



NOTICE TO THE MAYOR AND COUNCILLORS

A special meeting of the Council of City of Prospect will be held in the Civic Centre,
128 Prospect Road, Prospect on **Tuesday 9 February 2016 at 6.15pm**

AGENDA

1. Apologies
2. On Leave
3. Reports
 - 3.1 Progress of Local Heritage Places Development Plan Amendment and Historic Conservation Zones Development Plan Amendment
4. Closure

Nathan Cunningham
Acting Chief Executive Officer

AGENDA ITEM NO.: 3.1

TO: Special Council on 9 February 2016

DIRECTOR: Nathan Cunningham, Acting Chief Executive Officer

REPORT AUTHOR: Chris Newby, Acting Director Community, Planning and Communications

SUBJECT: Progress of Local Heritage Places Development Plan Amendment and Historic Conservation Zones Development Plan Amendment

1. EXECUTIVE SUMMARY

- 1.1 Council has proposed to amend its Development Plan to increase the number of local heritage places by undertaking a Development Plan Amendment (DPA), and to extend the area covered by the Historic (Conservation) Zone Policy Areas.
- 1.2 Following community and agency consultation, Council received correspondence from John Rau, Minister for Planning, concerning a series of changes that he would be making to the DPAs. The changes include a reduction in the number of proposed local heritage places and a decrease in the extent of proposed Historic (Conservation) Policy Areas.
- 1.3 This was known to be at odds with the position of Council and that which was known to arise through the community consultation and immediate efforts were made to make the Minister aware of his position being of concern to our City.
- 1.4 Council (upon advice from its Strategic Planning and Development Policies Committee (SPDPC)) subsequently resolved (in January 2016) to continue its efforts to persuade the Minister to retain the majority of the proposed local heritage places and the full proposed extent of the Historic Conservation Zone. Further, Council resolved to prepare a public relations and media strategy to reinforce Council's position. This public relations and media strategy is prepared but has not been pursued given the recent discussions with the Minister have demonstrated a willingness to reconsider his position.
- 1.5 Council staff have subsequently been in discussion with senior DPTI and ministerial staff to progress the matter, and a meeting has been scheduled between Mayor David O'Loughlin and Minister for Planning John Rau for the matter to be discussed. With Acting Chief Executive Officer Nathan Cunningham to also attend, the purpose of that meeting is to arrive at an agreeable position on the current DPAs, so the desired protection of heritage places and areas can occur within appropriate timeframes.
- 1.6 In the event that these discussions are not able to resolve the disparity between Council's position and that of the Minister, new Statements of Intent and Development Plan Amendments have been prepared by Council staff and are able to be lodged and approved by the Minister for interim operation prior to the current interim operation lapsing. This would effectively extend the interim protection afforded to proposed heritage places and historic conservation areas would be retained until an agreed position was reached.

- 1.7 The necessary Statements of Intent and DPAs have been prepared for endorsement by Council.
- 1.8 Initial discussion on the formulation of a media and public relations strategy has revealed two methodologies that may be used to reinforce Council's position. Given that the Minister has indicated a willingness to participate in discussion on the current DPAs, staff do not suggest activating the strategy at this point.

2. RECOMMENDATION

- (1) **The Mayor is authorised to negotiate an outcome with the Minister for Planning (the Hon. John Rau MP) on the Local Heritage Places Development Plan Amendment (DPA) and the Historic Conservation Policy Areas DPA previously authorised by Council on 25 August 2015 seeking approval from the Minister.**
- (2) **The Mayor is encouraged to focus his negotiations on securing protection for the proposed local heritage places that have not been the subject of objections from property owners, to ensure that the unique heritage of individual places within the Council area which are supported by the community is recognised and protected.**
- (3) **The Mayor is encouraged to ensure the extent of the expanded Historic Conservation Zone is maximised, although a smaller area may be acceptable, to ensure that the heritage character of the Council's side streets can be maintained and enhanced.**
- (4) **In the event that agreement is not reached following the scheduled meeting of 10 February 2016 and recognising the timing of the current Interim Authorisation period for both DPA's, Council resolves to hereby commence new DPA's to seek an Interim Authorisation for new Local Heritage Places DPA and new Historic Conservation Policy Areas DPA. This authorisation, once reflected by the Minister, will allow items/places and areas to remain protected until an agreed position is reached on the initial DPA's.**
- (5) **Should agreement be reached on the initial DPA's through the current negotiation processes, then Council delegates to its Chief Executive Officer (who may delegate to appropriate Director) to withdraw the NEW DPA's.**
- (6) **The 2016 Historic Conservation Policy Areas Statement of Intent (Sol) and DPA are submitted to the Minister for Planning seeking interim operation and consultation approval. This Sol and DPA are to reflect the position proposed by Council in its submission to the Minister late in 2015 with minor amendments agreed by Council's independent expert heritage advisers as discussed by Council's Strategic Planning and Development Policies Committee (SPDPC) in January 2016.**
- (7) **The 2016 Local Heritage Places Sol and DPA are submitted to the Minister for Planning seeking interim operation and consultation approval. This Sol and DPA are to reflect the position proposed by Council in its submission to the Minister late in 2015 with minor amendments agreed by Council's independent expert heritage advisers as discussed by Council's SPDPC in January 2016.**

- (8) **The Chief Executive Officer (who may delegate to appropriate Director) is authorised to sign the relevant Schedule 4A Certificates for the 2016 Historic Conservation Policy Areas DPA and the 2016 Local Heritage Places DPA.**

3. RELEVANCE TO CORE STRATEGIES / POLICY

3.1 The *Development Act 1993* establishes Council as a planning authority and the ability of Council to make changes to its Development Plan (with the approval of the Minister for Planning).

3.2 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.

4.2 Encourage development on arterial roads to improve housing options and to complement the character, heritage and amenity of our City.

4.2.1 Support quality medium to higher density, mixed-use development on main arterial road corridors to achieve the desired character for each area.

4. COMMUNITY INVOLVEMENT

4.1 Public and Agency consultation on the DPAs was undertaken for a two month period as prescribed through regulation from 12 February to 14 April 2015. The consultation process was undertaken in accordance with the Council approved Engagement Plan and all legislative requirements under the Development Act, 1993. A Public Meeting was held on 27 May 2015 at the Civic Centre to hear respondents that also sought to provide a verbal submission to Council.

4.2 No further consultation has been undertaken in the preparation of this report.

5. DISCUSSION

Negotiating an Outcome for the Current DPAs

5.1 City of Prospect engaged McDougall and Vines (Heritage Consultants) in 2010 to undertake a Heritage Review of the Council area. They recommended that an additional 83 properties warranted listing as Local Heritage Places.

5.2 An updated Heritage Review was provided by McDougall and Vines in 2013, which revised the extent of the recommendations that were in the original report. This resulted in the removal of two potential local heritage places from the draft list.

- 5.3 A review of the proposed places against the provisions for envisaged development within the Urban Corridor Zone was also undertaken, to ensure the potential afforded by the recent rezoning would not be unduly compromised. Two further possible Local Heritage Places were removed as a result of this envisaged development assessment, with a total of 79 proposed Local Heritage Place released for consultation.
- 5.4 Following community and agency consultation, Council finalised its DPAs and submitted them to the Minister for approval. Council subsequently received correspondence from John Rau, Minister for Planning, concerning a series of changes that he would be making to the DPAs. The changes include a reduction in the number of proposed local heritage places and a decrease in the extent of proposed Historic (Conservation) Policy Areas.
- 5.5 At its January meeting, Council resolved to continue its efforts to persuade the Minister to retain the majority of the proposed local heritage places and the full proposed extent of the Historic Conservation Zone, and to prepare a public relations and media strategy to reinforce Council's position.
- 5.6 Council staff have subsequently been in discussion with senior staff of and the Department of Planning, Transport and Infrastructure and Ministerial staff to progress the matter. A meeting has been scheduled for Mayor David O'Loughlin and the Minister for Planning John Rau to discuss the DPAs, with a view to arrive at an agreeable position on the current DPAs. It is anticipated that this may result in a revised DPA being gazetted by the Minister prior to interim operation of the DPAs lapsing as of 12 February 2016.
- 5.7 This intended approach is consistent with the previous resolution of Council. In the event that the negotiations are unsuccessful, new DPAs have been prepared for the Minister to approve for interim operation and consultation.

The New DPAs

- 5.8 Two new DPAs have been drafted, following advice from DPTI staff that the Minister would not legally be able to extend the operative period of the current DPAs, but would be able to approve new DPAs for consultation. The new 2016 DPAs are substantially similar to those currently being considered by the Minister and as such can be endorsed by Council without requiring prior consideration by the Strategic Planning and Development Policies Committee.
- 5.9 In the event that the Minister accepts the current DPAs for gazettal, the newly listed properties and conservation areas should be removed from the new DPAs to avoid potential confusion during the community consultation period. Noting the considerably restricted time frame in which to finalise draft 2016 DPAs for approval by the Minister, it is recommended that any necessary minor changes to the DPAs could be undertaken by Council staff in collaboration with DPTI, without delaying their gazettal for interim operation.

5.10 If the current 2015 DPAs are accepted following negotiation, and the outcomes of both 2015 DPAs are to Council's satisfaction, the new 2016 DPAs could be withdrawn and would not need to proceed to community consultation. This is similar in spirit to the public relations and media strategy commenced by Council, which can be enacted if Council remains dissatisfied with the outcomes of the policy amendment process, or with the progress that has been made thus far in pursuing the adoption of the 2015 DPAs as endorsed by Council.

The Public Relations and Media Strategy

5.11 Following the resolution of Council to develop a strategy highlighting the disparity between its position and that of the Minister, Council staff met with Rob Ball, an experienced public relations consultant, to determine the best approach to achieving the desired outcome.

5.12 Two options have been suggested by Ball Public Relations:

- (1) A "narrowband" approach, with media and communication activity confined to supporting Council's continuing negotiations with the Minister. This may involve a further independent review of the contested places and areas by another independent expert agreed to by Council and the Minister.
- (2) A "broadband" approach, with a community-driven campaign coordinated and supported by Council as it creates the avenues and means for its community to have its say. This may involve engaging with key community stakeholders to develop a coalition in support of Council's position.

5.13 The costs associated with the formulation and delivery of the strategy have been estimated at \$15,000 (narrowband) and \$40,000 (broadband). It has not been identified which strategy has the best chance of success, while elements of each strategy could be used to complement the activities of the other.

5.14 Given that the Minister has indicated a willingness to participate in discussion on the current DPAs, it would be advisable to wait on the outcome of the Mayor's negotiations with the Minister prior to determining which strategy to pursue (if any). If Council would like to proceed with the public relations and media strategy at once, Mr Ball could be invited to attend a Council meeting or workshop to discuss the options in more detail prior to initiating the actions within the strategy.

ATTACHMENTS

<u>Attachments 1-15:</u>	2016 Local Heritage Places DPA Statement of Intent
<u>Attachments 16-250:</u>	2016 Local Heritage Places DPA – For Approval
<u>Attachments 251-265:</u>	2016 Historic Conservation Areas DPA Statement of Intent
<u>Attachments 266-383:</u>	2016 Historic Conservation Areas DPA – For Approval

Prospect (City) Development Plan

***Local Heritage Places Development
Plan Amendment Statement of Intent***

February 2016

By City of Prospect

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

**Nathan Cunningham
ACTING CHIEF EXECUTIVE OFFICER**

Date:

**John Rau
MINISTER FOR PLANNING**

Date:

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1 Introduction

1.1 STATEMENT OF INTENT

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

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

1.2 CHIEF EXECUTIVE STATEMENT

The Chief Executive Officer of the Council confirms the following:

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

1.2.1 Council Contact Person

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

- Rick Chenoweth, Senior Policy Planner

2 Scope of the Proposed DPA

2.1 NEED FOR THE AMENDMENT

2.1.1 Rationale

The City of Prospect Local Heritage Places Development Plan Amendment (DPA) seeks to implement the recommendations of the City of Prospect Heritage Review (March 2010) undertaken by McDougall and Vines. This Review was updated in May 2012, August 2013 and February 2014. The Heritage Review recommends the listing of additional Local Heritage Places within Table Pr/1 Local Heritage Places (Built Heritage). The suitability of properties for listing within the Prospect (City) Development Plan is based on criteria outlined within the *Development Act 1993*.

The Heritage Review also recommends that a second DPA be undertaken to introduce five new Historic (Conservation) Zone Policy Areas to the Development Plan, each with new Desired Character Statements, Objectives and Principles of Development Control.

On 31 October 2013 the Minister for Planning gazetted the Inner Metropolitan Growth DPA. Council agreed to work in partnership with the Minister on this DPA and supports it as a response to the key directions and targets of the 30 Year Plan for Greater Adelaide. Since the gazettal of the DPA, the City of Prospect has been at the forefront of promoting and supporting development in the newly created Urban Corridor Zones.

As per previous communication with the Minister for Planning, Council's support of the Inner Metropolitan Growth Development Plan Amendment was subject to prompt implementation of the recommendations of the Heritage Review. Given that the Inner Metropolitan Growth DPA has now been consolidated into the Development Plan, Council wish to initiate this Historic (Conservation) Zone Policy Areas DPA as a matter of priority.

This DPA will support the vision for the City as expressed by the Strategic Plan as *'An environmentally aware, sustainably managed, vibrant and progressive City, proud of its heritage, quality of life and sense of community.'*

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

- List Local Heritage Places in the Prospect (City) Development Plan as identified in the City of Prospect Heritage Review (March 2010) and subsequent reviews.

2.1.2 Affected Area

The area affected by the proposed DPA can be described as follows:

- The City of Prospect Council area.

2.1.3 Potential Issues

Potential issues associated with the subject land include:

- Some properties recommended to be listed in the City of Prospect Heritage Review (March 2010) sit within the Urban Corridor Zone as introduced by the Inner Metropolitan Growth DPA. This is, however, not a unique situation as existing Local Heritage Places sit within the proposed Urban Corridor Zones and are covered by existing policy.

Attachment

3 Strategic and Policy Considerations

3.1 THE PLANNING STRATEGY

3.1.2 Policies

The DPA will support the relevant volume of the Planning Strategy by implementing the following policies:

Policy	How the policy will be implemented:
The 30 – Year Plan for Greater Adelaide	
<i>Ensure local heritage places and areas of heritage value are identified and incorporated into planning policy.</i>	Properties considered to be of local heritage value have been identified in the City of Prospect Heritage Review (March 2010). The Local Heritage Places DPA will seek to list the identified properties (and detail the places of value) in the Prospect (City) Development Plan.
<i>Capitalise 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.</i>	Adding to the existing list of Local Heritage Places in the Prospect (City) Development Plan will ensure the protection of the elements of value of the listed place while still allowing for adaptive re-use.

3.2 COUNCIL POLICIES

3.2.1 Council's Strategic Directions (Section 30) Report

Recommendations from Council's 'Your Street, Your City' (Section 30) Development Plan Review, April 2010 supporting the proposed DPA are as follows:

- Undertake a Local Heritage Places DPA (protect local heritage places that contribute to the character of the City through potentially increasing the number of listed heritage places).

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.

3.2.2 Infrastructure Planning

The proposed amendment will have no impact on current infrastructure planning (both social and physical) identified in council's strategic directions report, by the Minister or by a relevant government agency.

3.2.3 Other Policies or Local Issues

The policies of this DPA will be consistent with the policies in:

- The Council Wide section of the Development Plan. In particular the DPA supports existing policy under the following Council Wide headings through conserving places of local heritage value:
 - Appearance of Land and Buildings
 - Building Appearance and Neighbourhood Character
 - Local Heritage Places
- Council's Current DPAs
 Nil
- The Development Plans of adjoining areas
 - Port Adelaide Enfield (City) Development Plan
 - Walkerville (CT) Development Plan
 - Adelaide (City) Development Plan

- Charles Sturt (City) Development Plan

The DPA will not impact upon Development Plan policy for adjoining Councils.

- Schedule 4 of the Regulations

The DPA will not seek to amend the boundaries of the existing areas designated under Schedule 4 of the *Development Regulations 2008*. Any additional Local Heritage Places resulting from this DPA will no longer be eligible for development assessment under the Residential Development Code.

Attachment

3.3 MINISTER'S POLICIES

3.3.1 Planning Policy Library

The DPA will draw on the following Planning Policy Library modules:

- Heritage Places.

Council does not anticipate that the DPA will involve the introduction of local additions or variation to the Planning Policy Library, however, should the investigations identify that this form of policy amendment is necessary, justification will be provided in the DPA.

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29)

No Ministerial policies introduced through section 25(5), 26 or 29 of the Act will be amended by this DPA.

3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in the following relevant Ministerial DPA:

- Inner Metropolitan Growth DPA

Investigations have been undertaken into the compatibility between local heritage places and the intent of the Urban Corridor Zone. Several originally identified potential local heritage places were removed from the DPA by Council administration, in consultation with the Department of Planning, Transport and Infrastructure, where it was established that the listing was incompatible with the intent of the Urban Corridor Zone.

4 Investigations and Consultation

4.1 INVESTIGATIONS

4.1.1 Investigations Previously Undertaken

Investigations previously undertaken (prior to the preparation of this SOI) that will inform this DPA include the following:

- City of Prospect Heritage Review (March 2010) and update review (2013) undertaken by McDougall and Vines, which identifies proposed new Local Heritage Places and their elements of value.
- 'Your Street, Your City' (Section 30) Development Plan Review (April 2010).
- Review of Local Heritage Places located within the Urban Corridor Zone.
- Desktop and site analysis of development applications lodged since the Heritage Review was undertaken
- Public consultation and SCPA Review of Local Heritage Places DPA (2015).

4.1.2 Investigations Initiated to Inform this DPA

No additional investigations will be undertaken to inform this DPA.

4.2 CONSULTATION

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

- Department of Planning, Transport and Infrastructure
- Department for Environment, Water 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

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

- A notice in the Government Gazette.

**Local Heritage Places
February 2016**

4. Investigations and Consultation

- A notice in the Advertiser Newspaper.
- A notice in The Messenger Newspaper (the City North Messenger).
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.
- Written notice to the owners of any land that is proposed to be a Local Heritage Place and an invitation to make a submission, pursuant to Section 25 (12) of the *Development Act 1993*.

Attachment

5 Proposed DPA Process

5.1 DPA PROCESS

Council intends to undertake the following DPA process (check box):

Process A

Agencies will be consulted on a draft version of the DPA for a period of 6 weeks. A copy of the DPA, and copies and a summary of agency submissions, will then be sent to the Minister for approval to release the DPA for public consultation.

Process B1 (with consultation approval)

A copy of the DPA will be sent to the Minister for approval to release it for concurrent agency and public consultation (6 weeks for agency comment and not less than 8 weeks for public comment).

Process B2 (consultation approval not required)

A copy of the DPA will be released for concurrent agency and public consultation (6 weeks for agency comment and not less than 8 weeks for public comment).

Process C

A copy of the DPA will be released for concurrent agency and public consultation for not less than 4 weeks and landowners and occupiers identified in the SOI will receive direct notification of the DPA.

5.1.1 Rationale

Process B2 (consultation approval not required) with interim operation has been selected because Council seeks the Ministers approval to implement the DPA on an interim basis concurrently with releasing the DPA for public and agency consultation. Council requests interim operation to protect the properties proposed for listing from potential unsympathetic and reactionary development applications.

5.2 INTERIM OPERATION

Interim Operation is being considered for this DPA.

The purpose of interim development control is to ensure orderly and proper development where a change to a Development Plan is proposed.

**Local Heritage Places
February 2016
5. Proposed DPA Process**

Interim operation will be subject to separate approval by the Minister and does not constitute part of this agreement. Once the investigations are completed, the Development Plan Amendment will be lodged with the Minister for approval for the new policy to come into effect on an interim basis.

Attachment

6 Professional Advice and Document Production

6.1 PROFESSIONAL ADVICE

The professional advice required will be provided by Rick Chenoweth, Senior Policy Planner, Chris Newby, Manager Development Services and Communications and Nathan Cunningham, Director Community, Planning and Communications.

These persons satisfy the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. These persons are not considered to have a conflict of interest or perceived conflict on interest in the DPA.

6.2 DOCUMENT PRODUCTION

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

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 5 July 2016). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

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

6.3 MAPPING

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

Amendments to maps will be provided in the required format to the Planning Division of the Department of Planning, Transport and Infrastructure. Mapping amendments for this DPA will be undertaken by Michael Georg, email mgeorg2@bigpond.com

7 Proposed DPA Timetable

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

Proposed Process B2 (Interim Operation) Timetable

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared and sent to Minister requesting agreement to commence Interim Development Control	Council	Concurrent SOI agreement - to DPA lodged with DPTI for interim operation
DPA and Request for Interim Development Control assessed and report prepared for Minister	DPTI	1 week
Interim Development Control approved by Minister	Minister	1 week
Interim operation gazetted	DPTI	24 hours
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with DPTI	Council	18 weeks Public consultation closes – SCPA lodged with DPTI
SCPA assessed and considered by the Local Heritage Advisory Committee and Development Policy Advisory Committee. Report on DPA prepared for the Minister.	DPTI	12 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved DPA gazetted	DPTI	2 weeks

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

Development Plan Amendment

By the Council

City of Prospect

Local Heritage Places Development Plan Amendment

Explanatory Statement and Analysis

For Consultation

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Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at City of Prospect Civic Centre from "Insert Consultation Start Date" until "Insert Consultation Close Date" .

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

Submissions should be sent to the Senior 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 "Click and Type" at Prospect Civic Centre, 128 Prospect Road, Prospect.

Versions and Status

Version 1 – Council approval for consultation (February 2016)

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. This Review was updated in May 2012, August 2013 and February 2014.

The Minister for Planning has 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 and post consultation review of the Local Heritage Places DPA (2015/16).

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. Following a further review of some recommended places by Dr Peter Bell, an additional 4 Local Heritage Places have been removed

and 1 added at 114 Main North Road, Prospect following consultation. Therefore, a total of 76 new Local Heritage Places are recommended to be listed within 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 submitted to the Minister on **X** February 2016.

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 **71** 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, Water 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 75 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 2010 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 Heritage Survey and subsequent reviews, including a post consultation review of the Local Heritage Places DPA (2015/16). The need for this DPA was also recognised in the 'Your Street, Your City' Section 30 Review.

3.1.1 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.

3.1.2 Update of City of Prospect Heritage Review (2013) and post consultation review of Local Heritage Places DPA (2015/16)

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.

A post consultation review by heritage consultants (McDougall & Vines and Peter Bell) identified five additional places that could be removed from the proposed list, including:

- 93 Prospect Road, Prospect
- 96a Prospect Road, Prospect
- 8 Rose Street, Prospect
- 4 Salisbury Terrace, Collinswood
- 10 Toronto Street, Ovingham.

3.1.3 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

3.1.4 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 envisaged 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%)	11 (4.6%)	27 (11.3%)
Main North Road	208	1 (0.5%)	1 (0.4%)	2 (1.0%)
Total	698	18 (2.6%)	12 (1.7%)	30 (4.3%)

3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent for this DPA, no additional investigations were undertaken.

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 75 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 X February 2016. In particular, the proposed investigations outlined in the Statement of Intent have been 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)

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 Nathan Cunningham, 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:

Nathan Cunningham

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, Nathan Cunningham, 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, Senior Policy Planner (MPIA)

Date: February 2016

.....
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**
- Appendix 5 Independent Heritage Review – Peter Bell (June 2015) & Prospect
Heritage DPA – Response to Minister’s Directives (January 2016)
McDougall and Vines Heritage Consultants**

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, Collinswood	5794/42	LHP	a, d
House	6 Salisbury Tce, Collinswood	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

KIANDRA NURSING HOME [subject to review]

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 in-filled, 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)



D

Attachment 43

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 Lacey.

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 Eleptheria 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



Attachment 53

'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 corbelling 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, Collinswood
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, Collinswood
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, Collinswood
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 Lot40, 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

Attachment

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 of 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

Attachment

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 Moyle 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, louvered 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

Attachment

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

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/>

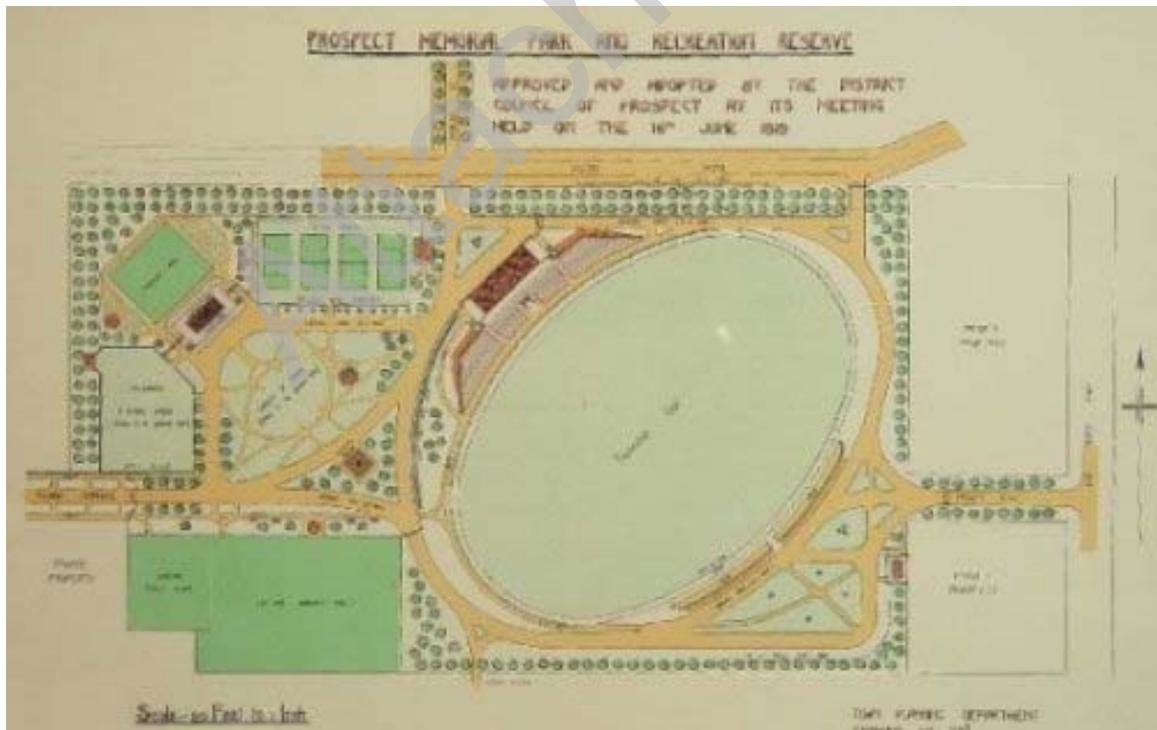


View of 2011 changes to 1922 grandstand

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)

PROSPECT CENTRE [~~proposed to be removed from the list~~][subject to review]

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

Attachment

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 cottages 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

Attachment

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 Fevre 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

Attachment

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 quoining 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[subject to review]

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[subject to Development Approval]

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 shopfront 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*)

Attachment

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 [subject to review]

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

Attachment

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 [remove this place]

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 [subject to review]

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

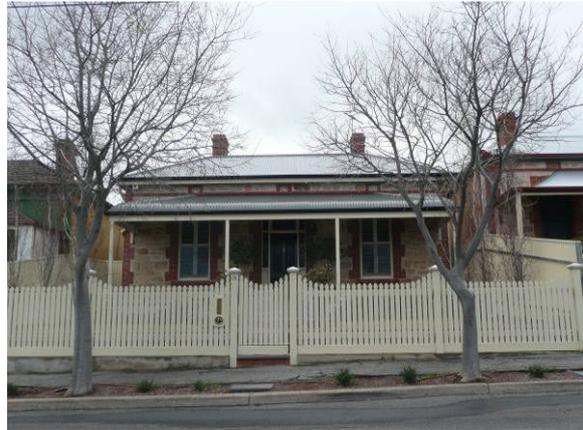
City of Prospect Heritage Survey Review, Weidenhofer Architects, 1996

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

McDougall & Vines
Conservation and Heritage Consultants
27 Sydenham Road, Norwood, South Australia 5067
Ph (08) 8362 6399 Fax (08) 8363 0121
Email: mcdvines@bigpond.com

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 of 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

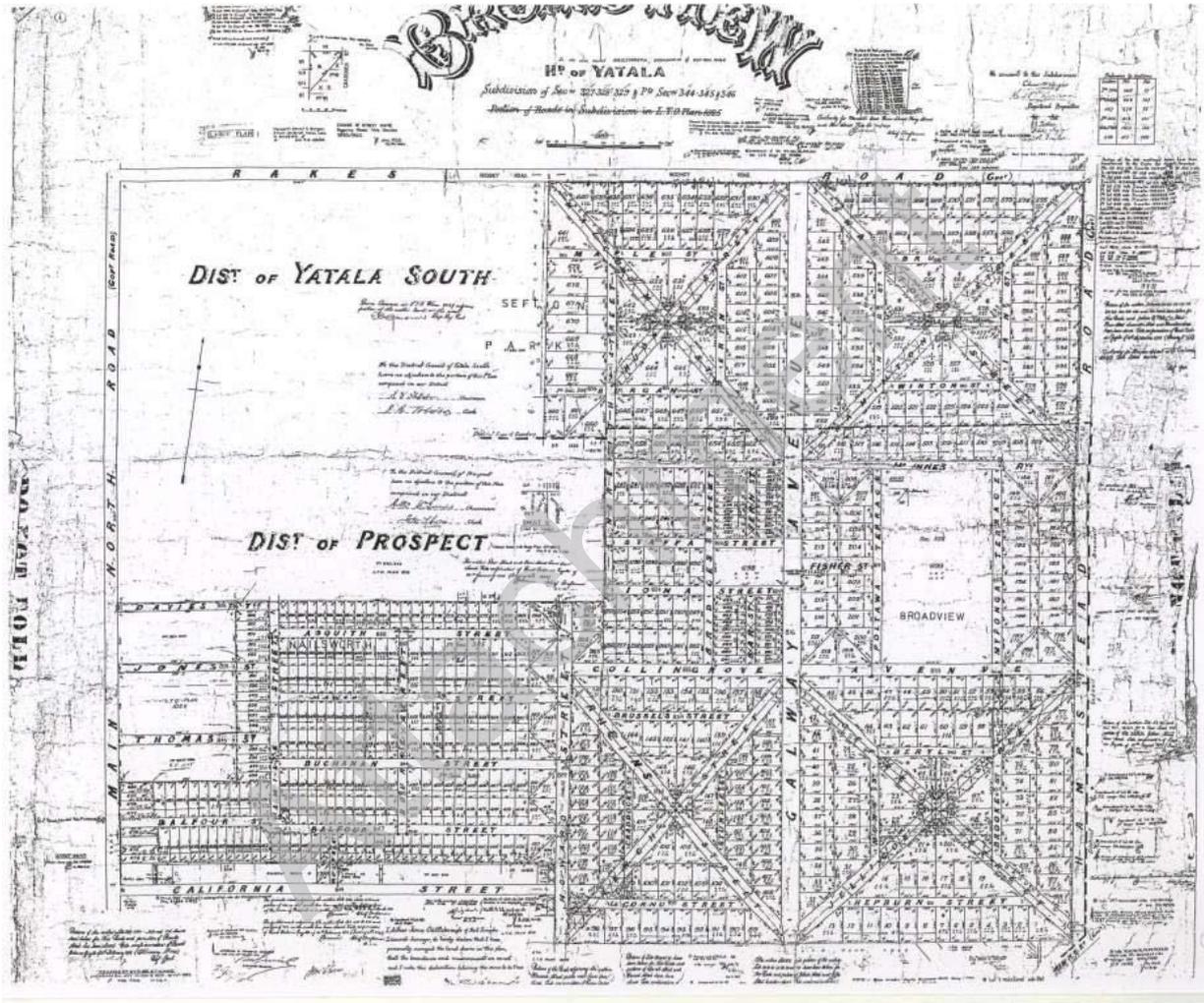
3.1 Broadview

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.

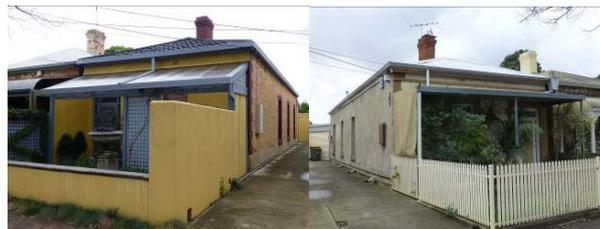
Previous research indicated that houses were first built on some of these allotments in 1883-4 by Thomas Hitchings Trevail, a builder. In 1884 Thomas Trevail is recorded in the rate assessments as having 5 lots that included two completed houses on Lot 112, two unfinished cottages on Lot 114, and in 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 Reephram Estate, and it is considered that this early estate is sufficiently represented by the Local Heritage Place, the Reephram 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
	<p><i>Planning Assessment</i></p> <p>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.</p>		
35	39 Cochrane Terrace, Prospect	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>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.</p>		
36	40 D'Erlanger Avenue, Nailsworth	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>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.</p>		
37	26 Elderslie Avenue, Fitzroy	Residential	RA560
	<p><i>Planning Assessment</i></p> <p>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.</p>		
38	34 Elderslie Avenue, Fitzroy	Residential	RA560
	<p><i>Planning Assessment</i></p> <p>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.</p>		
39	9 Fitzroy Terrace, Fitzroy	Historic (Conservation)	H1
	<p><i>Planning Assessment</i></p> <p>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.</p>		
40	84 Galway Avenue, Broadview	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>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).</p>		

41	27 Gladstone Road, Prospect	Residential	RA450
	<p><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.</p>		
42	26 Gordon Road, Prospect	Residential	RA450
	<p><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.</p>		
43	3 James Street, Prospect	Residential	RA450
	<p><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.</p>		
44	5 James Street, Prospect	Residential	RA450
	<p><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.</p>		
45	Menzies Crescent, Prospect	Historic (Conservation)	H5
	<p><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.</p>		
46	114 Main North Road, Prospect	Commercial to Urban Corridor	C1 to Business
	<p><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.</p>		
47	28 Martin Avenue, Fitzroy	Residential	RA560
	<p><i>Planning Assessment</i></p>		

	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
	<p><i>Planning Assessment</i></p> <p>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).</p>		
49	2 Prospect Road, Fitzroy	Residential	RA560
	<p><i>Planning Assessment</i></p> <p>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.</p>		
50	4 Prospect Road, Fitzroy	Residential	RA560
	<p><i>Planning Assessment</i></p> <p>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.</p>		
51	12 & 14 Prospect Road, Fitzroy	Residential	RA560
	<p><i>Planning Assessment</i></p> <p>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.</p>		
52	16 Prospect Road, Fitzroy	Residential	RA560
	<p>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.</p>		
53	54 Prospect Road, Prospect	Mixed Use to Urban Corridor	Nil to Transit Living
	<p><i>Planning Assessment</i></p> <p>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.</p> <p>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.</p>		
54	58 Prospect Road, Prospect	Mixed Use to Urban Corridor	Nil to Transit Living
	<i>Planning Assessment</i>		

	<p>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.</p> <p>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.</p>		
55	82A and 82B Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street
	<p><i>Planning Assessment</i></p> <p>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.</p> <p>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.</p>		
56	83 Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street
	<p><i>Planning Assessment</i></p> <p>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.</p> <p>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.</p>		
57	84 Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street
	<p><i>Planning Assessment</i></p> <p>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.</p>		
58	93 Prospect Road, Prospect	Neighbourhood Centre to Urban Corridor	NCe 1 to High Street
	<p><i>Planning Assessment</i></p> <p>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.</p> <p>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.</p>		
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 to Urban Corridor	NCe 1 to High Street
	<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 to Urban Corridor	NCe1 to High Street
	<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 to Urban Corridor	NCe 1 to High Street
	<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 to Urban Corridor	NCe 1 to High Street
	<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
	<p><i>Planning Assessment</i></p> <p>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.</p>		
82	15 Toronto Street, Ovingham	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>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.</p>		
83	27 Victoria Street, Prospect	Residential	RA450
	<p><i>Planning Assessment</i></p> <p>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.</p> <p>Note: Heritage consultants have recommended that this place be removed (2013 Review)</p>		

Appendix 5 – Additional Matters Post Consultation - Independent Heritage Review

Attachment

City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections and Strategic Sites



Report to City of Prospect

Peter Bell
Adelaide

June 2015



City of Prospect Local Heritage Review 2015

Review of Objections

Statement by Dr Peter Bell

In May 2015 I was commissioned by the City of Prospect to assess objections and provide advice on the proposed entry of 12 new local heritage places in the Local Heritage Places DPA, an objection to the proposed removal of one existing place, to assess an application to remove one existing place, and to review the heritage value of seven other places.

Proceedings

In undertaking my assessments, I first read the heritage assessment by the consultants who prepared the heritage survey, particularly looking at their application of the criteria, then read what the objection had to say about that assessment and whether the criteria applied to the place. Each place under objection was considered in the light of the local heritage criteria set out in Section 23 (4) of the *Development Act 1999*. Every place was inspected briefly to verify the claims made for and against its heritage value. I then made a judgment based on whether I was convinced by the consultants' evidence in the light of the matters raised in the objection.

Research

I have not carried out any new documentary research into these places in the course of my assessments, but have relied on the evidence placed before me. Where there is a dispute between the heritage survey and the objection about a physical matter - for example, the age or details of the building - I have gone to see for myself. There are very few such cases.

Assumptions guiding this review

This statement sets out some of the assumptions about heritage assessment which I brought to the task. The first is that a heritage survey cannot identify and include every historically or aesthetically interesting place in the area under scrutiny. It involves a process of sampling, to determine a representative selection of the best or most interesting examples of places which the community values.

To guide that selection process, the following criteria for local places are set out in Section 23(4) of the *Development Act 1993*:

- (a) it displays historical, economic or social themes that are of importance to the local area
- (b) it represents customs or ways of life that are characteristic of the local area
- (c) it has played an important part in the lives of local residents
- (d) it displays aesthetic merits, design characteristics or construction techniques of significance to the local area
- (e) it is associated with a notable local personality or event
- (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 repeated use of words such as "important", "significant", "notable" and "special" in the criteria emphasises that a local heritage place must have some qualities which raise it out of the ordinary. On the other hand, the tests to be applied to a local heritage place cannot be anywhere near as stringent as those

used for the State Heritage Register, whose criteria demand a much higher degree of significance, integrity and rarity.

Regardless of the strength of the objection, I first needed to be convinced by the consultants' assessment. In a few cases, although I found the objection did not seriously question the heritage value of the place, I could not agree with the judgment initially made by the consultants.

Representation

Some objections can be summed up as asking the question, "Why me?" Several have gone to the trouble of pointing out other places in the vicinity which they believe have equal, or more, heritage significance. What Section 23(4) of the *Development Act 1993* says is that the Development Plan may designate a place as a place of local heritage value if it meets one or more of the criteria. It does not say that it must be the only place, or the best place of its kind. The fact that there are other, or even better, examples of similar places in existence is not a reason not to enter a particular place in the schedule.

It is not necessary for a place to be rare or unique to have heritage value. It is important for a heritage schedule to include places which are typical of many others, as representatives of a general class.

Condition

Among these issues, it must be stressed that the building's condition - that is, whether it is in a sound state or requires maintenance - did not play a part in my assessment. Whether or not a place is of heritage value does not depend on its condition; no heritage criteria in use in any jurisdiction in Australia take condition into account when making a heritage assessment.

The building's condition may play a part in the future management of a heritage place, in terms of conservation work, eligibility for funding or rebates etc. But these management issues should not confuse the process of assessing its heritage value; they are entirely separate.

Alterations

Condition and alterations are two different issues. A building's condition is brought about by how the owner or manager responds to natural decay: whether maintenance is kept up or neglected. Alterations are deliberate changes made in the course of building management.

All buildings inevitably undergo alteration in the normal course of their occupation and development. Every old building will show the effects of wear and tear, of replacement of materials which have worn out, and of adaptation to suit new owners and new uses. An objection simply based on the fact that a building has undergone a slight or moderate degree of alteration, especially if that alteration occurred a long time ago, does not seriously question its local heritage value.

In those cases where an objection is based largely on the degree of alteration a building has undergone, I have applied the test of integrity, which essentially means honesty. Does the building still meet criterion (d), that is, does it still satisfactorily demonstrate the characteristics we expect in a building of its time? Have its alterations been done in a way which shows respect for its age and standing? Are they capable of being reversed simply by the removal of added material, revealing the original fabric?

Character and heritage

Character and heritage value are not the same thing. When we assess the local heritage value of a building, we focus on that one building in terms of the criteria. The criteria do not say anything about whether or not the building complements its visual surroundings. If instead of doing that, we look around and assess whether a building harmonises with its neighbours and contributes to the visual amenity of the street, we are making a judgment about its character.

In assessing the objections, I have attempted to disregard issues of character and visual amenity. A building's surroundings should not be an issue in determining whether it meets the local heritage criteria. I have attempted to focus entirely on the heritage value of individual places, not character.

Other Issues

Many objections were concerned with general property management issues - usually maintenance - rather than specific heritage matters. All old buildings have generally similar problems whether they are identified as having heritage values or not. Some objectors raised other issues such as loss of development rights, fear of a fall in property value, dissatisfaction with the consultation process or indignation over past actions of Council. A few were really protests rather than objections.

Some objectors believed that if their property was entered in the schedule, they would lose their "entitlements", or "the freedom to do what I choose with it". Expressions such as "I don't want Council telling me what to do " or "a free hand to develop my property," appear in several objections. Some people apparently have a naive belief that at present they have unfettered development rights, and heritage listing would change that.

This is the other side of the same coin as people objecting to having their property entered in a heritage register solely because their valuer told them it would reduce its value. Unfortunately there are valuers who are completely ignorant of heritage matters. I've met a valuer who told me he automatically deducted 20% from a valuation if the property was "on the heritage trust". I asked him if he meant local, state or national heritage and he looked puzzled. "Are there different kinds of heritage?" he asked.

I did not place weight on these issues in making my assessment. My task was solely to assess the local heritage value of each place in the light of the criteria set out in the Development Act.

These other issues are impossible to assess because they are all very much in the eye of the beholder and a future owner may take an alternate view of such issues.

Dr Peter Bell
PO Box 574
Goodwood SA 5034

5 July 2015

Attachment

Summary of Recommendations

"Yes" recommendation means keep in Schedule, "Remove" means remove from Schedule

Street	Number	Objector	Objection	Recommendation
Alpha	20	D Dawson	Significance	Yes (part)
Burwood	28	F Pinneri	Value	Yes
Cassie	5	C Grantskains	Changes, significance	Yes
Cassie	7	T Maslen	Significance	Yes
Derlanger	40	J Maddox	Changes, significance	Yes
Main North	114	D Donaldson	Supports	Yes
Prospect	16	D & J Hamilton	Development	Yes
Prospect	54	D Shannon	Changes, significance	Yes
Prospect	58	R Perry	Changes, development	Yes
Prospect	122-122A	J Giatras	Changes, value	Yes
Prospect	136-138	A McGlashan	Changes	Yes
Rose	8	P & S Oster	Value, developmentt	Remove
Salisbury	4K	Franklin	Changes	Remove
Toronto	10	M Kirby	Changes	Remove
Review:				
Prospect	82 & 82b		Shops	Yes
Prospect	83		National Bank (former)	Yes
Prospect	93		Shops	Remove
Prospect	97 & 97a		Shops	Yes
Prospect	142		Shops	Yes
Prospect	176		Shop and House	Yes
Prospect	180		Shop and house	Yes

City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

Kiandra Nursing Home
20 Alpha Road
Prospect



20 Alpha Road from south

Objector

D Dawson & J Pruszinski

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey expansive house with Dry Creek bluestone walls and red brick dressings, an originally asymmetrical facade, subsequently extended by a hipped corrugated steel roof dominated by three prominent gables, verandah with attractive timber brackets and valancing. Greatly extended at the rear by the addition of nursing home facilities.

Relevant History

The original core of the house was probably built in the 1870s for members of the Barker family, prominent graziers and stock agents from Baldina station near Burra. It was extended, giving it the present gables and verandahs, about 1900. The house remained in the Barker family until 1937, was a private hospital in the 1970s and became a nursing home in 1986.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as an example of the Federation style, reflecting the scale and design of residential development in Prospect in the early twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the subdivision of land and residential development in the Federation period
- (c) It has played an important part in the lives of local residents as a nursing home for nearly thirty years
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a good example of an asymmetrically fronted Federation house
- (e) The place is associated with notable local residents, the Barker family

Summary of Grounds for Objection

The objection strongly queries the heritage value of the building. It is supported by a lengthy assessment from architect Jason Pruzinski, giving more detail than the Heritage Review and disagreeing with many of its conclusions. It says the house is older than believed, but is less significant in the context of the Barker's other properties, that it is a mix of styles, including modern mock-heritage additions, and that its listing would restrict future development of the nursing home. It argues that Wingfield House at 10 Alpha Road is a better representative of the Barker family. Kiandra, the former Baldina House, was the home of John Barker, who died there in 1925. Wingfield was the home of his father, family patriarch Alfred, who died in 1880.

The objectors also made a verbal submission in support of these arguments.

Discussion

The objection seriously questions the building's heritage value. It is apparent that the building has three historical layers: a Victorian house from the 1870s, with Federation additions from c.1901, and then further additions in the same style post-1977. I agree that Wingfield House at 10 Alpha Road is a more intact and better representative of the Barker family. However, the street aspect of this building is a gracious and impressive - and mostly original - Federation house, and the connection with the Barker family is still there. My conclusion is that the place should remain in the Schedule, but that only the southern street aspect of the very extensive building complex should be listed.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places, but its extent be limited to the view from Alpha Road.

Extent of Listing

It is recommended that the extent of listing be the Alpha Road view of the external form, materials and detailing of the c.1901 house including bluestone walls, roof forms, gables, chimneys and verandahs, excluding any later additions and alterations.

Property

28 Burwood Avenue
Nailsworth



28 Burwood Avenue from south

Objector

F Pinneri

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey concrete house with brick quoins and an asymmetrical gable-fronted facade, with gabled corrugated steel roof, front verandah, leadlight windows, concrete fence. The word "Monolite" appears in rendered relief on the facade.

Relevant History

The house appears to have been built in 1915 of cast reinforced concrete, using a system called Monolyte or Monolite, developed by Adelaide builder S.B. Marchant in 1913.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as an example of reinforced concrete construction in the Monolite system, and a departure from traditional brick and stone methods.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the search for new building systems
- (d) it displays aesthetic merits, design characteristics and construction techniques of significance to the local area as an early example of reinforced construction and design

Summary of Grounds for Objection

The objection does not query the heritage value of the building. It says the owner has a modern home and is in the process of renovating it, that when he bought the house no-one mentioned that it might be heritage listed at some time in the future, that heritage listing devalues a house, and he doesn't want to be told that he can't do something.

Discussion

The objection does not mention the building's heritage value. A house built using a rare and innovative technique which is actually documented in the fabric of the building is very unusual and very special. This house is certainly of local heritage value.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1915 concrete house including walls, roof form and verandah, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

5 Cassie Street
Collinswood



5 Cassie Street from north-west

Objector

C Grantskains

Summary of Prospect Heritage Review 2010 Report

Property Description

Small single-fronted cottage with pointed masonry front wall, brick quoins and rubble side walls, with hipped corrugated steel roof, concave front verandah roof, sash windows, picket fence.

Relevant History

The house is one of a group of three small stone cottages (5, 7 and 9 Cassie Street) built as a speculative investment by John Bates in 1883.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as an example of the building boom of the late nineteenth century, and a good example of the style of residential development of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the growth of Prospect in the late nineteenth century
- (d) it displays aesthetic merits, design characteristics and construction techniques of significance to the local area as a good example of a single fronted cottage with concave verandah

Summary of Grounds for Objection

The objection queries the heritage value of the building, saying that claiming it meets only two out of seven criteria is a weak case, and that alterations and additions have reduced the cottage's aesthetic value. It also makes the point that unsympathetic developments in the rest of Cassie Street have destroyed its heritage streetscape, so that this cottage can no longer contribute to it.

Discussion

In my opinion, the objection does not seriously challenge the building's heritage value. A place only needs to meet one heritage criterion. The alterations that have been made to the building have been attractive and sympathetic, and have not reduced its aesthetic merit. I agree that some of the modern changes to the rest of Cassie Street have been unfortunate, but that argument is about character rather than heritage. In the midst of the surrounding insensitive developments, this cottage and its neighbours survive to remind people of a streetscape that has mostly vanished. That is one of the things a local heritage list is for. This house is certainly of local heritage value in its own right.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1883 cottage including walls, roof form and verandah, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

7 Cassie Street
Collinswood



7 Cassie Street from north-west

Objector

T Maslen

Summary of Prospect Heritage Review 2010 Report

Property Description

Small single-fronted cottage with pointed masonry front wall, brick quoins and rubble side walls, with hipped corrugated steel roof, concave front verandah roof, sash windows, picket fence.

Relevant History

The house is one of a group of three small stone cottages (5, 7 and 9 Cassie Street) built as a speculative investment by John Bates in 1883.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as an example of the building boom of the late nineteenth century, and a good example of the style of residential development of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the growth of Prospect in the late nineteenth century
- (d) it displays aesthetic merits, design characteristics and construction techniques of significance to the local area as a good example of a single fronted cottage with concave verandah

Summary of Grounds for Objection

The objection queries the heritage value of the building, denying that it meets the two criteria. The objector has done a mini-heritage survey, and lists ten houses in Collinswood, Nailsworth and Prospect which he says meet the criteria but are not in the Schedule, while this one does not, and is.

Discussion

In my opinion, the objection does not seriously challenge the building's heritage value. I am always impressed when objectors go out and find other places which they believe are of greater heritage value than their own property, but I cannot answer the question why those other places were not proposed for listing. All heritage surveys are a sampling process; they cannot recommend EVERY place of heritage value, but must try to find an intelligent sample which reflects community attitudes. Regardless of the merits of many other places, this house is certainly of local heritage value.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1883 cottage including walls, roof form and verandah, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

Nailsworth Church of Christ
40 Derlanger Avenue
Nailsworth



40 Derlanger Avenue from east

Objector

J Maddox

Summary of Prospect Heritage Review 2010 Report

Property Description

Prominently sited on an intersection, the red brick church is a blend of traditional Gothic elements (steeply pitched roofs, buttresses, pointed arched windows) with simple forms and plain modernist surfaces. There is a foundation stone dated 20 October 1928. The original church has been extended to the west and north and given a pressed aluminium tiled roof in recent decades.

Relevant History

The land was owned by a committee of trustees from 1922 while money was raised. Construction began in 1928 and was completed in 1929, when the church was vested in Church of Christ Nailsworth Inc.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value in demonstrating the growth of the Church of Christ in the suburbs, and the importance of this denomination in settling the area. It is an important visual element due to its prominent location and appearance.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the establishment and growth of the Church of Christ congregation in the early twentieth century
- (c) it has played an important part in the lives of local residents, and continues to be a place of worship and social activity
- (d) it displays aesthetic merits, design characteristics and construction techniques of significance to the local area as a good example of an Inter-War red brick church

to these I would add:

- (f) it is a notable landmark in the area

Summary of Grounds for Objection

The objection queries the heritage value of the building. It says the church is not a landmark, it has been altered by building additions, the aluminium roof and air conditioners, by replacing the sloping timber floor with a level concrete slab, and repointing brickwork with cement mortar to treat salt damp. The congregation is concerned that heritage listing might make the building difficult to sell in the future, and perhaps reduce its price. The objection also refers to past tensions with Council over the organisation of community functions.

Discussion

I do not think the objection successfully disputes the building's heritage value. Most of the external alterations to the building are reversible; that is they can be put back as they were. I am concerned that using concrete mortar and adding a concrete floor in attempts to combat salt damp were apparently done without advice from a conservation architect, for they are likely to make the problem worse, and shorten the building's life rather than lengthen it.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1928-29 church building including walls, roof form and entrance porch, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

114 Main North Road
Prospect



114 Main North Road from north-east

Objector

D Donaldson

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey red brick house with a symmetrical facade, simple hipped corrugated steel roof, red brick chimneys, timber consoles under eaves, narrow bullnose verandah at front. The brickwork is relatively plain, but of very high quality.

Relevant History

The house was probably built about 1900. It is now a State-owned community centre. (The building is now known to be the former Nailsworth Police Station.)

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as an example of houses built at the turn of the twentieth century. (I would add that it is a good example of a small suburban police station of the time.)

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects residential development in the Edwardian period
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of brick construction

Summary of Grounds for Objection

This is an unusual case. The building was proposed to be listed by the Heritage Review, but was removed from the list of recommendations by Council under strategic planning grounds as it is within an Urban Corridor Zone. The objection argues for the retention of the building in the local heritage Schedule. It says that the consultants who recommended it were unaware that from 1902 to 1970 the building was the Nailsworth Police Station and residence, that it is externally in very intact condition, and makes a number of other points, one being that it is a landmark because it has survived in a changed landscape.

The objector also spoke in similar terms at a community meeting.

Discussion

The objection considerably raises the building's heritage value above the level suggested by the consultants. This is a case where, if the building remains in the Schedule, the objective of heritage conservation may be in conflict with the objectives of the Urban Corridor Zone. However, it will be by no means the only such conflict in the Development Plan. I have considerable sympathy for the objector's views. All the buildings visible in every direction from this building are modern retail premises, mostly large gaudily-coloured steel boxes. This modest little red brick Edwardian gem in that bleak urban wasteland is a reminder that Prospect was once a very different place. There was a time when Main North Road was a row of small family homes and shops, with a police constable living just down the road. Reminders like that are one of the reasons why we have local heritage places.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places. Knowing it is a former police station, I recommend that Criterion (c) be added: it played an important part in the lives of local residents.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the c.1900 house/police station, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

16 Prospect Road
Fitzroy



16 Prospect Road from southeast

Objector

D & J Hamilton

Summary of Prospect Heritage Review 2010 Report

Property Description

Two-storey rendered masonry Inter-War house with terracotta tiled roof, set diagonally in large grounds, but concealed behind a high fence.

Relevant History

The land remained open space until Dr Gerald Gregerson built this house in 1938-40.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as a fine example of the restrained architectural style of the Inter-War period.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the substantial residences built in this area of Prospect in the Inter-War period
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a good example of a c.1938 Inter-War residence

Summary of Grounds for Objection

The objection simply says that heritage listing would limit options for any future owner. The objectors said they would like to discuss their concerns with a small committee, but did not wish to appear at the public meeting.

Discussion

The objection does not question the building's heritage value. The opinions which a hypothetical future owner might or might not hold are not really a basis for making heritage planning decisions. The house is an attractive and distinctive example of the polite and restrained slightly Mediterranean-influenced, slightly Georgian style popular in the Inter-War decades. I believe that the house meets the two criteria proposed in the heritage study.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1938-40 house, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

54 Prospect Road
Prospect



54 Prospect Road from east

Objector

DR Shannon
RJS Property Services Pty Ltd

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey stone rubble building, street frontage an asymmetrical combination of rendered masonry shopfront with an elaborate parapet and attached setback stone house front, with hipped aluminium-tiled roof, corrugated steel verandah roofs. Modern shop windows.

Relevant History

The shop-and-house combination was probably built about 1900, when Prospect Road had become a major retail shopping strip in the northern suburbs.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of shop-and-house combinations reflecting the growth of population and subdivision in Prospect around the turn of the twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical example of a turn of the century shop with attached house, parapet and verandah

Summary of Grounds for Objection

The objection does not query the heritage value of the building except to say that the "relevant criteria are inappropriate and inaccurate". The words of the criteria are laid down in the *Development Act*. Presumably the objector means their application to this building is inappropriate. The objector also says that the report in the Heritage Review is "inaccurate, outdated and insufficiently researched", although it does not say in what ways the Review is wrong. It also says the report "makes limited reference to the substantial alterations" to the building.

Discussion

The objection does not really question the building's heritage value. It says the Heritage Review is inaccurate, without providing any evidence of where it is in error, or saying how it could be improved. The report's "limited reference to the substantial alterations" includes the facts that the building has been given a pressed aluminium roof and modern shop windows, which are the most obvious changes to an external observer. I believe that the building meets the three criteria proposed in the heritage study.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the c.1900 shop including parapet, and house front, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

58 Prospect Road
Prospect



58 Prospect Road from east

Objector

R Perry

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey rock-faced sandstone house with brick quoins and an asymmetrical facade, gable-fronted with hipped corrugated steel roof, return verandah with diagonal entrance gable.

Relevant History

The house was probably built within a decade either side of 1900, when Prospect Road had become a fashionable address. It is now rented to commercial tenants.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as an example of the Edwardian style, reflecting the scale and design of residential development in Prospect in the early twentieth century. The change to commercial use reflects the trend from residential to business uses along Prospect Road.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the subdivision of land and residential development in the district
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a good example of an Edwardian asymmetrically fronted house

Summary of Grounds for Objection

The objection does not query the heritage value of the building. It says listing the house will "add to my costs and restrict changes in the future", it is no longer residential, it has a lean-to carport added, and solar panels on the roof.

The objector also made a verbal submission, pointing out that while the house is faced with sandstone, its rear and side walls are of cheaper limestone which is soft and presents maintenance difficulties. He requested that these be excluded from the listing.

Discussion

The objection does not really question the building's heritage value. It says listing the house will not create any additional costs and restrict changes in the future, when those changes are not described. The fact that the building is no longer residential makes no difference, the alterations are relatively minor, and in any case the carport and solar panels are reversible. The request to exclude the hidden limestone walls seems reasonable.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the original house including rock-faced walls, roof forms, gables and verandahs, excluding any later additions and alterations. The exposed limestone walls should not form part of the listing.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

122 Prospect Road
Prospect



122 Prospect Road from east

Objector

J Giatris

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey stone building, street frontage an asymmetrical combination of rendered masonry shopfront with a decorative parapet and suspended awning. Attached setback stone house front, with hipped corrugated steel roof, bullnose verandah roof. Metal-framed shop windows.

Relevant History

The shop-and-house combination was probably built about 1900, when Prospect Road had become a major retail shopping strip in the northern suburbs.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of shop-and-house combinations reflecting the growth of population and subdivision in Prospect around the turn of the twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical example of a turn of the century shop with attached house, parapet and verandah

Summary of Grounds for Objection

The objection queries whether the criteria really apply to the building, why it has more historic significance than other places, or why it has played an important part in the lives of residents. It argues that the action of local heritage listing is in conflict with the State government's plan for the Prospect Road Urban Corridor. However, the objector also takes pride in having maintained and improved the building, and respecting its heritage status. These are precisely the outcomes that heritage listing is intended to encourage.

Discussion

In part, the objection argues for the building's heritage value. It also understates the extent to which the building meets the criteria. This is an attractive and well-preserved example of the shop-house combinations which make an important contribution to the historic character of Prospect Road. I believe that the building meets the three criteria proposed in the heritage study. The fact that other places also meet the same criteria does not devalue this one. The fact that one part of the Development Plan appears to conflict with another part is something the State government needs to sort out. It is not a reason to remove places from the Schedule of Local Heritage Places.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the c.1900 shop including parapet, and house front, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

136-138 Prospect Road
Prospect



136-138 Prospect Road from north-east

Objector

A & R McGlashan

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey brick building, street frontage a symmetrical combination of rendered masonry shopfront with large windows, an unusually elaborate decorative parapet with three pediments, hipped corrugated steel roof, straight verandah roof with timber posts and valancing.

Relevant History

The shop was probably built in the early twentieth century, when Prospect Road had become a major retail shopping strip in the northern suburbs.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of retail shops reflecting the growth of population and subdivision in Prospect around the turn of the twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical example of a turn of the century shop with elaborate parapet and verandah

Summary of Grounds for Objection

This building is already in the Schedule of Local Heritage Places, but the objector wants it reviewed with a view to removing it. The objection outlines the extent to which the building has been altered since 1968, converted from a shop & house format to shopfronts, cellar, outbuildings and internal walls removed, and the present facade extensively rebuilt in 1990.

The objector also presented these views at a public hearing, adding that local heritage listing may be an impediment for re-development under the State government's plan for the Prospect Road Urban Corridor.

Discussion

All buildings are altered and upgraded. That is not a reason to remove places from the Schedule of Local Heritage Places. Admittedly the alterations in this case seem to have been extensive, but unlike the insensitive things which are done to some heritage places, these have had been done with great care and skill, and have actually enhanced the heritage value of the building. The objector can take pride in having maintained and improved the building, and respecting its heritage status. These are precisely the outcomes that heritage listing is intended to encourage.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the early twentieth century shop including parapet, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

8 Rose Street
Prospect



8 Rose Street from south-east

Objector

P & S Oster

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey red brick house with an asymmetrical facade, complex hipped corrugated steel roof with gablets, enclosed entrance porch with bay window, return verandah on one side.

Relevant History

The house was probably built about 1900. It was the home of an accountant who later became a bank manager.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as it was built about the turn of the twentieth century as the home of a bank official.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the subdivision of land and residential development in the Edwardian period
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a good example of an Arts and Crafts style house
- (e) Associated with a notable local personality, Adelaide Savings Bank manager 1904-1918, William Poole

Summary of Grounds for Objection

The objection queries the application of the criteria to the building, pointing out that the house is in fact quite ordinary and has been altered, and questions the notability of William Poole. The objectors have done a mini-heritage survey of their own, and identified a number of houses they consider to be more notable, but which are not listed.

The objectors also attended a community meeting and made a number of verbal points: that they will not be able to carry out future development plans, and that the heritage listing process is a retrospective action carried out without the approval of the owner. These comments demonstrate unfamiliarity with the nature of the planning process, and are not relevant to an assessment of the building's heritage value.

Discussion

The written objection seriously questions the building's heritage value. I too have great difficulty applying the three criteria to this building. I do not agree that it is a good example of the Arts and Crafts style. The only Arts and Crafts element I can see is some subdued timber work on a very small verandah. The exposed red brick, asymmetrical design and complex roof are all characteristic of the period around the turn of the twentieth century, vaguely Edwardian, but I do not find the house a good example of anything in particular. The unusual shallow bay window - which is quite out of keeping with the rest of the house - appears to me to be a later infill to what would originally have been an open entrance porch, probably with more timber ornament. I do not find an accountant who later became a city bank manager to be a particularly notable local personality. I agree with the objectors.

Recommendation

It is recommended that this place be removed from the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that there be no listing.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

4 Salisbury Terrace
Collinswood



4 Salisbury Terrace from south

Objector

K Franklin

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey red brick house with an asymmetrical facade, complex hipped corrugated steel roof with gablets, arched entrance porch, modern alterations to rear and sides.

Relevant History

The house was probably built about 1930.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as it was built in the Inter-War period, has elegant design and careful detailing.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the types of houses built in the Inter-War period
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a distinctive example of a c.1930 red brick house

Summary of Grounds for Objection

The written objection encloses architectural drawings which show that most of the building has been reconstructed in modern times. Only about a third of the building's fabric, part of the facade, and very little of the roof is original.

Discussion

The Heritage Review provides a long series of subdivisions and land transactions which do not make it clear who owned this land when the house was built. It begins with the information that architect Alfred Wells owned the land in the 1890s, which looks like an exciting start, as Wells was a very famous architect who designed the Norwood Town Hall, South Australian Hotel, Jubilee Exhibition Building and a host of other famous buildings. However, this turns out to be irrelevant, as he and his family had sold the property long before this house was built. He did not design it, live in it or own it. This house is in fact very pleasant in appearance, but completely ordinary. I do not see any historical or aesthetic qualities which distinguish it sufficiently to make it a local heritage place. I agree with the objector.

Recommendation

It is recommended that this place be removed from the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that there be no listing.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Objections

Property

10 Toronto Street
Ovingham



10 Toronto Street from north-east

Objector

M Kirby

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey gabled brick shopfront with attached setback brick and stone house forming an asymmetrical facade, hipped and gabled corrugated steel roof, extensions to rear, gable and verandah posts replaced, concrete fence.

Relevant History

The early history of the shop and house is not clear, but the building was probably built in the late 1870s or early 1880s. The shopfront may have been a later addition to an earlier house. It was apparently a small general store from about the 1880s to the 1950s.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as it is indicative of the provision of local services, is a distinctive element in Ovingham, and a good example of an early shop and house retaining much original detail.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the continued provision of services
- (c) it has played an important part in the lives of local residents in providing retail services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an important example of a late nineteenth century commercial building

Summary of Grounds for Objection

The objection does not say very much except that the objector does not see any heritage value in the property, the building has been changed and added to so many times that it represents nothing in particular, and it is reaching the end of its useful life.

Discussion

It is a surprise to find this building isolated in a narrow residential street, but that was probably the result of an eccentric choice by its first shop owner. Local grocery shops were once common, dotted through the suburbs when people walked everywhere, but are mostly found on intersections, and are usually better designed. Prospect has many surviving shop & house combinations, including a number on Prospect Road. This does look like an opportunistic shopfront that was added to an existing house. It lost its local pedestrian market in the post-war era when ordinary people began to own cars. The building has been altered and has lost detail much more than the Heritage Review accepts, and its maintenance has been neglected for so long that it is difficult to imagine a viable future for it. The hand-painted advertising signage is a nice feature, but it is difficult to imagine what technology could be used to conserve it as part of a future development. It is also difficult to imagine what economic motive there might be for that future development. I think the building's historical and aesthetic qualities as a local heritage place are very weak. I agree with the objector that the building represents very little, and is very close to the end of its useful life.

Recommendation

It is recommended that this place be removed from the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that there be no listing.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Urban Corridor Zone

Property

82a-82b Prospect Road
Prospect



82a-82b Prospect Road from north-east

This review is not in response to an objection. Council has requested an independent assessment of the heritage value of a number of buildings on Prospect Road in the light of potential conflict between heritage listing and the State government's plan for the Prospect Road Urban Corridor.

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey brick building, street frontage a symmetrical combination of two rendered masonry shopfront with large windows, with an unusual decorative parapet in Art Deco style, corrugated steel gabled roof. There is a separate residential side entrance in Federation style, with stone facing to its porch wall.

Relevant History

The shops and house were probably built in the early twentieth century, when Prospect Road had become a major retail shopping strip in the northern suburbs. The shopfronts were renovated in modern style in the Inter-War period.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of retail shops reflecting the growth of population and subdivision in Prospect around the turn of the twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an interesting example of a turn-of-the-century shop given an elaborate parapet and verandah in the Inter-War era

Discussion

This is one of a number of shop & house combinations which are characteristic of Prospect Road. It is an attractive building, and its two historical layers give it an added interest. I believe it meets the local heritage criteria.

The property is actually 82a-82c Prospect Road. 82a and 82b are the shopfronts, and the address 82c appears on the Federation-era house entrance to the north (the right of the above photograph).

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the early twentieth century/Inter-War shop including parapet, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Urban Corridor Zone

Property

83 Prospect Road
Prospect



83 Prospect Road from south-west

This review is not in response to an objection. Council has requested an independent assessment of the heritage value of a number of buildings on Prospect Road in the light of potential conflict between heritage listing and the State government's plan for the Prospect Road Urban Corridor.

Summary of Prospect Heritage Review 2010 Report

Property Description

Imposing two-storey brick building dominating an intersection. Prospect Road frontage a symmetrical Inter-War Classical composition of rendered masonry with large openings, with a balustraded parapet concealing the roof.

Relevant History

This building was the Prospect branch of the National Bank of Australasia, the bank and residence built between 1922 and 1924. It operated until the 1980s and has since been leased by commercial users.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value in reflecting the growth of banking and finance in Prospect in the early twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area in providing banking services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as one of the more substantial formal masonry buildings in the district

to these I would add:

- (f) it is a notable landmark in the area

Discussion

This is a standard bank branch design, repeated with variations in the prosperous suburbs of most Australian cities. Locally, it is a major building, physically dominating the central commercial area of Prospect Road. I believe it meets the local heritage criteria.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1922-24 bank building including balustraded parapet, rendered masonry details and red brick elements, excluding any later additions and alterations.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Urban Corridor Zone

Property

93 Prospect Road
Prospect



93 Prospect Road from south-west

This review is not in response to an objection. Council has requested an independent assessment of the heritage value of a number of buildings on Prospect Road in the light of potential conflict between heritage listing and the State government's plan for the Prospect Road Urban Corridor.

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey street corner building probably of brick, large metal-framed shop windows, cantilevered footpath canopy and a straight unornamented parapet concealing the roof.

Relevant History

The shop was probably built in the Inter-War period. It has recently undergone renovation and been given a dramatic black, red and gold colour scheme.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of retail shops reflecting the growth of population and subdivision in Prospect around the turn of the twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a reasonably intact example of shop developments in the Inter-War era

Discussion

The Heritage Review seemed to have some doubts about the heritage value of this building, describing it in two places as a "reasonably intact example" of Inter-War shop design. There may have been some doubt whether the building had already undergone extensive alteration. It is extraordinarily plain, with an absolutely level parapet, with no vertical articulation, but apparently two horizontal rendered bands near the top. The shopfront consisted of four large window panes in metal frames, tiled underneath. It was not clear whether the building was built like that in the Inter-War period, or has had the more usual ornamentation removed to "modernise" it since. Since the most recent renovation there have been further changes. The tiles and the four large windows survive, but I am not convinced their metal frames date from the Inter-War period. What appear to be three large timber doors in a 2009 photograph have been replaced by two modern aluminium ones. The most dramatic visual change is the colour scheme, but that is reversible. I think this building was very close to borderline heritage value in 2010, and with the more recent changes it no longer meets the criteria.

Recommendation

It is recommended that this place be removed from the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that there be no listing.



City of Prospect Local Heritage Places DPA 2015

Independent Review of Urban Corridor Zone

Property

97-97a Prospect Road
Prospect



97-97a Prospect Road from west

This review is not in response to an objection. Council has requested an independent assessment of the heritage value of a number of buildings on Prospect Road in the light of potential conflict between heritage listing and the State government's plan for the Prospect Road Urban Corridor.

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey brick building, street frontage a symmetrical combination of two rendered masonry shopfronts with large windows, with recessed doorways and angled metal-framed windows, parapet in muted Art Deco style concealing the roof.

Relevant History

The shops were probably built in the 1920s. They are a close match for 95-95a alongside to the south.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of retail shops reflecting the growth of population and subdivision in Prospect around the turn of the twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an interesting example of a shop of the Inter-War era

Discussion

This is one of a number of Inter-War shops which are characteristic of Prospect Road. It is of borderline heritage value, but it retains shopfront details and a parapet representative of its era. I believe it meets the local heritage criteria.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the Inter-War shop including parapet, excluding any later additions and alterations.



Attachment

City of Prospect Local Heritage Places DPA 2015

Independent Review of Urban Corridor Zone

Property

142 Prospect Road
Prospect



142 Prospect Road from east

This review is not in response to an objection. Council has requested an independent assessment of the heritage value of a number of buildings on Prospect Road in the light of potential conflict between heritage listing and the State government's plan for the Prospect Road Urban Corridor.

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey brick building, street frontage a symmetrical combination of two rendered masonry shopfronts with large windows, with recessed doorways and metal-framed windows with decorative leadlight frieze above, suspended awning, complex parapet in Art Deco style concealing the roof.

Relevant History

The shops were probably built in the 1920s.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of retail shops reflecting the growth of population and subdivision in Prospect around the 1920s.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an interesting example of a shop of the Inter-War era

Discussion

This is one of a number of Inter-War shops which are characteristic of Prospect Road. It retains more intact shopfront details than most other Inter-War shops, and a very interesting parapet representative of its era. I believe it meets the local heritage criteria.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the Inter-War shop including shopfronts and parapet, excluding any later additions and alterations.



Attachment

City of Prospect Local Heritage Places DPA 2015

Independent Review of Urban Corridor Zone

Property

176 Prospect Road
Prospect



176 Prospect Road from south-east

This review is not in response to an objection. Council has requested an independent assessment of the heritage value of a number of buildings on Prospect Road in the light of potential conflict between heritage listing and the State government's plan for the Prospect Road Urban Corridor.

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey sandstone-faced brick building, street frontage an asymmetrical combination of stone and brick masonry with large windows, with two doorways, verandah awning on steel posts, parapet divided into panels in muted Art Deco style concealing the roof.

Relevant History

The shop and house were probably built in the 1920s. The house was set back on the right, but the northern shopfront has been extended to conceal it in recent decades, in a style matching the appearance of the original shop.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of retail shops reflecting the growth of population and subdivision in Prospect around the 1920s.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an interesting example of a shop of the Inter-War era

Discussion

This is one of a number of Inter-War shops which are characteristic of Prospect Road. It retains more intact shopfront details than most other Inter-War shops, and a very interesting parapet representative of its era. I believe it meets the local heritage criteria.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the original Inter-War shop including shopfronts and parapet, excluding the northern shopfront extension and any other later additions and alterations.



Attachment

City of Prospect Local Heritage Places DPA 2015

Independent Review of Urban Corridor Zone

Property

180 Prospect Road
Prospect



180 Prospect Road from east

This review is not in response to an objection. Council has requested an independent assessment of the heritage value of a number of buildings on Prospect Road in the light of potential conflict between heritage listing and the State government's plan for the Prospect Road Urban Corridor.

Summary of Prospect Heritage Review 2010 Report

Property Description

Single-storey brick building, street frontage an asymmetrical combination of shop and set-back gabled house, with recessed doorway, verandah awning on timber posts, original shopwindow detail, simple parapet in muted Art Deco style concealing the shop roof.

Relevant History

The shop and house were probably built in the 1920s.

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as one of a number of retail shops reflecting the growth of population and subdivision in Prospect around the 1920s.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the provision of retail services in the district
- (c) it has played an important part in the lives of local residents in providing retail services to the community
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical example of a shop of the Inter-War era

Discussion

This is one of a number of Inter-War shops which are characteristic of Prospect Road. This is one of the more modest examples, but it retains fairly intact shopfront details, and a parapet representative of its era. I believe it meets the local heritage criteria.

Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the original Inter-War shop including shopfronts and parapet, excluding the later extension and any other additions and alterations.

PROSPECT HERITAGE DPA RESPONSE TO MINISTER'S DIRECTIVES

JANUARY 2016

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1.0 Background to 2009 Heritage Review

1.1 Situation in 2009

Prospect is essentially a residential suburb. Its built form is a dense mix of housing styles from each of its development periods, reflecting its growth as an inner suburb immediately north of the Parklands. The residential areas are divided by the main northern roads (Churchill, Prospect and Main North Roads).

The objective of the 2009 Heritage Survey was a comprehensive review of local heritage places within the City of Prospect, building on the existing Local Heritage Schedule in the Development Plan. Additional places and areas were identified for further investigation by a mix of field work and suggestions from the Prospect community. After careful analysis, those places that did not warrant local heritage status, or those areas that did not have sufficient heritage value, were not proposed as such in advice provided to Council. No new history of Prospect was prepared as the overall history of the Council area was set out previously in earlier surveys. [1989 and 1996]

The 2009 review provided documentation of places at the generally accepted level, with an acceptable approach to criteria at that time. It now appears that a different approach is expected.

1.2 Current Situation

In the light of the Minister's directions that additional heritage advice could be considered, the following information is provided to add additional explanatory information for each disputed place and area. There are 80 places in the DPTI table, and insufficient time to undertake full re-documentation of each particular place rejected in the Minister's letter, so a summary response is provided. All but one of the places identified for removal from the proposed local heritage schedule are individual houses or groups of houses.

A request from DPTI at an earlier stage in the DPA process, for consultation with its officers on this change of requirements, would have pre-empted the need to prepare this response with such haste.

1.3 Summary of Inherent Historic Themes used in Review

Although the 2009 survey did not include a thematic history, reading the previous histories of Prospect allowed the development of some general themes to guide the identification and documentation of additional places and areas. The themes were generally noted in the Statements of Heritage Value and criteria in the survey assessment sheets. A more overarching set of themes could be written for Prospect but it is not relevant to this current DPA.

Following are the general historic themes relevant to the 2009 review, expressed in the currently accepted format:

1. Creating the City: Land division and subdivision
Main periods of growth

2. Residential development and resultant built form patterns:
Areas of high property value and low property value
Range of housing for all socio-economic levels
Speculative building estates and groups, both substantial and modest

3. Commercial development and services:
Local retail services, shops and offices
Later concentration on Prospect Road and Main North Road

4. Developing Social and Community Life
Establishment of institutions and community facilities
Schools, Halls, Churches

5. Prospect's place in Greater Metropolitan Adelaide:

Significance of edge of parklands location

Transportation on through-routes to north, effect on built form

Attachment

2.0 Response to Attachment 1 – Proposed LHPs

2.1 Types of refusals/rejections

The table provided as Attachment 1 to the Minister’s directives considers each proposed LHP (in no particular order), and states the reasons for recommendation for removal. (**Note** that the numbers in square brackets below in this response refer to the numbers allocated to the places in the table in Attachment 1.)

Analysis of the table indicates repeated specific types of rejection. This has been carefully studied and wherever possible, the intent of the proposed listing has been clarified to justify its inclusion. There are a range of reasons cited for rejection, mostly citing that The main phrase is ‘insufficient justification has been provided... (to show it)...meets the thresholds of the identified criteria’. This implies that the place probably has heritage value but not enough words have been written on this.

The issue of determining thresholds is considered in detail in Section 4.2 below.

2.2 Groups/Rows/Clusters of Houses

The survey recommends a number of groups of houses. Each of these groups of identical or very similar houses, consistent in scale and detailing, reflect themes 1 and 2 by demonstrating and illustrating an important stage in Prospect’s growth and the development of its physical built heritage into an residential suburb immediately north of the park lands, an important historic theme in Prospect’s story.

Places	Subdivision	Date/builder	House type
[61-66] Beatrice Street, Prospect 1, 3, 5, 7, 9, 11	Highbury subdivision of Section 369 in 1882	Houses built 1916-7	Single fronted
[1-3] Cassie Street, Collinswood 5, 7, 9	Roseberry subdivision of Section 474, resubdivided in 1880s	Houses built 1883 by speculator John Bates	Single fronted
[67-72] Charles Street, Prospect 1, 3, 5, 7, 9, 13-15	Highbury North subdivision of Section 368 in 1912	Houses built 1916-7 by speculators Charles Davey and William Templar	Single fronted
[36-40] Cochrane Terrace, Prospect 35, 36, 37, 38, 39	block 25 of un-named 1925 subdivision of Section 373	Houses built 1936-7 by builder R O Clark	Bungalow with Dutch gable
[73-4] James Street, Prospect 3, 5	Highbury North subdivision of Section 368 in 1912	Houses built after 1910	Double fronted with off-set roof gable
[16-18] Pulsford Road, Prospect 76, 78, 80	Prospect Village subdivision of Section 349 in 1877	Houses built by 1885 by speculator I Bednall who lived in no80	Single fronted
[49-53] Rose Street, Prospect 20-22, 24-26, 28-30, 32-34, 36-38	Prospect North subdivision of section 371 in 1879	Houses built 1915 by Henry James Were, mason	Attached single fronted pairs

Recommendation and Commentary (for all places in groups listed above)

Recommend the **REMOVAL** of this place from the Local Heritage List. While it was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, insufficient justification has been provided to demonstrate that the property as an individual place meets the thresholds of the identified criteria of Section 23(4) of the *Development Act 1993*.

Justification

The identification and documentation of these 30 places is based on initial subdivisions and progression of the residential development of Prospect, which underlies the creation and consolidation of the local area. The character created is historic and is heritage based.

Each of these groups of identical or very similar houses, consistent in scale and detailing, demonstrates and illustrate an important stage in Prospect's growth and the development of its physical built heritage into an residential suburb immediately north of the park lands, an important historic theme in Prospect's story. As each new subdivision was made available for purchase, building speculators bought lots and resubdivided into smaller contiguous allotments, on which in a very short space of time were constructed houses of a consistent scale to meet the needs of various classes of purchasers. The single fronted examples in Cassie Street and Pulsford Road for instance were constructed as rental accommodation for workers. As such, each of these places individually (as well as each group of places as a collective) warrants listing as a Local Heritage Place.

The significant historic themes that they demonstrate is sequential subdivision of previously agricultural land and the residential development of large parts of Prospect by speculative builders, with concomitant styles of domestic architecture in each period. (Already listed earlier example is 1880s Clifton Street.) - Themes 1 and 2 set out above.

The consistent built form of these dwelling groups does create a distinctive character – but the built form is the result of historic development forces which are of heritage significance to Prospect, and it would be a mistake to dismiss them as mere 'character' places. The proximity of these places to other houses with the same heritage qualities serves to reinforce and strengthen their heritage values, and their place in the history of Prospect. Instead of removing the houses in each of these groups, as proposed by the Minister, each house or pair of houses should be retained on the Local Heritage schedule.

Typical Statement of Heritage Value

This row of houses is indicative of the development of speculative residential groups in Prospect during the early years of the twentieth century. It illustrates the development of closer subdivision of sections of Prospect (1) and the provision of housing accommodation for workingmen by speculative builders or developers. (2) There is also a link with the expansion of the area with development of tramways along the north-south road corridors through the suburb, and provision of public transport for workers and other residents. (5)

2.3 Individual Places

Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the *Development Act 1993*. One very similar.

The issue of determining thresholds is considered in detail in Section 4.2 of this response, where it is noted that this is a very subjective matter. Each of the individual places has been reconsidered in the light of the additional commentary provided in Attachment 1.

[20] 20 Alpha Road, Prospect

It is considered that the architectural form of the house is clearly readable, despite adaptation to an alternative use. The house does have strong links with the notable Barker family as one of two houses constructed by family members. (The other, Wingfield House, 10 Alpha Road is included in the Prospect Local Heritage schedule).

It is accepted that criterion (c) is unnecessary in this assessment.

[35] 31a Braund Road, Fitzroy

This 1915 house is an exemplar of domestic architecture of the period, as a transition from Federation to Bungalow style. The representation of this particular style of design in Prospect's architectural history is not represented in the proposed HCZs.

[7] 28 Burwood Avenue - Nailsworth

This 1915-6 house, constructed in the reinforced concrete panel Monolite system, is an excellent and early example of new technology and will have wider significance than just Prospect, but it is in Prospect and its innovative qualities are significant to the local area, as the location of this example of a unique housing type. Further research may uncover other examples, in or near Prospect. It is known that Burnside has examples of 1920s reinforced concrete houses also, and these are Local Heritage Places.

[11] 24 Carter Street, Prospect

While located in the early subdivision of Little Adelaide, it is representative of continuing residential growth in the area, and a good example of late Federation period design. Constructed in 1910, it is an early manifestation of infill development.

[10] 7 Churcher Street, Thorngate

[9] 12 Churcher Street, Thorngate

These two houses, on either side of Churcher Street, are of a distinctive architectural design of particular note in the history domestic architecture of South Australia. The massiveness of the roof forms and the competent use of freestone masonry are significant and notable. They are distinctive houses within the 1914 Thorngate Subdivision.

The representation of this particular style of design in Prospect's architectural history is not represented in the proposed HCZs.

[78] 23 Churchill Road, Ovingham

This house is an important element in the built form of Ovingham, but it is also more widely illustrates the scale and design of houses in the smaller subdivisions of Prospect at the turn of the century. It is located on a block that was only released by its property speculator owners some 20 or more years after subdivision of Ovingham.

[30] 26 Elderslie Avenue, Fitzroy

This 1934 house is of a distinctive architectural design of particular note in the history domestic architecture of South Australia. The steeply pitched roof forms and prominent gable ends are typical of the Inter War Old English style and are significant and notable.

The representation of this style of design in Prospect's architectural history is not represented in the proposed HCZs.

[31] 34 Elderslie Avenue, Fitzroy

[32] 28 Martin Avenue, Fitzroy

These two houses are Prospect's main examples of 1950s modernism. They are proposed for Local Heritage listing and should not be subjected to assessment above that level – they are not State heritage quality but do have a place in the domestic architectural history of Prospect, representing the avant-garde housing of the immediate post-war period.

[27] 9 Fitzroy Terrace, Fitzroy

The inclusion of this house is as valid as 2 and 4 Prospect Road (which will be retained on the schedule of proposed places), as it reflects the early residential qualities of the area, with varying sizes of allotments and houses fronting main roads. This area was developed by the Churcher brothers and was not a speculative development area.

[21] 26 Gordon Road, Prospect

There is a discrepancy in the assessment sheet – the history and description correctly notes that it is a single fronted cottage, but criterion d calls it a symmetrically fronted cottage. This will be corrected. Notwithstanding this error, the cottage is an example of early development in this subdivision and was constructed by one of the Were family of builders and developers, in Prospect, Torrensville and Mile End.

[33] 16 Prospect Road, Prospect

This 1938 house reinforces the architectural form of the two houses directly opposite, which are listed. Each is individually significant and it is an important grouping of significant Inter-War dwellings at the southern end of Prospect Road, illustrating the continued acceptance of Prospect Road as a notable residential street. It is an excellent and substantial example of Georgian Revival style domestic architecture in Prospect.

[45] 58 Prospect Road, Prospect

As set out in the Statement of Heritage Value for this place, this house is an important example of residential growth along Prospect Road, before adaptation for commercial use. Further development to the rear is possible. It continues the historic theme considered important for houses further south on Prospect Road, which have been recommended for retention in Attachment 1.

[25] 93 Prospect Road, Prospect

This 1920s commercial building has been altered substantially since the 2009 assessment and much of the significant fabric of the front elevation has been removed, to the diminution of its heritage value.

While the recent alterations have kept the overall form of the building intact, it is accepted that it should be removed from the list of proposed Local Heritage Places.

[79] 96a Prospect Road, Prospect

This property is the subject of demolition approval.

While the development has yet to proceed, it is accepted that it could be removed from the list of proposed Local Heritage Places.

[47] 1 Rose Street, Prospect

This house was built in 1884, soon after the subdivision of Prospect North (1879). It is not part of a cluster of similar places, as stated in Attachment 1. The allotment had a single owner and the house was constructed much earlier than later speculative houses further west in Rose Street. It has ornate Italianate detailing and finishes and is a good example of mid to late Victorian house design in Prospect.

[48] 8 Rose Street, Prospect

This c1900 brick house has an unusual irregular floor plan reflecting the Arts and Crafts influence on Edwardian domestic architecture. It is considered that the front bay window is original, although it is admittedly of an awkward design.

Note: it is one of 35 brick houses (not 357) out of 340 houses built in Prospect between 1891 and 1901, and as such has some uncommon qualities.

[5] 4 Salisbury Terrace

The date and style of this house has proven hard to determine – not built by 1897 but probably before 1930. It may have been designed by architect Alfred Wells for his sisters, but this cannot be confirmed.

Given that further supporting information is unable to be provided in the short time frame allowed, it is accepted that this place could be removed from the list of proposed Local Heritage Places.

[6] 6 Salisbury Terrace

This house is similar in date and design to no16 (listed) although located on a smaller allotment. It continues to illustrate the development of Collinswood, Section 474, as a high value residential area, similar to Fitzroy and Thorngate.

[77] 10 Toronto Street, Ovingham

The physical condition of a place is not part of the assessment of heritage value. This small early shop remains an integral part of the development of the Ovingham subdivision. However, the current condition is worse than when the property was first identified and a number of significant features have been removed – such as the early signage.

Given that it is unlikely that the property would be conserved, it is accepted that it could be removed from the list of proposed Local Heritage Places.

[76] 11-13 Toronto Street

[75] 15 Toronto Street

These houses were built by James Trevail, a notable builder in Prospect, who lived in Ovingham. Trevail was also responsible for the speculative building of houses in Clifton Street. They are important elements of the built form of Ovingham, and also more widely illustrate the scale and design of houses in the smaller subdivisions of Prospect at the turn of the century.

2.4 Anomalies and Inconsistencies

There were anomalies and inconsistencies in the existing local heritage schedule uncovered during the course of the 2009 review and these were rectified in the list of proposed new places and areas. The Minister's report notes a number of these, and a response is provided.

There are also some questions posed as to the correctness of proposing certain places. It is considered that the Minister's report is not consistent in the comments made regarding these places.

Anomalies

[12] 3 Bradford Street

This house is identical to the house at 5 Bradford Street which is already included as an LHP in the Development Plan. Listing it addresses this anomaly and also reinforces the representation of small dwellings in the early subdivision known as 'Little Adelaide'.

The reason why it was not included originally is unclear, but this oversight should be rectified now.

[13] 13 Argyle St

This house is identical to the house at 17 Argyle Street which is already included as an LHP in the Development Plan. Listing it addresses this anomaly and also reinforces the representation of small dwellings in the early subdivision known as 'Little Adelaide'.

The reason why it was not included originally is unclear, but this oversight should be rectified now.

Alleged Incorrect Proposals

[80] 114 Main North Road – positive feedback from the owner at the consultation stage resulted in this building being fully assessed as a Local Heritage Place. The building is owned by the State Government.

2.4 Changes to Criteria

Many of the assessments of retained places require alterations to the criteria proposed in the survey. This is considered overly pedantic.

Attachment 1 requires the removal of criterion (c) from a number of places which served as local community shops. Corner shops did and do play an important place in the lives of local residents, particularly in the period before the wide spread use of motor transport.

Attachment 1 also requires the removal of criterion (f) from a number of places on the grounds that these places are not local landmarks. In actual fact, a large building on the corner of a major thoroughfare is a local landmark. A church sitting in a substantial allotment on a main road is a local landmark.

It would be preferable if the proposed changes to the criteria already in place did not occur.

Attachment

3.0 Changes to HCZs

3.1 The Lanes HCZ

The original proposal for this HCZ included the full extent of the Prospect North and Prospect West subdivisions of 1879. The boundaries of these subdivisions are clear when the size of allotments and pattern of land division, with streets and lanes, is analysed on the 1931 map of the area.

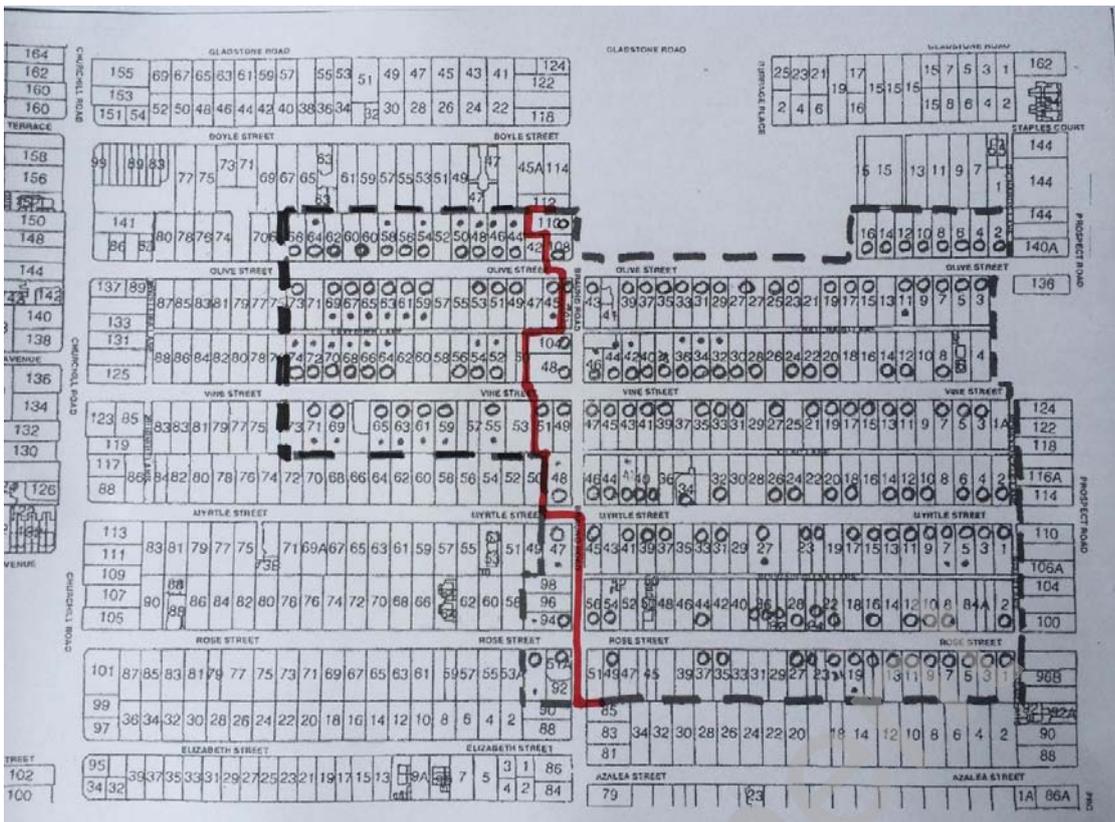
An amended boundary was agreed on in consultation with DPTI. This brought the western boundary of the Prospect West section back to the centre of the subdivision. It would now appear that this negotiated boundary is to be disregarded and the HCZ will only include the area of the Prospect North subdivision.

The preferred outcome would be to retain the negotiated boundary as it incorporates most of the original subdivision. It is noted that the properties on the western side of Braund Road are consistent with built form of the eastern section and give an indication that the subdivision continued across Braund Road along Olive and Myrtle Streets and Lavender Lane.

The significance of the land division pattern is as important as the date of the houses in terms of this HCZ as a local heritage area.



Extract from 1931 map of Prospect



The Lanes HCZ Boundary

Black Line - Negotiated western boundary to remain in place
 Red Line – properties on Braund Road reinforcing the built form of the eastern section

3.2 Martin Avenue

The changes proposed remove only two houses from the expanded area for the HCZ. The argument that they are too far removed from the remainder of the area is difficult to agree with, and the houses are strong architectural elements on the corners, and are sufficiently consistent with the other houses in the HCZ to warrant inclusion.

3.3 Remaining HCZ boundaries

The boundaries of the remaining HCZ areas have remained as negotiated with DPTI in the post-consultation stage.

4.0 Response to Attachment 1 Text

There are a number of terms and phrases frequently repeated in the Minister's directives which are not clear or explained sufficiently. It is assumed that these aspects form an unwritten brief for a heritage survey, but need further elaboration and an official format to guide Councils, communities and consultants.

4.1 Themes

As noted above, there is no set framework for SA local historic themes. These are currently determined on an *ad hoc* basis for each Local Government heritage survey. A formal framework would serve to standardise the thematic histories written for each survey, as is the professional practice in other States.

4.2 Thresholds

These can be subjective. It is difficult to definitively define a threshold, and nowhere in the South Australian Heritage or Planning system is this articulated. The threshold between State and Local heritage value is more easily determined than the appropriate threshold for inclusion as a Local Heritage Place.

Other States admit the approximate and subjective nature of determining thresholds, and it is conceded that the concept relates closely to individual and community perceptions.

As noted in the recently released Guidelines from Heritage Victoria,

The act of determining whether a place is of state-level cultural heritage significance is a subjective exercise. Views on cultural heritage significance can vary between individuals and also evolve over time. This variance reflects personal experience, values and history. The process of assessing cultural heritage significance cannot be reduced to a scientific formula.

This note does not deal with the issue of local heritage determination.

It would appear in this case that the appropriate threshold on which to base the inclusion of places on the Prospect Local Heritage list is in dispute - between that acceptable to the Prospect community (and expressed in the 2009 review) and the somewhat more exclusive level acceptable to DPTI. As this is a local heritage DPA it would be logical to accept the community expectation, as evidenced in the consultation process. Any objection to this could then be dealt with by LHAC in its appropriate review role.

4.3 Factual inaccuracies

The recommendation and commentary for 58 Prospect Road states that the heritage survey contains **factual inaccuracies**. It would be appropriate if these inaccuracies which were noted are listed so that they can be checked. It is not clear what type of inaccuracies these are and which information they relate to. Minor typographical errors can be simply corrected.

4.4 'nice large house'

This dismissive, indeed derogatory, phrase is not a descriptor that McDougall and Vines would use in a professional report. Many of the houses rejected are so described in the Minister's report. The architectural style displayed by these houses is significant in terms of the physical built form and heritage of Prospect – as set out above.

5.0 Brief Summary of Response

5.1 Rows and Clusters of Houses

All should be retained as they are appropriate Local Heritage Places in Prospect, illustrating historic themes and fulfilling the criteria for Local Heritage value in Section 23 of the Development Act.

5.2 Individual Places

Agree with removal of
93 Prospect Road
96a Prospect Road

Accept removal of
4 Salisbury Terrace
8 Rose Street
10 Toronto Street

The remaining places should be retained as they are appropriate Local Heritage Places in Prospect, illustrating historic themes and fulfilling the criteria for Local Heritage value in Section 23 of the Development Act.

5.3 HCZs

The Lanes boundary should remain as negotiated.

If this is impossible the boundary should be redrawn to include places on the western side of Braund Road

Martin Avenue – the additional two houses across Braund Road should be included within the boundary of the HCZ.

Katrina McDougall

Katrina McDougall
McDOUGALL & VINES

11 January, 2016



City of Prospect

Local Heritage Places Development Plan Amendment

The Amendment

For Consultation

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					
<p><i>The following amendment instructions (at the time of drafting) relate to the City of Prospect Development Plan consolidated on 12 February 2015.</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	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	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): Yes					
1.	Insert	Heritage Places Objective 49	<i>The continued use, or adaptive reuse, of State and local heritage places that supports the conservation of their cultural significance.</i>	N	N
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.	Replace	Table Pr/1 Local Heritage Places (Built Heritage)	Replace with contents of Attachment A	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required (Yes/No): Yes					
Figure(s)/Map(s)					
2.	Replace	Fig Pr(HC)/2, Fig Pr(HC)/3, Fig Pr(HC)/4, Fig Pr(HC)/5,	Replace with corresponding maps in Attachment B	N	N

Local Heritage Places Development Plan Amendment Attachment 222
City of Prospect
Amendment Instructions Table

		Fig Pr(HC)/6, Fig PR(HC)/7, 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 The Alpha Road view of the external form, materials and detailing of the c.1901 house including bluestone walls, roof forms, gables, chimneys and verandahs. Later additions and alterations are excluded from the listing.	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	Reephams 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, f	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
114 Main North Road, Prospect	Former dwelling External form, materials and detailing of the former dwelling, including roof and chimneys, face red brick walls and verandah form. Any latter additions and alterations are excluded from the listing.	<u>5838/183</u>	<u>a, c, d</u>	<u>PRO:231</u>

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: 234-232
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 <u>233</u>
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 <u>234</u>

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 <u>235</u>
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, f	PRO:235 <u>236</u>
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
95 and 95a and Prospect Road, Prospect	Shops Façade, parapet, awning canopy brackets, shopfronts	5744/301	a, c, d	PRO:124
96 Prospect Road, Prospect	Shop Façade east wall including verandah.	5733/243	b, c	PRO:051
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 <u>239</u>
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

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
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 <u>240</u>
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 brock walls of attached dwelling. Any later additions and alterations are excluded from the listing.	5798/344	a, c, d	PRO: 240 <u>241</u>
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
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 <u>242</u>
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 <u>243</u>

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
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 <u>244</u>
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 <u>245</u>
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

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
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 <u>246</u>
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 <u>247</u>
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 <u>248</u>
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 <u>249</u>
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 <u>251</u>
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 <u>252</u>

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
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 <u>253</u>
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 <u>254</u>
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 <u>255</u>
2 Salisbury Terrace, Collinswood	House, former 'Rathmines' House front and side facades, tower, roof, chimneys	5737/250	d, e	PRO:109
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 <u>203</u>
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

Property Address	* Description of place of value	Certificate of Title	Section 23(4) Criteria	Number
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 <u>256</u>
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
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 <u>201</u>
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 <u>202</u>
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

Attachment B

Heritage Place Figures



Fig Pr(HC)/2 ADJOINS



- Local Heritage Place
- 29 House / Property Number

PROSPECT (CITY)
HERITAGE PLACES
Fig Pr(HC)/2
 Version A 12/2/14

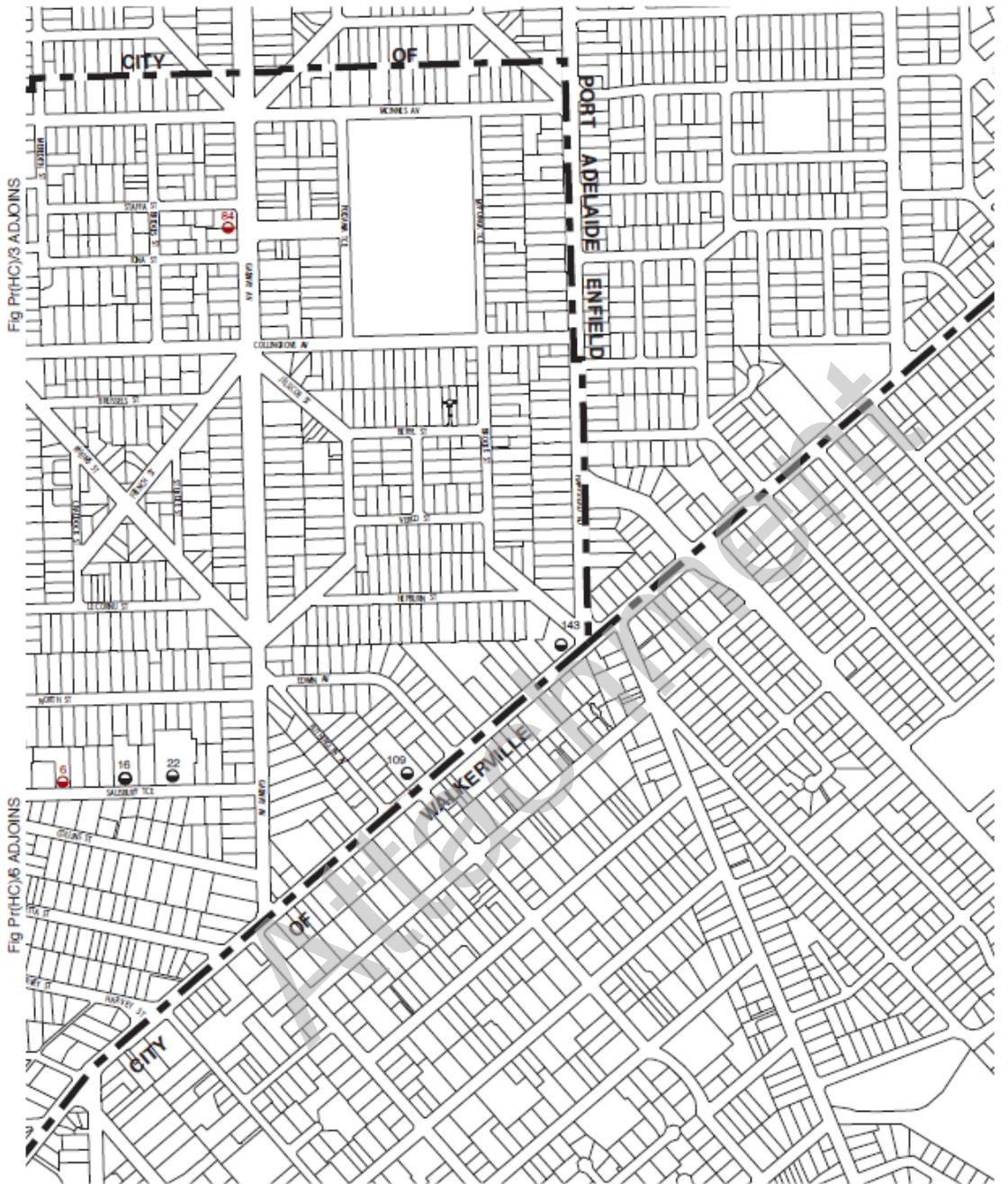
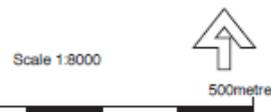


Fig Pr(HC)3 ADJOINS

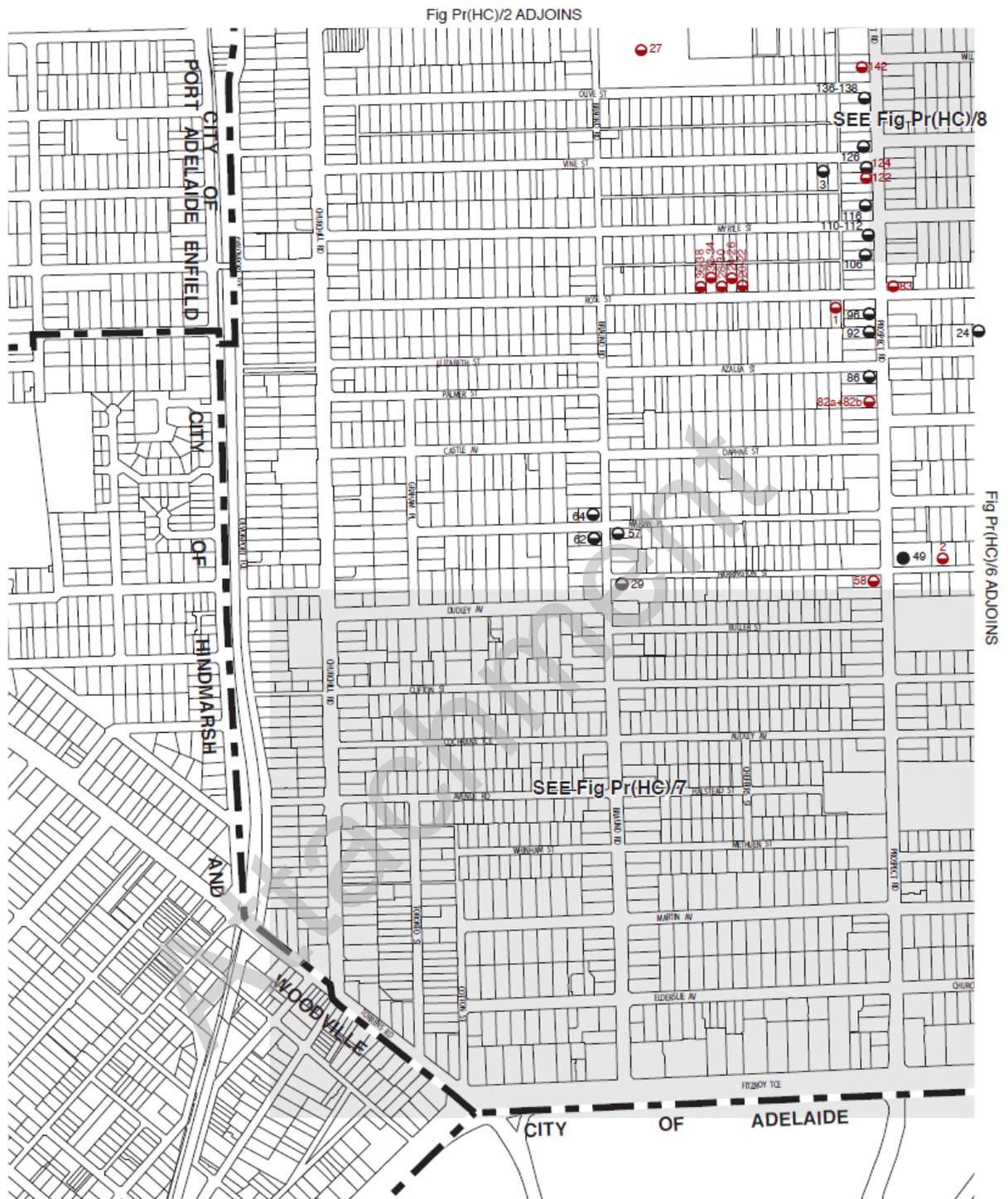
Fig Pr(HC)6 ADJOINS



PROSPECT (CITY) HERITAGE PLACES Fig Pr(HC)/4

- Local Heritage Place
- 23 House / Property Number

Version A 28/8/15



Scale 1:8000



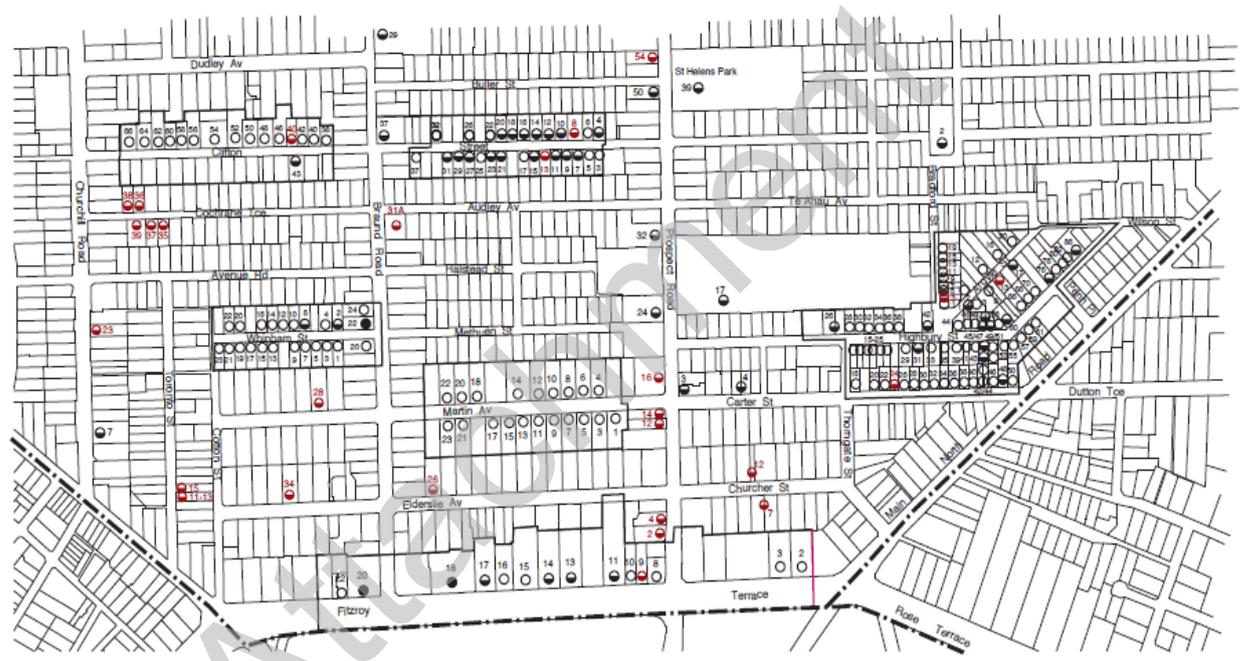
**PROSPECT (CITY)
HERITAGE PLACES
Fig Pr(HC)/5**

Version A 28/8/15

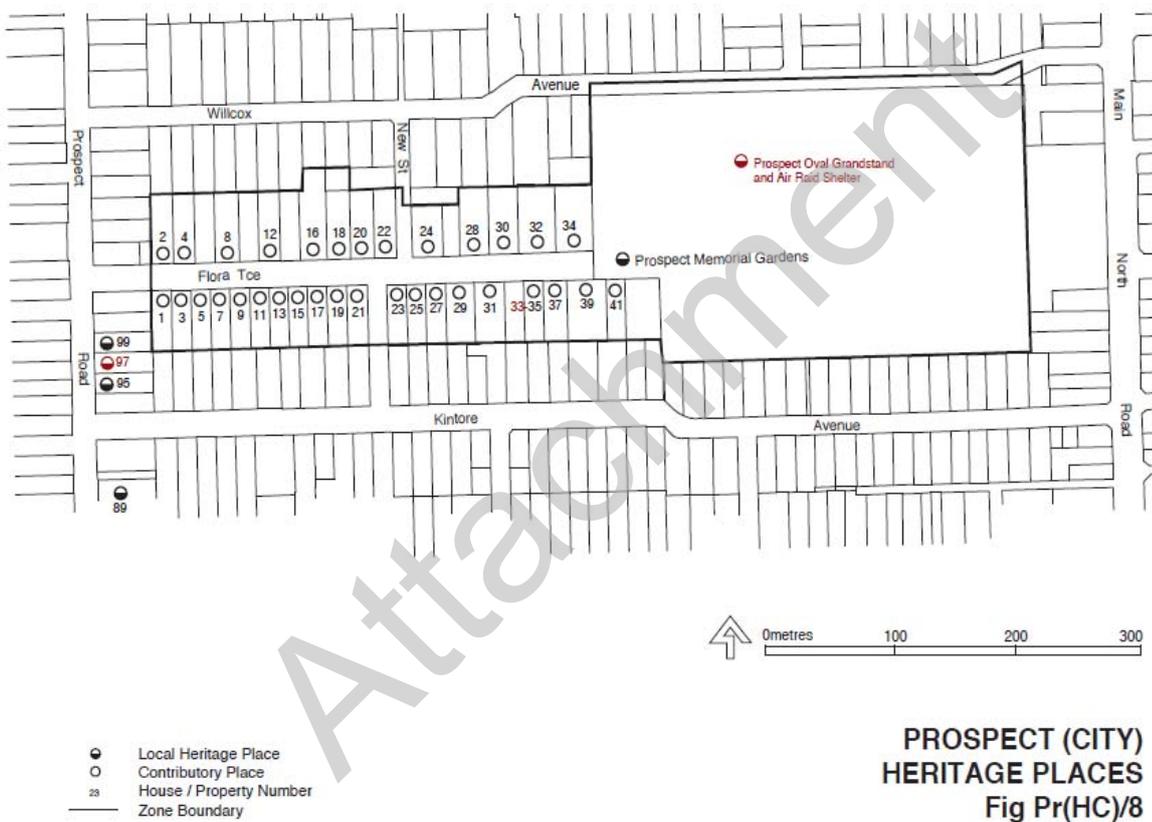
- Local Heritage Place
- State Heritage Place
- 23 House / Property Number



**PROSPECT (CITY)
HERITAGE PLACES
Fig Pr(HC)/8**



**PROSPECT (CITY)
HERITAGE PLACES
Fig Pr(HC)/7**
Version A 28/8/15



Prospect (City) Development Plan

***Historic (Conservation) Zone Policy
Areas Development Plan Amendment
Statement of Intent***

February 2016

By City of Prospect

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

**Nathan Cunningham
ACTING CHIEF EXECUTIVE OFFICER**

Date:

**John Rau
MINISTER FOR PLANNING**

Date:

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1 Introduction

1.1 STATEMENT OF INTENT

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

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

1.2 CHIEF EXECUTIVE STATEMENT

The Chief Executive Officer of the Council confirms the following:

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

1.2.1 Council Contact Person

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

- Rick Chenoweth, Senior Policy Planner

2 Scope of the Proposed DPA

2.1 NEED FOR THE AMENDMENT

2.1.1 Rationale

The City of Prospect seeks to undertake a Historic (Conservation) Zone Policy Areas Development Plan Amendment (DPA) in response to the recommendations of the City of Prospect Heritage Review (March 2010) undertaken by McDougall and Vines. This Review was updated in May 2012, August 2013 and February 2014. 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. These 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.

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

On 31 October 2013 the Minister for Planning gazetted the Inner Metropolitan Growth DPA. Council agreed to work in partnership with the Minister on this DPA and supports it as a response to the key directions and targets of the 30 Year Plan for Greater Adelaide. Since the gazettal of the DPA, the City of Prospect has been at the forefront of promoting and supporting development in the newly created Urban Corridor Zones.

As per previous communication with the Minister for Planning, Council's support of the Inner Metropolitan Growth Development Plan Amendment was subject to prompt implementation of the recommendations of the Heritage Review. Given that the Inner Metropolitan Growth DPA has been authorised (31 October 2013), Council wish to initiate this Historic (Conservation) Zone Policy Areas DPA as a matter of priority.

This DPA supports the vision for the City as expressed by the Strategic Plan as '*An environmentally aware, sustainably managed, vibrant and progressive City, proud of it's heritage, quality of life and sense of community.*'

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

**Historic (Conservation) Zone Policy Areas
February 2016**

2. Scope of the Proposed DPA

- Introduce five new Historic (Conservation) Zone (HCZ) Policy Areas in the Prospect (City) Development Plan as identified in the City of Prospect Heritage Review (March 2010) and subsequently amended within Prospect Lanes Policy Area 8 from consultation and internal review in the previous HCZ DPA.
- Introduce new Desired Character Statements for the existing Historic (Conservation) Zone Policy Areas as recommended by the Heritage Review and any subsequent amendments from the consultation and internal review in the previous HCZ DPA
- Review of existing Historic (Conservation) Zone Policy Areas and minor amendments to Policy Area boundaries as recommended by Heritage Review and previous HCZ DPA.

2.1.2 Affected Area

The area affected by the proposed DPA is shown on the map below.

General locations (shown as circular areas) of proposed Historic (Conservation) Zone Policy Areas, and extensions to existing Historic (Conservation) Policy Areas as identified in the City of Prospect Heritage Review (March 2010).

Zones and Policy Areas

- B: Urban Corridor Zone Boulevard Policy Area
- Bu: Urban Corridor Zone Business Policy Area
- C: Commercial Zone
- DCe: District Centre Zone
- H: Urban Corridor Zone High Street Policy Area

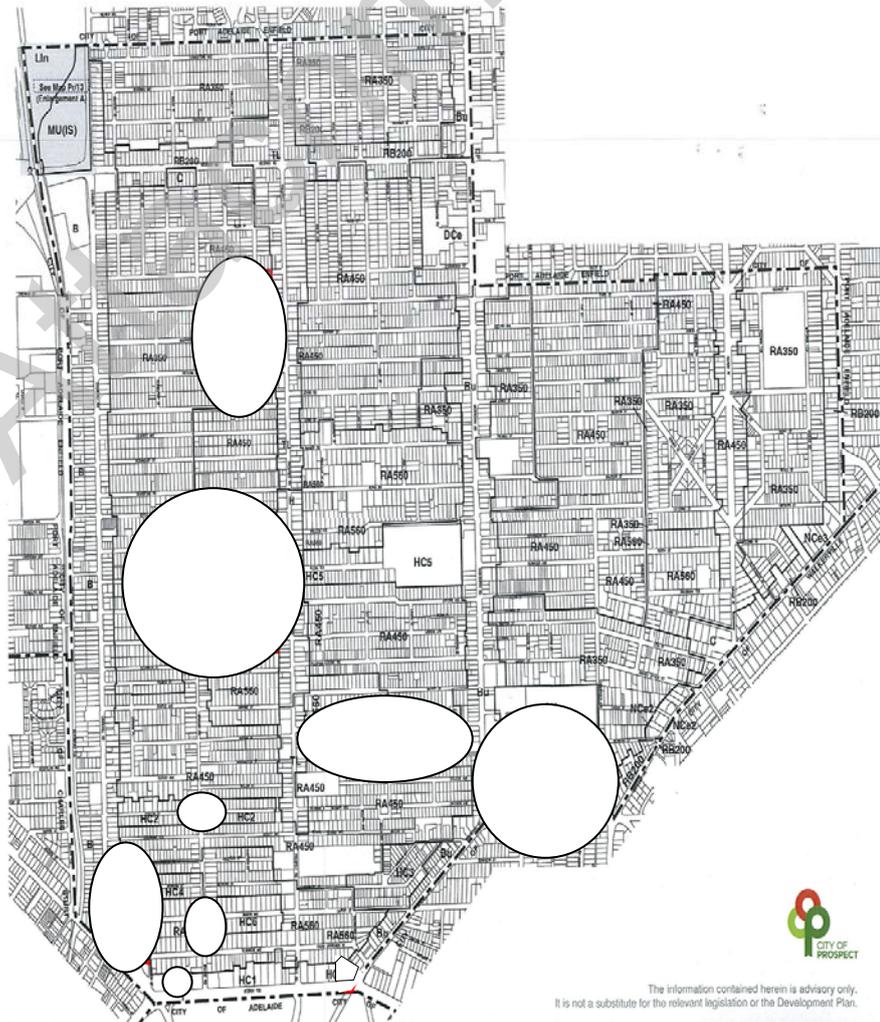
- HC1: Historic Conservation Zone Policy Area H1
- HC2: Historic Conservation Zone Policy Area H2
- HC3: Historic Conservation Zone Policy Area H3
- HC4: Historic Conservation Zone Policy Area H4
- HC5: Historic Conservation Zone Policy Area H5
- HC6: Historic Conservation Zone Policy Area H6

- LIn: Light Industry Zone
- MU(S): Mixed Use (Islington) Zone

- NCe2: Neighbourhood Centre Zone Policy Area NCe2
- NCe3: Neighbourhood Centre Zone Policy Area NCe3

- RA350: Residential Zone Policy Area A350
- RA450: Residential Zone Policy Area A450
- RA560: Residential Zone Policy Area A560
- RB200: Residential Zone Policy Area B200

- SU: Special Uses Zone
- TL: Urban Corridor Zone Transit Living Policy Area



The information contained herein is advisory only. It is not a substitute for the relevant legislation or the Development Plan.

3 Strategic and Policy Considerations

3.1 THE PLANNING STRATEGY

3.1.2 Policies

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

Policy	How the policy will be implemented:
The 30 Year Plan for Greater Adelaide	
<i>Ensure local heritage places and areas of heritage value are identified and incorporated into planning policy.</i>	The City of Prospect Heritage Review (March 2010) identifies areas of heritage value to be incorporated into planning policy through introducing five new Historic (Conservation) Zone Policy Areas.
<i>Capitalise 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.</i>	The five new Historic (Conservation) Zone Policy Areas will introduce new Desired Character Statements which will further assist in capitalising on the role that heritage places play in creating a sense of place.

3.2 COUNCIL POLICIES

3.2.1 Council's Strategic Directions (Section 30) Report

Recommendations from Council's April 2010 Strategic Directions (Section 30) Report 'Your Street, Your City' supporting the proposed DPA are as follows:

- Undertake a Heritage Conservation Policy Areas DPA (protect areas with strong historic character that contribute to the character for the City through potentially 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.

3.2.2 Infrastructure Planning

The proposed amendment will have no impact on current infrastructure planning (both social and physical) identified in council's strategic directions report, by the Minister or by a relevant government agency.

3.2.3 Other Policies or Local Issues

The policies of this DPA will be consistent with the policies in:

- The Council Wide section of the Development Plan. In particular the DPA supports existing policy under the following Council Wide headings:
 - Appearance of Land and Buildings
 - Building Appearance and Neighbourhood Character
 - Local Heritage Places

- Council's Current DPAs

Nil.

- The Development Plans of adjoining areas
 - Port Adelaide Enfield (City) Development Plan
 - Walkerville (CT) Development Plan
 - Adelaide (City) Development Plan

- Charles Sturt (City) Development Plan
- Schedule 4 of the Regulations

Two of the new Historic (Conservation) Zone Policy Areas recommended by the 2010 Heritage Review include parts of determined areas for the purposes of Schedule 4 – Complying Development, clause 2B – New Dwellings.

The DPA will investigate whether there is a need for the Minister to amend the existing determined areas for the purposes of Schedule 4—Complying development, clause 2 B—New dwellings.

Attachment

3.3 MINISTER'S POLICIES

3.3.1 Planning Policy Library

The DPA will draw on the following Planning Policy Library modules:

- Historic Conservation Area.

Council does not anticipate that the DPA will involve the introduction of local additions or variation to the Planning Policy Library, however, should the investigations identify that this form of policy amendment is necessary, justification will be provided in the DPA.

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29)

No Ministerial policies introduced through section 25(5), 26 or 29 of the Act may be amended by this DPA.

3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in the following relevant Ministerial DPAs:

- Inner Metropolitan Growth DPA

Council has undertaken investigations in relation to places adjacent to the Urban Corridor Zone in conjunction with the Department of Planning, Transport and Infrastructure to ensure a consistent approach.

4 Investigations and Consultation

4.1 INVESTIGATIONS

4.1.1 Investigations Previously Undertaken

Investigations previously undertaken (prior to the preparation of this SOI) that will inform this DPA include the following:

- The City of Prospect Heritage Review (March 2010) and Updates (September 2012, July 2013), which recommends new Historic (Conservation) Zone Policy Areas, extensions to some of the existing Historic (Conservation) Policy Areas and new Desired Character Statements.
- 'Your Street, Your City' (Section 30) Development Plan Review (April 2010).
- Desktop and site analysis of development applications within the affected area that were lodged since the reviews were undertaken and its effect on the consistency of character within the Policy Areas.
- Analysis of the impacts of the proposed Policy Area interfaces on the future development potential of the Urban Corridor Zone
- Public consultation and SCPA Review of Historic (Conservation) Zone Policy Areas DPA (2015).

4.1.2 Investigations Initiated to Inform this DPA

No additional investigations will be undertaken to inform this DPA.

4.2 CONSULTATION

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

- Department of Planning, Transport and Infrastructure
- Department for Environment, Water 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

**Historic (Conservation) Zone Policy Areas
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4. Investigations and Consultation

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

- A notice in the Government Gazette.
- A notice in the Advertiser Newspaper.
- A notice in The City North Messenger.
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.
- Notices to the owners or occupiers of any land that is subject to or adjacent to the affected area of the proposed amendment.

Attachment

5 Proposed DPA Process

5.1 DPA PROCESS

Council intends to undertake the following DPA process (check box):

Process A

Agencies will be consulted on a draft version of the DPA for a period of 6 weeks. A copy of the DPA, and copies and a summary of agency submissions, will then be sent to the Minister for approval to release the DPA for public consultation.

Process B1 (with consultation approval)

A copy of the DPA will be sent to the Minister for approval to release it for concurrent agency and public consultation (6 weeks for agency comment and not less than 8 weeks for public comment).

Process B2 (consultation approval not required)

A copy of the DPA will be released for concurrent agency and public consultation (6 weeks for agency comment and not less than 8 weeks for public comment).

Process C

A copy of the DPA will be released for concurrent agency and public consultation for not less than 4 weeks and landowners and occupiers identified in the SOI will receive direct notification of the DPA.

5.1.1 Rationale

Process B2 (consultation approval not required) with interim operation has been selected because Council seeks the Ministers approval to implement the DPA on an interim basis concurrently with releasing the DPA for public and agency consultation. Council requests interim operation to protect properties within the proposed additional zone extent from potential unsympathetic and reactionary development applications.

5.2 INTERIM OPERATION

Interim Operation is being considered for this DPA.

The purpose of interim development control is to ensure orderly and proper development where a change to a Development Plan is proposed.

Historic (Conservation) Zone Policy Areas
February 2016
5. Proposed DPA Process

Interim operation will be subject to separate approval by the Minister and does not constitute part of this agreement. Once the investigations are completed, the Development Plan Amendment will be lodged with the Minister for approval for the new policy to come into effect on an interim basis.

Attachment

6 Professional Advice and Document Production

6.1 PROFESSIONAL ADVICE

The professional advice required will be provided by Rick Chenoweth, Senior Policy Planner, Chris Newby, Manager Development Services and Communications and Nathan Cunningham, Director Community, Planning and Communications.

These people satisfy the professional advice requirements of the Act and Regulations and will provide advice to the Council prior to the preparation of the DPA. These people are not considered to have a conflict of interest or perceived conflict on interest in the DPA.

6.2 DOCUMENT PRODUCTION

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

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 5 July 2016). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

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

6.3 MAPPING

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

Amendments to maps will be provided in the required format to the Planning Division of the Department of Planning, Transport and Infrastructure. Mapping amendments for this DPA will be undertaken by Michael Georg, email mgeorg2@bigpond.com

Historic (Conservation) Zone Policy Areas

February 2016

7. Proposed DPA Timetable**7 Proposed DPA Timetable**

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

Proposed Process B2 (Interim Operation) Timetable

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared and sent to Minister requesting agreement to commence Interim Operation	Council	Concurrent SOI agreement - to DPA lodged with DPTI for interim operation
DPA and Request for Interim Operation assessed and report prepared for Minister	DPTI	1 week
Interim Development Control approved by Minister	Minister	1 week
Interim operation gazetted	DPTI	24 hours
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with DPTI	Council	18 weeks Public consultation closes – SCPA lodged with DPTI
SCPA assessed and considered by the Local Heritage Advisory Committee and Development Policy Advisory Committee. Report on DPA prepared for the Minister.	DPTI	12 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved DPA gazetted	DPTI	2 weeks

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

Development Plan Amendment

By the Council

City of Prospect

Historic (Conservation) Zone Policy Areas Development Plan Amendment

Explanatory Statement and Analysis

For Consultation

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Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at Council's Civic Centre at 128 Prospect Road, Prospect from "Insert Consultation Start Date" until "Insert Consultation Close Date" .

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

Submissions should be sent to the Senior 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 "Click and Type" at Prospect Civic Centre, 128 Prospect Road, Prospect.

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 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 and from the post consultation SCPA review for the Historic (Conservation) Zone Policy Areas DPA (2015/16).

The Heritage Review recommends five new Historic (Conservation) Zone Policy Areas be introduced to the Development Plan, each with a new Desired Character Statement, Objectives and Principles of Development Control. Essentially the Historic (Conservation) Zone will be expanded, with rezoning to 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) and post consultation SCPA review for the Historic (Conservation) Zone Policy Areas DPA (2015/16).
- Introduce new Desired Character Statements for the existing Historic (Conservation) Zone Policy Areas as recommended by the Heritage Review and post consultation SCPA review for the Historic (Conservation) Zone Policy Areas DPA (2015/16).
- 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 X February 2016.

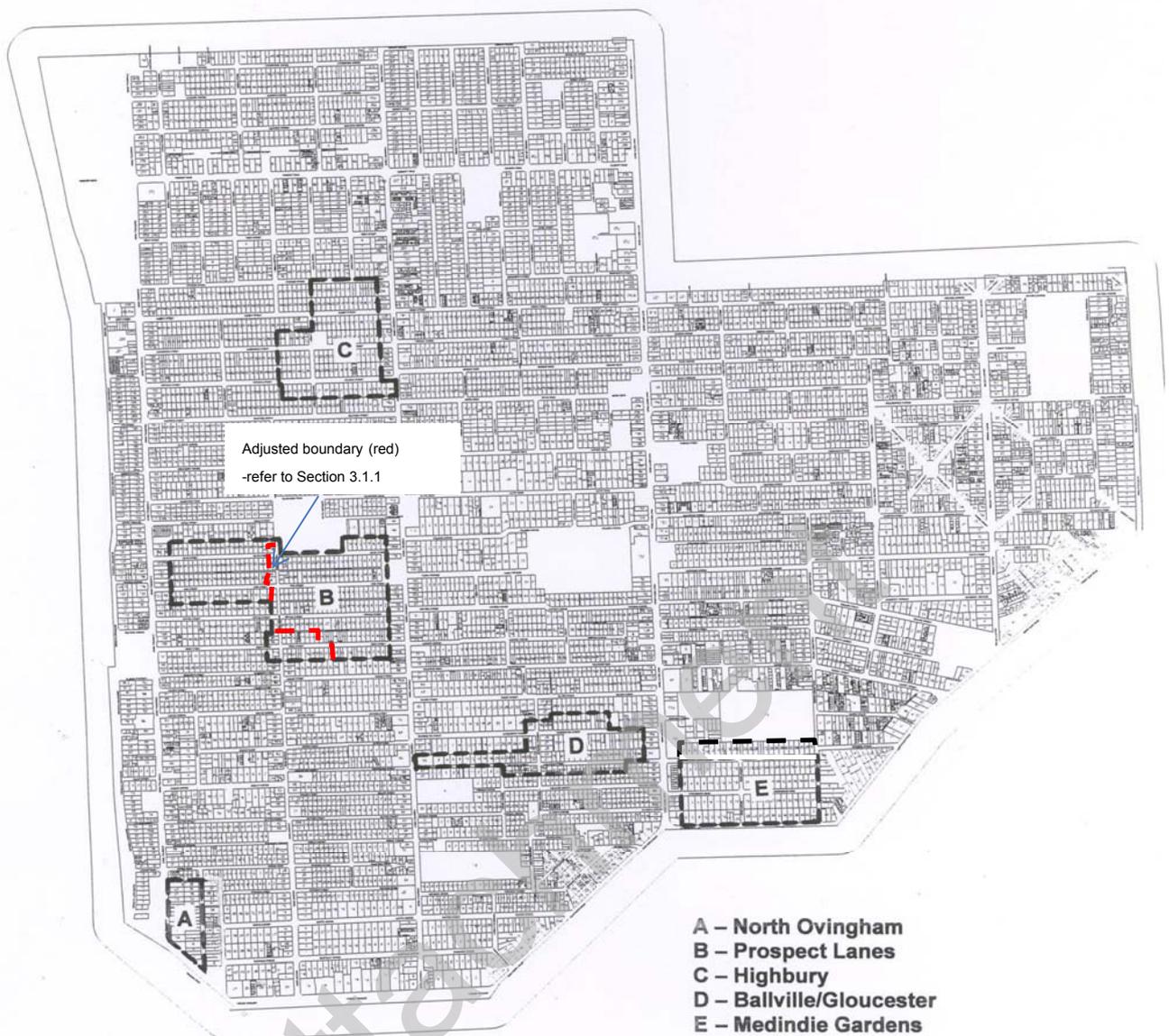
The issues and investigations agreed to in the Statement of Intent have been undertaken and addressed.

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, Water 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. The findings of the post consultation review for the Historic (Conservation) Zone Policy Areas DPA (2015/16) has also been used to provide slight adjustments to the Prospect Lanes Policy Area 8 boundary and to remove an allotment that was proposed to be added to the Fitzroy Terrace Policy Area 1.

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 streetscape.*
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 2010 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) [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.

3.1.1 Update of City of Prospect Heritage Review (2012) and post consultation review of Historic (Conservation) Zone Policy Areas DPA (2015/16)

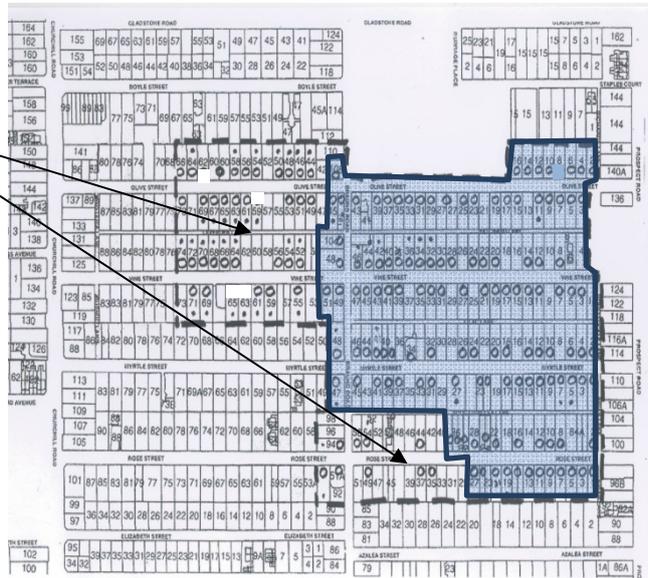
An analysis was undertaken of development application lodged since the site inspections for the March 2010 Review. Based on this information, McDougall and Vines were engaged to update the March 2010 Heritage Review in 2013 and their findings and further internal desk top reviews, indicate that recent developments have had limited effect on the historical character of the areas that are proposed in this DPA.

The Heritage Review in 2012 recommended a boundary change to the western section with the removal of 28 allotments west of Braund Road in an area that did not display the same level of heritage consistency (refer to Map 1). Following directions from the Minister and a desire to further reduce the extent of the Prospect Lanes Policy Area, a further 85 allotments have been removed where gaps and lack of consistency of character exists in designated pockets (Map 2). The boundary is proposed to remain the same behind those allotments fronting Prospect Road.

Map 1: Prospect Lanes Policy Area
 - proposed change to western boundary that went to consultation (2015)



Map 2: Prospect Lanes Policy Area
 - proposed change post consultation (2015/16)



3.1.2 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).

3.1.3 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. Where the policy areas interface with the Urban Corridor Zone or where there are strategic benefits that do not conflict with desired character (very large sites with supported accommodation & properties with multiple frontages), infill development will be encouraged within the Historic (Conservation) Zone.

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.

3.1.4 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.

3.1.5 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
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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
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 proposed Prospect Lanes Policy Area will adopt those minimum allotment sizes and minimum frontages that are currently within the RA 450 Policy Area.

Only nine properties 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.

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 for two storeys	Second storey floor area to be no more than a third of the total building area

Zone policy has introduced infill development opportunities in specific circumstances (interface with Urban Corridor Zone; very large sites with supported accommodation & properties with multiple frontages). Also, 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 Highbury 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 and second storey floor area to be no more than a third of the total building area
Minimum site area 350 square metres (semi detached dwelling)	Minimum site area residential flat semi detached, residential flat building or group dwelling 300	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 Highbury Policy Area
	square metres	
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 are 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 40 percent for a two storey dwelling	Maximum site coverage 50 percent and second storey floor area to be no more than a third of the total building area.

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 and second storey floor area to be no more than a third of the total building area
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 western boundary allows for the continuation of consistent built form and subdivision patterns in the streetscape. The allotment (24 Fitzroy Terrace) fulfils the proposed desired character for the HC1 Policy Area – large scale housing on sizable allotments with wide frontages and

substantial gardens. The property does not have site characteristics consistent with its existing policy area (RA450).

Extension to existing Clifton Street Policy Area

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 50 percent and second storey floor area to be no more than a third of the total building area
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 are 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.	Maximum site coverage 50 percent and second storey floor area to be no more than a third of the total building area.

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.

3.1.6 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.

3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent for this DPA, no additional investigations were undertaken.

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 3.2.4 of this DPA, the defined area for the purpose of Schedule 4 of the Development Regulations 2008 will need to be amended along north side of Olive Street (approximately 8 properties).

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 X February 2016. In particular, the proposed investigations outlined in the Statement of Intent have been 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 Nathan Cunningham, 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:

Nathan Cunningham

DATED this XX day of February 2016

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, Nathan Cunningham, 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, Senior Policy Planner (MPIA)

Date: February 2017

.....
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

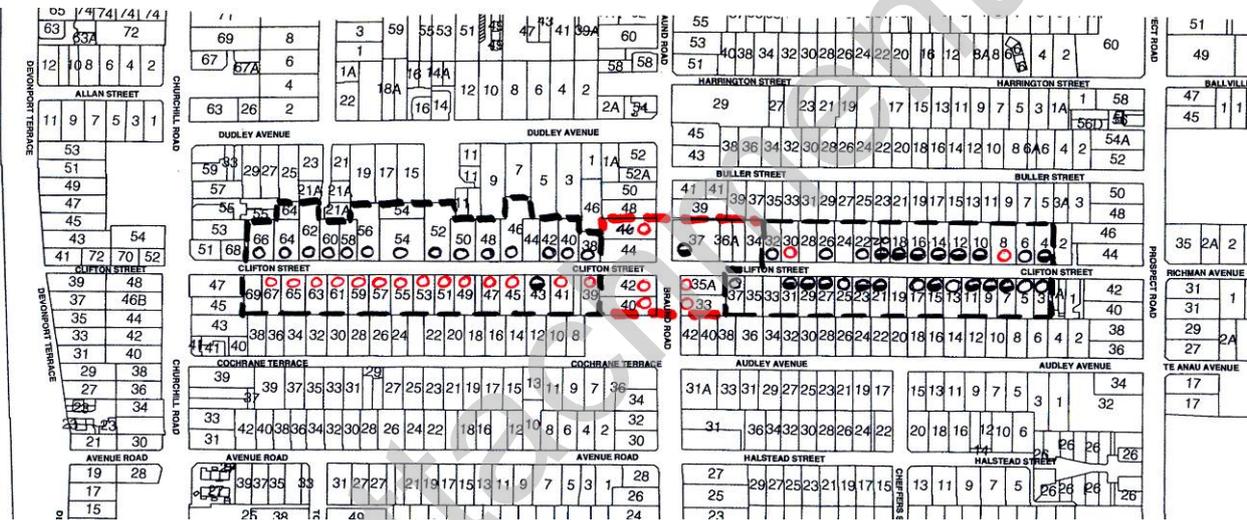
Extent of Policy Area Boundary

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.



KEY:

- Local place
- Contributory place
- — — Boundary



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

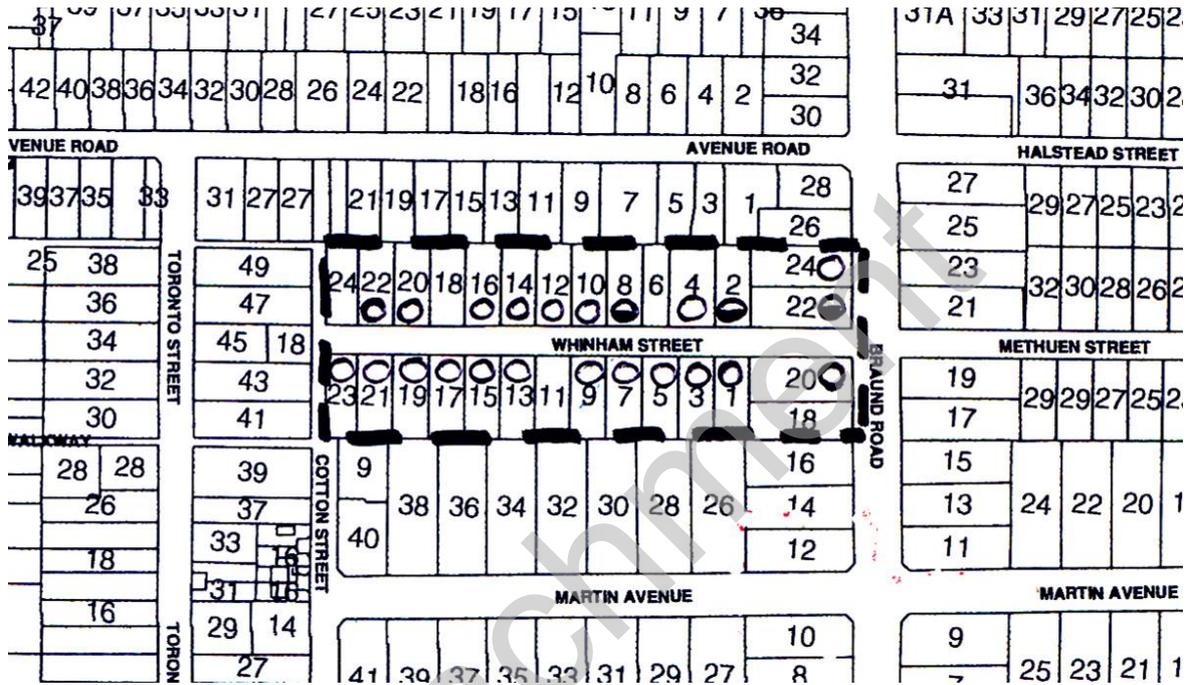
2.2.4 Historic (Conservation) Policy Area H4 - Whinham Street

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

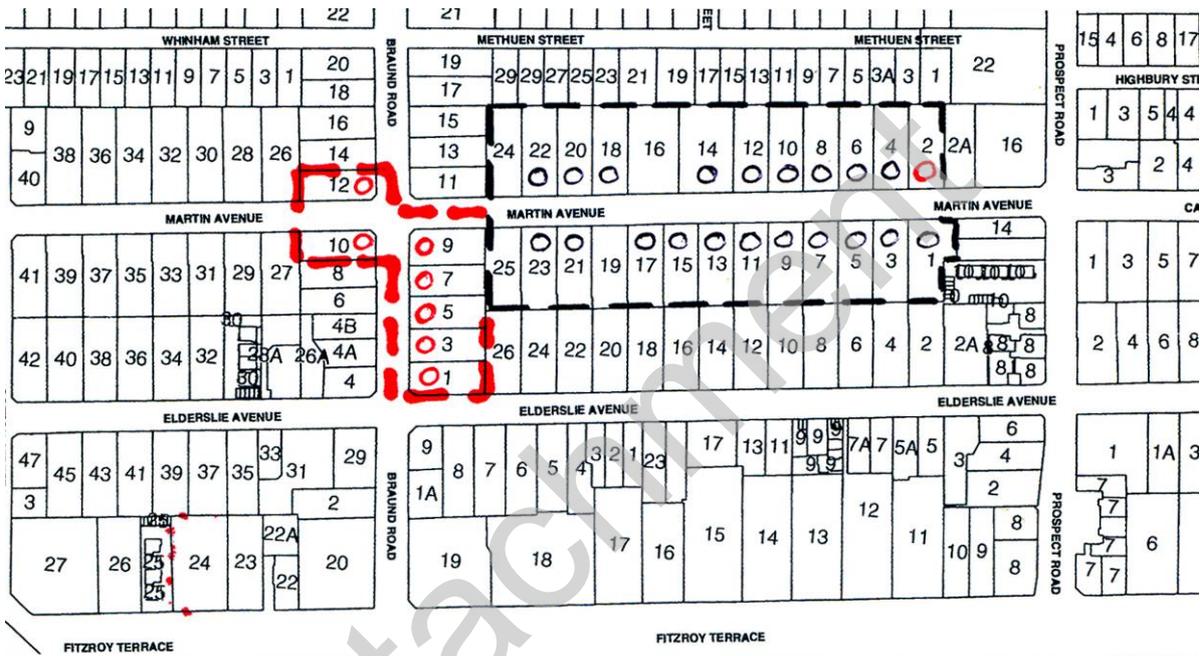
2.2.6 Historic (Conservation) Policy Area H6 - Martin Avenue

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

Attachment



Street trees along Martin Avenue, Fitzroy, 1971

(Source: *Prospect Library Heritage Collection*)

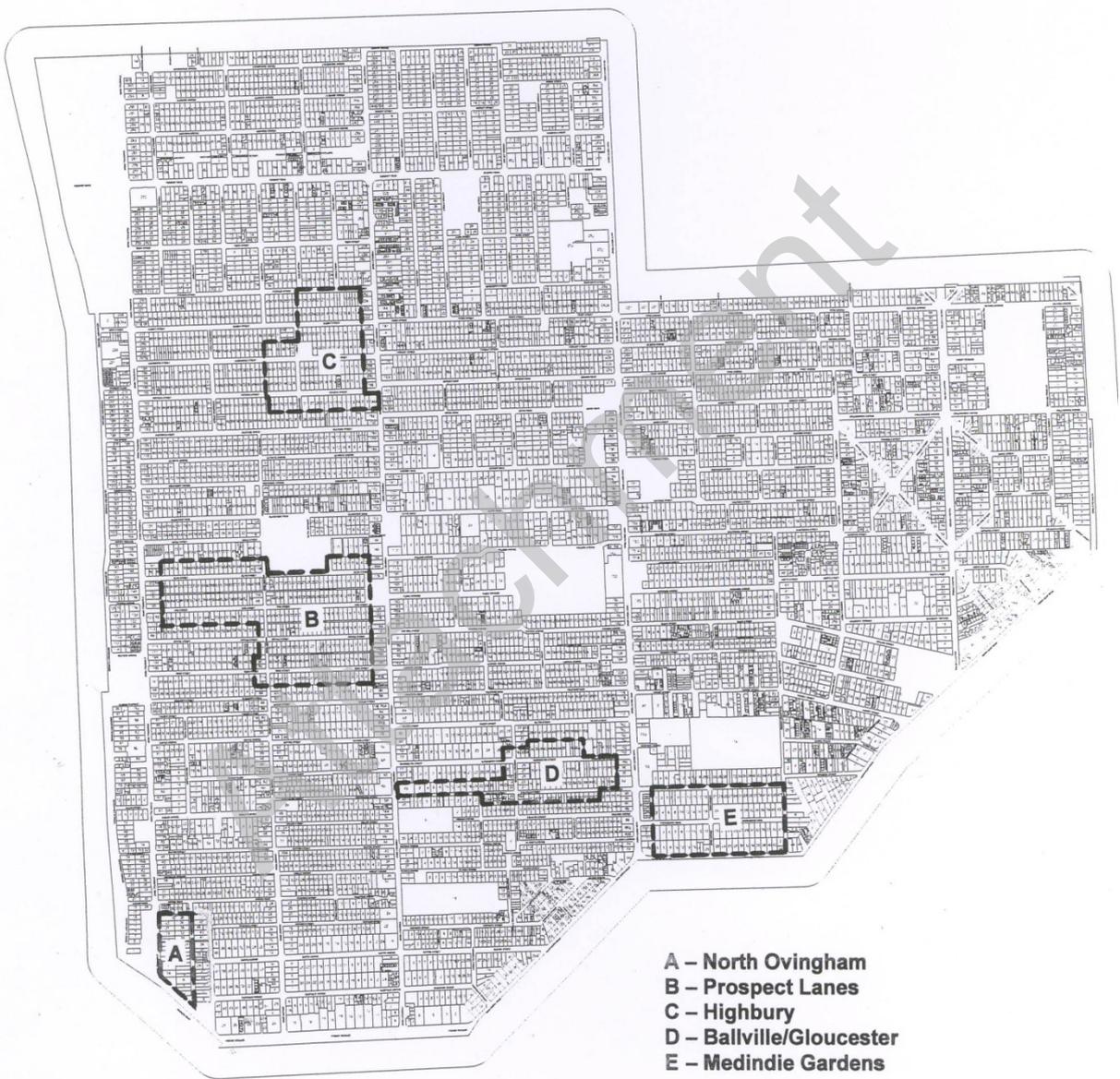
Attachment

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

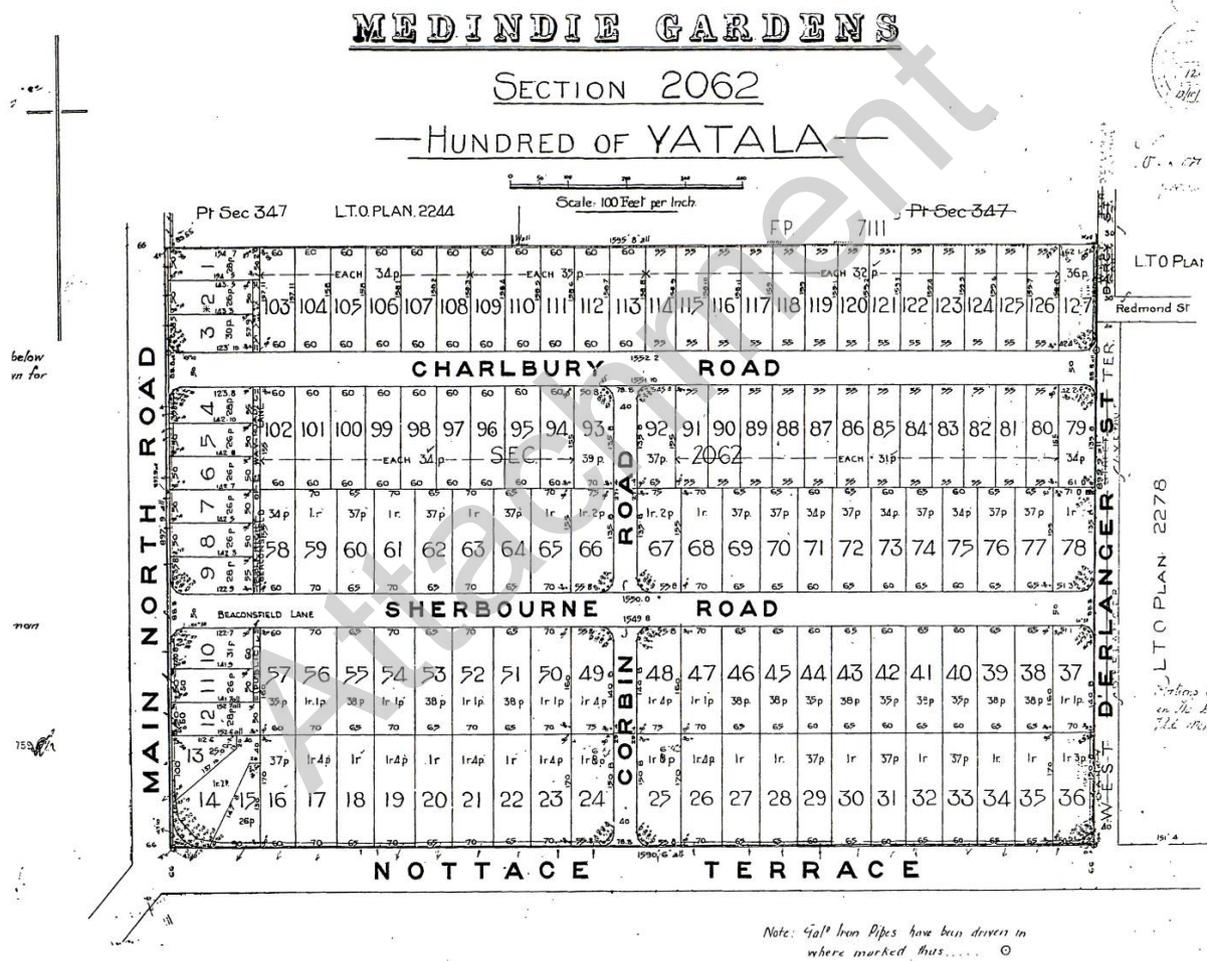


LOCATION OF PROPOSED ADDITIONS TO HISTORIC (CONSERVATION) ZONE

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 Planer 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)

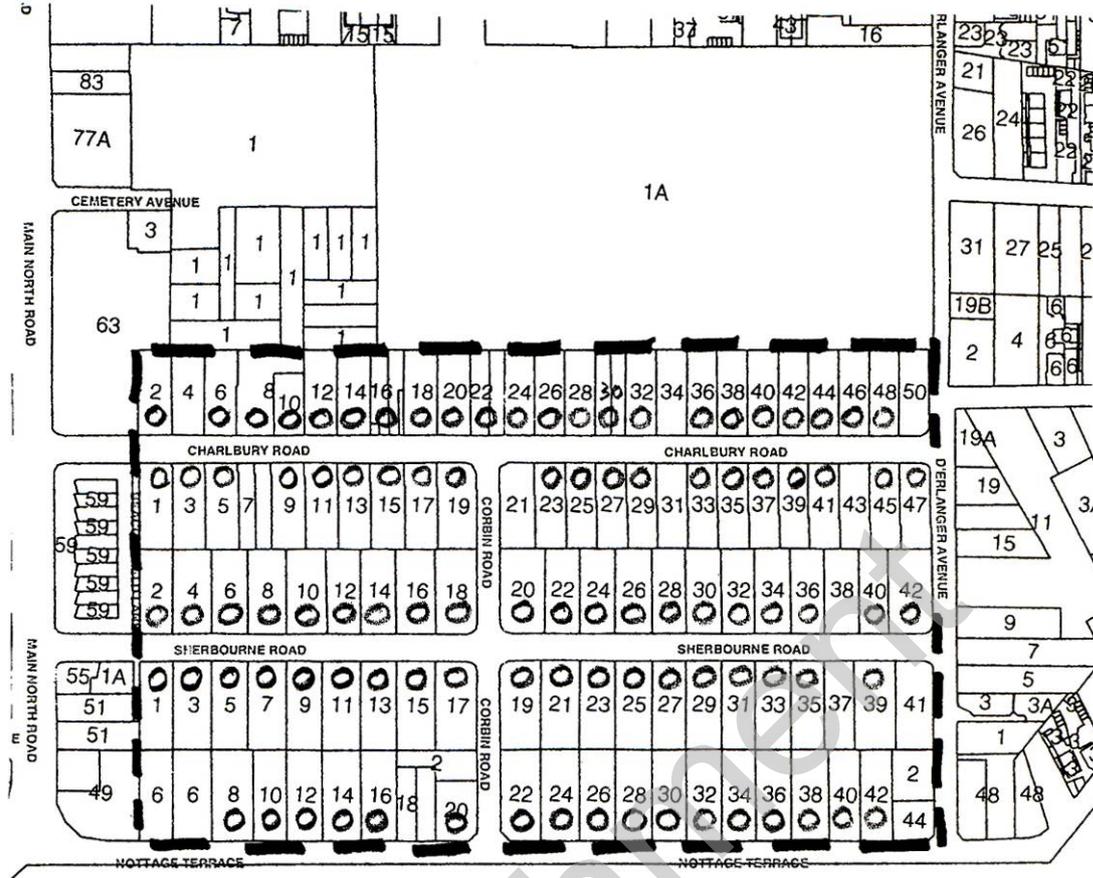
8, 10, 12, 14, 16, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42

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 Planer 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.

Attachment

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

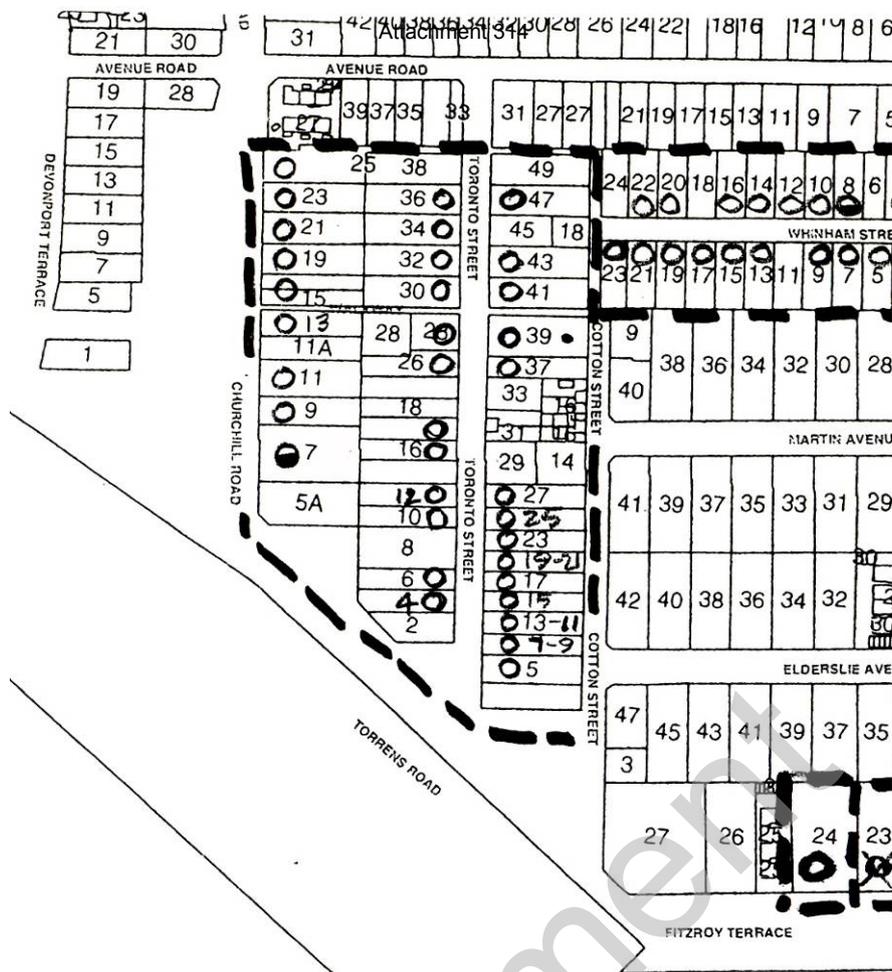
Toronto Street (west side)

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

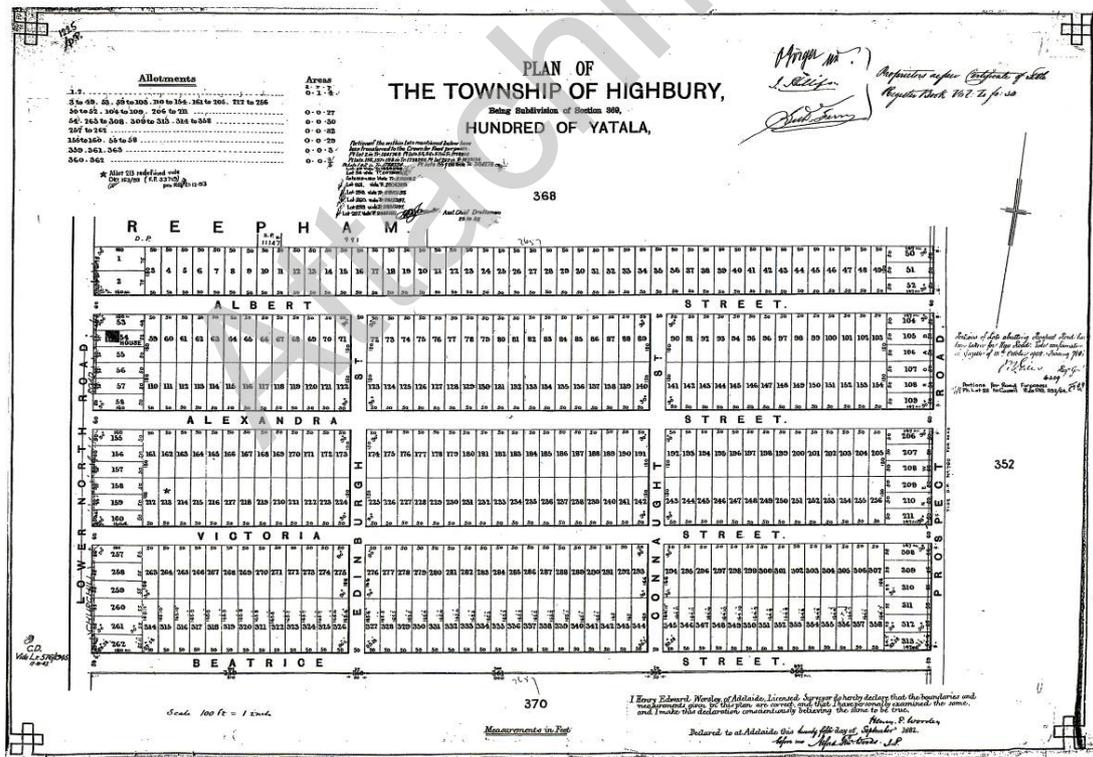
Victoria Street (north side)

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



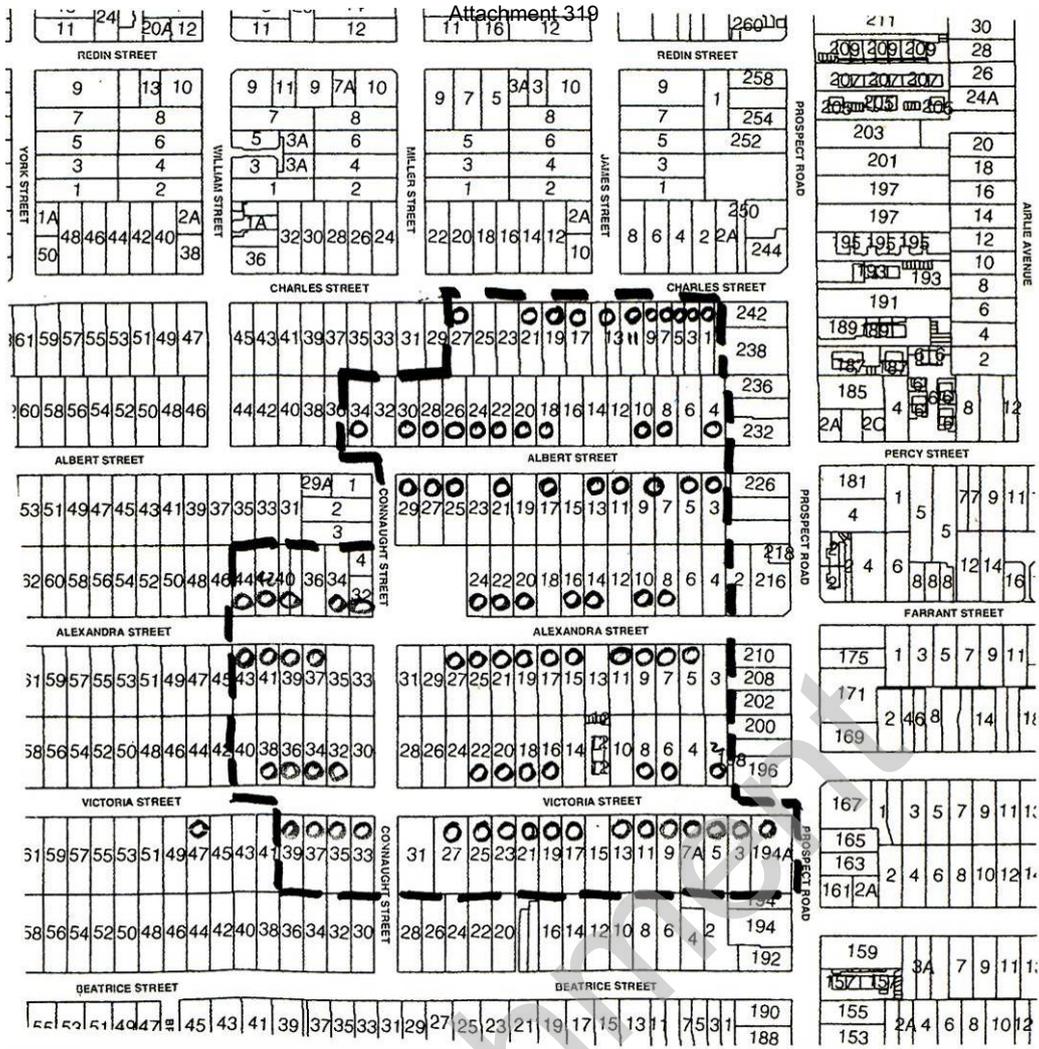
Extent of Highbury and North Highbury Subdivisions

(Source: Plan of Prospect 1931)



1882 Subdivision Plan

(Source: LTO DP 1225)



KEY:

- Local place
- Contributory place
- Boundary

PROPOSED HIGHBURY 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.

Attachment

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, Bouganvillea 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)

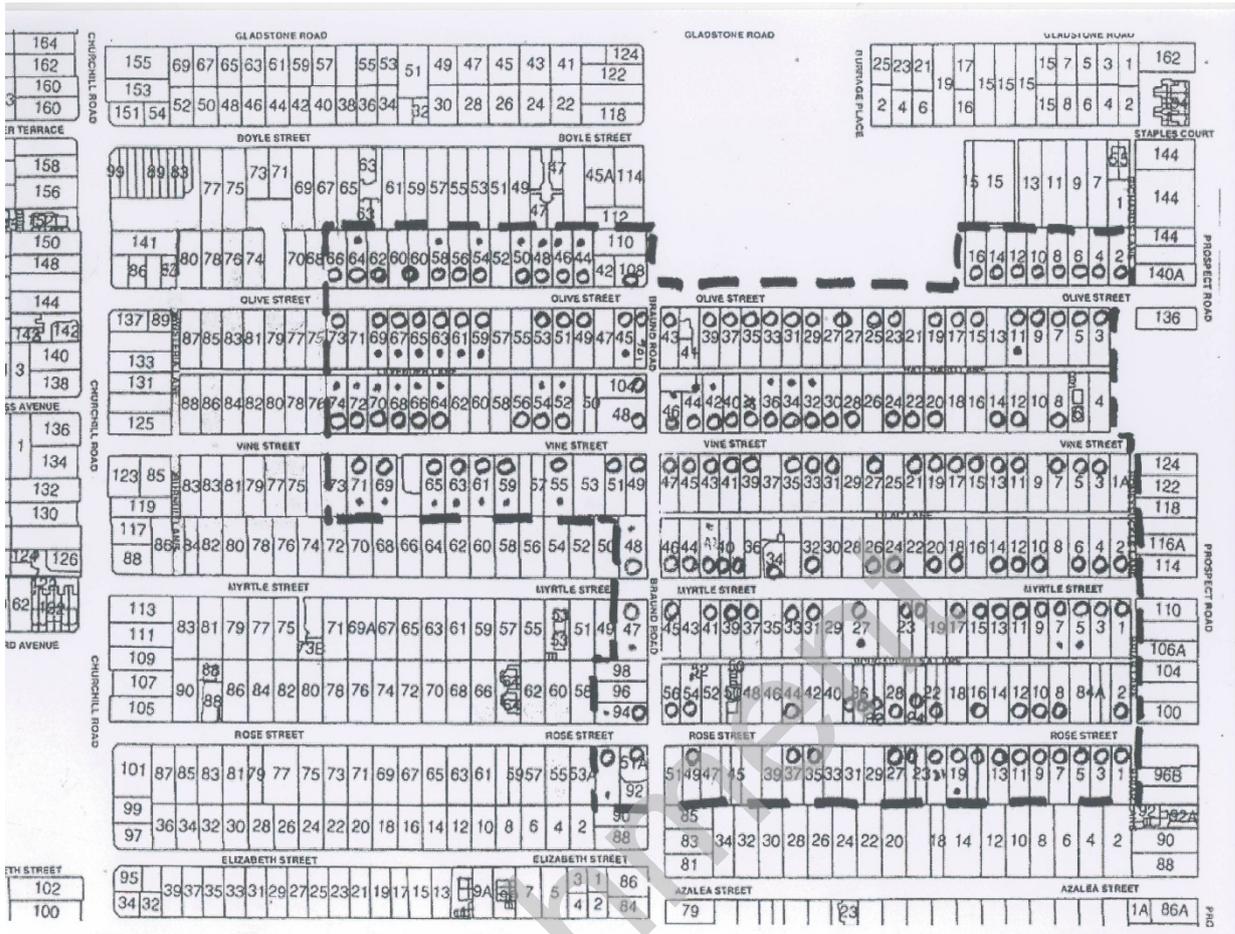
2, 8, 10, 12, 16, 22, 24-26, 28, 30-32, 34-36, 38, 44, 54, 56, 60, 62, 66

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



Attachment

- 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.





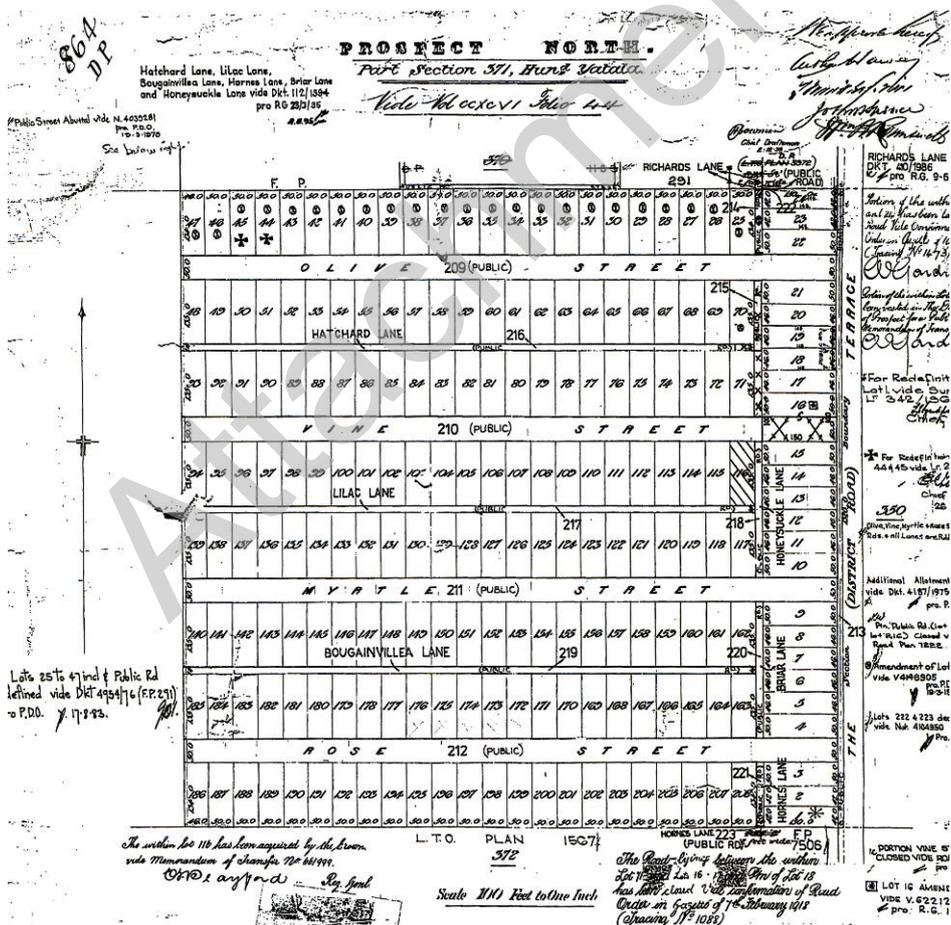
VIEWS WITHIN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

Attachment



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



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
27 Sydenham Road, Norwood, South Australia 5067

Ph (08) 8362 6399 Fax (08) 8363 0121

Email: mcdvines@bigpond.com

CITY OF PROSPECT UPDATE TO 2010 HERITAGE REVIEW

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APPENDICES

1. Places Assessed Between 2010 and 2013

Attachment

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.

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 of 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.

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

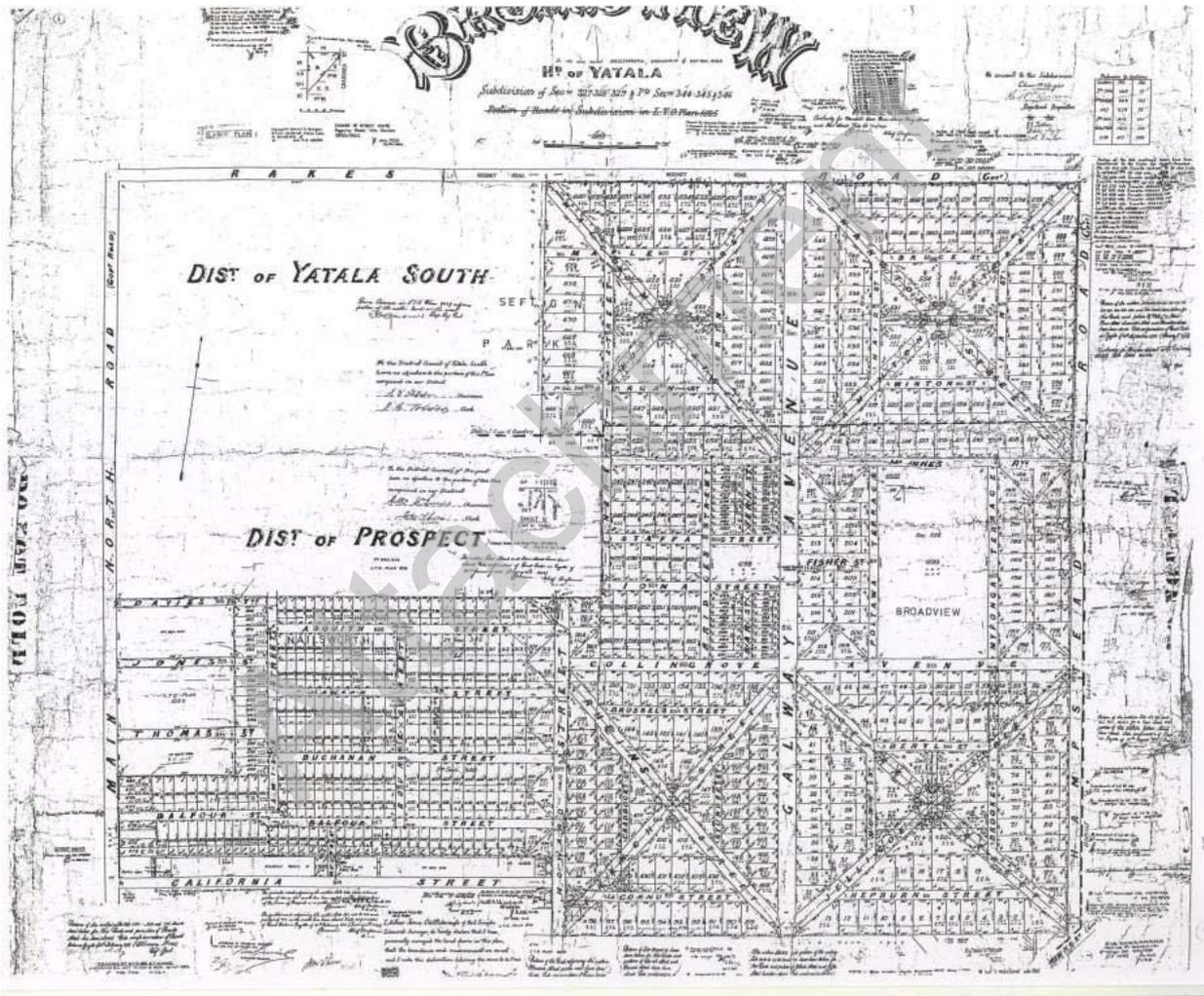
This subdivision of six Sections of the District of Prospect and the District of Yatala South as Broadview was undertaken in 1916 and spans the boundary between Prospect and Port Adelaide Enfield Councils. The original subdivision plan indicates some attempt at variation from the grid pattern, and this 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.southernhistory.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.

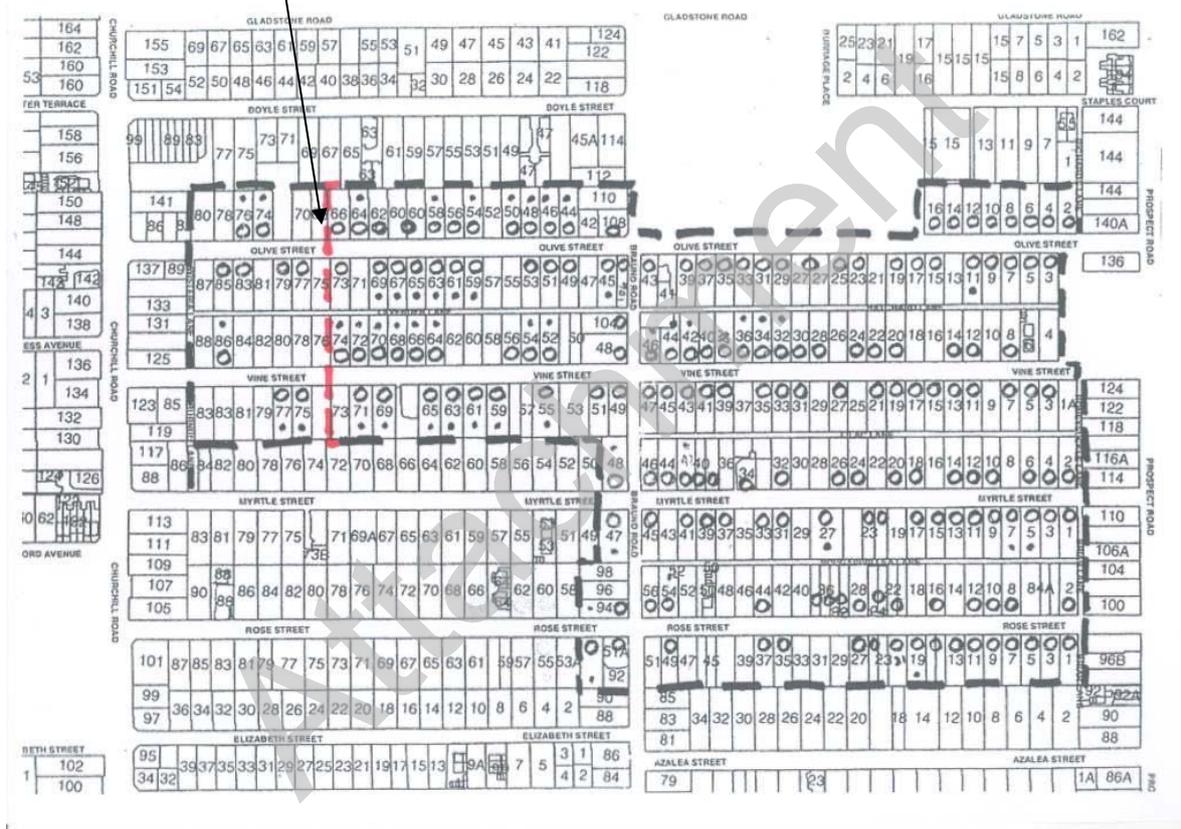
225 Churchill Road – this dwelling is an isolated example of its type and would appear to have had alterations undertaken in the reconstruction of its front verandah and other elements. The road widening along Churchill Road has removed its front yard. It is noted that an early house two doors to the 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.

Possible change in western boundary



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. 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

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
	<p><i>Planning Assessment</i></p> <p>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.</p> <p>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.</p> <p>These particular sites and any restrictions on dwelling yield in this locality will be subject to further investigation as part of a future DPA.</p>		
2	Prospect Lanes (new)	Residential	RA350 & 450
	<p><i>Planning Assessment</i></p> <p>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.</p> <p>The proposed policy area will provide a minimum allotment site area per dwelling of 450 square metres. Nine 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.</p>		
3	Highbury (new)	Residential & Commercial (proposed Urban Corridor)	RA350 & 450; (proposed Transit Living)
	<p><i>Planning Assessment</i></p> <p>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).		
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 re-zoning, 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

The following amendment instructions (at the time of drafting) relate to the City of Prospect Development Plan consolidated on [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	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	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.
	<ul style="list-style-type: none"> Replace Delete Insert 	<ul style="list-style-type: none"> Objective (Obj) Principle of Development Control (PDC) Desired Character Statement (DCS) Map/Table No. Other (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	Y	N
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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	N	N
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Attachment 349
Historic (Conservation) Zone Policy Areas Development Plan Amendment
City of Prospect
Amendment Instructions Table

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, <u>Pr/7</u> , Pr/8, Pr/11 and <u>Pr/12</u> in Attachment B	N	N

Attachment

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) the incorporation of fences and gates compatible with the period and style of the dwelling and in keeping with the height, scale and type of fences in the locality
 - (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 a Local Heritage Place or contributory item, 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 sites of 2000 square metres or more comprising supported accommodation facilities, larger scaled development and complementary small scaled non-residential development may be appropriate, provided the development is designed to be sympathetic to the desired character of the area.
- 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 public road 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.

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 public road fronting allotments or allotments that adjoin a corridor zone) 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 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 building or structure (other than a Local Heritage Place or State Heritage Place) 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.

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.

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.

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.

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 five 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.



Attachment

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.

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.

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 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.

Attachment

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.

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.

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 five 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 from three separate 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.

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.

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.

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.

Attachment

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.

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 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.

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 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. 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.

Attachment

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 laneways which link the 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 is envisaged to occur 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 may be permissible, provided that 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.

Attachment

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 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.

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.

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. 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

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.

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.

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

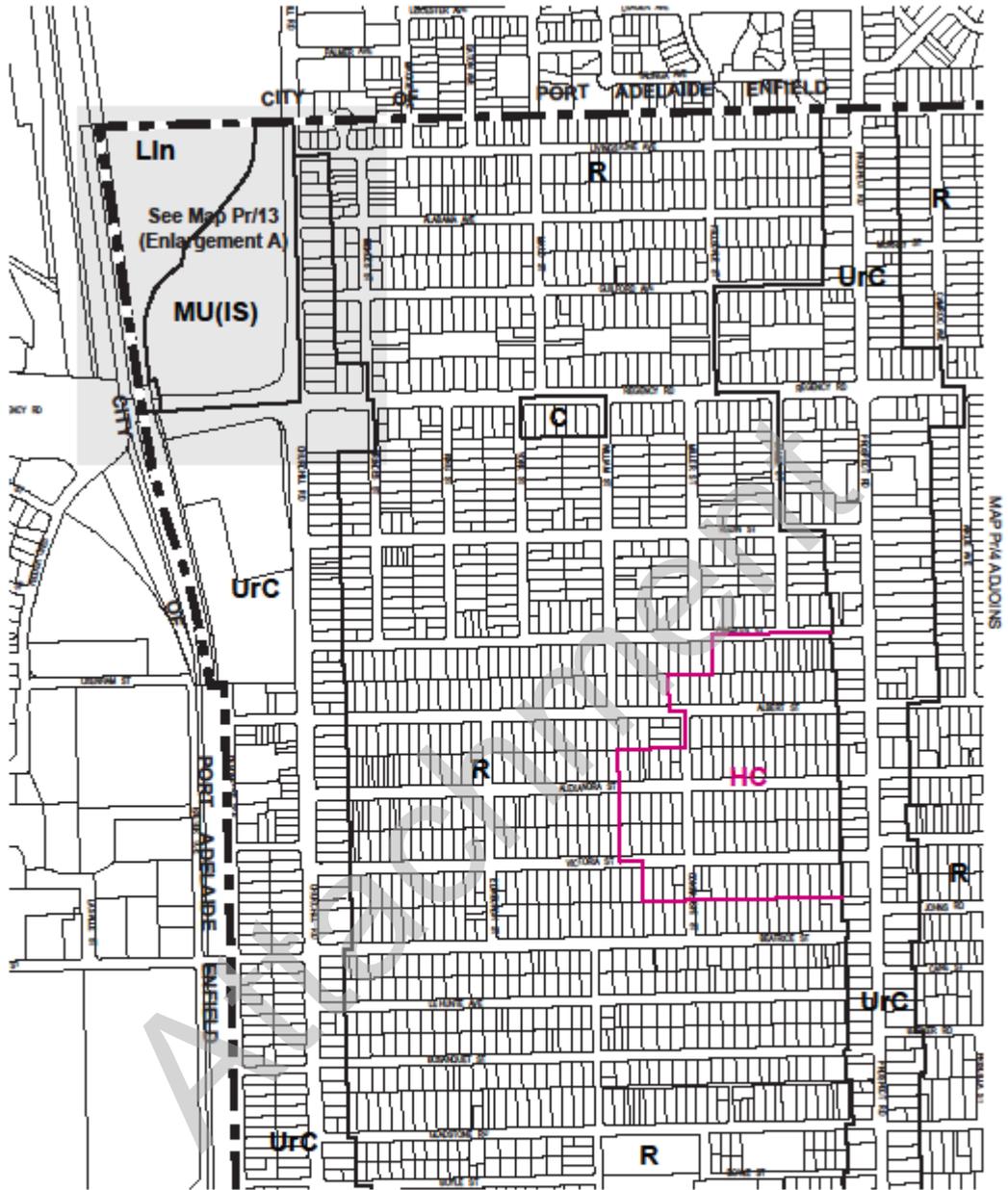
- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 A dwelling should have a minimum site area of 560 square metres.

- 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 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

Attachment B

Attachment



NOTE : For Policy Areas See MAP Pr/8

- | | |
|--------|-----------------------|
| C | Commercial |
| HC | Historic Conservation |
| Lin | Light Industry |
| MU(IS) | Mixed Use (Islington) |
| R | Residential |
| Urc | Urban Corridor |

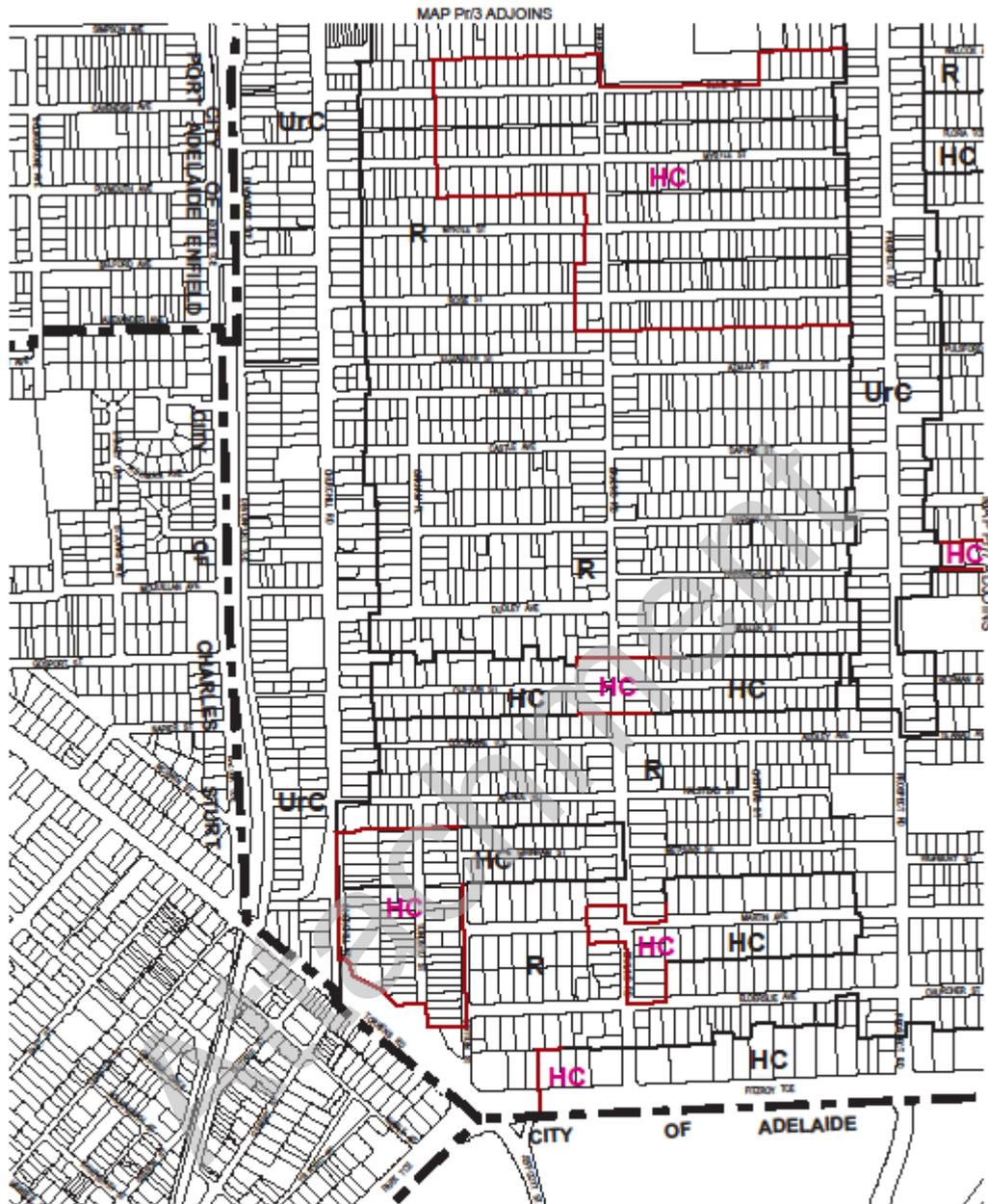
- | | |
|---|---------------------------|
|  | Zone Boundary |
|  | Development Plan Boundary |



**PROSPECT COUNCIL
ZONES
MAP Pr/3**

Version A10/4/14

To be amended



NOTE : For Policy Areas See MAP Pr/11

- HC Historic Conservation
- R Residential
- UrC Urban Corridor

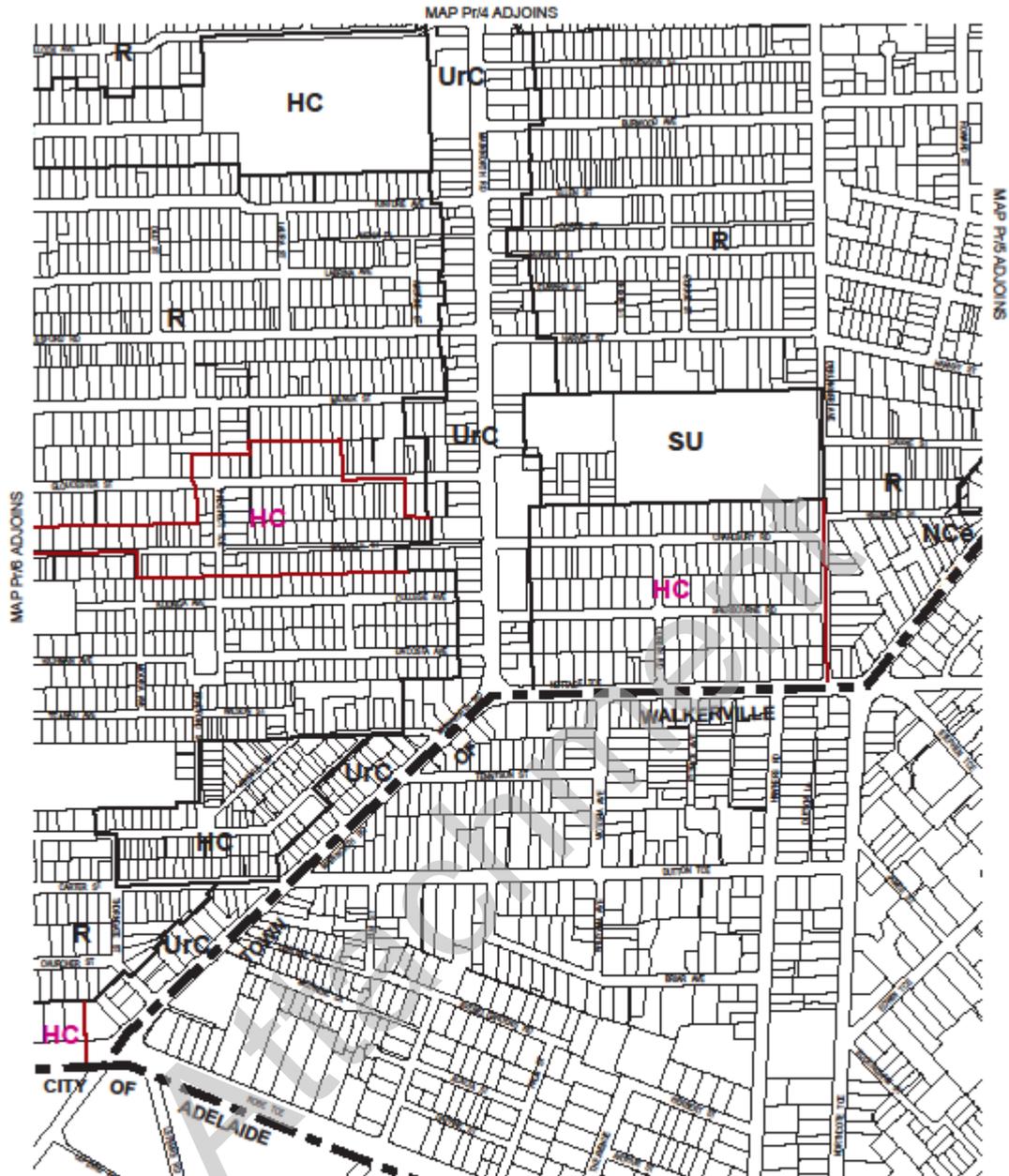
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- Zone Boundary
- - - Development Plan Boundary

**PROSPECT COUNCIL
ZONES
MAP Pr/6**

Version A 10/4/14



NOTE : For Policy Areas See MAP Pr/12

- | | |
|-----|-----------------------|
| HC | Historic Conservation |
| NCe | Neighbourhood Centre |
| R | Residential |
| SU | Special Uses |
| UrC | Urban Corridor |

Scale 1:8000

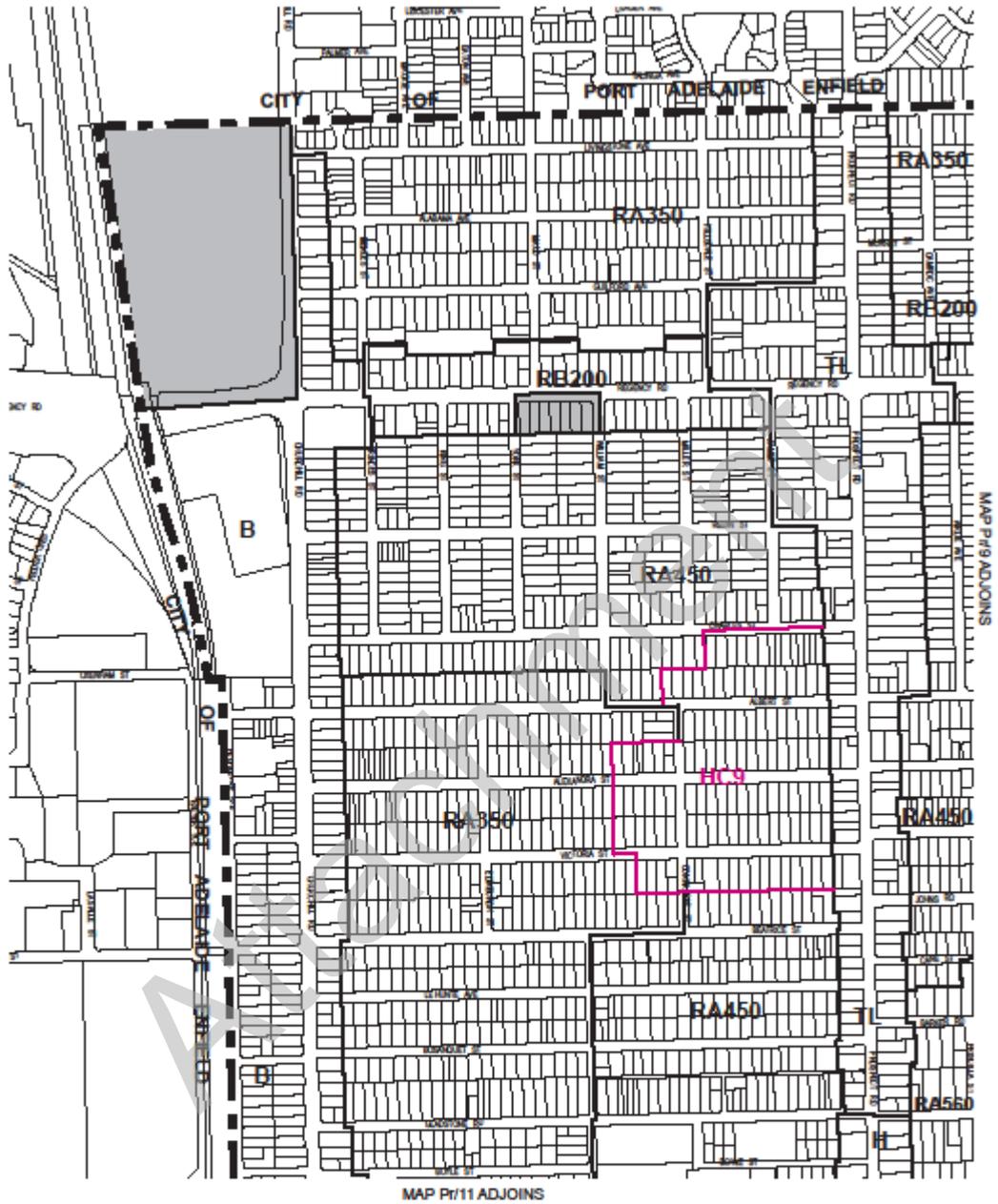


- | | |
|--|---------------------------|
| | Zone Boundary |
| | Development Plan Boundary |

PROSPECT COUNCIL

ZONES MAP Pr/7

Version A 24/6/15



- 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

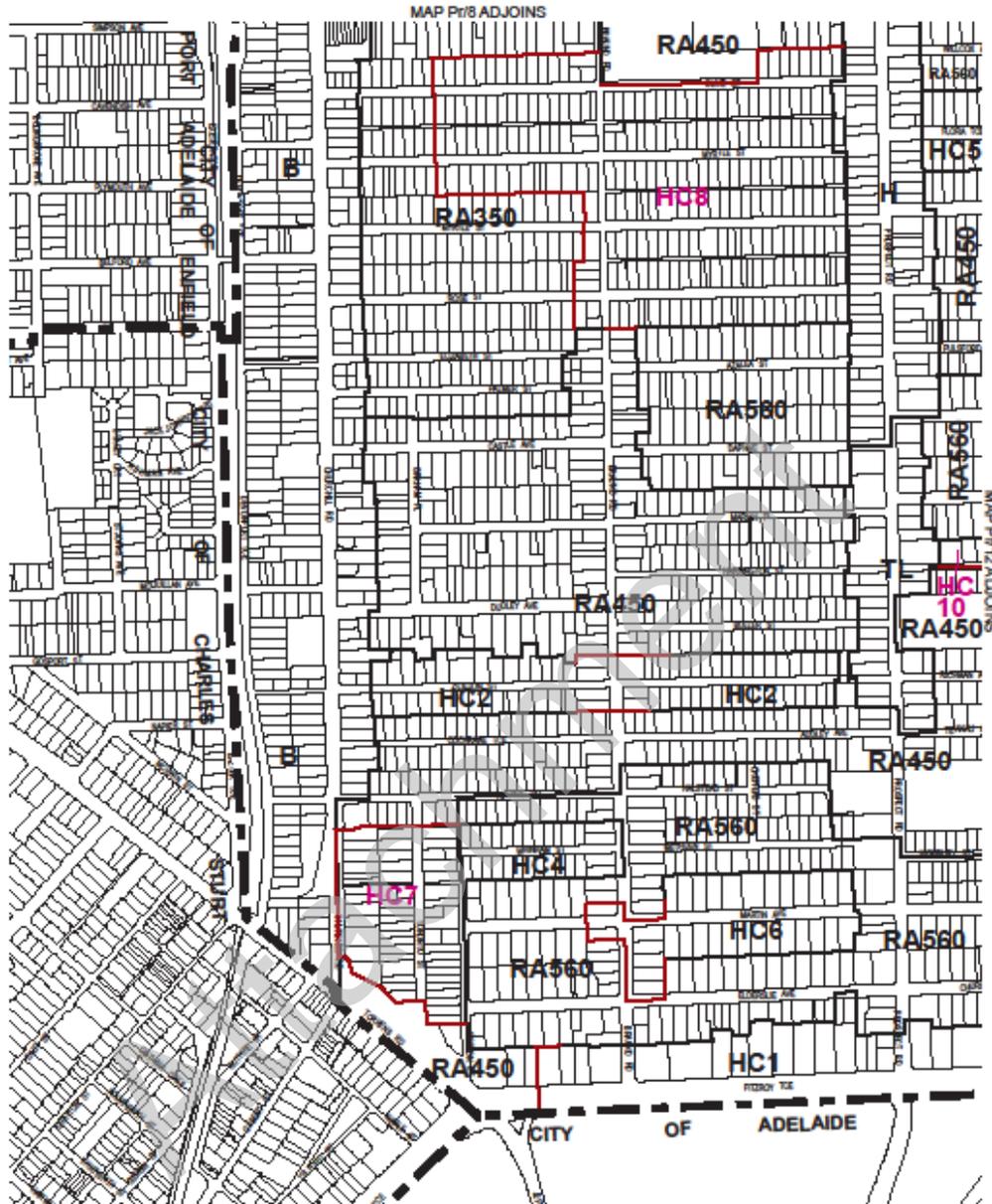
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**PROSPECT COUNCIL
POLICY AREAS
MAP Pr/8**

Version A 10/4/14

To be amended



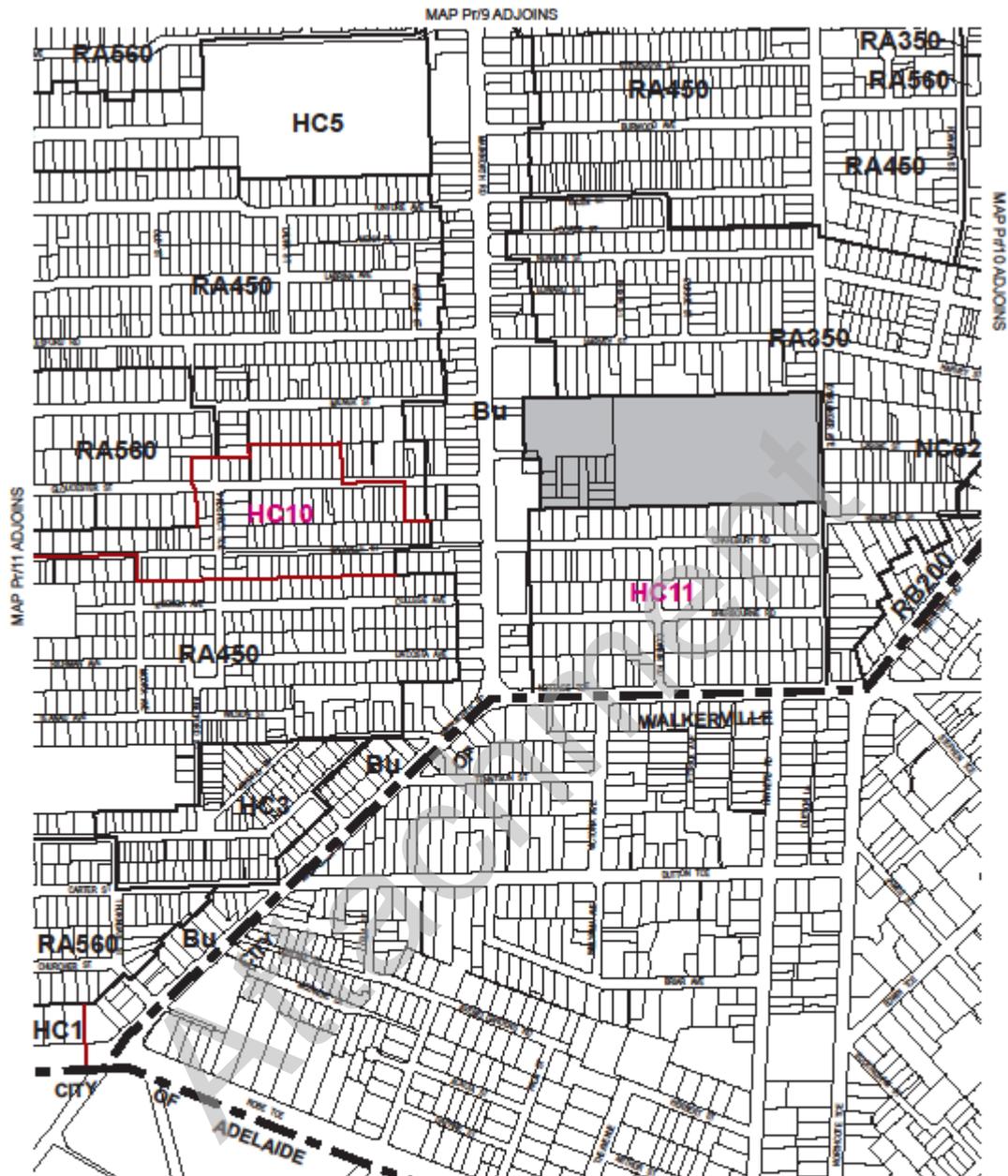
- RA560 Residential Policy Area A560
- RA450 Residential Policy Area A450
- RA350 Residential Policy Area A350
- HC1 Historic Conservation Area 1 Policy Area
- HC2 Historic Conservation Area 2 Policy Area
- HC4 Historic Conservation Area 4 Policy Area
- HC5 Historic Conservation Area 5 Policy Area
- 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



**PROSPECT COUNCIL
POLICY AREAS
MAP Pr/11**

Version A 21/10/14



- | | |
|-------|---|
| RA560 | Residential Policy Area A560 |
| RA450 | Residential Policy Area A450 |
| RA350 | Residential Policy Area A350 |
| RB200 | Residential Policy Area B200 |
| HC1 | Historic Conservation Area 1 Policy Area |
| HC3 | Historic Conservation Area 3 Policy Area |
| HC5 | Historic Conservation Area 5 Policy Area |
| HC10 | Historic Conservation Area 10 Policy Area |
| HC11 | Historic Conservation Area 11 Policy Area |
| NCe2 | Collinswood Policy Area |
| Bu | Business |
-
- | | |
|---|----------------------------|
|  | Policy Area Boundary |
|  | Development Plan Boundary |
|  | Area not covered by Policy |



**PROSPECT COUNCIL
POLICY AREAS
MAP Pr/12**

Version A 24/6/15