shopfront and parapet details and rock faced stone and brick walls to shops and attached house. The later northern additions and alterations are excluded from the listing.	5276/380	a, c, d	PRO:243
180 Prospect Road, Prospect	Shop and Dwelling External form, materials and detailing of the 1920s shop, including shopfront, parapet and verandah form, and roof form to attached house. Any later additions and alterations are excluded from the listing.	5827/318 5659/35	a, c, d	PRO:244

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
232 Prospect Road, Prospect	Rechabite Hall Roof. East wall excluding verandah but including shopfronts. North wall ending at eastern return of wall. South wall including rendered section at rear.	5415/321	a, c, f	PRO:059
2 Prospect Terrace, Prospect	Wallaroo Homes Roof and chimneys. East wall and verandahs. South and north walls to end of stonework..	582/434	a, d, e	PRO:060
24 Pulsford Road, Prospect	Single-fronted Cottage Roof. South wall and verandah (excluding verandah enclosure). East wall up to and including second window.	5367/917	a, b	PRO:061
61 Pulsford Road, Prospect	Former Church Roof form excluding cladding. East, west and north wall (including portico) to end of original stone walls.	2767/143	a, c	PRO:062
76 Pulsford Road, Prospect	Dwelling External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions are excluded from the listing.	5765/158	a, d	PRO:245
78 Pulsford Road, Prospect	Dwelling External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions are excluded from the listing.	5523/926	a, d	PRO:246
80 Pulsford Road, Prospect	Dwelling External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions are excluded from the listing.	5114/386	a, d	PRO:247
1 Rose Street, Prospect	Dwelling External form, materials and detailing of the 1885 house, including roof form and chimneys, masonry and rendered walls with projecting central entrance bay and render detail to window and door dressings. Any later additions and alterations are excluded from the listing.	5576/321	a, d	PRO:248

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
8 Rose Street, Prospect	Dwelling External form, materials and detailing of the c1900 house, including complex roof form, face red brick walls and chimneys. Any later additions and alterations are excluded from the listing.	5572/233	a, d, e	PRO:249
20-22 Rose Street, Prospect	Dwellings External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	6055/509, 5218/325	a, d	PRO:250
24-26 Rose Street, Prospect	Dwellings External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	5015/129	a, d	PRO:251
28-30 Rose Street, Prospect	Dwellings External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	5612/940	a, d	PRO:252
32-34 Rose Street, Prospect	Dwellings External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	5005/486	a, d	PRO:253
36-38 Rose Street, Prospect	Dwellings External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	5965/511, 5965/512	a, d	PRO:254
2 Salisbury Terrace, Collinswood	House, former 'Rathmines' House front and side facades, tower, roof, chimneys	5737/250	d, e	PRO:109

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
4 Salisbury Terrace, Collinswood	Dwelling External form, materials and detailing of the c1930 residence, complex roof form, face red brick walls, entrance porch and projecting window to the front elevation. Any later additions and alterations are excluded from the listing.	5794/42	a, d	COL:203
6 Salisbury Terrace, Collinswood	Dwelling External form, materials and detailing of the 1915 residence, including roof and chimneys, strapped gable ends and masonry walls. Any later additions and alterations are excluded from the listing.	5807/125	a, d	COL:204
16 Salisbury Tce, Collinswood	Dwelling and Outbuilding Roof and chimneys. South, east and west walls. Verandahs and balconies.	5365/371	a, d	COL:004
22 Salisbury Tce, Collinswood	Dwelling and Outbuilding Roof and chimneys. South, east and west walls. Verandahs and balconies.	5201/348	a, d	COL:005
St Helens Park, Prospect	Former Coachhouse & Bandstand, St Helen's Park Bandstand in entirety. Roof and all four walls of Coachhouse. Remnant trees from original building.	1906/92	a, e	PRO:066
30 Stuart Road, Prospect	School External form, materials and detailing of the 1920s school building, including roof form and chimneys and face brick walls. Any later additions and alterations are excluded from the listing.	5875/851 5774/722 5837/54 5672/694 5672/693 5530/599 5495/46 5818/449 5700/964 5818/448 5606/732 5663/868	a, c, d, f	PRO:255
1 Thomas Street, Nailsworth	Prospect Public Library, former school Roof. Library: west, north and east walls with timber entrance porches. Cottage: roof and west wall. Gallery: roof and west and south walls including verandah.	2761/134	c, f	NAI:003

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
10 Toronto Street, Ovingham	Former Shop and house External form, materials and detailing of the early building, including shopfront in projecting bay, roof form, verandah roof and early signage. Any later additions and alterations are excluded from the listing.	5521/41	a, c, d	OVI:201
11-13 Toronto Street, Ovingham	Dwellings External form, materials and detailing of the 1881 attached residences, including roof and chimneys, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.	5197/957	a, d	OVI:202
15 Toronto Street, Ovingham	Dwelling External form, materials and detailing of the 1882 residence, including roof and chimneys and stone and brick walls. Any later additions and alterations are excluded from the listing.	5543/822	a, d	OVI:203
3 Vine Street, Prospect	Former Police Station Roof and chimneys. South wall and verandah. East wall to lean-to addition.	5726/307	a, c	PRO:068
2 Whinham Street, Fitzroy	Dwelling Roof. North wall and verandah (including masonry wall). East wall to end of stonework.	5194/142	a, b	FIT:007
8 Whinham Street, Fitzroy	Dwelling Roof and chimneys. South wall, verandah and balustrade. Wall to street boundary with strap metal fencing and gates. East wall excluding carport.	5579/316	a.b	FIT:008

* Designation of local heritage places includes all external elements of the building, (eg all facades, verandah, roof and supporting walls) and the portion of land that directly accommodates the designated building and associated identified structures.

Section 23(4) Criteria (as stated in the Development Act 1993)

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 of importance to 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 personality or event; or
- (f) it is a notable landmark in the area.

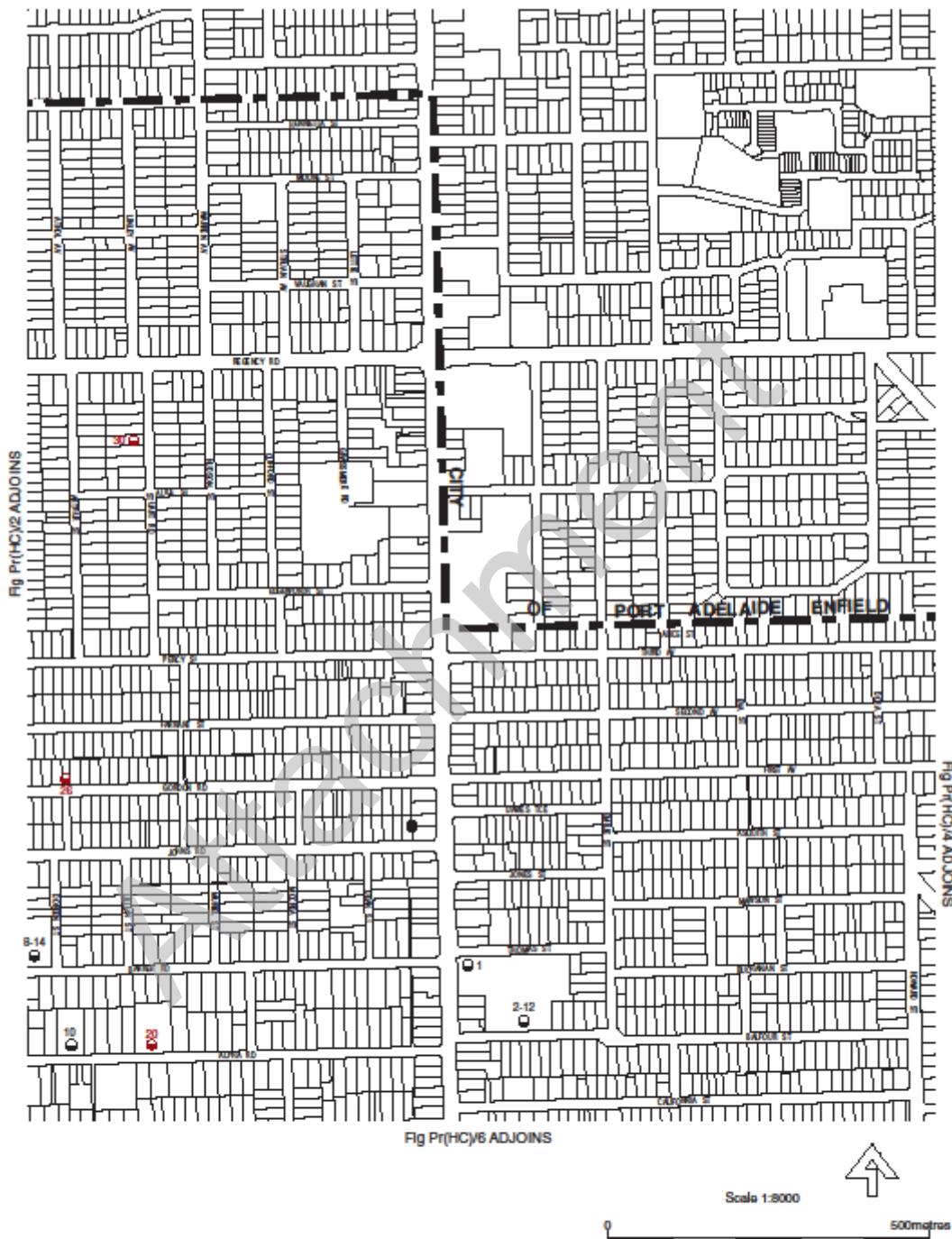
Attachment B

Heritage Place Figures

**PROSPECT (CITY)
HERITAGE PLACES
Fig Pr(HC)/2**

Version A 12/2/14

- Local Heritage Place
- 23 House / Property Number



- ◻ Local Heritage Place
- State Heritage Place
- ☒ House / Property Number

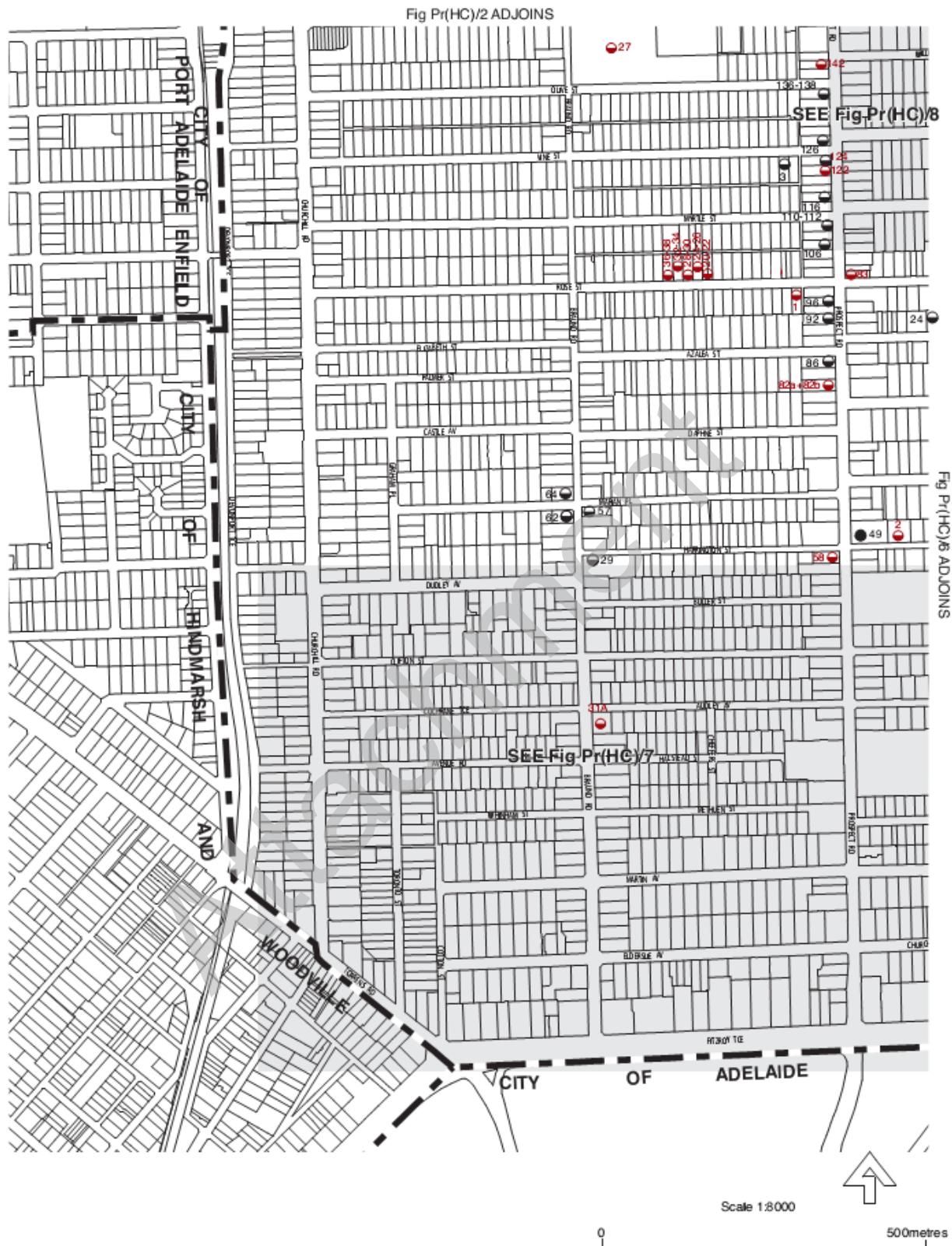
PROSPECT (CITY) HERITAGE PLACES

Fig Pr(HC)/3



**PROSPECT (CITY)
HERITAGE PLACES
Fig Pr(HC)/4**

● Local Heritage Place
23 House / Property Number



- Local Heritage Place
- State Heritage Place
- ▲ House / Property Number

PROSPECT (CITY) HERITAGE PLACES Fig Pr(HC)/5

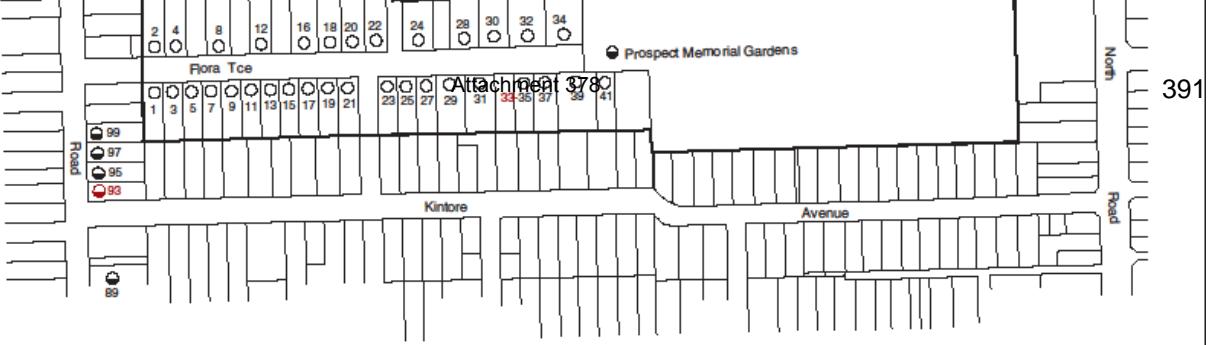
Version A 31/8/13



- Local Heritage Place
- State Heritage Place
- 23 House / Property Number

PROSPECT (CITY) HERITAGE PLACES Fig Pr(HC)6

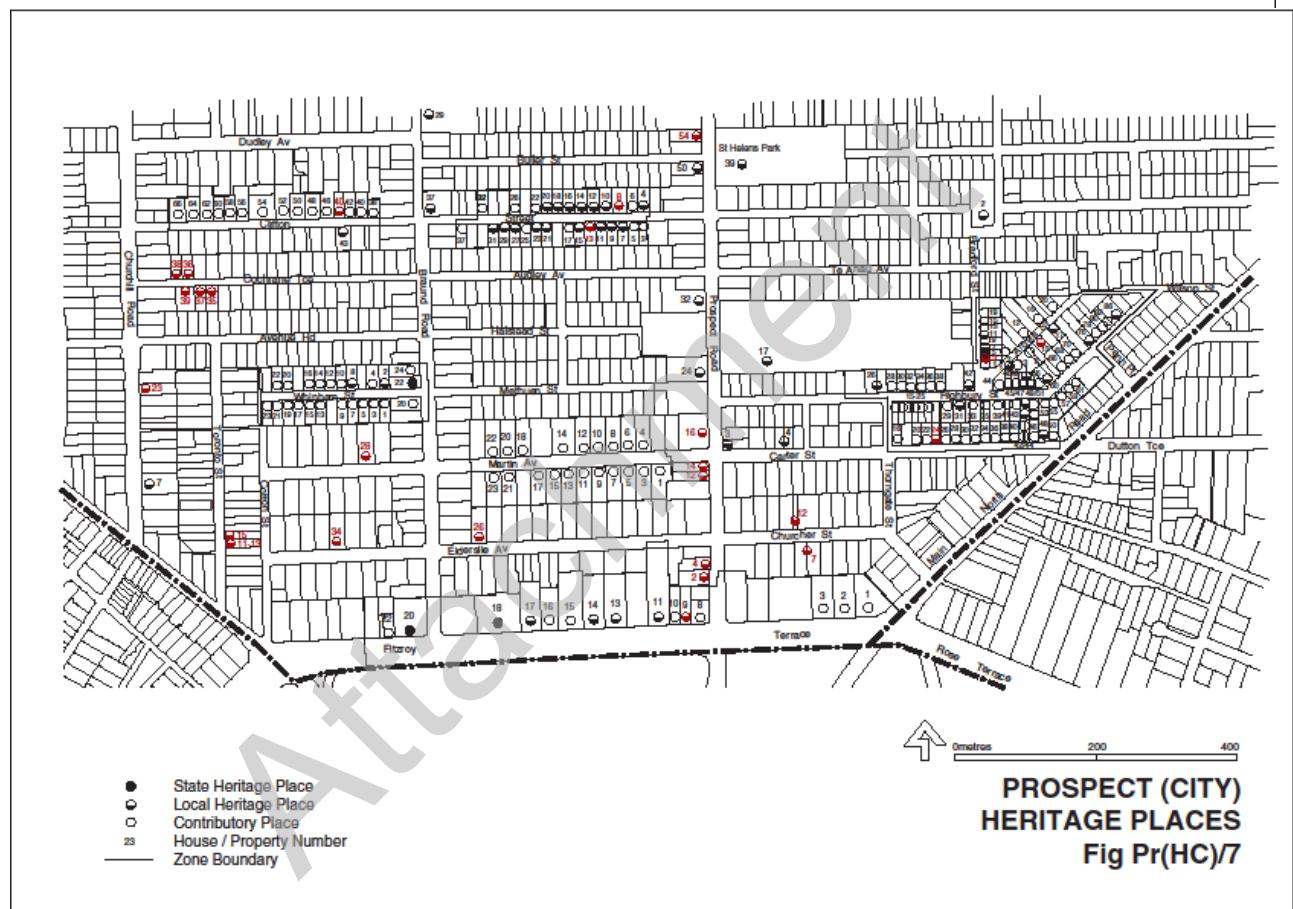
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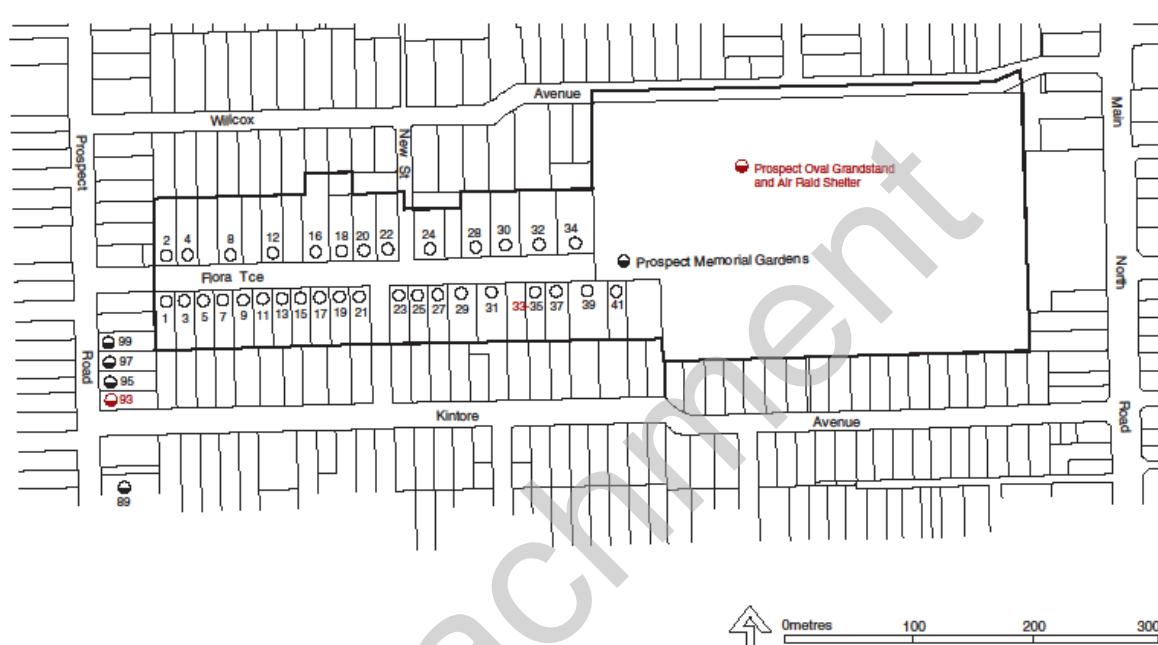


391

- Local Heritage Place
- Contributory Place
- House / Property Number
- Zone Boundary

PROSPECT (CITY)
HERITAGE PLACES
Fig Pr(HC)/8





**PROSPECT (CITY)
HERITAGE PLACES**
Fig Pr(HC)/8