



Special Strategic Planning and Development Policies Committee
Tuesday 12 January 2016
(Presiding Member: Mayor David O'Loughlin)

The meeting of the Strategic Planning and Development Policies Committee will be held in the Civic Centre, 128 Prospect Road, Prospect commencing at 6.15pm

A G E N D A

1. **On Leave**
2. **Apologies** – Cr M Larwood
3. **Confirmation of the Minutes of the Strategic Planning and Development Policies Committee Meeting held on 7 July 2015**
4. **Presiding Member's Report** – Nil
5. **Questions With Notice** – Nil
6. **Deputations** – Nil
7. **Notices Of Motion** – Nil
8. **Declaration by Members of Conflict of Interest**
9. **Protocol**

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

10. Reports of the Director Community, Planning & Communications

- 10.1 Minister's Response to Draft Heritage Development Plan Amendments Endorsed by Council.

11. Questions Without Notice

12. General Business

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

13. General Business – Urgent Matters

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

14. Confidential Items – Nil

15. Closure

A handwritten signature in black ink, appearing to read 'Nathan Cunningham', is positioned above the printed name.

Nathan Cunningham
Director Community, Planning & Communications

AGENDA ITEM NO.: 10.1

TO: Strategic Planning and Development Policies Committee (SPDPC) on 12 January 2016

DIRECTOR: Nathan Cunningham, Director Community, Planning and Communications

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

SUBJECT: Minister's Response to Draft Heritage Development Plan Amendments Endorsed by Council

1. EXECUTIVE SUMMARY

- 1.1 Council received correspondence from John Rau, Minister for Planning, on 23 December 2015 concerning a series of changes that he would be making to the Local Heritage Development Plan Amendment (DPA) and the Historic (Conservation) Zone Policy Areas DPA. 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. The Minister has requested that Council provide a response by 22 January 2016, otherwise he will assume that Council has no objection or comment to make on the proposed alterations. A copy of the letter from the Minister is provided at **Attachments 1-51**.
- 1.2 In light of the substantial changes to the DPAs proposed by the Minister and the limited timeframe in which to respond, a preliminary response was issued through staff in collaboration with the Mayor on 24 December 2015 expressing disappointment with the direction of the proposed changes to both DPAs. The changes proposed by the Minister appear at odds with the collaborative approach taken by Council in ensuring that its planning policy is aligned with the State Government's targets for future growth. Additionally, the rejection of the proposed places and areas would be at odds with the professional independent advice received by Council throughout its DPA process, and the general support of the community for sensitive and balanced heritage protections across the city. A copy of the correspondence (and supporting information) sent to the Minister is provided at **Attachments 52-60**.
- 1.3 Following the receipt of the Minister's letter and in light of the comments made in relation to the advice of Council's heritage consultants, McDougall and Vines and Peter Bell were invited to provide additional information concerning their previous recommendations. Kate McDougall has provided further advice on the heritage qualities of each of the local heritage places recommended for removal by the Minister, and confirms that (in her expert and considered view) the majority of these should remain, whilst acknowledging that a small number could be removed. Ms McDougall's response is provided in full at **Attachments 61-74**.
- 1.4 Mr Bell has also provided a detailed response to the Minister's letter, focusing on the places on which he has already provided advice to Council, but also identifying that the extent of the intervention by the Minister appears unprecedented in the history of Heritage DPAs in South Australia. Mr Bell also suggests that the Minister has

introduced arguments that do not have a foundation in planning legislation, and questions the expertise of the Minister's advisers. Mr Bell's response is provided in full at **Attachments 75-120**.

- 1.5 Council's Strategic Planning and Development Policies Committee (SPDPC) has previously given formal consideration to the consultation outcomes and the proposed amendments to the Heritage DPAs that were endorsed by Council. The SPDPC is now provided with the opportunity to consider the Minister's advice and subsequent information to assist Council's consideration of the matter and subsequent feedback to the Minister.

2. RECOMMENDATION

- (1) The Minister's letter dated 21 December 2015 is received and noted.**
 - (2) The initial response by Mayor David O'Loughlin to the Minister's letter dated 24 December 2015 is received and noted.**
 - (3) The responses, additional information and justification from Council's heritage advisers are received and noted.**
 - (4) Having given consideration to the response from the Minister for Planning, the advice from independent heritage experts and the implications of the recommended changes on the number of proposed local heritage places and the extent of the Historic Conservation Zone, Council is advised that the Strategic Planning and Development Policies Committee:**
 - a. Strongly disagrees with the Minister's suggestion that the number of local heritage places be dramatically reduced from 80 potential additional places to only 24 additional places.**
 - b. Disagrees with the Minister's suggestion that the extent of the proposed Historic (Conservation) Area be reduced.**
 - c. The sentiments expressed in Council's initial response to the Minister (dated 24 December 2015), particularly noting that the DPAs are well-supported by the community and heritage experts, that they provide an appropriate balance to ensure uplift occurs on the main roads, the 30 year Plan growth targets can still be achieved and that the extent of the proposed listings/areas should not be reduced.**
 - d. Recommends that Council continues its efforts to persuade the Minister to retain the majority of the proposed local heritage places (in line with expert advice provided to Council) and the full extent of the proposed Historic Conservation Zone.**
 - e. Recommends that Council provides further correspondence to the Minister in support of the adoption of the DPAs as endorsed by Council post-consultation, reinforcing the themes of the initial response to the Minister's correspondence.**
 - f. Recommends that Council provide the Minister with copies of the responses from Council's heritage advisers and staff.**
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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 The heritage DPAs were the subject of a comprehensive community consultation process which revealed a strong level of support for the proposed changes as endorsed By Council for submission to the Minister.

4.2 The Local Heritage Advisory Committee (LHAC) heard presentations from objectors and Council staff as part of their considerations and used that information to guide their recommendations to the Minister.

4.3 No other community involvement is undertaken as part of the Minister's directions to Council.

5. DISCUSSION

5.1 The Local Heritage Places Development Plan Amendment (DPA) and Historic (Conservation) Zone Policy Areas DPA were endorsed by Council for submission to the Minister following detailed investigations, community consultation and consideration by SPDPC and Council. There was strong community support for the heritage-focussed DPAs, which provided an appropriate balance to recent policy changes along Main North, Prospect and Churchill Roads.

5.2 Prior to the Christmas break, a letter was received from John Rau, Minister for Planning, identifying a proposed substantial reduction in the number of local heritage places and a reduction in the extent of the expanded Historic Conservation Zone.

Minister's Letter

5.3 The Minister's letter outlining his intended course of action on the Heritage DPAs was received by Council on 23 December 2015 and included the following main points:

- The Local Heritage Advisory Committee (LHAC) has raised concerns regarding the Heritage Survey and considered that it lacked detailed assessment against the statutory criteria under the Development Act.
- LHAC has recommended that a number of proposed Local Heritage Place properties be removed. Of the 80 proposed listed properties, 56 were removed and 24 have been retained. Some of those proposed to be removed from the list are located within the Historic Conservation Zone, which would afford similar protections.
- LHAC has advised that amendments to the Historic Conservation Areas be made within the Prospect Lanes policy area, such that the area west of Braund Road containing 71 allotments be removed, suggesting that it is not intact enough to warrant inclusion in the policy area. In addition, the Martin Avenue policy area should be reduced through the removal of 2 allotments west of Braund Road, suggesting that they are too far removed from the core area.
- Whilst the intent of policy changes are generally supported it is considered that further amendments are required.
- Interim operation will cease on 12 February 2016 and therefore Council's urgent attention to this matter is sought, with a response to be provided by close of business on 22 January 2016.

Mayor's letter of response

5.4 In response to the letter from the Minister, and in consultation with Council staff, Mayor David O'Loughlin sent a letter in reply to the Minister (with copies provided to relevant DPTI staff) on 24 December 2015, which included the following main points:

- We have a strong and fundamental objection to the proposed alterations to the proposed Heritage DPAs and seeks urgent discussions on the matter.
- We question the need for substantial changes to the DPAs, given our partnership arrangement with DPTI encompasses support for a balanced approach to local development through the Ministerial Inner Metropolitan Growth (IMG) DPA and Heritage DPAs, and strong community support for the Heritage DPAs.
- We query why the expert opinion provided by heritage consultants McDougall and Vines and Peter Bell has been significantly questioned and amended. Council undertook a well-considered and recommended approach by engaging experienced and respected heritage advisers to undertake detailed investigations and updates to justify the proposed local heritage list and incorporate new historic conservation areas.
- We are unclear on what the State Government is trying to achieve by significantly amending the DPAs. In an effort to further support the 30 Year Plan growth strategy, envisaged development assessments were applied to proposed places and areas and this resulted in the removal of some sites whilst others were shown to allow for envisaged development. In addition, post-consultation policy flexibility was introduced to encourage infill development in specific circumstances. It has been demonstrated that Council will exceed the State's targets for residential growth.

- We request that the interim operation period should be extended beyond the 12 February 2016 deadline to facilitate an orderly resolution of these matters. Council will need to give formal consideration to the matter and will respond in due course with further information from our heritage advisers.
- 5.5 To date, no formal response has been received from the Minister. The initial (verbal) response from senior DPTI staff was that interim operation of the DPAs could not be extended. A course of action suggested by DPTI staff was to accept the Minister's changes and for Council to commence another heritage-focused DPA, which would allow further investigations into the heritage value of the contested places.
- 5.6 This possible approach is not supported by Council staff, as it is considered that the investigations and process undertaken to date are sound. In light of the Minister's letter and the criticisms contained therein, further advice was sought from Council's heritage advisers McDougall and Vines and Peter Bell.

Heritage consultant responses

- 5.7 Kate McDougall of McDougall and Vines has considered the Minister's comments and provided a detailed response. Briefly, Ms McDougall advises:
- It would appear that a different approach to heritage assessment is expected by the Minister and his advisers, when compared with the level of information considered acceptable in previous years.
 - Revisiting each contested place to provide additional explanatory information cannot be undertaken in such a short time frame, but additional explanatory information on the contested places and a summary response is provided to assist Council in responding to the Minister.
 - The identification of places for listing was based on a number of general historic themes relevant to the 2009 Heritage Review.
 - Groups of houses that have been identified for listing as local heritage places, and subsequently rejected by the Minister, warrant listing as individual places if not accepted as groups of places.
 - Two places (93 and 96a Prospect Road) could be removed from the list of proposed heritage places, while it would also be considered acceptable if three more places (4 Salisbury Terrace, 8 Rose Street and 10 Toronto Street) were also removed. The remaining places should be retained
 - In respect to the Historic (Conservation) Zone, the Prospect Lanes Policy Area boundary should remain as negotiated, while the additional two houses across Braund Road should still be included in the Martin Avenue Policy Area.
- 5.8 Peter Bell has also considered the Minister's comments and provided a detailed response. Briefly, Mr Bell advises:
- The drastic rate of intervention by the Minister (in removing 56 of 70 proposed local heritage places) is unprecedented in the history of Heritage DPAs in South Australia.
 - The timing of the Minister's response severely restricts Council's ability to respond to the intended changes.

- The Minister's comments appear to be based on a lack of understanding of heritage matters and processes, potentially stemming from poor advice from his advisers.
- The Minister has used arguments and expressions that do not have a foundation in legislation to support the removal of places from the list. In a number of cases, the Minister's comments do not seriously question the local heritage value of the proposed place.
- Of the 21 places further reviewed, it is recommended that 4 places should be removed from the list (8 Rose Street, 4 Salisbury Terrace, 10 Toronto Street and 93 Prospect Road).

Staff responses

5.9 The proposed policy amendments to Historic (Conservation) Zone Policy Areas DPA have been considered by Council's planning staff. Although there was agreement on some of the points raised the main areas of negotiation still involve the following provisions:

- Agreed wording for 'supported accommodation facilities' to allow development flexibility whilst protecting historical character and relevant changes to the non-complying section to support the policy eg non-residential land uses
- The removal of 'land division' from non-complying needs to be supported by the strengthening of the desired character statement within the policy areas
- Do not support the removal per se of minimum site coverage within the policy areas and propose an option that is more clearly based on policy area character. An example is provided that explains why other planning provisions do not provide enough support for the desired character for larger allotments, is outlined within the table. It is recommended that site coverage can be removed for compact built form areas (eg Little Adelaide) with small allotments that can rely on other provisions (site area, setbacks and private open space), but retained for moderately spacious allotments (eg Prospect Lanes) with a maximum 50% built form cover and spacious allotments (eg Fitzroy Terrace) with a 40% coverage. Also maintain the upper level built form requirements to prevent unreasonable built form bulk and scale, as previously detailed in Council's DPA submission.

Summary and Conclusion

5.10 Council participated in the drafting of the Minister's Inner Metropolitan Growth DPA with an understanding that the heritage-focussed DPAs would be given fair and reasonable consideration (and priority) by the Minister. The extent of anticipated changes is beyond what could reasonably be expected for two well-researched DPAs that have garnered a high level of support from the community.

5.11 The initial response to the Minister's letter was forthright and set a direction for future discussion concerning the DPAs. Further review by Council's heritage experts reinforces the concerns that the extent of the proposed changes is unreasonable, while noting that a few properties could be removed from the list of local heritage places. It is therefore advisable that Council continues to pursue the adoption of the DPAs in a form consistent with that as originally submitted to the Minister for approval.

ATTACHMENTS

<u>Attachments 1-51:</u>	Minister's letter
<u>Attachments 52-60:</u>	Mayor's letter of response
<u>Attachments 61-74:</u>	Kate McDougall's response
<u>Attachments 75-120:</u>	Peter Bell's response
<u>Attachments 121-122:</u>	Council staff response to policy amendments

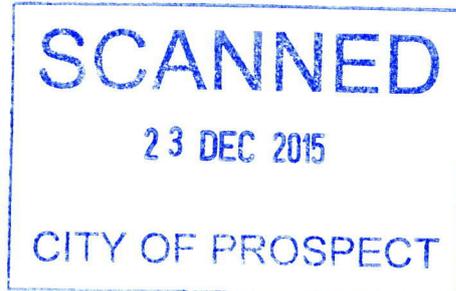
The Hon John Rau MP



Government
of South Australia

10033649

21 December 2015



Ms Ginny Moon
A/ Chief Executive Officer
City of Prospect
PO Box 171
PROSPECT SA 5082

Deputy Premier
Attorney-General
Minister for Justice Reform
Minister for Planning
Minister for Housing and Urban
Development
Minister for Industrial Relations
Minister for Child Protection
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45 Pirie Street
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Attention: Mr Rick Chenoweth and Mr Nathan Cunningham

Dear Ms Moon

**City of Prospect Local Heritage Places and Historic (Conservation) Zone Policy Areas
Development Plan Amendments**

Thank you for your request that the Heritage Development Plan Amendment (DPA) and Historic (Conservation) Zone Policy Areas DPA be given Approval.

The City of Prospect contains some of the most important uplift and renewal opportunities within the inner metropolitan area, reflected in part by the application of the Urban Corridor Zone along Churchill, Prospect and Main North Roads. I would like to take the opportunity to commend Council for working closely with the Department for Planning, Transport and Infrastructure (the Department) in proactively encouraging higher density, mixed use development along these key strategic growth corridors, which has resulted in a significant amount of investment in the Council area.

Noting the changing urban fabric within the City of Prospect, I recognise Council's desire to strike a balance between protecting important elements of heritage value while achieving strategic growth outcomes. To that end, I acknowledge the proposed amendments made to both DPAs which seek to enable the adaptive reuse of heritage listed properties and sensitive infill development within heritage areas.

However, I have given careful consideration to this matter pursuant to section 25(15) of the *Development Act 1993* and following advice from the Local Heritage Advisory Committee (LHAC), the Development Policy Advisory Committee (DPAC) and the Department, I am writing to Council to advise that I am considering alterations to the two DPAs as provided in **Attachments 1, 2 and 3**.

Local Heritage Places DPA

LHAC has raised concerns regarding the Heritage Survey on which the Local Heritage Places DPA was based, considering that it generally lacked detailed assessment against the statutory criteria of Section 23(4) of the *Development Act 1993*. It was considered that in many cases,

with many proposed listings appearing to be based on assumed facts, assumptions and considerations of “character” rather than heritage values. As such, you will note LHAC has recommended that a number of properties be removed from the Local Heritage Places Table (see **Attachment 1**). Many of these properties are situated within existing or proposed Historic (Conservation) Zones, which affords an appropriate level of protection and ensures that Council has adequate control over character and demolition.

Historic (Conservation) Zone Policy Areas DPA

With regards the proposed new and expanded Historic (Conservation) Policy Areas, it is considered that amendments are required to the boundaries of the expanded Martin Avenue Policy Area, and the new Prospect Lanes Policy Area. LHAC has advised that in the case of Martin Avenue, the properties west of Braund Road are too far removed from the core of the heritage area. With regards the new Prospect Lanes Policy Area, LHAC has advised that the area west of Braund Road is not intact enough to warrant inclusion in the policy area. The proposed boundary adjustments are identified in **Attachment 2**.

I am advised that Council has made post-consultation policy amendments to the Historic (Conservation) Zone and policy areas in order to address issues relating to infill opportunities, desired character and land division, amongst other matters. Whilst several of these amendments are supported in principle, it is considered that further changes are required to provide greater clarity, and to ensure that appropriate development is not unduly restricted. The proposed policy amendments are outlined in **Attachment 3**.

You are advised that I will consider Council’s response to the recommended changes, any supporting material and an amended DPA in my consideration of the DPA for approval. To that end, Council may wish to seek additional expert heritage advice to inform its response.

Interim operation of the DPA will cease on 12 February 2016, therefore I seek Council’s urgent attention to this matter and request that a response be provided by close of business **Friday 22 January 2016**.

Please note I will assume, if no response is received by this date that Council has no objection or comment to make on the proposed alterations.

Once I have received Council’s comments I shall determine what further action I shall take.

If you have any questions on this matter, please contact Nadia Gencarelli, Project Planner, on 7109 7036 or nadia.gencarelli@sa.gov.au.

Yours sincerely



John Rau
Deputy Premier
Minister for Planning

Attachment 1

No.	Address	Recommendation and Commentary
1	9 Cassie Street, Collinswood	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 <i>Development Act 1993</i> .
2	7 Cassie Street, Collinswood	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 <i>Development Act 1993</i> .
3	5 Cassie Street, Collinswood	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 <i>Development Act 1993</i> .
4	84 Galway Ave, Broadview	Recommend the RETENTION of the proposed Local Heritage Place.
5	4 Salisbury Tce, Collinswood	Recommend the REMOVAL of this place from the Local Heritage List as it was considered that additions and alterations has compromised the heritage integrity of the property and that it does not meet the identified criteria under Section 23(4) of the <i>Development Act 1993</i> .
6	6 Salisbury Tce, Collinswood	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a good representative of an era/style, insufficient justification has been provided to demonstrate any specific importance to the City of Prospect. It was also considered that the window fill-ins and alterations to the property reduce the integrity of the place. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .

No.	Address	Recommendation and Commentary
7	28 Burwood Avenue, Nailsworth	Recommend the REMOVAL of this place from the Local Heritage List, as although considered unique and an early example of its kind, it was not considered important to the local area. In particular, it was noted that Monolite was not a common construction technique within the City of Prospect, and thus the place did not have an obvious influence on the development of the area. It was therefore agreed that this place does not meet the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
8	40 D'Erlanger Ave, Nailsworth	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the listing to delete criterion (f). Although the place is of importance to the local area, it does not warrant listing as a 'notable landmark' under criterion (f) of Section 23(4) of the <i>Development Act 1993</i> .
9	12 Churcher Street, Thorngate	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice, large house, it is unclear as to what makes this place significant over other larger houses in the area, and of specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
10	7 Churcher Street, Thorngate	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice, large house, it is unclear as to what makes this place significant over other larger houses in the area, and of specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
11	24 Carter Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice example of its kind and unique for the locality, no evidence has been provided to explain its specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> . Notwithstanding, it is noted that the property is offered protection by the existing Historic (Conservation) Policy Area.

No.	Address	Recommendation and Commentary
12	3 Bradford Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. The property is one of a cluster of similar houses in the street, one of which is already heritage listed. It is unclear why this property has been singled out amongst the others, and why it was not listed at the same time as the adjacent property (5 Bradford Street). Insufficient justification had been provided to demonstrate that the property is of importance to the local area and that it did not meet the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> . It is noted that the property is offered protection by the existing Historic (Conservation) Policy Area.
13	13 Argyle Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. The property is one of a cluster of similar houses in the street, and it is unclear why this property has been singled out from the others. Insufficient justification had been provided to demonstrate that the property is of importance to the local area. It does not meet the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> . It is noted that the property is offered protection by the existing Historic (Conservation) Policy Area.
14	77 Ballville Street, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the listing to delete criterion (d). It was considered that the place does not display aesthetic merits, design characteristics or construction techniques of importance to the local area, and therefore does not meet the threshold of criterion (d) of Section 23(4) of the <i>Development Act 1993</i> .
15	2 Ballville Street, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the Description name to read 'Former Rectory' instead of 'House', and to delete criterion (d). It was considered that the place gained its importance as a Local Heritage Place from its role as the former rectory associated with the State Heritage listed St Cuthbert's Anglican Church. It was also considered that the place is not an outstanding example of a Federation style house, and therefore does not meet the threshold of criterion (d) of Section 23(4) of the <i>Development Act 1993</i> .
16	76 Pulsford Road, Prospect	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 <i>Development Act 1993</i> .

No.	Address	Recommendation and Commentary
17	78 Pulsford Road, Prospect	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 <i>Development Act 1993</i> .
18	80 Pulsford Road, Prospect	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 contributed 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 <i>Development Act 1993</i> .
19	10/1 Menzies Cres, Prospect	Recommend the RETENTION of the proposed Local Heritage Place.
20	20 Alpha Road, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered that the building has been heavily altered over time and that the remaining original elements are no longer readily legible as a dwelling. It was considered that the place does not meet the thresholds of criteria (a) or (d). It was also considered that the building's use as a hospital/nursing home over the last 20 years is not significant enough to warrant listing under criterion (c). It is noted that, although associated with the Barker family, the links are limited and do not meet the thresholds of criterion (e).
21	26 Gordon Road, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered that insufficient justification has been provided to demonstrate its importance to the local area and therefore meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> . It is also noted that the information in the Heritage Survey is incorrect insofar as the building is not a <i>symmetrical</i> cottage.
22	30 Stuart Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the listing to delete criterion (d). It was considered that, being a simple, fit-for-purpose school building, the place does not display aesthetic merits, design characteristics or construction techniques of importance to the local area, and therefore does not meet the threshold of criterion (d) of Section 23(4) of the <i>Development Act 1993</i> .

No.	Address	Recommendation and Commentary
23	121-129 Prospect Rd, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the Description name to read: ' <i>Barker Gardens</i> instead of 'Gardens'; and the Extent of Listing to simply read: ' <i>The extent of the Barker Gardens.</i> '
24	97-97a Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the listing to delete criterion (c). It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is therefore worthy of heritage listing. However, it was considered that although the shops have provided ongoing service to the community, there is no evidence to suggest that they have played an <i>important</i> part in the lives of local residents, and therefore do not meet the threshold of criterion (c) of Section 23(4) of the <i>Development Act 1993</i> .
25	93 Prospect Road, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It has been significantly altered and insufficient justification has been provided to demonstrate that the place meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
26	83 Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the listing to delete criterion (f). Although the place is a large building on a corner site, this in itself does not warrant listing as a 'notable landmark' under criteria (f) of Section 23(4) of the <i>Development Act 1993</i> .
27	9 Fitzroy Terrace, Fitzroy	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice, large house, it is unclear what makes this place significant over other larger houses in the area, and of specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
28	2 Prospect Road, Fitzroy	Recommend the RETENTION of the proposed Local Heritage Place. It was considered that the place demonstrates the early development of Prospect Road as a residential road before its evolution as a commercial strip in the 1920s.
29	4 Prospect Road, Fitzroy	Recommend the RETENTION of the proposed Local Heritage Place. It was considered that the place demonstrates the early development of Prospect Road as a residential road before its evolution as a commercial strip in the 1920s.

No.	Address	Recommendation and Commentary
30	26 Elderslie Avenue, Fitzroy	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice house, it is unclear what makes this place significant over other houses in the area, and of specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
31	34 Elderslie Avenue, Fitzroy	Recommend the REMOVAL of this place from the Local Heritage List as it was considered that the property does not meet the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> . In particular, it was considered that the place is architecturally confused and not a good example of the International Style. Furthermore, whilst considered unique, there is no evidence to demonstrate that the place or "architectural style" is of specific importance to the local area or otherwise linked to an important architect.
32	28 Martin Avenue, Fitzroy	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a better example of the International Style and unique to the area, it was not considered to be of specific importance to Prospect. In particular, it was noted that the International Style is not common within the City Prospect, and that the place did not have an obvious influence on the development of the area. It was therefore agreed that this place does not meet the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
33	16 Prospect Road, Fitzroy	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice, large house, it is unclear what makes this place significant over other larger houses in the area, and of specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
34	12 & 14 Prospect Road, Fitzroy	Recommend the RETENTION of the proposed Local Heritage Place and AMENDMENT of the Description name to read "Attached Dwellings and Front Fence" instead of "Dwelling". It was considered that the place demonstrates the early development of Prospect Road as a residential road before its evolution as a commercial strip in the 1920s.

No.	Address	Recommendation and Commentary
35	31a Braund Road, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice house, it is unclear what makes this place significant over other houses in the area, and of specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
36	35 Cochrane Terrace, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
37	37 Cochrane Terrace, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
38	39 Cochrane Terrace, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
39	36 Cochrane Terrace, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
40	38 Cochrane Terrace, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .

No.	Address	Recommendation and Commentary
41	40 Clifton Street, Prospect	Recommend the RETENTION of the proposed Local Heritage Place. It was considered that the place demonstrates strong links to the local builder James Trevail and the early subdivision and development of Prospect.
42	13 Clifton Street, Prospect	Recommend the RETENTION of the proposed Local Heritage Place. It was considered that the place demonstrates strong links to the local builder James Trevail and the early subdivision and development of Prospect.
43	8 Clifton Street, Prospect	Recommend the RETENTION of the proposed Local Heritage Place. It was considered that the place demonstrates strong links to the local builder James Trevail and the early subdivision and development of Prospect.
44	54 Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the Description name to read ' <i>Former shop/dwelling</i> ' instead of 'Shop'; and the Extent of Listing to read: ' <i>External form, materials and detailing of the c 1900 shop, including parapet, and house front, excluding any later additions and alterations</i> '; and to delete criterion (c). It was considered that although the place has been altered over time and is now used as an office, and that there are factual inaccuracies within the heritage survey, fundamentally it is still legible as a former shop/house. It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is therefore worthy of heritage listing. It was agreed amendments to the description and extent of listing are required to provide clarity. However, it was considered that there was insufficient evidence to demonstrate that the place has played an important role in the lives of local residents, and thus it does not meet the threshold of criterion (c) of Section 23(4) of the <i>Development Act 1993</i> .
45	58 Prospect Road, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice house, it is unclear what makes this place significant over other houses in the area, and of specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .

No.	Address	Recommendation and Commentary
46	82a & 82b Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the property address to '82 <i>Prospect Road, Prospect</i> '; amend the Description name to read ' <i>former shops/dwelling</i> ' instead of 'Shops'; and to delete criterion (c). It was considered that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is worthy of heritage listing. It was agreed amendment of the description is required to provide clarity, and amendment of the address to reflect Council/valuation records. However, it was considered that there was insufficient evidence to demonstrate that the place has played an important role in the lives of local residents, and thus it does not meet the threshold of criterion (c) of Section 23(4) of <i>the Development Act 1993</i> .
47	1 Rose Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>the Development Act 1993</i> .
48	8 Rose Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>the Development Act 1993</i> .
49	20-22 Rose Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>the Development Act 1993</i> .
50	24-26 Rose Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>the Development Act 1993</i> .

No.	Address	Recommendation and Commentary
51	28- 30 Rose Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
52	32-34 Rose Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
53	36-38 Rose Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
54	122 Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the Description name to read ' <i>Shop/dwelling</i> ' instead of 'Shop'; and to delete criterion (c). It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is worthy of heritage listing. However, it was considered that although the shop has provided ongoing service to the community, there is no evidence to suggest that it has played an <i>important</i> part in the lives of local residents, and therefore does not meet the threshold of criterion (c) of Section 23(4) of the <i>Development Act 1993</i> . It was also considered that the description should be amended to provide clarity.
55	27 Gladstone Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the listing to delete criterion (d). It was considered that, being a fit-for-purpose school building, the place does not display aesthetic merits, design characteristics or construction techniques of importance to the local area, and therefore does not meet the threshold of criterion (d) of Section 23(4) of the <i>Development Act 1993</i> .

No.	Address	Recommendation and Commentary
56	124 Braund Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the Description name to read ' <i>Former shop and dwelling</i> ' instead of 'Shop and house'. It was considered that the description should be amended to provide clarity and consistency with terminology used in other listings.
57	142 Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the listing to delete criterion (c). It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is worthy of heritage listing. However, it was considered that although the shops have provided ongoing service to the community, there is no evidence to suggest that they have played an <i>important</i> part in the lives of local residents, and therefore do not meet the threshold of criterion (c) of Section 23(4) of the <i>Development Act 1993</i> .
58	154 Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the Description name to read ' <i>Former Tram Pole</i> ' instead of 'Tram Pole'; and to delete criteria (c) and (f). It was considered that the place demonstrates links to the early establishment of Prospect, thereby meeting criterion (a). However, it was also agreed that there is no evidence to suggest that it has played an <i>important</i> part in the lives of local residents, nor is it a <i>notable landmark</i> , and thus it does not meet the thresholds of criteria (c) and (f) of Section 23(4) of the <i>Development Act 1993</i> .
59	176 Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the Description name to read ' <i>Shop/dwelling</i> ' instead of 'Shop and dwelling'; and to delete criterion (c). A majority agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is worthy of heritage listing. However, it was considered that although the shop has provided ongoing service to the community, there is no evidence to suggest that it has played an <i>important</i> part in the lives of local residents, and therefore does not meet the threshold of criterion (c) of Section 23(4) of the <i>Development Act 1993</i> . It was also considered that the description should be amended to provide clarity.

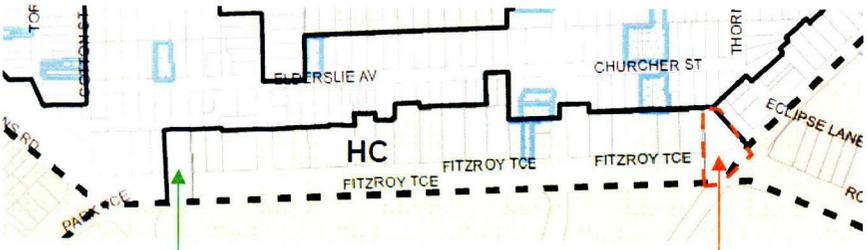
No.	Address	Recommendation and Commentary
60	180 Prospect Road, Prospect	Recommend the RETENTION of this place on the Local Heritage List and AMENDMENT of the listing to delete criterion (c). It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is therefore worthy of heritage listing. However, it was considered that although the shop has provided ongoing service to the community, there is no evidence to suggest that it has played an <i>important</i> part in the lives of local residents, and therefore does not meet the threshold of criterion (c) of Section 23(4) of the <i>Development Act 1993</i> .
61	1 Beatrice Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
62	3 Beatrice Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
63	5 Beatrice Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
64	7 Beatrice Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
65	9 Beatrice Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .

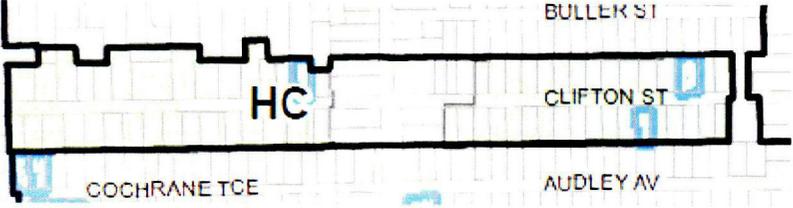
No.	Address	Recommendation and Commentary
66	11 Beatrice Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but insufficient justification 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 <i>Development Act 1993</i> .
67	1 Charles Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
68	3 Charles Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
69	5 Charles Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
70	7 Charles Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
71	9 Charles Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .

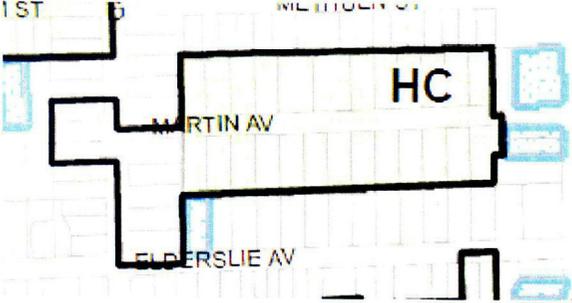
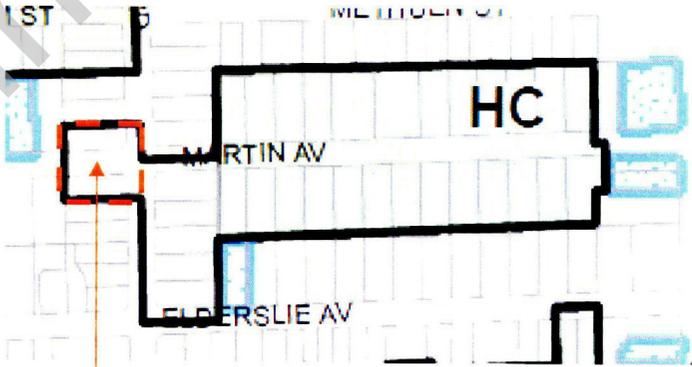
No.	Address	Recommendation and Commentary
72	13-15 Charles Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. Although considered a nice house, it is unclear what makes this place significant over other houses in the area, and of specific importance to Prospect. Insufficient justification had been provided to demonstrate that the property meets the thresholds of the identified criteria of Section 23(4) of the <i>Development Act 1993</i> .
73	3 James Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
74	5 James Street, Prospect	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
75	15 Toronto Street, Ovingham	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
76	11-13 Toronto Street, Ovingham	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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 <i>Development Act 1993</i> .
77	10 Toronto Street, Ovingham	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be significantly damaged making rehabilitation difficult and costly.

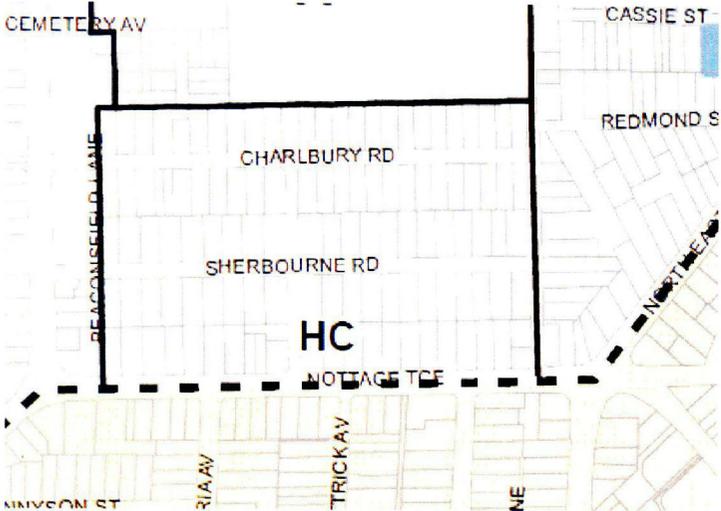
No.	Address	Recommendation and Commentary
78	23 Churchill Road, Ovingham	Recommend the REMOVAL of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but insufficient justification has been provided to demonstrate that the property as an individual place meets the thresholds of the identified criteria of Section 23(4) of <i>the Development Act 1993</i> .
79	96a Prospect Road, Prospect	Recommend the REMOVAL of this place from the Local Heritage List as demolition approval has been granted.
80	114 Main North Road, Prospect	Recommend the REMOVAL of this place as the property was not contained within the consultation version of the DPA. It is considered inappropriate to heritage list properties without first consulting with the owners.

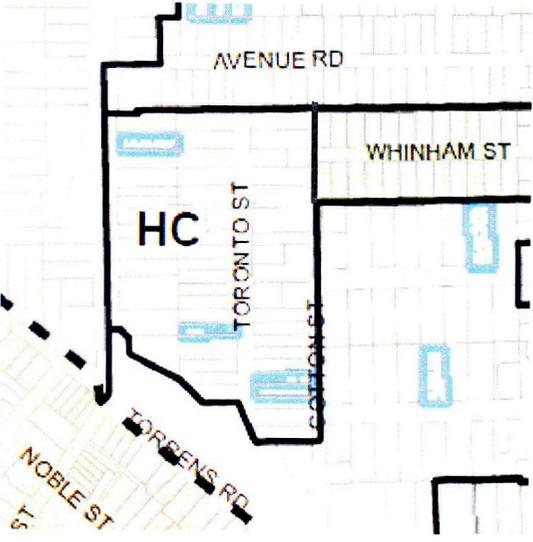
Attachment 2

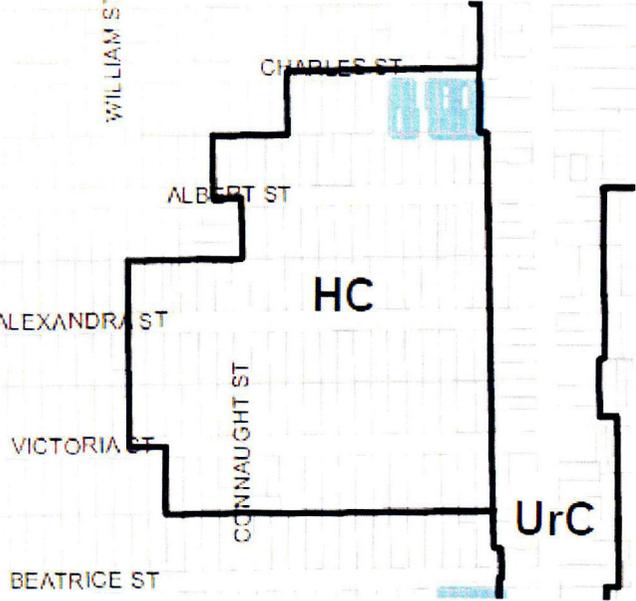
Area Name / Boundary	Recommendation and commentary
<p><i>Fitzroy Terrace: The DPA currently on Interim Operation includes an expansion to the existing H(C)PA to include two additional properties (pre-Interim Operation area marked in green below). Approval version of the DPA submitted by Council proposes the removal of the proposed expansion to the eastern boundary.</i></p>  <div data-bbox="203 754 519 954" style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Expansion area proposed for retention following consultation</p> </div> <div data-bbox="730 754 1046 954" style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Expansion area proposed for removal following consultation</p> </div>	<p>Recommend the RETENTION of the proposed expansion of the existing Historic (Conservation) Policy Area as proposed by Council post-consultation (ie. expansion to the west only).</p>

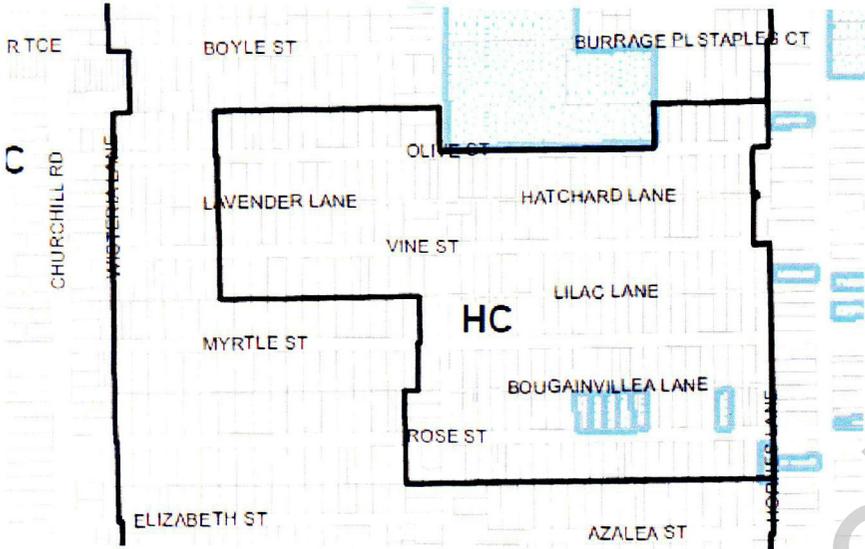
Area Name / Boundary	Recommendation and commentary
<p><i>Clifton Street: Consultation version proposed to expand the existing H(C)PA to include central section. Existing area marked in green below.</i></p>  <p>The map shows a street grid with Clifton Street running horizontally. A thick black line outlines the proposed H(C)PA boundary. The area between Buller St and Audley Av, and between Cochrane Tce and Clifton St, is highlighted in blue. The letters 'HC' are placed in the center of the proposed area. The existing area is marked in green.</p>	<p>Recommend the RETENTION of the proposed expansion of the existing Historic (Conservation) Policy Area. It was considered that the expansion is logical, and will strengthen the historic values of the street.</p>

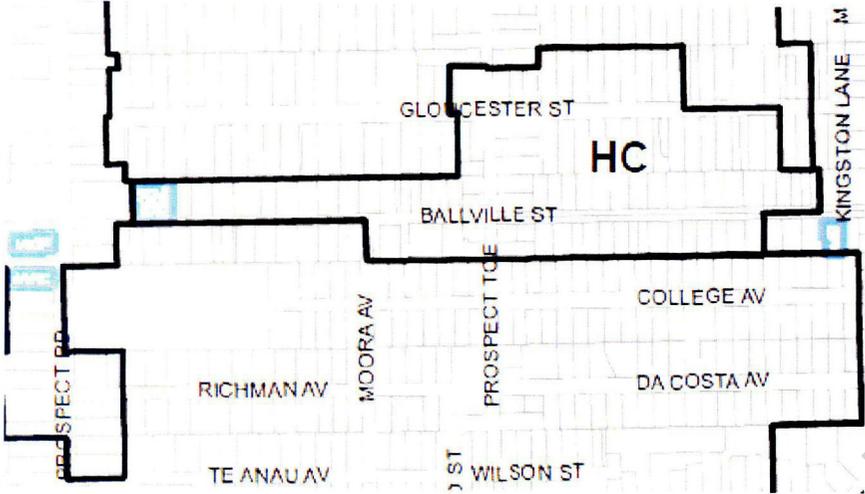
Area Name / Boundary	Recommendation and commentary
<p data-bbox="185 247 1155 359"><i>Martin Avenue: Consultation version proposed to expand the existing H(C)PA to include western addition. Existing area marked in green below.</i></p> 	<p data-bbox="1178 255 2179 662">Recommend the RETENTION of the proposed Historic (Conservation) Policy Area with AMENDMENT to the policy area boundaries. It is considered that the pocket of housing along the eastern side of Braund Road was consistent with the housing ages and styles within the existing Policy Area, and warrants inclusion. However, it was considered that the two additional properties being proposed on the western side of Braund Road are too far removed from the remainder of the area, making it difficult to determine the contribution of these places to the area's value. It is therefore recommended that the two properties on the western side of Braund Road be removed from the policy area.</p>  <div data-bbox="1211 1129 1525 1326" style="border: 1px solid black; padding: 5px; width: fit-content;"> <p data-bbox="1227 1141 1489 1252">Expansion area proposed for removal by LHAC</p> </div>

Area Name / Boundary	Recommendation and commentary
<p data-bbox="181 252 819 292"><i>Medindie Gardens: Proposed new H(C)PA.</i></p>  <p data-bbox="181 323 331 355">CEMETERY AV</p> <p data-bbox="779 323 902 355">CASSIE ST</p> <p data-bbox="779 427 902 459">REDMOND S</p> <p data-bbox="421 467 589 499">CHARLBURY RD</p> <p data-bbox="387 579 566 611">SHERBOURNE RD</p> <p data-bbox="477 643 544 675">HC</p> <p data-bbox="477 691 633 722">NOTTAGE TCE</p> <p data-bbox="181 818 309 834">MINYSON ST</p> <p data-bbox="376 770 409 834">R/A AV</p> <p data-bbox="510 738 544 834">TRICK AV</p> <p data-bbox="689 802 712 834">NE</p>	<p data-bbox="1182 260 2179 403">Recommend the RETENTION of the proposed Historic (Conservation) Policy Area. It was considered that the area displayed consistent built form, setbacks and subdivision patterns which demonstrate the establishment of the area.</p>

Area Name / Boundary	Recommendation and commentary
<p data-bbox="183 247 1041 319"><i>North Ovingham: Proposed new H(C)PA (adjacent existing Winham St H(C)PA in green).</i></p>  <p>The map shows a street grid with several streets labeled: AVENUE RD at the top, WHINHAM ST below it, TORONTO ST and CATTION ST running vertically, TORRENS RD at the bottom, and NOBLE ST on the left. A thick black line outlines a proposed new H(C)PA area. A green shaded area represents an existing H(C)PA. The letters 'HC' are printed in the center of the proposed area. A dashed line is visible in the bottom-left corner.</p>	<p>Recommend the RETENTION of the proposed Historic (Conservation) Policy Area as it represents the early subdivision and development of the area.</p>

Area Name / Boundary	Recommendation and commentary
<p data-bbox="188 240 685 276"><i>Highbury: Proposed new H(C)PA.</i></p>  <p>The map shows a grid of streets. A thick black line outlines the proposed H(C)PA boundary. The area is labeled 'HC' in the center and 'UrC' on the right side. The streets shown are WILLIAM ST, CHARLES ST, ALBERT ST, ALEXANDRA ST, VICTORIA ST, BEATRICE ST, and CONNAUGHT ST.</p>	<p data-bbox="1182 252 2190 475">Recommend the RETENTION of the proposed Historic (Conservation) Policy Area. It was considered that the area consists of a mix of building ages, forms and styles which together represent the continuous growth of Prospect following subdivision. To that end, it was considered that the lack of consistency of built form did not detract from the historic values of the area.</p>

Area Name / Boundary	Recommendation and commentary
<p><i>Prospect Lanes: Proposed new H(C)PA.</i></p> 	<p>Recommend the RETENTION of the proposed Historic (Conservation) Policy Area with AMENDMENT to the policy area boundaries. It was considered that the lanes network demonstrates a unique subdivision pattern within the Prospect area which is worthy of protection. It was considered that the area consists of a mix of building ages, forms and styles which together represent the continuous growth of Prospect following subdivision. To that end, it was considered that the lack of consistency of built form did not detract from the heritage values of the area. Notwithstanding this, it was also considered that the area west of Braund Road is not intact enough to warrant inclusion within the Policy Area, and it is recommended that the western boundary be moved to Braund Road.</p>

Area Name / Boundary	Recommendation and commentary
<p><i>Ballville/Gloucester Street: Proposed new H(C)PA.</i></p>  <p>The map displays a street grid with a specific area outlined in black. The outlined area is labeled 'HC' in the center. The streets within and around the boundary include Gloucester St, Ballville St, College Av, Da Costa Av, Richman Av, Te Anau Av, Moora Av, Prospect Tce, and Kingston Lane M. The area is bounded by Prospect St to the west and Kingston Lane M to the east.</p>	<p>Recommend the RETENTION of the proposed Historic (Conservation) Policy Area, as the area is considered to be consistent in terms of building age, style and form. It is noted that the exclusion of the Prescott College school site on Ballville Street somewhat weakens the value of the area.</p>

Attachment 3 – Proposed Policy Amendments to Historic (Conservation) Zone Policy Areas DPA

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

1.1 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.

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Form and Character

- 4 Development should preserve and enhance streetscapes within the policy area by:
 - (a) The incorporation of fences and gates in keeping with the height, scale and type of fences in the locality ~~and reflect and conserve the traditional period, style and form relationships between traditional built form and front fencing and gates.~~
 - (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 built form of historic character, including contributory items, should:
 - (a) Not compromise its value to the historic significance of the area
 - (b) Retain its present integrity or restore its original design features
 - (c) Maintain or enhance the prominence of the original street façade

Comment [D1]: It is noted that PDC 4(a) has been amended in response to comments provided by the Department of Planning, Transport and Infrastructure (the Department). However, it is considered that the amended text is still unclear and requires amendment. It is proposed to amend PDC 4(a) to reflect the South Australian Planning Policy Library (SAPPL), as it is considered that this will achieve the same planning outcomes.

Comment [D2]: It is acknowledged that PDC 6 has been amended in an attempt to address Renewal SA's concerns regarding the management of existing Contributory Items. However, it is considered that the PDC as amended is confusing, as it is unclear how 'built form of historic character' would be defined. PDC should reflect SAPPL (or alternatively, deleted).

- (d) Ensure additions are screened by, and/or located to the rear of the building
- (e) Ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.

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

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

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

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

9 On ~~very large sites~~ sites of x square metres or more, and within supported accommodation facilities, ~~some compensation may be provided to centralise larger and denser development, and to incorporate suitable minor ancillary non-residential services~~ higher density development and non-residential activities may be appropriate, provided the development satisfies the desired character with regard to surrounding and adjacent streets and land ~~is designed to be sympathetic to the heritage values of the area.~~

Comment [D3]: The intent of the PDC is supported. However, proposed wording is ambiguous and would make application of the policy difficult. How are 'very large' sites defined? To what extent is compensation to be provided, and in what form?

10 Where land adjoins a corridor zone (except across ~~major arterial roads~~) ~~some compensation may be provided to allow for transitional infill housing at higher densities~~ may be appropriate, but provided compatible with streetscape qualities within the Historic (Conservation) Zone it is designed to be sympathetic to the heritage values of the area.

Comment [D4]: The intent of the PDC is supported. However, proposed wording is ambiguous and would make application of the policy difficult. What is meant by 'major roads'?

11 On ~~multiple public road fronted properties fronting multiple public roads, some compensation may be provided for~~ reduced minimum site areas may be appropriate provided the minimum street frontages are maintained.

Comment [D5]: The intent of the PDC is supported. However, proposed wording is ambiguous and would make application of the policy difficult.

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 ofr the zone and policy areas.

Comment [D6]: The zone does not have a desired character statement.

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:

Advertisement or advertising display greater than 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 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
 Warehouse
 Waste reception, storage, treatment or disposal
 Wrecking yard

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Comment [D7]: Whilst noting PDC has been amended to provide a larger allotment size and compensation for transition sites/sites with multiple road frontages, it is considered the policy is too restrictive. Land division should be on merit.

Public Notification

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

- 17 The following kinds of development 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 a building or structure (other than a Local Heritage Place or State Heritage Place).

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

The demolition of a Local Heritage Place

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

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

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- 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 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.

Comment [D8]: It is considered that setting a maximum site coverage of 50 percent is rather restrictive, and could be difficult to apply on smaller allotments. The post-consultation amendment to include outbuildings etc makes the policy even more restrictive; this is not supported. PDCs 2 & 5 enable appropriate site coverage to be determined.

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 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.

Comment [D9]: As per comment 8 above.

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

~~14 Development should not be undertaken unless it is consistent with the desired character for the policy area.~~

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2 A dwelling should have a minimum site area of 350 square metres.

~~3 Dwellings and associated outbuildings, verandahs, covered pergolas, carports and garages should be designed to have a maximum site coverage of forty percent. Two-storey construction should be in the roof space. Upper storey floor area should be no more than one third of the total dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.~~

Comment [D10]: As per comment 8 above.

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 percent. Two storey construction should be in the roof space. Upper 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 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:

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Comment [D11]: As per comment 8 above.

- (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 stage land divisions between 1892 and 1923 – part of the Oxford subdivision of 1892, on the south side of the Terrace; part of St John's Wood South subdivision in 1909, on the north side of the Terrace; and part of a 1923 further subdivision of the eastern end adjacent to the Memorial Gardens.

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

- ~~11~~ 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 dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.
- 54 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.
- 65 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

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Comment [D12]: As per comment 8 above.

(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.

Carpports, 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, carpports 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 dwelling footprint to minimise the bulk and scale of the upper storey as viewed from the street and adjoining properties.

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Comment [D13]: As per comment 8 above.

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

Attachment

North Ovingham Policy Area 7

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

DESIRED CHARACTER

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

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 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.

Comment [D14]: As per comment 8 above.

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 blocks allotments within the Policy Area are a distinctive and should be maintained and remain accessible for car parking, pedestrian and bicycle use at the rear of allotments. Garaging for vehicles is envisaged from the rear lane and associated with privacy rear yard fencing. Carports, garages and outbuildings will be carefully designed and sited to ensure that they remain subordinate to and do not detract from the appearance of the dwelling from the primary streetscape.

This policy area will predominantly contain low density residential development, with detached dwellings on allotments that are medium in width. Opportunities for semi-detached dwellings and other housing types 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 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

Comment [D15]: Noting the post-consultation to increase the maximum site coverage to 50 percent; as per comment 8 above.

- (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 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

Comment [D16]: Noting the post-consultation to increase the maximum site coverage to 50 percent; as per comment 8 above.

- (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.

Carpports, 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

Comment [D17]: As per comment 8 above.

- (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.

Comment [D18]: As per comment 8 above.

Attachment



Ref. CR15/72056

24 December 2015

The Hon. John Rau
Minister for Planning
GPO Box 464
ADELAIDE SA 5001

Dear Minister Rau,

**RE: CITY OF PROSPECT LOCAL HERITAGE PLACES AND HISTORIC
(CONSERVATION) ZONE POLICY AREAS DEVELOPMENT PLAN AMENDMENTS**

I refer to your letter dated 21 December 2015 concerning our Local Heritage Places and Historic (Conservation) Zone Policy Areas Development Plan Amendments (DPAs). I, in consultation with senior Council staff, have considered the matters raised in your letter and wish to point out our strong and fundamental objection to the proposed alterations to the two DPAs. We seek an urgent meeting with yourself and relevant staff to discuss these issues.

As you are aware, City of Prospect entered into these Heritage DPAs with yourself and your Department with the anticipation that the good faith we displayed in relation to the Ministerial Inner Metropolitan Growth (IMG) DPA would be reflected in your view of the Heritage DPAs. We agreed to the rezoning of significant parts of City of Prospect and have subsequently been at the forefront of promoting and supporting development in these areas. As a result, our City is delivering the objectives of your 30yr Plan and these zoning changes are able to continue to accommodate growth to deliver on the targets.

This progressive approach to development in our City was not arrived at lightly. Council negotiated and entered into a partnership with DPTI via an exchange of letters with your former CEO John Hanlon. The decision to voluntarily enter into a Ministerial DPA process was controversial, but was agreed to by Council in return for a number of conditions, including but not limited to this heritage DPA process proceeding.

In return for our willing participation in the IMG DPA process, subsequent promotion of the uplift and delivery in terms of application and built form, we fully expected DPTI to enter into the heritage process in good faith, provided it did not unreasonably compromise the population uplift opportunities created via the corridor process. From the response outlined in your letter, it appears our good faith has not been replicated in any kind despite strong local support for our City's balanced approach to development.

With regard to process, we engaged respected and experienced heritage advisers McDougall & Vines to undertake detailed investigations, and our team liaised with DPTI staff to remove any places that may prevent the achievement of 30 Year Plan targets and Council further reduced the

list accordingly. Similarly, additional historic conservation areas were carefully selected, ensuring that traditional infill opportunities remained available across the Council area. Community consultation revealed strong support for the changes proposed, which (as you know) is rare when undertaking heritage DPAs. Requests from the community for additional properties to be listed were rejected. A small number of contested places were further reviewed by another independent expert heritage adviser, Peter Bell, resulting in some minor revision of the draft policy changes. I point this out to highlight the well-considered approach to these DPAs.

The investigation process we undertook was thorough, we avoided strategic growth areas, we removed sites that did not allow for envisaged development and specifically included policy designed to facilitate development flexibility in corridor interface areas. It is apparent that, despite Council's very considered investigation process, you (and your advisers) have failed to truly appreciate the local heritage value of the places and areas put forward for listing. Your position threatens the integrity of our City's urban fabric which we accept and support is changing, but your position, without modification, will be detrimental to the future of our City.

As you and your Department are aware, City of Prospect has been highly successful at achieving 30 Year Plan strategies of growth investment along our corridors, as outlined in DPTI's own documents recently provided to Council (refer to Attachment 1). Please note that these findings are already out of date, with even more recent investment occurring within our area further highlighting City of Prospect as a leader across the sector and an ally to the State in the delivery of the 30yr Plan. Council has also responded to DPTI (by letter dated 29 October 2015, refer Attachment 2) on the updated 30 Year Plan to demonstrate how we will exceed new residential yield strategies and targets. This response is premised on the Heritage DPAs being authorised 'as is' which is why your suggested changes are not accepted.

With respect, Council is unclear on what you are trying to achieve by reducing the number of proposed local heritage places and extent of the Historic Conservation Zone. The state planning strategies would still be achieved, with City of Prospect carefully balancing a desire for population growth and investment with the need to respect and celebrate our highly desirable local heritage. The selected areas and places are highly valued by our community and represent a tiny proportion of the development opportunities in our city. The community has been involved here at the 'front end' of the process which is a great opportunity for you to demonstrate how the planning process can work well with this involvement at policy level rather than at the point of assessment.

In response to your letter and the statements within, Council is in the process of contacting its heritage experts for feedback on the comments made by LHAC that largely dismissed their expert and well-considered recommendations. LHAC's allegation that these advisers made recommendations for local heritage places "based on assumptions, dealt with character rather than heritage values and did not adequately address the criteria under the Development Act for listing" we expect will be strenuously refuted by these highly regarded and independent experts. We will also seek further advice from our advisers on the suggested changes to the Historic (Conservation) Zone Areas, particularly in relation to the Martin Avenue and Prospect Lanes areas given those suggested changes appear to be a direct reaction to potentially conflicted local land owners. Once we have this information, Council will give formal consideration to your letter and respond further.



It is our understanding that the Minister can extend the Interim Operation period beyond the 12 months pursuant to Section 28 of the *Development Act 1993*. Given the large gap in our respective positions on these DPAs and the upcoming Christmas and New Year breaks, Council expects that the Interim Operation period will be extended to facilitate an orderly resolution of these matters. Please advise Council how and when this will be achieved.

To arrange meeting times for further discussion on the Heritage DPAs, please contact Nathan Cunningham, Council's Director of Community, Planning and Communications on 8342 8028 or email nathan.cunningham@prospect.sa.gov.au or Council's Senior Policy Planner Rick Chenoweth on 8342 8063 or email r.chenoweth@prospect.sa.gov.au. I would also welcome direct contact from you or your office on this matter with me or the senior staff above.

We look forward to discussing this matter further with you, with a view to achieving a mutually agreed position on the Heritage DPAs.

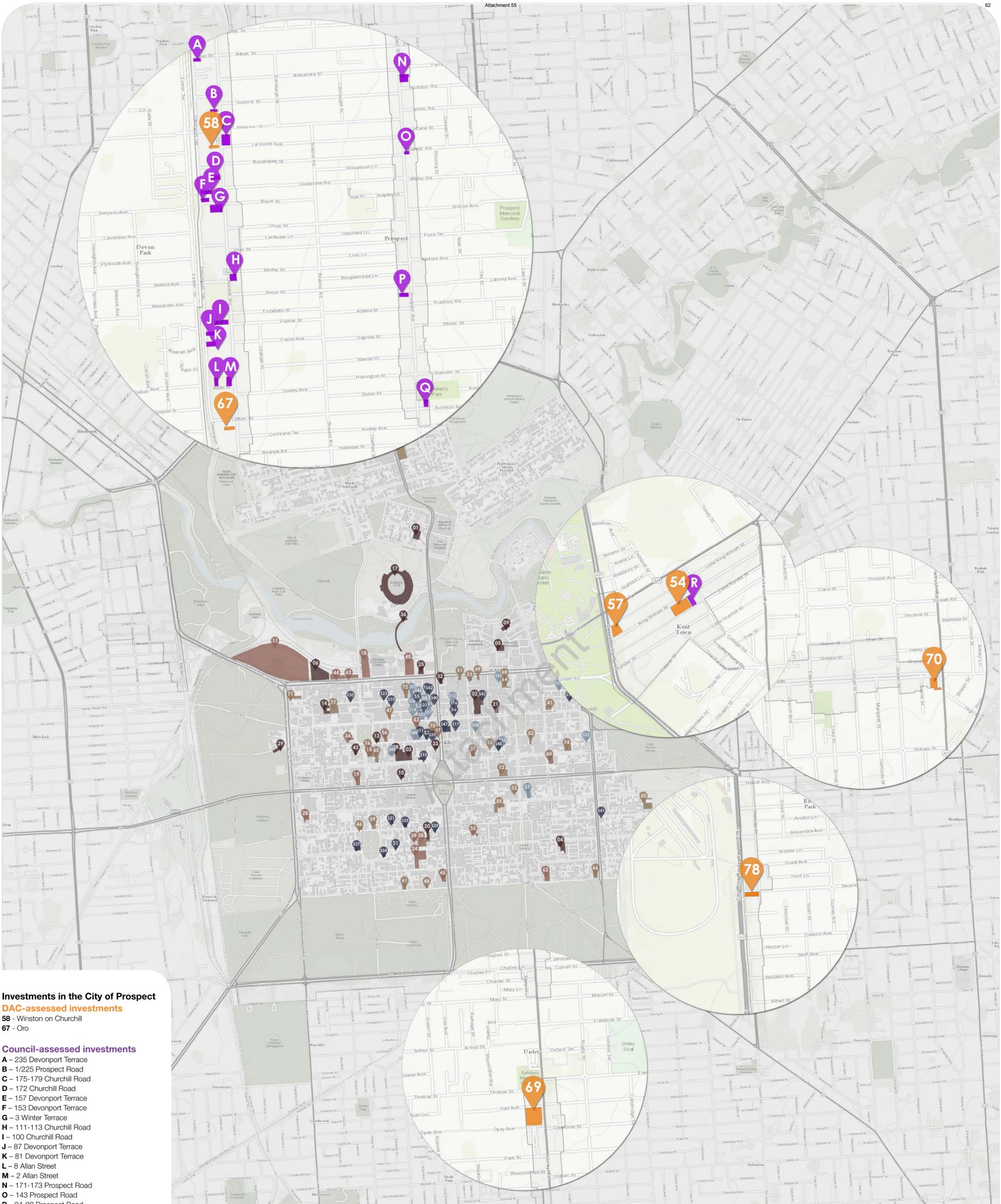
Our participation in the IMG DPA, and the outcomes currently being achieved, clearly demonstrate the benefits that can occur when the State and local government work together in good faith. It would be disappointing if that success, and the partnership process we jointly pioneered, could not be repeated in the future.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David O'Loughlin".

David O'Loughlin
Mayor, City of Prospect
Immediate Past President, LGA SA

CC: **Nadia Gencarelli** (via email: nadia.gencarelli@sa.gov.au)
Sally Jenkin (via email: sally.jenkin@sa.gov.au)
Anita Allen (via email: anita.allen@sa.gov.au)
Andrew Grear (via email: andrew.grear@sa.gov.au)



Investments in the City of Prospect
DAC-assessed investments
 58 - Winston on Churchill
 67 - Oro

- Council-assessed investments**
- A - 235 Devonport Terrace
 - B - 1/225 Prospect Road
 - C - 175-179 Churchill Road
 - D - 172 Churchill Road
 - E - 157 Devonport Terrace
 - F - 153 Devonport Terrace
 - G - 3 Winter Terrace
 - H - 111-113 Churchill Road
 - I - 100 Churchill Road
 - J - 87 Devonport Terrace
 - K - 81 Devonport Terrace
 - L - 8 Allan Street
 - M - 2 Allan Street
 - N - 171-173 Prospect Road
 - O - 143 Prospect Road
 - P - 94-98 Prospect Road
 - Q - 2a Richman Avenue

Investments in the City of Norwood
Payneham and St Peters
DAC-assessed investments
 54 - Verde Living
 57 - East Park Apartments
 70 - 254-256 The Parade

- Council-assessed investments**
 R - 62-68 King William Street

Investments in the City of Burnside
DAC-assessed investments
 78 - 162 Fullarton Road

Investments in the City of Unley
DAC-assessed investments
 69 - 244-248 Unley Road

Built investments in Inner Metropolitan Adelaide

Investment type	Type description	Total	Value
Constructed	projects that have completed construction	0	N/A
Under construction	projects that are under construction	0	N/A
Approved only (not yet in construction)	projects that have been approved by DAC	7	\$107 million



30 October 2015

Ms C Luscri
Principal Planner
Strategic and Development Planning Section
Department of Planning, Transport and Infrastructure
GPO Box 1815
ADELAIDE SA 5001

Dear Carmela,

RE: The 30-Year Plan for Greater Adelaide – 2015 Update – Confidential draft content for Agency and Council review

As requested by the Department, Council staff (only) has reviewed the confidential draft content for the 30-Year Plan for Greater Adelaide – Update 2015 and wish to provide the following high level comments.

We would like to express our disappointment in not having sufficient time for staff to appropriately interrogate the document and provide a considered response for such a key strategic document for the State. We note also our disappointment that we have been asked to respond without the feedback, consideration or support of elected members

From a technical perspective, we provide qualified support for the overall goals of the document that builds upon the directions of the previous 30 Year Plan, however query some areas of substantial change as described below:

- We have significant concern over the rationale behind the blanket approach to 'areas of redevelopment potential' that essentially covers the entire area of City of Prospect (refer to Attachments - Map 1). This non-strategic approach is in stark contrast to the previous 30 Year Plan that strategically had 80% of metropolitan Adelaide remaining largely unchanged.

This approach does not promote the strategic infill development which City of Prospect has been actively (and successfully) pursuing. We consider this has the potential to seriously undermine existing and desired local character. Further, we can demonstrate that this approach is entirely unnecessary to achieve desirable dwelling yields and that targets can be met by the City of Prospect continuing its balanced approach to growth.

- The strategic growth in our corridors was generally supported and has been highly successful in attracting a great level of new development. Importantly, this growth would then be balanced by Council's recent Heritage Development Plan Amendments, which were strongly supported by a majority of our community. We note that the timely authorisation of these DPAs would be viewed as a positive ongoing step in maintaining the strong working relationship between Council and the Department.

- In relation to regional dwelling targets, the proposed approach would appear to unnecessarily restrict opportunities for growth, as the existing City of Prospect Development Plan provisions have greater residential growth capacity than the approach proposed in the 30 Year Plan Update.
- Under existing Development Plan provisions (aligned with the 2010 30 Year Plan), a conservative total of around 3,171 additional dwellings can be achieved solely within strategic infill development areas (highlighted by attached Map 2). The Updated 30 Year Plan approach (when confined to the selected areas) provides for only an additional 2,396 dwellings. Our analysis is contained in attached Table 1.
- It is anticipated that selective infill development will continue to occur on appropriate sites within lower density areas, further strengthening these projected totals. It is also noted that this growth scenario would not impact on Council's valued low density character areas. Given this, City of Prospect recommends that the Department revert to the previous strategic approach to achieve a greater dwelling yield.
- The Updated 30 Year Plan's approach in linking dwelling density with proximity to public transport infrastructure and services should only be used as a starting point, and be peeled back when considering valued local character. Infrastructure capacity and type of journeys need to also be carefully considered. City of Prospect would be keen to see the design and analysis of the proposed tram extension along Prospect Road so that it could facilitate an informed dialogue with our community.
- Staff also have concerns regarding the proposal for leakage of Activity Centre development, and the adoption of 'fluid' zoning boundaries impacting on our residential and historic conservation areas. This is ambiguous, non-strategic and is likely to be strongly resisted by the community.

We look forward to your favourable consideration of Council's feedback on this matter and await the formal consultation period on the 30-Year Plan for Greater Adelaide – Updated 2015. Should you have any queries regarding this matter please contact Rick Chenoweth, Senior Policy Planner on 8342 8063 or email r.chenoweth@prospect.sa.gov.au.

Yours faithfully,



Nathan Cunningham
Acting Chief Executive Officer

Attachments:

Map 1: Proposed Infill Dwelling Targets

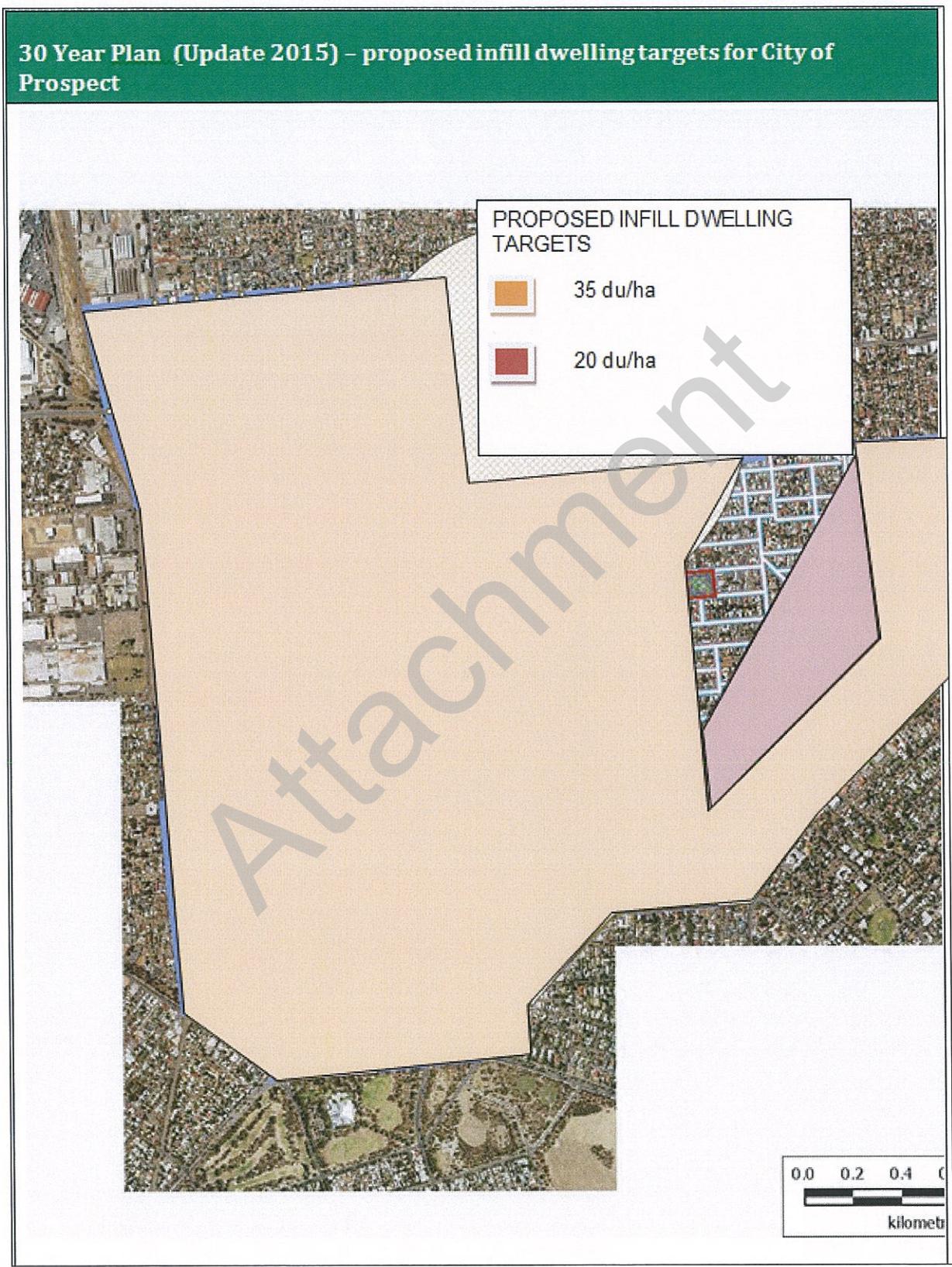


Table 1: Analysis of Dwelling Yield

<i>Existing Development Plan Capacity</i>	<i>30 Year Plan Update Approach</i>
<i>City of Prospect:</i> 8,923 dwellings(du)	<i>City of Prospect (target in 30 Year Plan):</i> 2700 (additional dwellings) 11,623 (total dwellings)
<i>Urban Corridor Zone (123.2 ha):</i> 8,402 du (@35 to 150du/ha) 2,100 du (@25%)	<i>Urban Corridor Zone:</i> 4,312 du (@35du/ha) 1,078 du (@25%)
<i>District Centre (10.1 ha):</i> 353.5 du (@35du/ha using DPTI data) 88.4 du (@25%)	<i>District Centre:</i> 353.5 du (@35du/ha) 88.4 du (@25%)
<i>RB200 Zone (20.6ha):</i> 927 du (@45du/ha) 232 du (@25%)	<i>RB200 Zone:</i> 721 du (@35du/ha) 180 du (@25%)
<i>RA350 Zone (120ha*):</i> 3,000 du (@25du/ha) 750 du (@25%)	<i>RA350 Zone:</i> 4,200 du (@35du/ha) 1050 du (@25%)
<i>(Note:* Broadview suburb not included as it did not fall under the coverage area of 35du/ha in the Updated 30 Year Plan)</i>	
TOTAL: 12,683 du 3,171 du (@25%)	TOTAL: 9,587 du 2,396 du (@25%)

PROSPECT HERITAGE DPA RESPONSE TO MINISTER'S DIRECTIVES

JANUARY 2016

CONTENTS

- 1.0 Background to 2009 Heritage Review**
 - 1.1 Situation in 2009
 - 1.2 Current Situation
 - 1.3 Summary of Inherent Historic Themes used in Review

- 2.0 Response to Attachment 1 – Proposed LHPs**
 - 2.1 Types of refusals/rejections
 - 2.2 Groups/Rows/Clusters of houses
 - 2.3 Individual Places

- 3.0 Changes to HCZs**
 - 3.1 The Lanes HCZ
 - 3.2 Martin Avenue HCZ
 - 3.3 Remaining HCZ boundaries

- 4.0 Response to Attachment 1 Text**
 - 4.1 Themes
 - 4.2 Thresholds
 - 4.3 Factual inaccuracies
 - 4.4 'nice large house'

- 5.0 Brief Summary of Response**

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)

Extract from Attachment 1

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

For each place the commentary includes this statement or one very similar.

Extract from Attachment 1

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*.

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.

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.

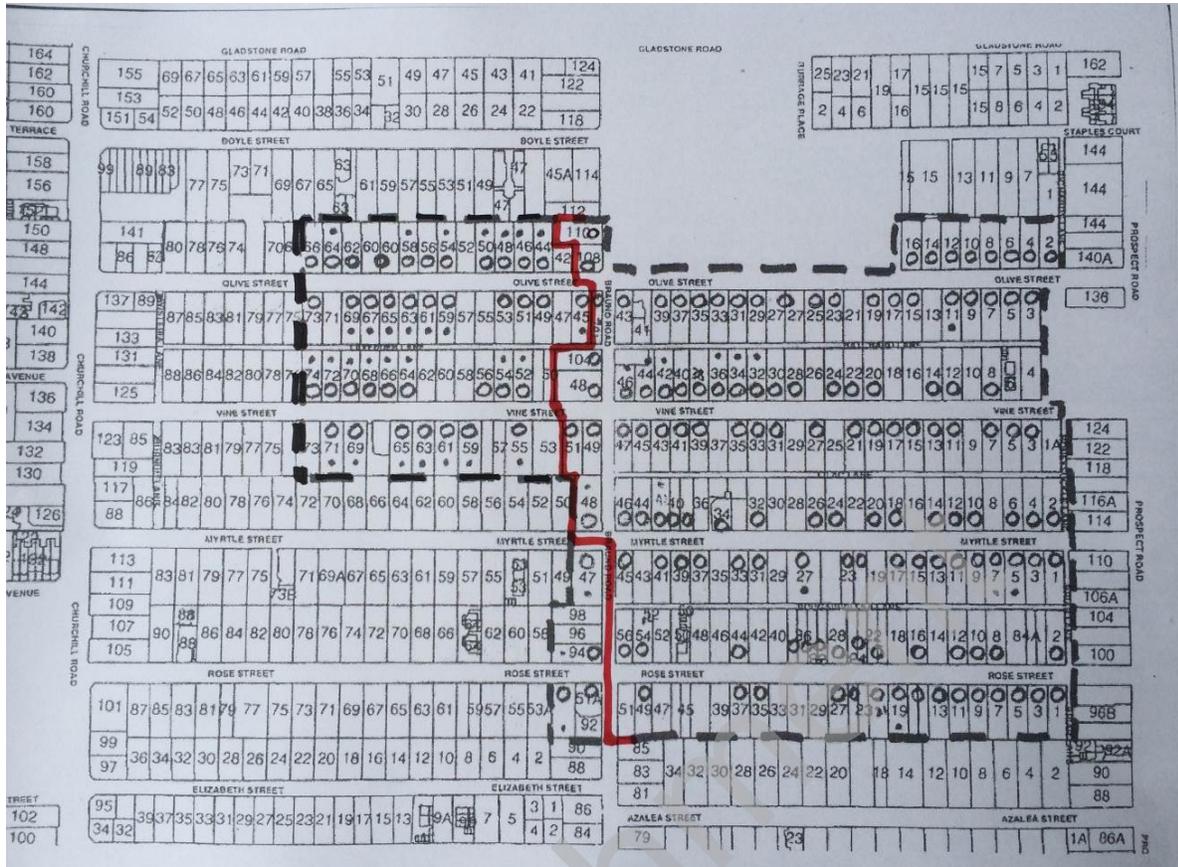
An amended boundary was agreed on in consultation with DPTI. This brought the western boundary of the Prospect West section back to the centre of the subdivision. It would now appear that this negotiated boundary is to be disregarded and the HCZ will only include the area of the Prospect North subdivision.

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
McDOUGALL & VINES

11 January, 2016

Attachment

City of Prospect Local Heritage Places DPA 2015

Response to the Minister's Statement



Report to City of Prospect

Peter Bell
Adelaide

January 2016



City of Prospect Local Heritage Review 2015

Response to the Minister's Comments

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.

On 23 December 2015, the City of Prospect received a response from the Minister of Planning to the proposed DPA. I have been requested to prepare a reply to the Minister's comments. I have restricted my comments on individual places to the 21 places where I made a direct input into the process of heritage assessment. However, I have a number of general comments to make on the process so far, and the Minister's response.

The Minister's Response

The Minister has removed 56 out of 80 places, or 70% of the places recommended by Council for inclusion in the schedule. Only 13 of the 56 places had come under objection during the public consultation period. To the best of my knowledge, such a drastic rate of intervention is unprecedented in the history of Heritage DPAs in South Australia.

The Timing

The Minister's response is dated 21 December, but was received by Council on 23 December, the day before the Council office, like all state and local government offices, closed for the Christmas break. Business resumed on 4 January, and the Minister expects a reply to 52 pages of letter and attachments by 22 January. That allows 15 working days for Council staff to respond. No Council meeting is scheduled for that period, and any form of public consultation in that timeframe is impossible. The timing appears to be deliberately calculated to minimise Council's ability to reply.

Lack of Transparency

The process by which the Minister formed his opinions and framed his comments is uncomfortably opaque. Presumably the Minister did not read the documentation from cover to cover, or personally visit Prospect to inspect the 80 places in the Schedule. The Minister's letter attributes the majority of changes to the recommendations of the Local Heritage Advisory Committee. Presumably staff within DPTI also contributed to the advice given to LHAC and the Minister.

Quality of Advice to the Minister

The Development Act 1993 gives the Minister an important role in making decisions about local heritage matters, yet there is a distinct lack of expertise in such matters among most of the Minister's advisers. The present composition of LHAC contains only three members with direct experience in undertaking significance assessment of heritage places. There are very few people within DPTI who have any education or background

experience in the field of heritage conservation. To the best of my knowledge, DPTI employs only one person with practical experience in the assessment of heritage significance, and that experience was mostly gained while Malcolm Fraser was Prime Minister.

Thresholds

The Minister's comments refer in a number of places to "thresholds", always in the context of saying that the place does not meet them. There are no thresholds in the *Development Act 1993*, which simply lists criteria. If any thresholds exist, they must take the form of an administrative document known only within DPTI, and not in use elsewhere.

Issues not Relating to the Criteria

Some of the Minister's comments pay no regard to the criteria in the Act. In one case the Minister recommends the removal of a house because it is "significantly damaged making rehabilitation costly and difficult". This judgment has nothing to do with the process of heritage assessment, and has no foundation in the provisions of the *Development Act 1993*.

The Minister argues a number of times that a place is one of "a cluster of similar places that collectively contribute to the character of the area". These statements are not made anywhere in the 2010 Prospect Heritage Review, nor do the words appear anywhere in the criteria in the Act. The Minister has introduced them into the discussion himself, apparently with the intention of creating a straw man argument. It should be noted that nowhere do the criteria in the Act say that a local heritage place must NOT be one of a cluster of similar places, or contribute to the character of the area.

In one case the Minister wishes to remove a house built in Monolite, a rare form of masonry construction, on the grounds that "Monolite was not a common construction technique within the City of Prospect, and thus the place did not have an obvious influence on the development of the area". The criteria in the *Development Act 1993* say nothing about places needing to be built in common construction techniques to qualify as local heritage places, and nothing about places needing to demonstrate "an obvious influence on the development of the area". Those are imaginary qualities which have been added to the criteria by the Minister or someone advising him. They have no basis in the words of the Act.

The Minister recommended removal of one place that was not in listed in the original Schedule, on the grounds that "It is considered inappropriate to heritage list properties without first consulting the owners." In this case, it was the owner who asked that the place be included, during the period of public consultation. I believe that in this case, there can be no doubt that proper consultation has taken place.

Tone of the Minister's Comments

In eight places the Minister's comments refer to heritage places as "a nice house", "a nice, large house" or "a nice example". In every case these descriptions are applied to places which the Minister wishes to see removed. These expressions do not appear anywhere in the Prospect Heritage Review, and have been introduced into the discussion

by the Minister. Their use appears to be an arrogant sneer, intended to add a sarcastic and disapproving tone to the Minister's remarks.

Dr Peter Bell
PO Box 574
Goodwood SA 5034

11 January 2016

Attachment

Properties considered in this Report, and Summary of Recommendations made in 2015

"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, development	Remove
Salisbury	4	K 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

Attachment

City of Prospect Local Heritage Places DPA 2015

Property

Kiandra Nursing Home
20 Alpha Road
Prospect



20 Alpha Road from south

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

My 2015 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.

The Minister's Comments

Recommend the **REMOVAL** of this place from the Local Heritage List. It was considered that the building has been heavily altered over time and that the remaining original elements are no longer readily legible as a dwelling. It was considered that the place does not meet the thresholds of criteria (a) or (d). It was also considered that the building's use as a hospital/nursing home over the last 20 years is not significant enough to warrant listing under criterion (c). It is noted that, although associated with the Barker family, the links are limited and do not meet the thresholds of criterion (e).

Discussion

The Minister's comments do not make much sense. The building has been slightly altered - not heavily altered - to about the same degree expected in almost every historic building. It quite clearly and obviously reads as a dwelling. It also reads as a good example of a Federation house. The Minister refers in two places to "thresholds", without any explanation of what those are.

Recommendation

This place should be retained in the Schedule of Local Heritage Places, as the Minister's comments do not seriously question its local heritage value.

City of Prospect Local Heritage Places DPA 2015

Property

28 Burwood Avenue
Nailsworth



28 Burwood Avenue from south

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **REMOVAL** of this place from the Local Heritage List, as although considered unique and an early example of its kind, it was not considered important to the local area. In particular, it was noted that Monolite was not a common construction technique within the City of Prospect, and thus the place did not have an obvious influence on the development of the area. It was therefore agreed that this place does not meet the identified criteria of Section 23(4) of the *Development Act 1993*.

Discussion

The Minister's comments miss the point entirely. They agree that the place is "unique and an early example of its kind", but conclude that the house is "not considered important to the local area," because "Monolite was not a common construction technique within the City of Prospect, and thus the place did not have an obvious influence on the development of the area." The house's unusual construction is plainly visible to the passer-by, and in case the observer missed it, the house is labelled "Monolite" in relief letters several metres long. If the house is conspicuously a very early example of a unique or at least very rare building technique, and it is located within the City of Prospect, then it is clearly of importance and significance to the local area.

Of course Monolite was not a common construction technique within the City of Prospect. That is the whole point. If it was, the house would not be unique or important. The criteria in the Development Act 1993 say nothing about common construction techniques, and nothing about places having "an obvious influence on the development of the area". Those are imaginary qualities which have been added to the criteria without any basis in the words of the Act.

Recommendation

This place should be retained in the Schedule of Local Heritage Places, as the Minister's comments do not seriously question its local heritage value.



City of Prospect Local Heritage Places DPA 2015

Property

5 Cassie Street
Collinswood



5 Cassie Street from north-west

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

My 2015 Recommendation

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

The Minister's Comments

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*.

Discussion

The Minister's comments do not relate to the assessment which has been made. Nowhere does the Prospect Heritage Review's assessment of this place refer to "a cluster of similar places", or a collective contribution to the character of the area. Those words are not in the criteria in the Act, nor are they in the 2010 assessment; the Minister is creating a straw man. The Minister again refers to "thresholds", without any explanation of what those are.

Recommendation

This place should be retained in the Schedule of Local Heritage Places, as the Minister's comments do not seriously question its local heritage value.

City of Prospect Local Heritage Places DPA 2015

Property

7 Cassie Street
Collinswood



7 Cassie Street from north-west

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

My 2015 Recommendation

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

The Minister's Comments

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*.

Discussion

The Minister's comments do not relate to the assessment which has been made. Nowhere does the Prospect Heritage Review's assessment of this place refer to "a cluster of similar places", or a collective contribution to the character of the area. Those words are not in the criteria in the Act, nor are they in the 2010 assessment; the Minister is creating a straw man. The Minister again refers to "thresholds", without any explanation of what those are.

Recommendation

This place should be retained in the Schedule of Local Heritage Places, as the Minister's comments do not seriously question its local heritage value.

City of Prospect Local Heritage Places DPA 2015

Property

Nailsworth Church of Christ
40 Derlanger Avenue
Nailsworth



40 Derlanger Avenue from east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the listing to **delete** criterion (f). Although the place is of importance to the local area, it does not warrant listing as a 'notable landmark' under criterion (f) of Section 23(4) of the *Development Act 1993*.

Discussion

The Minister has supported the retention of this place in the schedule, and I agree with that. The proposal to apply criterion (f) "it is a notable landmark in the area" was not in the Prospect Heritage Review, but was added at my suggestion in 2015. I consider that a large building in a distinctive modern ecclesiastical style, twice the height of most other buildings for hundreds of metres around, in a prominent site on an intersection, constitutes a landmark. However, I am satisfied with the Minister's response and will not argue.

Recommendation

This place should be retained in the Schedule of Local Heritage Places.

Attachment

City of Prospect Local Heritage Places DPA 2015

Property

114 Main North Road
Prospect



114 Main North Road from north-east

Prospect Heritage Review 2010 Assessment and Relevant Criteria

Of heritage value as an example of houses built at 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 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

My 2015 Recommendation

It is recommended that this place be retained in the Schedule of Local Heritage Places. I also added that it is a good example of a small suburban police station of the time.

The Minister's Comments

Recommend the **REMOVAL** of this place as the property was not contained within the consultation version of the DPA. It is considered inappropriate to heritage list properties without first consulting with the owners.

Discussion

This is absurd. The building was proposed to be listed by the 2010 Prospect 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 owner of the property objected to its removal, arguing for the retention of the building in the local heritage Schedule. The objection said 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 objection considerably raised the building's heritage value above the level suggested by the consultants. 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.

The absurdity comes from the Minister's statement that, "It is considered inappropriate to heritage list properties without first consulting the owners." In this case it was the owner who suggested it be included in the Schedule. If the place is removed for the reason proposed by the Minister, it will become an example of bureaucratic nonsense that the public will laugh at for years.

Recommendation

This place should be retained in the Schedule of Local Heritage Places, as the Minister has not said anything that queries its heritage significance, and his comments on process are simply wrong.

City of Prospect Local Heritage Places DPA 2015

Property

16 Prospect Road
Fitzroy



16 Prospect Road from southeast

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

My 2015 Recommendation

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.

The Minister's Comments

Recommend the **REMOVAL** of this place from the Local Heritage List. Although considered a nice, large house, it is unclear what makes this place significant over other larger houses in the area, and of specific importance to 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*.

Discussion

The Minister's comments refer to a "nice, large house". The building is in fact a fine example of an upmarket Inter-War house, and the fact that it could be built with such a generous setting as late as 1938 says a lot about the slow development of Prospect and the continuing availability of land in the inner metropolitan suburbs a hundred years after settlement. Again the Minister refers to "thresholds", without any explanation of what those are.

Recommendation

This place should be retained in the Schedule of Local Heritage Places, as the Minister's comments do not seriously question its local heritage value.

City of Prospect Local Heritage Places DPA 2015

Property

54 Prospect Road
Prospect



54 Prospect Road from east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the Description name to read 'Former shop/dwelling' instead of 'Shop'; and the Extent of Listing to read: '*External form, materials and detailing of the c 1900 shop, including parapet, and house front, excluding any later additions and alterations*'; and to **delete** criterion (c). It was considered that although the place has been altered over time and is now used as an office, and that there are factual inaccuracies within the heritage survey, fundamentally it is still legible as a former shop/house. It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is therefore worthy of heritage listing. It was agreed amendments to the description and extent of listing are required to provide clarity. However, it was considered that there was insufficient evidence to demonstrate that the place has played an important role in the lives of local residents, and thus it does not meet the threshold of criterion (c) of Section 23(4) of the *Development Act 1993*.

Discussion

I agree with the Minister's overall recommendation, although I fail to see why it is necessary to fiddle with the details of the description and criteria.

Recommendation

This place should be retained in the Schedule of Local Heritage Places.

City of Prospect Local Heritage Places DPA 2015

Property

58 Prospect Road
Prospect



58 Prospect Road from east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **REMOVAL** of this place from the Local Heritage List. Although considered a nice house, it is unclear what makes this place significant over other houses in the area, and of specific importance to 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*.

Discussion

The Minister's comments refer to a "nice house". The 2010 Prospect Heritage Review makes it very clear "what makes this place significant over other houses in the area, and of specific importance to Prospect". It is in its own right a good example of an asymmetrically-fronted stone masonry house of the early twentieth century, and an acceptable candidate for local heritage listing under criterion (d) alone. In addition, it demonstrates that in earlier decades, Prospect Road had a residential component which it has now almost entirely lost, and should be retained for that reason. Again the Minister refers to "thresholds", without any explanation of what those are.

Recommendation

This place should be retained in the Schedule of Local Heritage Places.

City of Prospect Local Heritage Places DPA 2015

Property

122 Prospect Road
Prospect



122 Prospect Road from east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the Description name to read 'Shop/dwelling' instead of 'Shop'; and to **delete** criterion (c). It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is worthy of heritage listing. However, it was considered that although the shop has provided ongoing service to the community, there is no evidence to suggest that it has played an *important* part in the lives of local residents, and therefore does not meet the threshold of criterion (c) of Section 23(4) of the *Development Act 1993*. It was also considered that the description should be amended to provide clarity.

Discussion

I agree with the Minister's overall recommendation, although I fail to see why it is necessary to fiddle with the details of the description and criteria.

Recommendation

This place should be retained in the Schedule of Local Heritage Places.

City of Prospect Local Heritage Places DPA 2015

Property

8 Rose Street
Prospect



8 Rose Street from south-east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **REMOVAL** of this place from the Local Heritage List. It was considered to be one of a cluster of similar places on the street which collectively contribute to the character of the area, but 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*.

Discussion

I agree with the Minister's overall recommendation, although not for the same reasons. This is NOT "one of a cluster of similar places which collectively contribute to the character of the area", and that was NOT the assessment of the 2010 Prospect Heritage Review. Those are the Minister's words, no-one else's. Apart from its red brick construction, it is in fact quite distinctive in appearance from its neighbours. My reasons were that the house's facade has been altered, reducing its aesthetic value, and I didn't agree that Mr Poole of the Savings Bank met criterion (e).

Recommendation

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

City of Prospect Local Heritage Places DPA 2015

Property

4 Salisbury Terrace
Collinswood



4 Salisbury Terrace from south

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **REMOVAL** of this place from the Local Heritage List as it was considered that additions and alterations has compromised the heritage integrity of the property and that it does not meet the identified criteria under Section 23(4) of the *Development Act 1993*.

Discussion

I agree with the Minister's overall recommendation, although I don't think alterations and additions are the issue. In my 2015 assessment I said "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."

Recommendation

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

City of Prospect Local Heritage Places DPA 2015

Property

10 Toronto Street
Ovingham



10 Toronto Street from north-east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **REMOVAL** of this place from the Local Heritage List. It was considered to be significantly damaged making rehabilitation difficult and costly.

Discussion

I agree with the Minister's overall recommendation, although not for the same reasons. The judgement that the house is "significantly damaged making rehabilitation costly and difficult" has nothing to do with heritage assessment, and has no foundation in the Act. My own 2015 assessment was that the house had been altered to the point where its aesthetic and historical values were largely lost.

Recommendation

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

Attachment

City of Prospect Local Heritage Places DPA 2015

Property

82a-82b Prospect Road
Prospect



82a-82b Prospect Road from north-east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the property address to '82 Prospect Road, Prospect'; amend the Description name to read 'former shops/dwelling' instead of 'Shops'; and to **delete** criterion (c). It was considered that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is worthy of heritage listing. It was agreed amendment of the description is required to provide clarity, and amendment of the address to reflect Council/valuation records. However, it was considered that there was insufficient evidence to demonstrate that the place has played an important role in the lives of local residents, and thus it does not meet the threshold of criterion (c) of Section 23(4) of the *Development Act 1993*.

Discussion

I agree with the Minister's overall recommendation, although I fail to see why it is necessary to fiddle with the details of the description and criteria.

Recommendation

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

City of Prospect Local Heritage Places DPA 2015

Property

83 Prospect Road
Prospect



83 Prospect Road from south-west

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the listing to **delete** criterion (f). Although the place is a large building on a corner site, this in itself does not warrant listing as a 'notable landmark' under criteria (f) of Section 23(4) of the *Development Act 1993*.

Discussion

The Minister has supported the retention of this place in the schedule, and I agree with that. The proposal to apply criterion (f) "it is a notable landmark in the area" was not in the Prospect Heritage Review, but was added at my suggestion in 2015. I consider that a large building, one of the few in Prospect in formal Classical style, two-storeyed in a precinct which is overwhelmingly single-storeyed, on a prominent site on an intersection, constitutes a landmark. However, I am satisfied with the Minister's response and will not argue.

Recommendation

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

City of Prospect Local Heritage Places DPA 2015

Property

93 Prospect Road
Prospect



93 Prospect Road from south-west

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **REMOVAL** of this place from the Local Heritage List. It has been significantly altered and insufficient justification has been provided to demonstrate that the place meets the thresholds of the identified criteria of Section 23(4) of the *Development Act 1993*.

Discussion

This building underwent significant alteration and refurbishment between the 2010 assessment and its entry in the Schedule of Local Heritage Places, and it no longer meets the criteria. I agree with the Minister's recommendation.

Recommendation

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

Attachment

City of Prospect Local Heritage Places DPA 2015

Property

97-97a Prospect Road
Prospect



97-97a Prospect Road from west

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the listing to **delete** criterion (c). It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is therefore worthy of heritage listing. However, it was considered that although the shops have provided ongoing service to the community, there is no evidence to suggest that they have played an *important* part in the lives of local residents, and therefore do not meet the threshold of criterion (c) of Section 23(4) of the *Development Act 1993*.

Discussion

I agree with the Minister's overall recommendation, although I fail to see why it is necessary to fiddle with the details of the criteria.

Recommendation

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

City of Prospect Local Heritage Places DPA 2015

Property

142 Prospect Road
Prospect



142 Prospect Road from east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the listing to **delete** criterion (c). It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is worthy of heritage listing. However, it was considered that although the shops have provided ongoing service to the community, there is no evidence to suggest that they have played an *important* part in the lives of local residents, and therefore do not meet the threshold of criterion (c) of Section 23(4) of the *Development Act 1993*.

Discussion

I agree with the Minister's overall recommendation, although I fail to see why it is necessary to fiddle with the details of the criteria.

Recommendation

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

City of Prospect Local Heritage Places DPA 2015

Property

176 Prospect Road
Prospect



176 Prospect Road from south-east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the Description name to read 'Shop/dwelling' instead of 'Shop and dwelling'; and to **delete** criterion (c). A majority agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is worthy of heritage listing. However, it was considered that although the shop has provided ongoing service to the community, there is no evidence to suggest that it has played an *important* part in the lives of local residents, and therefore does not meet the threshold of criterion (c) of Section 23(4) of the *Development Act 1993*. It was also considered that the description should be amended to provide clarity.

Discussion

I agree with the Minister's overall recommendation, although I fail to see why it is necessary to fiddle with the details of the description and criteria.

Recommendation

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

City of Prospect Local Heritage Places DPA 2015

Property

180 Prospect Road
Prospect



180 Prospect Road from east

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

My 2015 Recommendation

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

The Minister's Comments

Recommend the **RETENTION** of this place on the Local Heritage List and **AMENDMENT** of the listing to **delete** criterion (c). It was agreed that the place demonstrates the establishment of Prospect Road as a commercial strip in the 1920s, and is therefore worthy of heritage listing. However, it was considered that although the shop has provided ongoing service to the community, there is no evidence to suggest that it has played an *important* part in the lives of local residents, and therefore does not meet the threshold of criterion (c) of Section 23(4) of the *Development Act 1993*.

Discussion

I agree with the Minister's overall recommendation, although I fail to see why it is necessary to fiddle with the details of the criteria.

Recommendation

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

Attachment 3 – Proposed Policy Amendments to Historic (Conservation) Zone Policy Areas DPA

Table: Council staff responses to Minister's directions

Historic (Conservation) Zone	Council response
<p>PDC4 DPTI feedback: To remove some text to align it with SAPPL</p>	<p>Council response: Amendment will remove the intended link of traditional fencing with period and style of dwelling. Acknowledge that some dwellings will not be contributory and therefore the second part of the sentence is also important. Amend wording, but keep the dual purpose covering contributory and non-contributory sites.</p> <p><i>(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</i></p>
<p>PDC6 DPTI feedback: To remove some text to align it with SAPPL</p>	<p>Council response: The reason for the terminology 'a built form of historical character' was to cover those places that are not being identified anymore as contributory items (eg within new and expanding policy areas). If this is too ambiguous then Council's preference is to insert '<u>Local Heritage Place or contributory item</u>' instead of the amendment proposed. LHP is defined and therefore is not ambiguous.</p>
<p>PDC9 DPTI feedback: Amend wording of policy</p>	<p>Council response: Amend DPTI wording, as follows <i>On sites of <u>2000 square metres or more</u> and within-comprising supported accommodation facilities, higher density development and non-residential activities <u>larger scaled development and complementary small scaled non-residential activities</u> may be appropriate, provided the development is designed to be sympathetic to the heritage values <u>desired character</u> of the area.</i></p> <p>'Higher density development' is ambiguous and not clearly defined in relation to supported accommodation within the zone. Most non-residential land uses are non-complying within the zone and therefore should amend the non-complying section to include 'except for supported accommodation' for 'consulting room', 'indoor recreation centre', 'office', 'shop or group of shops').</p>

<p>PDC10 DPTI feedback: Support intent but amended to remove ambiguous wording</p>	<p>Council response: Accept amendment</p>
<p>PDC11 DPTI feedback: Support intent but amended to remove ambiguous wording</p>	<p>Council response: Accept amendment</p>
<p>PDC14 DPTI feedback: Delete zone as it does not have a desired character statement</p>	<p>Council response: Accept amendment</p>
<p>Non-complying Development DPTI feedback: Acknowledge Council changes to allow greater flexibility for land division, but recommend that it be deleted as it is too restrictive and should be based on merit.</p>	<p>Council response: If land division requirement is removed, then need to strengthen desired character statements within policy areas. All policy area should include the following statement: <i>Subdivision and amalgamation of allotments is appropriate where it reinforces the original subdivision pattern.</i></p>
<p>Policy Areas</p>	<p>Council response</p>
<p>PDC4 DPTI feedback: Maximum site coverage and including outbuildings etc is too restrictive and difficult to apply on smaller allotments. PDCs 2 and 5 adequately cover this issue.</p>	<p>Council response: Its removal is not supported as it is an important policy to maintain the Desired Character Statements within the policy areas. For example, to provide substantial gardens, landscaping and large setbacks. PDCs 2&5 do not adequately cover this issue. For example, in Fitzroy Terrace Policy Area 75sqm of private open space equates to 9% of the minimum site area and minimum setbacks equates to 22% leaving almost 70% that is potentially available to accommodate built form.</p> <p>Council proposes the following compromise, including:</p> <ul style="list-style-type: none"> - No site coverage (Little Adelaide, North Ovingham & Whinham) - Maintain existing/proposed site coverage and upper level built form requirement (Fitzroy, Martin & Flora @40%), (Prospect Lanes, Highbury, Ballville @ 50%) - Amend site coverage and maintain upper level built form requirement (Clifton form 40 to 50%, Medindie from 50% for 1 storey and 40% for 2 storeys to 40%).