

Development Plan Amendment

By the Council

City of Unley

**Local Heritage Places
Development Plan Amendment**

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

July 2013

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Document History & Status

Version No	Description	Author(s)	Heritage Review	Approved	Date
1.0	DRAFT for Council consideration	DB	PB	DL	2/07/2013

1.0 Introduction

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

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

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

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

2.0 Consultation

2.1 Consultation Process

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

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

- (a) Mr David Pisoni MP
- (b) Hon Stephanie Key MP

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

The consultation period ran from **31 January 2013 to 3 April 2013**.

Concurrent with release for public consultation, the DPA was granted interim effect for 12 months until the 31 January 2014. This makes the DPA effective to avoid development that may compromise proposals before the list of places is finalised.

2.2 Public Notification

Notices were published in the 'The Advertiser' on the 31 January 2013, the Government Gazette on the 31 January 2013 and the Eastern Courier Messenger on the 5 February 2013.

Letters, together with a copy of explanatory fact sheets and copy of evaluation sheet for the local heritage place, were sent to owners (at their nominated address) and occupiers of all affected properties on the 29 January 2013.

Letters were sent to 39 government agencies, 5 adjoining Councils and 10 associations (business and community).

The DPA documents were also on display at Council's Civic Office and libraries (Unley and Goodwood).

The DPA documents, explanatory fact sheets and background studies, were available on Councils web-site. There were 109 site visits and 185 document downloads.

A signed copy of the DPA (and interim effect) was forwarded by the Department of Planning Transport and Infrastructure on 23 January 2013.

3.0 Public and Agency Submissions

3.1 Public Submissions – Key Issues

One hundred and six (106) public submissions, including late submissions, were received.

Key issues raised in the submissions are discussed further below:

3.1.1 Selection of Local Heritage Places

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

The City of Unley carries out periodic reviews of the Development Plan as required by Section 30 of the *Development Act 1993*. The results of the review in 2003 identified, among other things, a need to conduct a review of heritage sites and areas.

As a result, two investigations were initiated in 2005:

- *Unley Urban Morphology Study (Residential Character & Heritage Definition) 2005* – URS and Ruan Consulting
- *Unley Corridors and Centres Study (Main Corridors and Centres Function, Character and Urban Design Review) 2005* – Ruan Consulting

Between these studies a field survey of all the residential streets and main road corridors of the City was undertaken to record areas history, character patterns and the key morphology attributes of all the buildings. The studies primarily support rezoning of areas for conservation, but also as part of the studies, potential heritage places were identified from review of the surveys of the buildings by specialist team member heritage architects from Alexander Wilkinson Design and Weidenhofer Architects.

Through the studies it was identified around 70% of the building stock in the City is original to the initial historical suburban development. Much of this has, and is desired to be, encompassed in Historic Conservation or Streetscape Character Zones to maintain the qualities of the areas and their building attributes. However, in these areas, and others, there are properties that are of particularly notable quality, incorporate unique features, are associated with the history of the area or illustrate past customs or ways of life that warrant specific heritage identification.

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

- (a) *it displays historical, economic or social themes that are of importance to the local area*
– eg buildings of early village settlements, new subdivisions, industrial/commercial activities*
- (b) *it represents customs or ways of life that are characteristic of the local area*
– eg buildings of social value or create the sense of place like churches, corner shops and commercial premises before the motor vehicle, sporting facilities*
- (c) *it has played an important part in the lives of local residents*
- eg buildings that from the basis of community structure like schools, hotels, institutes, hospitals, churches*
- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*
- eg buildings that are particularly characteristic or ‘typical’ of the conditions or materials of an area like local stone, styles of design/era, designs by significant local architects/builders*

- (e) *it is associated with a notable local personality or event*
- eg buildings associated with people or events of early local settlement like monuments, cemeteries, shops, factories, residences of those notable in politics, arts, sport, business*
- (f) *it is a notable landmark in the area*
- eg visually prominent/large buildings and significant reference points like monuments*
- (g) *in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area*
– there are no designated heritage trees.

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

A list of potential heritage places was identified from the *Urban Morphology Study* (138) and from the *Corridors and Centres Study* (47).

These were reviewed as part of the investigations initiated in 2006, and updated through to 2012, leading to the:

- *Unley Heritage Research Study 2006-2012*

Through the process of the *Unley Heritage Research Study* a few further places were identified that may have had potential heritage value, eg corner shops.

The potential heritage places were researched and evaluated to arrive at the proposed list.

The first draft DPA was submitted in December 2010. The Department of Planning Transport and Infrastructure (DPTI) reviewed and queried a number of proposed places. The City of Unley reviewed these and a revised draft DPA, removing some places, was submitted in June 2011. Coincidentally, while DPTI assessed the revised draft DPA, the South Australian Heritage Council proposed to add the stone lining of Brownhill Creek in Orphanage Park to the State Heritage Register. In the end the process of review supported local rather than state significance and Council resolved to include the stone lining in the DPA in September 2011. Following resolution of further issues with the DPTI Heritage Database mapping, the final draft DPA was submitted in July 2012.

Ultimately, from the combined list of potential heritage places, 154 were considered to warrant Local Heritage Place status.

The existing 158 Local Heritage Places were also reviewed, and 146 were considered to still warrant Local Heritage Place status, with 12 proposed to be removed.

This resulted in the final list of 300 proposed Local Heritage Places in the draft DPA released in January 2013.

3.1.2 Strategic Context and Development Potential

The City of Unley vision aims to ensure sensitive conservation of the intrinsic character of the established residential suburbs of the city, and the complementary traditional high street urban villages, and focus required growth in suitable areas. This supports the State Government directions for growth from *The 30-Year Plan for Greater Adelaide*.

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

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

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

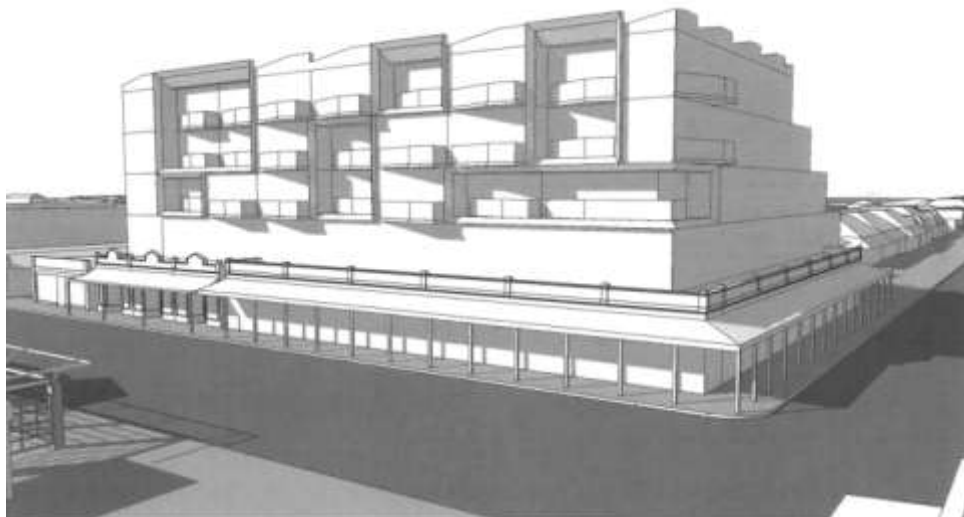
Area/Corridor	Total Properties	Local Heritage Places (LHP)		Draft LHP DPA				
		Existing	%	A Retained	B Potential	C Proposed	A+C Total	% of total properties
Anzac Highway	77	3	3.9	3	3	2	5	6.5%
Greenhill Road	278	4	1.4	4	3	2	6	2.2%
Goodwood Road	347	14	4.0	13	18	7	20	5.8%
King William Road	440	11	2.5	10	14	10	20	4.5%
Unley Road	481	20	4.2	19	15	13	32	6.7%
Fullarton Road	497	1	0.2	1	2	1	2	0.4%
Glen Osmond Road	276	3	1.1	3	3	3	6	2.2%
Residential	16,200	102	0.6	93	125	116	209	1.3%
Total	18,596	158	0.8	146	183	154	300	1.6%

In the majority of cases the development opportunity is not unduly compromised, eg character areas where site size and building siting and form needs to be maintained similar to that which exists or the heritage building is suitably located and adaptable to accommodate envisaged development, eg reasonable ability for rear additions and alterations to an existing dwelling. Generally there will not be development potential implications, nor impact on the enjoyment and value of the property.

There are cases, more notably commercial premises and/or identified growth areas, where the heritage building may compromise the achievement of the desired strategic development outcome outlined by applicable policy. There can be limitations imposed by the adaptability or expandability of the heritage building or its siting compromising the space for new development, ie building located in the middle of a large allotment.

There is the situation though, where the heritage place is adjacent to the street, ie traditional parapet façade shop fronts. In this case the development potential may be generally able to be achieved by inserting a new development respectfully slightly setback from the street and the primary building façade, and possibly rising from there above the heritage elements. This maintains the presence, integrity, quality and irreplaceable detail and features of the traditional streetscape shop fronts and external form with contemporary development in behind (and above).

An illustration of such an example is provided below:



In some case the visible external form may encompass the roof, eg along the side street elevation. Sensitive additions and alterations would still be possible but may be more restricted by needing further setback and/or innovative design solutions that maintain the essential form.

It is also the case that many of these heritage properties constitute small sites with relatively optimised floor areas covering much of the site. This represents more floor area than could be achieved with contemporary development given the required provision for on-site parking. Larger sites may have area to the rear but on-site parking requirements will still be the main limit on commercial floor area.

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

There could be cases where the development potential is severely compromised and the strategic development advantages may necessarily outweigh the specific heritage merit for desired and beneficial long-term future development outcomes. In these cases a judgement on the balance of merit between the desired strategic outcome and heritage merit for the future needs to be made.

3.1.3 Description of Place of Heritage Value

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

A Description of Place of Heritage Value is associated with each place listed in Table Un/4 of the Unley (City) Development Plan. In addition, Principle Development Control 196 of the Unley (City) Development Plan further clarifies the typical extent of the heritage value of a listed Local Heritage Place, including:

- the original elements and features of the identified building, and excludes later additions or alterations
- only the exterior parts and key features, principally those visible to the street, and excludes the rear elevation and internal features unless otherwise specifically identified
- only the main identified building, unless other elements are identified like fences, outbuildings etc.

The current Descriptions of Place of Heritage Value in Table Un/4 of the Unley (City) Development Plan are generally appropriate with the focus is on maintaining the original external form, materials and associated detail, as viewed from the public street. The terminology used could be slightly revised for consistent and simpler language in accord with the independent review in Attachment F.

3.1.4 Development Implications

The designation of a building as a Local Heritage Place can pose implications from the additional level of controls in relation to development control and assessment.

The additional controls are aimed at ensuring appropriate conservation of the heritage place, and proposed development in this vain should not be unduly delayed through the Development Application process. Other normal development is subject to the typical controls that any such development would be assessed against.

In addition to development on the heritage place site complementing its heritage integrity, adjacent sites development needs to have regard to its attributes and be sensitive to complementing them, ie not build too close or too large to compromise aspect.

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

Development Control

In relation to designated heritage places there is a level of additional planning development controls, most notably demolition, painting and fences, as outlined in the summary below:

What types of activities are controlled? Overview of activities that require Development Plan consent: activities that are controlled ✓ activities that are not controlled ✗	State Heritage		Local Heritage	
	PLACES control can also extend to areas around the Place	AREAS every place in a State Heritage Area is a State Heritage Place	PLACES	HISTORIC (CONSERVATION) ZONES/ POLICY AREAS
Minor changes of land use	✓	✓	✗	✗
includes minor uses incidental to approved use, e.g. home activity, keeping domestic animals, parking of domestic vehicles	✓	✓	✓	✗
Replacement of an existing building	✓	✓	✓	✗
with one the same, or substantially the same, in appearance and location				
Demolition	✓	✓	✓	✓
			(unless noted as a non-valued part)	(unless noted as a non-valued part)
Painting	✓	✓	✓	✗
			(unless already painted and similar colour used)	
Minor outbuildings/alterations	✓	✓	✓	✗
e.g. sheds <10m ² in area and <2.5m high, windmills/aerials <10m high, small swimming pools, spas, retaining walls <1m high, small water tanks, pergolas				
Fences	✓	✓	✓	✓
			(unless setback beyond front wall)	(unless setback beyond front wall)
Work within a building.	✓	✓	✓	✗
repair, maintenance, internal alterations/demolition				
Minor installations	✓	✓	✗	✗
e.g. air conditioning units, roof fans, exhaust fans			(unless visible from public street)	
Minor advertising displays	✓	✓	✗	✗
e.g. traffic control, within a building, a warning/directive sign in relation blocks of flats, approved footpath signs (ie size, illumination, lettering, colours)				
Minor Council works	✓	✓	✗	✗
e.g. drain laying, road works, recreation area, playground equipment, street furniture				
Any other work affecting heritage values	✓	✓	✓	✗

Note: the above information is representative only. For specific detail on controls and regulations please consult the relevant Development Plan and legislation (ie *Development Act 1993 and Regulations, Heritage Act 1993* along with any Heritage Agreements that may apply to a State Heritage Place).

Development Assessment

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

The Development Plan policy recognises the constraints that can be imposed by heritage buildings with Objective 58 promoting the appropriate use, or re-use, of an identified Heritage Place to assist in its refurbishment, and maintenance, and the enhancement and promotion of its heritage value.

The Development Plan policy recognises that heritage buildings may be in poor condition or deteriorate over time to possibly be rendered structurally unsound for retention and upgrading. Refer to PDC 187 below. Demolition is not prohibited and a process through development assessment is made available in relation to demolition being warranted if the building becomes structurally unsafe or so unsound as to be unreasonably economically rehabilitated.

The flexible use of heritage buildings is particularly relevant for commercial properties and necessary upgrades to contemporary access, fire and disability standards and business practices, eg retail display etc. Variations to policy interpretation may be considered to recognise unusual or difficult constraints created by the conservation of the building, whilst the intent, desired character and amenity of the building and locality, and fundamental operational and safety criteria, are not unduly compromised.

The proposed Corridors DPA (Greenhill and Unley Roads) includes additional policy that

- provides a discount for on-site parking requirements for appropriate use of a heritage building in the proposed Urban Corridor Zone
- acknowledges multi-storey additions compatible with the heritage value may occur with suitable design solutions in the Heritage Places Principles of Development Control (SAPPL module) – see below.

The assessment of proposed development, in relation to the heritage component, is subject to the following provisions extracted from the Unley (City) Development Plan.

UNLEY (CITY) DEVELOPMENT PLAN

BUILT HERITAGE POLICY (EXTRACT)

Conservation and Heritage

OBJECTIVES

Objective 54: *The conservation, preservation, or enhancement, of scenically attractive areas, including land adjoining water or scenic routes.*

Objective 55: *The preservation of buildings or sites of architectural, historical, or scientific, interest.*

Objective 56: *The conservation of State and Local Heritage Places, and their setting.*

Objective 57: *Development of, or affecting, an identified Heritage Place complementing and conserving its heritage value.*

Objective 58: *Appropriate use, or re-use, of an identified Heritage Place assisting in its refurbishment, and maintenance, and the enhancement and promotion of its heritage value.*

Objective 59: *Complementary development that responds to the predominant streetscape attributes and context of its locality, and makes a positive contribution to the desired character as identified in the respective zone policy areas and precincts.*

PRINCIPLES OF DEVELOPMENT CONTROL

Heritage Places

186 The “Description of Place of Value” of a Local Heritage Place applies to:

- (a) all exterior parts of the original portion of the building including exterior walls; roofing and chimneys; verandahs and balconies, including balustrade and lacework; doors and windows and their frames; and also original materials and finishes; as well as any original fencing; and
- (b) excludes the interior of such buildings and the rear elevation, as well as outbuildings and ancillary structures unless otherwise specifically identified for that Place.

187 A Heritage Place should not be demolished in whole or in part, unless:

- (a) that portion to be demolished or removed is excluded from the Description of Place of Value;
or
- (b) where the building, or that part to be demolished or removed, is structurally unsafe or so unsound as to be unreasonably economically rehabilitated.

188 Development should:

- (a) retain a Heritage Place and conserve, enhance and reinforce the heritage value of the Place; and
- (b) conserve the street presentation, setting and prominence of the Place;
- (c) locate additions, alterations and improvements primarily to the rear, and in any event so as to avoid detriment to the original fabric and characteristic features of the Place; and
- (d) design any additions, alterations and improvements in a distinctive manner to form a discrete and identifiable building element that nonetheless respects and complements the original building, and its associated form and features and streetscape presence, and makes a positive contribution to the desired character.

189 Development of a Heritage Place should retain, respect and enhance those elements contributing to its heritage value, including:

- (a) its principal facades, including important publicly visible aspects of the Place;
- (b) characteristic design features and detailing (such as roofing, verandahs, and iconic ornamentation) associated with its period of construction and architectural style;
- (c) original building fabric including unpainted plaster, brickwork, stonework, or other masonry; and
- (d) site features and conditions affecting its streetscape presence including its fencing, garden features and driveway access features.

190 Original front fencing and gates should be retained, restored whenever reasonably practicable to do so or reinstated so as to define private gardens and the public space as was traditionally created. New and replacement fencing and gates should reflect the features and details characteristic of the associated building’s period of construction, and its architectural style and scale. In this respect:

- (a) on narrow-fronted dwelling sites of up to 16 metres in street frontage - low and essentially open-style fencing, including picket or crimped wire or decorative mesh, with or without hedging, up to 1.2 metres in height; or
- (b) on dwelling sites in excess of 16 metres street frontage - low and essentially open-style fencing as in (a), but may also include a masonry pier and plinth (palisade style) fence with wide decorative open sections of up to 1.8 metres in total height.

191 Advertisements and signage, where positioned on a Heritage Place, should:

- (a) be placed only on a building approved for, or already used for, non-residential or community use; and
- (b) be positioned in a manner traditionally and historically associated with such buildings, in particular on dedicated street-fronting elements of parapets and wall panels, below the verandah or awning on the street-fronting window(s), or on, or hung under, verandah fascias or on infill end panels, of verandahs or awnings; and
- (c) involve primarily, traditional sign-written format and not comprise neon or flashing lights nor internally lit signs;

(d) not conceal or obstruct historical detailing, nor project beyond the silhouette or skyline of the Place; and

(e) not overwhelm or detract from the Place.

192 *The division of land containing a Heritage Place or adjacent to such a place should only occur where the proposed allotment(s) are consistent in width with the predominant allotment pattern in the locality or that prescribed by the desired character. Further, all new allotments should:*

(a) not entail demolition of the Place nor pass through the Place other than for the purposes of a community plan of an approved, and substantially commenced, conversion of the Place; or

(b) be configured to ensure that the allotment containing the Place should include the whole of its curtilage and all attributes of its “Description of Place of Value” as defined (refer Table Un/3 and Table Un/4) as well as additional land area for the purposes of conserving and enhancing its valued site features and its setting; or

(c) where abutting the Place, be of an overall size and proportions to satisfactorily accommodate a future building(s) and associated site works so as not to intrude upon, nor diminish the setting or streetscape presence of the Place.

Multi-storey Additions (per Corridors Vitalisation DPA)

XX Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:

- (a) extending into the existing roof space or to the rear of the building
- (b) retaining the elements that contribute to the building’s heritage value
- (c) distinguishing between the existing and new portion of the building
- (d) stepping in parts of the building that are taller than the front facade.

In addition there is further related existing policy affecting development in relation to Heritage Places in Residential Zones as follows.

FORM OF DEVELOPMENT POLICY (EXTRACT)

PRINCIPLES OF DEVELOPMENT CONTROL

Non-residential Development in Residential Zones

15 *The alteration of, or addition to, an existing building used or intended to be used in whole or in part for non-residential purposes on its existing site may be appropriate where the use enhances the form and setting of the building which is a designated Heritage Place, contributory item or a building on a valued site (located in the Residential Historic (Conservation) Zone and Residential Streetscape (Built Form) Zone, respectively) and where such works supports the retention, conservation and refurbishment of that Place, item or building.*

Conservation Fund

To assist owners with the conservation of heritage places a specific City of Unley Conservation Fund is able to be accessed. Up to a 50% and \$5,000 subsidy is available for approved conservation treatments that maintain the integrity and condition of the heritage building.

The services of a specialist Heritage Adviser are also available to provide advice on conservation measures, building design, fencing, colours etc.

3.1.5 *Objections to Listing*

Sixty (60) submissions raised an objection to being listed. Others raised queries about details or supported the listing.

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

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

3.2 **Agency Submissions – Key Issues**

Six (6) responses were received from agencies.

Key issues raised in the responses are summarised as follows:

3.2.1 *Strategic Plan*

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

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

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

3.2.2 *Aboriginal Heritage*

The Department of Premier and Cabinet, Aboriginal Affairs & Reconciliation Division, although not mandatory, seeks to have Aboriginal heritage addressed within the Development Plan.

Aboriginal heritage is beyond the scope of this DPA. Only one example is registered, a historic/scarred tree site (in Heywood Park, Northgate Street, Unley Park). While the register is not a comprehensive record, previous Council investigations have not revealed any further notable examples.

In any event, all Aboriginal sites are protected by the Aboriginal Heritage Act 1988 and require approval of the Minister for Aboriginal Affairs before being interfered with in any way. A referral process is available for Aboriginal heritage sites before any ground disturbing activities or major projects are initiated.

3.2.3 *Housing SA - Department for Communities and Social Inclusion*

The Department of Communities and Social Inclusion - Housing SA sought review of the proposed heritage listing of two properties they own, namely:

- 43-45 Charles Street, Forestville (two attached dwellings)
- 2 Lily Street, Goodwood (former Goodwood Technical College)

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

3.3 Review of Submissions and Public Meeting

Copies of all submissions were made available for public review from 5 April 2013 to 17 April 2013 at the Council offices.

Thirty one (31) of those making submissions requested to be heard, and therefore a public meeting was held on the 17 April 2013 before the Development Strategy and Policy Committee (Council delegate). Twenty eight (28) confirmed their attendance before the meeting and thirty (30) people ultimately presented to the Committee.

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

4.0 Additional Matters and Investigations

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

- 4.1 The sixty (60) submissions that raised an objection to being listed were further investigated and recommendations reviewed.

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

5.0 Timeframe Report

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

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

- (a) Resolution by DPTI of initial SA Heritage Database mapping and subsequent issues
- (b) Review of proposed listings by DPTI and Council response to those queried
- (c) DPA location maps edited by Council to accord with final list of Places
- (d) Extension of time for SCPA Report due to resourcing (priority for Inner Metro Rim Corridor Vitalisation DPA – Greenhill and Unley Roads)

6.0 CEO's Certification

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

7.0 Summary of Recommended Changes to the Amendment following Consultation

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

Sub # ¹	Att F Pg # ²	Property proposed for listing	Heritage Review	Strategic Context	Amend DPA
8	-	89 Greenhill Road Wayville	Demolished with approval	Not applicable	Delete from Listing
9	81	314 Young Street Wayville	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
10	85	120-124a Goodwood Road Goodwood	Design merit and meets criteria	Reasonable development potential	Retain listing
14	-	3 Wilgena Avenue Myrtle Bank	Demolished with approval	Not applicable	Delete from Listing
15	91	4 Malcolm Street Millswood (E)	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
18	95	41-43 Unley Road Parkside	Design merit and meets criteria	Reasonable development potential	Retain listing
20	101	209 Unley Road Unley	Design merit and meets criteria	Reasonable development potential	Retain listing
22	107	310 and 310A Glen Osmond Road Fullarton	Insufficient merit remaining	Not applicable	Delete from Listing
25	111	127-129 Goodwood Road Goodwood	Design merit and meets criteria	Reasonable development potential	Retain listing
29	115	364 Fullarton Road Fullarton	Design merit and meets criteria	Development potential unduly compromised	Delete from Listing
31	119	109-111 King William Road Unley	Some merit but insufficient integrity	Reasonable development potential	Delete from listing
32	125	186 Fisher Street Malvern	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing (fence altered)
40	131	39 Florence Street Fullarton	Design merit and meet criteria	Reasonable development potential	Retain listing
44	139	1 Rose Terrace Wayville	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing
45	143	158 Cross Road Malvern	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing
48	147	15 Rose Terrace Wayville	Insufficient merit to meet criteria	Reasonable upgrading opportunity available	Delete from listing
51	153	66-70 King William Road Goodwood	Design merit and meets criteria	Reasonable development potential	Retain listing
53	157	38 Anzac Highway Everard Park	Design merit and meet criteria	Development potential unduly compromised	Delete from listing
55	161	142 Glen Osmond Road Parkside (E)	Design merit and meet criteria	Reasonable development potential	Retain listing
56	167	38-40 Mary Street Unley	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing

Sub # ¹	Att F Pg # ²	Property proposed for listing	Heritage Review	Strategic Context	Amend DPA
57	171	149 King William Road Unley	New building that should not be listed	Not applicable	Delete from listing
58	175	147 King William Road Unley	Insufficient merit and not included in list	Not applicable	Not in list
59	179	40 Austral Terrace Malvern	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing
61	183	23 Wattle Street Fullarton	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing
62	187	16 Victoria Avenue Unley Park (E)	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing
64	191	28 Salisbury Street Unley	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
65	195	163a-164 Greenhill Road Parkside (E)	Design merit and meets criteria	Reasonable development potential	Retain listing
66	199	52 Eton Street Malvern	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing
67	203	28 Porter Street Parkside	Insufficient merit to meet criteria	Reasonable upgrading opportunity available	Delete from listing
68	207	21 Wattle Street Fullarton	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing
69	213	113-119 King William Road Unley	Design merit and meet criteria	Reasonable development potential	Retain listing
70	217	12 Omar Place Unley Park	Design merit and meet criteria	Reasonable upgrading opportunity available	Retain listing
71 & 100	223	2 Simpson Parade Wayville	Insufficient merit to meet criteria	Reasonable upgrading opportunity available	Delete from listing
72	229	298 Young Street Wayville	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
73	233	14b Victoria Avenue Unley Park	Insufficient merit to meet criteria	Reasonable upgrading opportunity available	Delete from listing
75	237	1 & 1A Newman Street Forestville	Merit for shop but not dwelling	Reasonable upgrading opportunity available	Retain listing (excl dwelling)
76	243	69 King William Road Unley	Design merit and meets criteria	Reasonable development potential	Retain listing
77	247	18 Bartley Crescent Wayville	Design merit and meets criteria	Not a strategic development site	Retain listing
78	253	80 Northgate Street Unley Park	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
79	257	8 Palmerston Road Unley	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
81	263	26 Porter Street Parkside	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
82	267	86 Glen Osmond Road Parkside	Design merit and meets criteria	Reasonable development potential	Retain listing
85 & 94	271	137-141 & 143-153 Unley Road Unley	Design merit and meets criteria	Reasonable development potential	Retain listing
86	281	28-30 King William Road Wayville (E)	Design merit and meets criteria	Reasonable development potential	Retain listing

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Sub # ¹	Att F Pg # ²	Property proposed for listing	Heritage Review	Strategic Context	Amend DPA
87	287	10 Eurilpa Avenue Everard Park	Insufficient merit to meet criteria	Development potential unduly compromised	Delete from Listing
88	293	84 Fisher Street Fullarton (E)	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
89 & 91	297	296 Young Street Wayville	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing (excl. fence)
90	301	81 King William Road Goodwood	Design merit and meets criteria	Development potential unduly compromised	Delete from Listing
92	305	105-109 Unley Road Unley	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
93	311	19-31 Duthy Street Unley	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
95	315	3 Eva Street Millswood	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
96 & 97	319	130-132 King William Road Goodwood	Design merit and meets criteria	Reasonable development potential	Retain listing
98	323	67 Unley Road Unley	Design merit and meets criteria	Reasonable development potential	Retain listing
99	327	40 Anzac Highway Everard Park	Design merit and meets criteria	Development potential unduly compromised	Delete from Listing
103	331	189 Unley Road Unley	Design merit and meets criteria	Reasonable development potential	Retain listing
104	335	20 Commercial Road Hyde Park	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing (excl. fence)
105	339	204 Cross Road Unley Park	Insufficient merit to meet criteria	Reasonable upgrading opportunity available	Delete from Listing
106a	343	152 Young Street Parkside	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
106b	349	5 Liston Street Parkside	Insufficient merit to meet criteria	Reasonable upgrading opportunity available	Delete from Listing
A6	353	43-45 Charles Street Forestville	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
A6	357	2 Lily Street Goodwood	Design merit and meets criteria	Reasonable upgrading opportunity available	Retain listing
-	363	167-167A Unley Road Unley	Insufficient merit left to meet criteria	Reasonable development potential	Delete from Listing
-	-	182 Fisher Street Malvern	Meets criteria but noted fence replaced	Reasonable upgrading opportunity available	Retain listing (excl. fence)

¹ – Sub # = Public Submission Number

² – Att F Pg # = Attachment F 'Additional Matters and Investigations' Page Number

E – Existing Local Heritage Place since 1996

A6 – Agency submission

Attachment A – Summary and Response to Public Submissions

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

No	Name	Property	Submission Summary	Comment	DPA Amendment
1	P Tyson	36 Marlborough Street, Malvern	Support (proposed Local Heritage Place) <ul style="list-style-type: none"> ▪ An excellent program, highly commended 	Noted	Nil
2	B and K Moyes	34 Commercial Road, Hyde Park	Support but qualified (proposed Local Heritage Place) <ul style="list-style-type: none"> ▪ One of a group of three large dwellings which should all be included as otherwise isolated listing and historical value diminished ▪ Heritage status poses limitations and implications for future modifications, colour schemes and land division etc ▪ What assistance is provided to owners to maintain properties ▪ Dwelling additions and improvements have recently been undertaken ▪ Need to review investigations in respect to our property and add the information below; <ul style="list-style-type: none"> - The existing front fence stone wall was constructed in 1986 using stone procured from a local house demolition. A deep reinforced concrete footing is visible in some locations. The “wrought iron” is actually cast aluminium - The verandah around the bay window was a 20th century addition. The property previously had two separate return verandahs, one on the south and east and one on the west. The western verandah had red brick nosing but this has now been replaced with new slate nosing as part of the recent modifications listed above 	Noted <ul style="list-style-type: none"> ▪ Only this property was recommended for consideration of heritage listing – refer 3.1.1 ▪ Refer to Attachment F and detailed review which concluded heritage listing justified ▪ Conservation Fund grants up to 50% and \$5,000 ▪ Additions and improvements are appropriate ▪ Assessment Sheet updated 	Nil
3	R Knol	2/153 Unley Road, Unley	Support (proposed Local Heritage Place) <ul style="list-style-type: none"> ▪ No comment provided 	Noted <ul style="list-style-type: none"> ▪ Business tenant indicating merit in form and heritage of premises 	Nil

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Attachment A — Summary and Response to Public Submissions

No	Name	Property	Submission Summary	Comment	DPA Amendment
4	A Petersen	154 Young Street, Parkside	Support (proposed Local Heritage Place) <ul style="list-style-type: none"> Appreciate the heritage character of the dwelling New housing should be built in similar character and architectural features Character in Parkside should be maintained 	Noted	Nil
5	H Herriman	55 Commercial Road, Hyde Park	Support (proposed Local Heritage Place) and Identified Error <ul style="list-style-type: none"> Property description requires amendment The section of the house constructed in the 19th Century comprises four single storey rooms in an east west direction located on the southern boundary of the property The main original room and adjacent truncated passage way entrance are visible from the street As your records will show the second storey and north-south wing were constructed by myself in 1991 	Noted <ul style="list-style-type: none"> Listing refers to original 1865 house and later 19th century extensions, but excludes any later additions and alterations 	Revise 'Description of Place of Value' to clarify extent of listing
6	N Bower	19 Railway Terrace, South Goodwood	Support (existing Local Heritage Place to be retained) <ul style="list-style-type: none"> No comments provided. 	Noted	Nil
7	R Maurovic	54 Park Street, Hyde Park	Identified Error (proposed Local Heritage Place) <ul style="list-style-type: none"> The Property in fact was purchased by Kurt Otto Silz and not Kurt Otto Dilz Bullnose verandah not attached until after 1930 	Noted <ul style="list-style-type: none"> Assessment Sheet corrected 	Nil
8	A Davies Resthaven	89 Greenhill Road, Wayville	Identified Error (proposed Local Heritage Place) <ul style="list-style-type: none"> Brick building demolished in September 2012 per DA 152/2012 approved on 2 March 2012 	Noted <ul style="list-style-type: none"> Legitimately demolished - requires removal from list 	Remove listing from table Un/4
9	A Mclinden & A Aitken	314 Young Street, Wayville	Object (proposed Local Heritage Place) <ul style="list-style-type: none"> Oppose heritage listing, as it will cause a problem when it comes to selling Heritage listed homes have restrictions on them which are not appealing to potential buyers We would like to see the heritage listing removed 	Noted <ul style="list-style-type: none"> Value remains for what property offers Refer to Section 3.1.5 and Conservation Fund assistance Refer to Attachment F and detailed review which concluded heritage listing justified 	Nil
10	C Kabacznik	124A Goodwood Road, Goodwood	Support (proposed Local Heritage Place) <ul style="list-style-type: none"> The outside shop façade meets the criteria, but the inside of shops have been heavily renovated Do not support interior as part of the listing 	Noted <ul style="list-style-type: none"> Listing only relates to exterior, as interior not specified - Refer to Section 3.1.5 	Nil

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Attachment A — Summary and Response to Public Submissions

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<ul style="list-style-type: none"> Only support DPA, if all existing signs can remain 	<ul style="list-style-type: none"> Existing signs not affected, but replacement or new signs to accord Refer to Attachment F and detailed review which concluded heritage listing justified 	
11	M. Doddridge and F Cameroon	14 Victoria Avenue, Unley	<p>Identified Error (existing Local Heritage Place to be retained)</p> <ul style="list-style-type: none"> Property and fence are listed but fence should not be, as it is not original and does not contain any wrought iron The wrought iron has been replaced with brush 	<p>Noted</p> <p>Fence is not original and should be removed from list</p> <ul style="list-style-type: none"> Assessment Sheet updated 	Remove fence from 'Description of Place of Value' in Table Un/4
12	R Oke	13/242 Cross Road, Kings Park	<p>Support (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> No comments provided 	Noted	Nil
13	George Manolakos	105-107 Young Street, Parkside	<p>Support (existing Local Heritage Place to be retained)</p> <ul style="list-style-type: none"> No comments provided. 	Noted	Nil
14	J Dunn	3 Wilgena Avenue, Myrtle Bank	<p>Identified Error (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> Dwelling demolished in September 2012, and new dwelling currently being built, per DA approval 	<p>Noted</p> <ul style="list-style-type: none"> Demolition per approved DA 494/2012 in July 2012 	Remove listing from Table Un/4
15	S Carapetis	5/4 Malcolm Street, Millswood	<p>Object (existing Local Heritage Place)</p> <ul style="list-style-type: none"> Do not wish property to be heritage listed 	<p>Noted</p> <ul style="list-style-type: none"> No reasons given Refer to Attachment F and detailed review which concluded heritage listing justified 	Nil
16	I Harmstorf	20 Albert Street , Goodwood	<p>Support (Proposed Local Heritage Place)</p> <ul style="list-style-type: none"> No comments provided 	Noted	Nil
17	V Sanssten	19 Simpson Parade, Goodwood	<p>Support (existing Local Heritage Place)</p> <ul style="list-style-type: none"> No comments provided 	Noted	Nil
18	G Artini	41-43 Unley Road, Parkside	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> No comments provided 	<p>Noted</p> <ul style="list-style-type: none"> No reasons given Refer to Attachment F and detailed review which concluded heritage listing justified 	Nil
19	N Cooter	50 Eton Street, Malvern	<p>Support (existing Local Heritage Place)</p> <ul style="list-style-type: none"> No comments provided 	Noted	Nil

City of Unley
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 Attachment A — Summary and Response to Public Submissions

No	Name	Property	Submission Summary	Comment	DPA Amendment
20	T Franzon (Cremorne Hotel)	209 Unley Road, Unley	Object (proposed Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted <ul style="list-style-type: none"> No reasons provided Refer to Attachment F and detailed review which concluded heritage listing justified 	Nil
21	D Hill	74 Northgate Street, Unley Park	Identified Error (proposed Local Heritage Place) <ul style="list-style-type: none"> Council should be consistent with advice and restore original fence at 74A Fence at 74 is now heritage listed, however the exact same fence was approved for demolition at 74A and since demolished. How can this happen if it is local heritage ? 	Noted <ul style="list-style-type: none"> Cannot restore to original and demolition approved Demolition per DA 252/2008 was complying and had to be approved (15 April 2008). Historic Conservation Zoning and designation of fence was not in effect until November 2008 	Nil
22	C Grauwelman	310 and 310A Glen Osmond Road, Fullarton	Object and Identified Error (proposed Local Heritage Place) <ul style="list-style-type: none"> It is noted that the site visit was carried out in 2010. There has been major development since then The property is no longer a group of shops The roof has changed significantly; there are no brick pattern tiles (painted or otherwise) There are no timber windows or double entry doors There is almost no original detailing remaining 	Noted <ul style="list-style-type: none"> Alterations and large second storey additions undertaken per DA 14/2009 (approved 11 May 2009) Refer to Attachment F and detailed review which concluded insufficient heritage merit remains to justify listing 	Remove listing from table Un/4
23	D Duke	40 Wood Street, Unley Park	Support and Identified Error (proposed Local Heritage Place) <ul style="list-style-type: none"> According to the Unley Museum the house was built in 1914 This is also substantiated by a recent study done by Briget Jolley on Bungalows in Unley Park which was exhibited at the Unley Museum 	Noted <ul style="list-style-type: none"> Additional research confirmed construction in 1914 Assessment Sheet updated 	Nil
24	J McBride	23 Fisher Street, Myrtle Bank	Support and Identified Error <ul style="list-style-type: none"> The house was built in 1926 by AJ McBride The McBride family were prominent in the early history of SA The dwelling has played significant cultural and heritage importance to the state of SA 	Noted <ul style="list-style-type: none"> Additional research information contributed to review Assessment Sheet updated 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
25	A Stabelos, A Stabelos & L Christiansen	127-129 Goodwood Road, Goodwood	Object (proposed Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted <ul style="list-style-type: none"> No reasons given Refer to Attachment F and detailed review which concluded heritage listing justified 	Nil
26	K & L Kottaridis	22A Ferguson Avenue, Myrtle Bank	Support (existing Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted	Nil
27	A Casey	37 Orchard Avenue, Everard Park	Identified Error (existing Local Heritage Place) <ul style="list-style-type: none"> The heritage survey contains two significant errors. 'slate roof with terracotta ridge tiles' – in 2008 the roof was entirely replaced with colorbond. The previous roof was in fact asbestos tiles, some of which were damaged when the air conditioner was installed in 2002 (by previous owners). Roof leaked badly in 2007/2008 'walls have pressed stone finish' - walls are stone on corners with remainder made of concrete blocks 	Noted <ul style="list-style-type: none"> Additional information and property reviewed and Assessment Sheet updated Heritage merit remains and justifies continued listing 	Nil
28	G Bennett	81 Northgate Street, Unley Park	<ul style="list-style-type: none"> No specific comments to the listing of the property are documented. 	Noted <ul style="list-style-type: none"> Concerned about works to adjoining property which are being monitored 	Nil
29	E Oliver	364 Fullarton Road, Fullarton	Object and Identified Error (proposed Local Heritage Place) <ul style="list-style-type: none"> Understand first owner was a Mr Maller (brewer) Building seriously dilapidated and structurally failing with numerous 10 cm wide cracks in several rooms, front verandah dropped over 15 cm No capacity or resources to undertake any maintenance or repair Development potential for units, in accord with zoning and strategy for Fullarton Road, severely compromised 	Noted <ul style="list-style-type: none"> No evidence of this in historic record Visual inspection by Building Officer indicated <i>'the (poor) condition of this dwelling is not unusual or unduly significant and it would not be unreasonably economical to rehabilitate the structure as it is at present'</i> Refer to Attachment F and detailed review which concluded albeit there was heritage merit the strategic context does not justify listing 	Remove from list in Table Un/4
30	T Harris	100 Young Street, Parkside	Identified Error (existing Local Heritage Place) <ul style="list-style-type: none"> Extensive additions and alterations in 2008 to hall at rear and removal of non-original sandstone 	Noted <ul style="list-style-type: none"> Sympathetic improvements maintaining the buildings heritage 	Nil

City of Unley
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Attachment A — Summary and Response to Public Submissions

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>porch, and to church internally</p> <ul style="list-style-type: none"> The heritage survey references the 'catholic faith' when it is meant to be the 'Baptist faith' 	<p>integrity</p> <ul style="list-style-type: none"> Assessment Sheet corrected 	
31	M Foord	109-111 King William Road, Unley	<p>Object and Identified Error (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> Purchased property in 1984 and shortly after remodelled the timber shop fronts, quoin work and added a new parapet wall above 109 Development sympathetic to character but listing misguided as very little is original and could be confusing to the general public 	<p>Noted</p> <ul style="list-style-type: none"> Alterations are sympathetic but very little original building fabric remains. Assessment Sheet corrected Refer to Attachment F and detailed review which concluded some merit but insufficient to justify listing 	Remove from list in Table Un/4
32	S Seymour-Smith	186 Fisher Street, Malvern	<p>Object and Identified Error (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> The fence pillars have been replaced, finials copied, brick plinth reworked and iron gates to driveway removed The roof has been replaced with galvanised iron 	<p>Noted (one of a group of four similar dwellings)</p> <ul style="list-style-type: none"> Original fence cast iron palisade, wicket gate and iron posts and low brick plinth remain Roof material appropriate 	Revise 'Description of Place of Value' to '.. including <u>the original elements of the front fence.</u> '
33	D Thornton-Wakeford	5 St Ann's Place, Parkside	<p>Identified Error (existing Local Heritage Place)</p> <ul style="list-style-type: none"> The heritage survey refers to the Methodist faith, whereas this should be the Anglican faith 	<p>Noted</p> <ul style="list-style-type: none"> Assessment Sheet corrected 	Nil
34	A Anderson	178 Goodwood Road, Millswood	<p>Support (existing Local Heritage Place)</p> <ul style="list-style-type: none"> Concerned with the cost of maintaining heritage integrity externally due to significant cracking of walls, with footings of that period proven insufficient to prevent cracking At public meeting, supported front and sides being heritage listed but not the rear wall as it is dilapidated and future development would be restricted 	<p>Noted (Also see 63)</p> <ul style="list-style-type: none"> Minor movement and cracking inherent with older buildings – Council Conversation Fund grants available for conservation works Refer to 3.1.4 and 3.1.5 and particularly Development Plan PDC 186 (b) which excludes rear walls 	Nil
35	Anonymous	62 Thomas Street, Unley	<p>Support (existing Local Heritage Place to be removed)</p> <ul style="list-style-type: none"> House is not considered a heritage place; it is a very ordinary common house needing lots of maintenance 	<p>Noted</p> <ul style="list-style-type: none"> Review concluded building did not have sufficient heritage merit and is proposed to be removed from list as part of DPA 	Nil
36	J Schmidt (St John Ambulance)	85 Edmund Avenue, Unley	<p>Support (existing Local Heritage Place)</p> <ul style="list-style-type: none"> No comments provided 	Noted	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
37	P Sloan	202-202A Fisher Street, Malvern	Support (existing Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted	Nil
38	J and C Mills	24 Essex Street North, Goodwood	Support (proposed Local Heritage Place) <ul style="list-style-type: none"> Is there a plaque for the fence or anything? 	Noted <ul style="list-style-type: none"> Currently no in-situ recognition scheme exists 	Nil
39	B Ritherdon	1A Gilbert Street, Goodwood	Support (proposed Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted	Nil
40	Maj G Jones (Divisional Secretary, The Salvation Army, Southern Division)	39 Florence Street, Fullarton	Object and Identified Error (proposed Local Heritage Place) <ul style="list-style-type: none"> The information provided in the documentation is incorrect in that the building was not built as a girl's home for The Salvation Army but was purchased from a local resident. It has been used as a girls home in the past, but has had other uses, and is currently being used as a headquarters for The Salvation Army in South Australia. It has been significantly altered over the years More modern purpose built houses occupy the main frontage to Florence Street and the vista of the significantly altered building is limited We therefore object to the listing 	Noted <ul style="list-style-type: none"> Additional research undertaken and Assessment Sheet updated to confirm house built in 1896, bought by The Salvation Army in 1912 and used a girls' home until the 1970s Integrity of form of house is still intact despite alterations and new development in front Refer to Attachment F and detailed review which concluded heritage listing justified 	Nil
41	Anonymous	310 Young Street, Wayville	Support (existing Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted	Nil
42	J and J Fargher	10 George Street, Parkside	Support (existing Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted	Nil
43	Anonymous	66 Northgate Street, Unley Park	Support (proposed Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted	Nil
44	D Chrichton	1 Rose Terrace, Wayville	Object (proposed Local Heritage Place) <ul style="list-style-type: none"> It has not played an important part in the lives of local residents It is not associated with a notable local personality or event It is not a notable landmark in the area It does not display aesthetic merit to the local area as Council has permitted a 3 storey commercial 	Noted <ul style="list-style-type: none"> Refer to Attachment F and detailed review which concluded heritage listing justified Merit is in respect to place itself. Development opposite is in Office 3 	Nil

City of Unley
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 Attachment A — Summary and Response to Public Submissions

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>building opposite and the destruction of a bluestone villa to accommodate that construction</p> <ul style="list-style-type: none"> The building is not original; it has structural issues which I believe are due to local bores in the area Modern dwellings surround the building on one side and at the rear. It will be out of character with the street which is commercial/residential 	<p>Zone and appropriate</p> <ul style="list-style-type: none"> Building exhibits distinctive original features Refer to Attachment F and detailed review which concluded heritage listing justified 	
45	J Schulz (DASH Architects)	158 Cross Road, Malvern	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> The subject property was constructed in 1888 and is of similar style and significance to many properties that are located in the adjacent RHC Zone and has had major renovations However the majority of properties are not listed as local heritage items in the RHC Zone and instead are referred to as 'Contributory Items' The property's level of ornamentation and integrity is no greater to those in the adjacent zone- the only difference is that it is two storey The heritage survey fails to explain how the subject property is of any greater significance to the local area than those listed as Contributory items in the adjacent Residential Historic Conservation Zone 	<p>Noted</p> <ul style="list-style-type: none"> Noted RHCZ is an area control whereas where sufficient merit may be listed as individual places Original assessment and independent review conclude there is merit and meets criteria Refer to Attachment F and detailed review which concluded some merit but insufficient to justify listing 	Nil
46	I Scobie (Art Projects Australia)	12 King William Road, Wayville	<p>Support (existing Local Heritage Place)</p> <ul style="list-style-type: none"> No comments provided 	Noted	Nil
47	M Holden	7/30 Kenilworth Road, Parkside	<p>Support (existing Local Heritage Place)</p> <ul style="list-style-type: none"> Agree property fulfils listing criteria a-d However, corner shop is not being well maintained in terms of its exterior by the current owners 	<p>Noted</p> <ul style="list-style-type: none"> Noted Maintenance is not obligated but Conservation Fund aims to promote 	Nil
48	M Cooper	15 Rose Terrace, Wayville	<p>Object and Identified Error (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> Whilst committed to preserving worthwhile heritage buildings, object to paying the substantial costs of obtaining approval, for even small cosmetic changes and maybe having to modify reasonable plans, to gain the consent of an unreal conservation official The house was mutilated in the 1970's, so it is no 	<ul style="list-style-type: none"> Noted Objective is to maintain heritage integrity, and additional controls imposed, but endeavour to accommodate contemporary use and needs Refer to Attachment F and further 	Remove from list in Table Un/4

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>longer an example of the classic original return verandah dwelling</p> <ul style="list-style-type: none"> ▪ The box bay was a later addition, not part of the original building ▪ Substantial investment in restoring and improving the home, means it is worth at least 3 to 4 times more as a dwelling compared to site value ▪ Current legislation would make it impossible to demolish or alter number 15, without Council planning permission, so the building preservation is guaranteed ▪ Many people, myself included, do not want to deal with the pettiness, all too often found in conservation officials. This therefore depresses the saleability of the property ▪ Tens and thousands of dollars would need to be invested to gain approvals for renovations 	<p>detailed review which concluded heritage listing is not justified</p> <ul style="list-style-type: none"> ▪ Originally built as a shop and dwelling with box bay added later ▪ Value would support retention ▪ Residential Streetscape (Built Form) Zone requires demolition approval but poor condition or an appropriate replacement can justify demolition ▪ Refer to above ▪ Refer to above 	
49	L Haynes	9 James Street, Clarence Park	<p>Support (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ No comments provided 	Noted	Nil
50	H Neufing	23 Fisher Street, Myrtle Bank	<p>Support (existing Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ No comments provided 	Noted	Nil
51	G. Kalivas and O. Kalivas	66-70 King William Road, Goodwood	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Strongly disagree with proposal ▪ Property represents primary source of income and any restrictions to improve or develop this would limit current and future earnings ▪ Purchased property approximately 50 years ago as an investment and source of income for retirement ▪ Now self-funded retirees and this proposal severely threatens our future livelihood 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ Income continues on basis of current property improvements ▪ Refer to Attachment F and detailed review which concluded heritage listing justified and potential for upgrades 	Nil
52	D & A Hartman	13 Frew Street, Fullarton	<p>Support (existing Local Heritage Place) and Identified Error</p> <ul style="list-style-type: none"> ▪ Description of the house is inaccurate - front door does not have a fan light and the verandah is not bull-nose ▪ Extent of Listing unclear 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Further research undertaken and Assessment Sheet corrected ▪ Description of Place of Value clarified 	<p>Revise 'Description of Place of Value' to '. . . detailing of the <u>L-shaped</u> c1860s-70s house.'</p>

City of Unley
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 Attachment A — Summary and Response to Public Submissions

No	Name	Property	Submission Summary	Comment	DPA Amendment
53	J Gilles	38 Anzac Highway, Everard Park	<p>Object (Local Heritage Place)</p> <ul style="list-style-type: none"> Property is not considered to meet any of the criteria of S 23(4) of the Development Act Property is part of a deceased estate Beneficiaries of the estate include the Flinders Medical Centre, Cardiology Department 	<p>Noted</p> <ul style="list-style-type: none"> Refer to Attachment F and further detailed review which concluded heritage listing is not justified Property value is not part of consideration for heritage listing 	Remove listing from Table Un/4
54	R Freeman (on behalf of Church of the Trinity)	318 Goodwood Road, Clarence Park	<p>Support (existing Local Heritage Place) and Identified Error</p> <ul style="list-style-type: none"> Reference to 'Anglican' Church in Assessment Sheet should be modified to 'Methodist' 	<p>Noted</p> <ul style="list-style-type: none"> Assessment Sheet corrected 	Nil
55	W Pinkerton (K&D Holdings PL on behalf Fountain Inn Hotel)	142 Glen Osmond Road, Parkside	<p>Object (existing Local Heritage Place)</p> <ul style="list-style-type: none"> Appreciate listing criteria against (a), (c), (d) and (f) and the extent of heritage listing applies only to the "external form, materials and detailing of the c1870 two storey building" some of which is in poor repair Concerned with the future of the hotel industry and wonder to what extent the current heritage status will limit or restrict future development of the site 	<p>Noted</p> <ul style="list-style-type: none"> Council Conservation Fund is available for grants to help support conservation building works Refer to Attachment F and further detailed review which concluded heritage listing is justified 	Nil
56	A Treloar	38-40 Mary Street, Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> Property does not meet any of the heritage criteria (Section 23(4)) to be identified Building is strata titled with both owners spending many thousands of dollars on underpinning, crack repairs, painting etc, at own cost Foundations only bluestone and rubble, cement grout in poor condition, brick walls collapsing, metal ties are breaking Unit 1 window is not timber framed but replaced by metal framed window Unit 2 have replaced side walls, windows and door due to their condition Chimney is in need of repair/ replacement/ dismantling. Is Council going to pay for this? 	<p>Noted</p> <ul style="list-style-type: none"> Refer to Attachment F and further detailed review which concluded heritage listing is justified Effort and cost appreciated and sympathetic improvements made maintain integrity Council Conservation Fund is available for grants to help support conservation building works 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
57	L Michos	149 King William Road, Unley	<p>Identified Error (existing Local Heritage Place)</p> <ul style="list-style-type: none"> The property was built in 1998 and has no heritage significance There are no remains of any kind which relate to the blacksmith shop Please remove from register 	<p>Noted</p> <ul style="list-style-type: none"> Original building replaced with new one per DA 326/98 Refer to Attachment F which concludes no heritage merit 	Remove listing from Table Un/4
58	L Michos	147 King William Road, Unley	<p>Support (existing Local Heritage Place to be removed)</p> <ul style="list-style-type: none"> Property is not in its original state with some false stone pressed metal cladding at the front The property has been rebuilt and reclad and the front verandah rebuilt 	<p>Noted</p> <ul style="list-style-type: none"> Refer to Attachment F which confirmed insufficient heritage merit and removal from the list 	Nil
59	N Dunford	40 Austral Terrace, Malvern	<p>Object (proposed Local Heritage Place) and Identified Error</p> <ul style="list-style-type: none"> The heritage assessment is flawed and fails to explain how the subject property satisfies the heritage criteria The house was in fact built in 1896, is entirely typical of villas constructed in that period, and is not an Edwardian residence An independent heritage expert's confirms that 40 Austral Terrace, Malvern is a common Victorian villa without any individual attributes that would support it to be listed None of the previous owners have been important persons in the context of Unley's historical development The heritage survey mentions '<i>elaborately carved eaves brackets and other decorative mouldings</i>' these heritage details were mass produced and as such are evident in many properties in Adelaide 40 Austral Terrace is a place that contributes to the generally consistent streetscape character of the spacious Unley and Malvern Trimmer Estate Policy Area within the larger Residential Historic Conservation Zone, however this does not warrant the subject property to be listed as a local heritage place 	<p>Noted</p> <ul style="list-style-type: none"> Design merit and historic integrity were concluded to meet criteria Noted Original assessment and independent review conclude there is merit and meets criteria Noted and not a suggested criterion Evident design features of note Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	Nil

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60	I B and T Trevorrow	37 Austral Terrace Malvern	Support (proposed Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted	Nil
61	M and P Dunstan for B Dunstan	23 Wattle Street, Fullarton	Object (proposed Local Heritage Place) and Identified Error <ul style="list-style-type: none"> The subject property is not unique and locally there is more detailed and more structurally sound examples of this period of property nearby Inconsistencies in the listing; <ul style="list-style-type: none"> The verandah is no longer encircling as it has been removed from east face of house. Remaining verandah floors are painted concrete no longer timber No verandah trim or lace remains Turned timber posts have been damaged by termites and cross supports are no longer in place The property requires significant maintenance including a new roof and large cracks to be plastered The works will be very costly and the property is likely to become so structurally unsound that it not economically reasonable to maintain Considered this is reasonable grounds to have the item removed from the local heritage listing 	Noted <ul style="list-style-type: none"> Design merit and historic integrity were concluded to meet criteria Sufficient integrity remains and improvements to maintain property may be necessary Conservation work to maintain the original integrity is supported by Conservation Fund grants Structural condition and warrant for demolition can be assessed as part of a Development Application Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	Nil
62	E Lawrence	16 Victoria Avenue, Unley Park	Object (existing Local Heritage Place) <ul style="list-style-type: none"> No comments provided 	Noted <ul style="list-style-type: none"> Refer to Attachment F and further detailed review which concluded heritage listing is justified 	Nil
63	K Headley	180a Goodwood Road, Millswood	Object in part (proposed Local Heritage Place) <ul style="list-style-type: none"> Building is Art Déco and comprises three townhouses (also 178 & 180) Agree that the front of the overall building is of significance to the history of our local heritage, and therefore agree that this should be heritage listed The back of the building is built of brick and concrete, with the concrete is in a very poor state, and should be free of heritage listing so that it can 	Noted (Also see 34) <ul style="list-style-type: none"> Refer to 3.1.4 and 3.1.5 and particularly Development Plan PDC 186 (b) which excludes rear walls 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>be altered and maintained as best suits without heritage restrictions</p> <ul style="list-style-type: none"> At public meeting, supported front being heritage listed but requested side wall (to Cranbrook Avenue) be exempted from listing 	<ul style="list-style-type: none"> Side wall to 180a fronts Cranbrook Avenue and forms an important street perspective and part of the heritage integrity of the building. Accordingly it needs to remain part of listing 	
64	K Main	28 Salisbury Street, Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> It is unclear from the heritage survey, what the key historic parts of the dwelling are - the history and description notes original timber joinery (is this the verandah trellising?) along with its symmetrical form and associated architectural elements reflecting the design, details and building materials in use at the time The extent of listing includes the external form, materials and detailing of the 1896 house which, is noted, as not limited to the street fronting portion only Do not wish any listing of the Salisbury Street frontage of the dwelling but particularly not the backyard/laneway frontage of the property To this end, any listing which encapsulates in any way the setting and context of the residence in regards to the rear yard area is opposed 	<p>Noted</p> <ul style="list-style-type: none"> As per extent of listing it includes the original external form, materials and details – the verandah trellising is a particular feature The external form would encompass what is visible from the street including main sides and roof Non-original and obscured remote rear area, and specifically the rear wall, is excluded (refer to 3.1.4 and 3.1.5) and particularly Development Plan PDC 186 (b). There is no need to change extent of listing 	Nil
65	Connor Holmes and DASH Architects (on behalf Australian Education Union)	163a-164 Greenhill Road, Parkside	<p>Object (existing Local Heritage Place)</p> <ul style="list-style-type: none"> Firstly the proposed amendments to the original heritage listing are commended However the reasons for the property to be heritage listed are not valid and as such, the property should not be listed The property is referred to as ‘infill’ development. Infill development is random and frequent throughout Adelaide and does not justify the property as being worthy of local heritage listing as the heritage survey fails to point out why this development is important to the Unley area 	<p>Noted</p> <ul style="list-style-type: none"> Noted Design merit and historic integrity were concluded to meet criteria – listed since 1996 Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	Nil

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No	Name	Property	Submission Summary	Comment	DPA Amendment
			<ul style="list-style-type: none"> Noted that survey highlights the property to be Georgian Revival Style, however it fails to specify why this style is important to the City of Unley Georgian Revival style is not specific to Unley and was common to many areas in Adelaide The property is not unique to Unley nor is it of specific importance 		
66	C Prodea	52 Eton Street, Malvern	<p>Object (proposed Local Heritage Place) and Identified Error</p> <ul style="list-style-type: none"> The front fence was built 40 years ago from cast iron and should not be listed The overall appearance of this structure has changed significantly with the colour scheme of the current owners and a large brick addition on the Rugby Street side not being original. The property should not be listed Strongly object to the intrusion of this government/Council imposing controls on private properties without adequate compensation It is very disappointing to see that 'economic loss' was not included in the issues valid to the assessment criteria 	<p>Noted</p> <ul style="list-style-type: none"> Refer to Attachment F and detailed review which concluded sufficient merit to justify listing of dwelling. Design merit and original integrity maintained. Fence to be excluded Conservation Fund provides grants for conservation works Noted 	<p>Revise 'Description of Place of Value' to exclude front fence</p>
67	L Greenslade	28 Porter Street, Parkside	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> Unclear why this property is listed and not others It is noted that 5 corner houses have been chosen to be listed on Porter Street, all having been shops in that era. This is over stating the significance of shops along this street and it is unnecessary to do so. One would be enough to list People should be allowed to move their house away from the street and develop their property in accordance with their creative desires The subject property has no outstanding heritage elements apart from the traditional shape and foundations of the building It is important to note that there are no photos of the dwelling taken in the earlier days – therefore there is no prototype to compare it to 	<p>Noted</p> <ul style="list-style-type: none"> More comprehensive surveys undertaken, refer to Section 3.1.1 and concluded maintain integrity and where meet criteria recommended for listing Range of planning and building controls apply for development complementary to its context Insufficient integrity remains to warrant heritage listing 	<p>Remove listing from Table Un/4</p>

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<ul style="list-style-type: none"> ▪ The original doors have gone; the window has been reduced in size. The front door is new. The floorboards are new. The roof has been replaced. The fence is new, as is the porch. The outside walls have been plastered over with render ▪ It is necessary that people receive funding from Council to maintain their heritage properties, otherwise the process becomes too expensive and the houses will be left to deteriorate (defeating the purpose of being a Local Heritage Place) ▪ Listings should be focused on Unley Road ▪ The property was not listed prior to this DPA, why has it been listed now ? 	<ul style="list-style-type: none"> ▪ Conservation Fund provides grants for conservation works of heritage properties ▪ Listed where appropriate ▪ Refer to Attachment F and detailed review which concluded insufficient merit to justify listing 	
68	P and K Foster	21 Wattle Street, Fullarton	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The subdivision of the land at 21 Wattle Street compromised forever the heritage value of the property ▪ Redevelopment of the dwelling occurred laterally east and west as a consequence of the subdivision, compromising the original architectural design of the dwelling; ▪ Front part of the house is built from Glen Osmond stone and the rear is built with brick, wood and tin ▪ The verandah (double return) has been restored in foundation by us but includes a wall, built prior to our acquiring the property. The wall is not an original feature ▪ Windows at the front of the house have been altered and replaced with aluminium frames ▪ Heritage listing is only reasonable if the repairs can be paid for and maintained over time ▪ Will Council pay for the repairs if people can't? ▪ The cost to maintain the originality of the dwelling is expensive and has not been maintained ▪ Council's offerings of support are manifestly inadequate and the Council has done nothing ▪ The property does not merit listing as a heritage 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Design merit and historic integrity were concluded to meet criteria ▪ Sufficient integrity remains and improvements to maintain and upgrade property are expected ▪ Conservation work to maintain the original integrity is supported by Conservation Fund grants ▪ Refer to Attachment F and detailed 	Nil

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No	Name	Property	Submission Summary	Comment	DPA Amendment
			property by Unley City Council	review which concluded sufficient merit to justify listing	
69	A Jeleascu	111-113 King William Road, Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Prior to the interim listing of the subject land, the building was not listed as a Contributory Place or state Local Heritage Place in the City of Unley Development Plan ▪ The property has been subject to a number of alteration and additions since the original construction of the shops and the fabric of the original built form has been significantly altered since the construction of the original buildings in 1910. This is reflected in the decision to only list the facade of the building and any later additions and alterations are excluded from the listing ▪ There are further examples within the immediate context that have equal if not greater merit and are equally representative of identical themes defining commercial development and progress in Unley ▪ How many Places does an authority require to represent a theme or pattern of development given its proximity to the concentrated retail cluster of King William Road? ▪ The proposed Local Heritage Place should not be included in the local heritage listing 	<p>Noted</p> <ul style="list-style-type: none"> ▪ More comprehensive surveys undertaken - refer to Section 3.1.1 ▪ Sufficient integrity remains and improvements to maintain and upgrade property are expected ▪ A number of properties that have maintained original integrity and meet criteria have been included ▪ See above ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	Nil
70	D Burton Williams Burton Architecture (on behalf M Joseph)	12 Omar Place, Unley Park	<p>Object (proposed Local Heritage Place)</p> <p>There are a number of details at the front of the house that clarification sought, specifically the following;</p> <ul style="list-style-type: none"> ▪ Inclusion or otherwise of the hexagonal “rotunda” extension to the verandah and whether it is an original feature of the 1910 house? ▪ Structure of the verandah (specifically posts etc) and whether these are original features. ▪ It should be noted that substantial additions have been made to the rear and side of the property since the original assessment report was written ▪ Upon clarification, advice will be sought from our 	<p>Noted</p> <ul style="list-style-type: none"> ▪ The design, location and detailing make it stylistically congruent and an integral part of the verandah ▪ Posts, and fascia, are the same as those on remainder of verandah ▪ Recent extensions have maintained the visual integrity of the original house 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
71	C Putland and SA Grieve	2 Simpson Parade, Wayville	<p>client as to whether to support the amendment</p> <p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The property does not display historical and social themes well, as the original land parcel on which the residences had been subdivided at least once; the house actually faces north and no longer retains its original frontage or allotment size and aspect ▪ The property does have some aesthetic merit, however the original frontage is now at the rear of the property ▪ The verandah facing Simpson Parade was added to the building in the 1980's, as was the dormer window above. The original configuration of doors and windows to this elevation has also been modified. ▪ The description in the Unley Heritage Research Study also identifies "elaborate cast iron detailing" as a feature of the dwelling, which is incorrect. ▪ The rear of the house is in fact the original front, which is at odds with provisions of the Development Plan seeking to retain, respect and enhance "important publicly visible aspects of the Place" (189 Place (a)), and "respect and complement the original building, and its associated form and features and streetscape presence" (188 item (d)) 	<ul style="list-style-type: none"> ▪ Above advice provided 30 May <p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded there is insufficient merit to justify listing 	Remove listing from Table Un/4
72	A Menadue	298 Young Street, Wayville	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The subject property is not unique with many neighbouring houses exhibiting similar building styles ▪ The property has never been used as anything other than a residence nor had any owners of historical significance ▪ The property merely represents a residence in the area that exhibits characteristics that can be found in a large number of the houses in the street and suburb 	<p>Noted</p> <ul style="list-style-type: none"> ▪ From comprehensive surveys, refer to Section 3.1.1, property considered to have significance ▪ Noted <p>Refer to Attachment F and detailed review which concluded sufficient merit to justify listing</p>	Nil

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			<ul style="list-style-type: none"> An addition has been added to the property which is visible from the street- altering the traditional fabric of the dwelling Mention has been made of the slate edging and tessellated tiles used on the front verandah but it is in poor condition and has had subsidence in areas 	<ul style="list-style-type: none"> Sufficient integrity remains and improvements to maintain and upgrade property are expected Conservation Fund provides grants for conservation works 	
73	T Baulderstone	14 B Victoria Avenue, Unley Park	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> A key criteria for listing is relationship to a 1920's-1930's Inter-War Bungalow but the house was designed and constructed in late 1953, early 1954 by our father Albert William Baulderstone and while it may be of similar style to the earlier period is not a true example requiring preservation The house, while generally structurally sound requires extensive re-modelling to make it suitable property in this location. Simply listing this property because it is an aesthetic looking building would require listing of the majority of the Unley Council area We do not consider that this property has aesthetic merit The property is currently for sale and this listing may have significant financial impact on the beneficiaries of this property We believe that the front fence is of an earlier period and as such have no objection to the separate listing of this structure 	<p>Noted</p> <ul style="list-style-type: none"> Refer to Attachment F and detailed review which confirmed later construction and simplified detail which leads to insufficient merit to justify listing More appropriately remains a Contributory Item to the character of the area Noted property under contract Heritage listing not warranted but dwelling and fence part of contribution to character of area 	Remove listing from Table Un/4
74	A & R Donaldson	6 Palmerston Road, Unley	<p>Support (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> Number 6 Palmerston Road satisfies section 23 (4) (a) (d) and this should be listed as a local heritage property The property is one of three sandstone villas built between 1909-1912 by T W Ingham's & Sons All three houses should be heritage listed Number 6 been associated with a notable local personality or event, Thomas Ingham was a master craftsman – the company was responsible for superb ornate plaster work in many of SA's finest 	<p>Noted</p> <ul style="list-style-type: none"> Note support and additional detail to history of subject property and three associated dwellings 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>buildings (Adelaide town hall)</p> <ul style="list-style-type: none"> ▪ Jane Ingham originally bought the dwelling and numbers 8 and 10 to showcase the company's plaster and cement products - The family lived at Number 6 Palmerston Road ▪ Number 6 was also the home of George Aubrey Jessup who was the registrar General of Deeds in South Australia from 1941 to 1961 ▪ It is noted that the Jessup's held the title of Number 6 until 1975 ▪ Number 6 was the first property built in 1909, then number 10, also built in 1909, and lastly number 8 built in 1912 ▪ Number 8 displays more of the characteristics of Federation detailing: timber fretwork on the verandah (removed, and hopefully to be replaced) and in the front hall (removed) and less ornate exterior embellishments ▪ Through the T W Ingham connection the three houses are a living story of historic, personal, family and business themes ▪ Strongly support listing of number 6 Palmerston Road as a Local Heritage Place ▪ Strongly also support the listing of numbers 8 and 10 Palmerston road Local Heritage Places to be equally as important ▪ Together the three houses tell a wonderful story of local history and the progression of architectural style that can only be truly conveyed by the continued retention of the three houses as a group 		
75	L Salomone	1 and 1A Newman Street, Forestville	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Shop component does tick some of the criteria to determine if a property is a Local Heritage Place ▪ However, recommend the residence be removed from the 'proposed local heritage listing' as the house has not retained its original detailing. In fact it had a 1940's front put on it and all current front fittings are contemporary 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted ▪ Some merit and features but extent of renovations, alterations and obscured position do not support dwelling being included. Sufficient heritage merit for shop 	<p>Revise 'Description of Place of Value' to include shop but exclude dwelling</p>

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76	T Love	69 King William Road, Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Noted constructed in 1908 but not considered to adequately fulfil the relevant Section 23(4) criteria to justify its Local Heritage listing ▪ Many of the noted attributes of the subject property are common to a large number of dwellings within the locality, in particular within the adjoining Residential Streetscape (Built Form) Zone ▪ However the vast majority of these places are not heritage listed and as such, are zoned as having desired historic character ▪ Historic character is notably different to local heritage items ▪ Historical character is not grounds for local heritage listing under Section 24(4) of the Development Act ▪ The property's early ownership is of little relevance to its consideration against the Development Act Section 23(4) criteria ▪ The dwelling is representative of the types of residences constructed in the City of Unley; however this is not sufficient grounds for Local Heritage listing in itself ▪ The heritage survey provides no discussion, nor substantiation, of how or why the visual characteristics of the subject Property display themes of importance to the local area ▪ Rather it simply notes the property is representative of its era of construction, which is acknowledged ▪ Acknowledged that the house does display aesthetic merit and design characteristics that are typical for its era of construction (namely the Edwardian/Federation period) but survey provides no discussion, nor substantiation, of how or why this fulfils this criterion ▪ It is noted that the verandah is not decorative but rather a relatively new verandah or simplified detail, albeit with traditionally derived portions ▪ There would be an increase level of bureaucratic 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Design merit and building integrity were concluded to meet criteria ▪ Adjoining zone represents a collective historic character reflected in the number of buildings ▪ Concept and criteria are distinct ▪ Heritage assessment has concluded sufficient criteria are meet ▪ Not a criteria listed as satisfied ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing ▪ Sufficient integrity remains and improvements to maintain and upgrade property are expected ▪ Acknowledged but not excessive – 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
			involvement for a heritage listed property	refer to 3.1.3	
77	Father T Gorpynyak (Ukrainian Catholic Church)	18 Batley Terrace, Wayville	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The parish community discussed the heritage listing and are not in favour of the Church property being listed as a Local Heritage Place ▪ It feels that any plans in the future could be restricted by the property being on such a list 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and further detailed review which concluded heritage listing is justified ▪ Discussions about planned disabled access upgrade indicated an appropriate solution is available 	Nil
78	R and V Milisits	80 Northgate Street, Unley Park	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ In the 2006-2012 survey emphasis has been placed on the environment (townscape character), as well as the significance of individual sites ▪ This subtle change has meant that in addition to being assessed individually, Places were now seen as part of a significant whole ▪ The establishment in the Development Plan of Historic (Conservation) Zones with Contributory Places was introduced, in part, to attempt to draw a distinction between townscape preservation and the identification of Local Heritage Places ▪ The building was assessed but not listed in 1997. It was included in a Historic (Conservation) Zone in 2008. Why has it changed? ▪ It questions why were buildings previously overlooked because they fell short when measured against the Criteria in Section 23(4) but included in Historic (Conservation) Zones as Contributory Items, then proposed for Local Heritage listing when they were already protected by being within the zone ▪ Further confusion has now been created by Council proposing previously overlooked properties, including Contributory Items, within Historic (Conservation) Zones, for Local Heritage listing ▪ The heritage listing attempts since have too often been characterised by error, such as erroneous identification; abstraction, tenuous or insignificant associations and; esoteric interest such as applying 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Places primarily derived by more comprehensive surveys, refer to Section 3.1.1, where property considered to have specific heritage significance ▪ Morphology Study a precursor to priority Historic Conservation and Streetscape Zones with specific places identified for further later heritage review 	Nil

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			<p>to parts of buildings or being just an example of a particular typology, or just being an old building in an attractive setting</p> <ul style="list-style-type: none"> ▪ There was a sense at the public meeting held by Council on April 17, 2013 that the Council was ‘scraping the bottom of the (heritage) barrel’ with many items on its list ▪ The subject building is an Inter-War style Bungalow built in the Inter-War period. The building was designed by J Firmin Jenkins FSAIA ▪ The building has a large gable facing Northgate Street over a verandah, supported by massive, tapered masonry piers with salt glazed brick details. Similar piers are used to form the front fence to Northgate Street ▪ A notable feature of the site is its vegetation and large mature trees ▪ The historical background statement would be more complete if it noted the building’s use as a popular Reception Centre for many years in the post-World War 2 period ▪ At best the dwelling could be described as a typical example of the style, but lacking in any distinction. It is certainly expansive, but not in the sense of being grand, but at the architectural proportion of a typical Inter-War bungalow made larger in scale ▪ Council cites Criteria (a) and (d) of Section 23(4) of the Development Act 1993 <i>(a) it displays historical, economic and social themes important to the local area,</i> <i>(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area,</i> ▪ The best that is said about the subject building is that ‘it represents the expansion of residential development during the early 20th Century’ ▪ The building is not a pre-First World War exemplar of the style because it was built after 1922. It was 	<ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>therefor also not a 'prototype for later Inter-War house styles' as claimed</p> <ul style="list-style-type: none"> ▪ There are many better examples in the city of this architectural style, including in the locality ▪ The exterior of the subject building consequently does to some very limited degree satisfy criteria (a) and (d) of Section 23 (4) of the Development Act 1993, but in both criteria its position is weak. ▪ The very ordinary architectural composition and style expression externally, the many additions and the much altered interior of the subject building present a strong case for not listing it as a Local Heritage Place ▪ The architectural value of the building is not of significance, it is a larger example of a vernacular style that is common in Adelaide ▪ The subject building has been extensively altered and increased in size in recent years, with additions that equate to around 40% 	<ul style="list-style-type: none"> ▪ Sufficient integrity remains and improvements to maintain and upgrade property are expected 	
79	G Manos on behalf of R Tan	8 Palmerston Road, Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The subject property does not meet any of the subject criteria ▪ The dwelling is no longer a high quality residence. ▪ The property is structurally unsafe because of damage caused to its front walls by two trees located on the property of 10 Palmerston Road. ▪ The owners of 10 Palmerston Road have to date refused to remove their trees, despite being provided with Engineer's and Arborist' reports stating that the trees are responsible for the damage. ▪ It defies common sense that the Council would list a building as a LHP item when that building is so "unsound as to be unreasonably economically rehabilitated'. ▪ Further it does not make economic sense to list a building as the LHP listing imposes strict rules regarding alterations to the building resulting in the 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and further detailed review which concluded heritage listing is justified ▪ Development Application process is available to assess the warrant for demolition based upon structural condition ▪ A Development Application for demolition refused by Unley DAP is the subject of appeal ▪ Reference to internal elements only includes those original features remaining 	Nil

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			<p>imposition of further unnecessary restrictions and costs regarding alterations to a building that should simply be demolished because of its current poor state</p> <ul style="list-style-type: none"> ▪ It is acknowledged by the Unley Council that as it is in a perilous state of disrepair and there is no economic way of rectifying this situation ▪ That a place is old does not enable it to be placed on a local heritage list ▪ It is noted that no internal photos have been included in the DPA, however despite there being no apparent record of what plasterwork exists, the internal plasterwork of the main front rooms and main hallway have been included to be retained ▪ Reality is that the house does not contain the same detailed external or internal plasterwork that is found in the houses at 6 and 10 ▪ Most of the ceilings have been replaced with gyprock and the first two rooms have been compromised by the movement created by external forces ▪ The association between the house and TW Ingham & Sons is too weak to justify inclusion as a Local Heritage Place ▪ Jane Ingham was T Ingham’s second wife. The mere fact that TW Ingham’s second wife built the dwelling does not satisfy the criteria in Sec 23(4) (e) of the Development Act. Jane Ingham herself was not “a notable local personality” ▪ According to the Unley Museum neither Jane nor Thomas Ingham ever lived at this address. The house was in fact sold, as a new property to a Mrs Catherine J Brose in 1912 immediately upon construction. This reaffirms that there was only a very minor, if any, connection to a notable local personality. Further the Unley Heritage Research Study (2006 to 2012) states that the house was transferred to Charles Thomas Ashby in 1912. 	<ul style="list-style-type: none"> ▪ Research has indicated association with notable local company, and owners TW & J Ingham, regarding the construction of the group of houses, which is considered of sufficient merit to meet criteria 	

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			<p>Obviously one of these records is incorrect</p> <ul style="list-style-type: none"> ▪ In 1912 the property was sold therefore making it virtually impossible that the Ingham's actually lived in the dwelling. This is further supported by confirmation from the couple's son (Halbert Ingham) who indicated in an interview that they only lived in two of the three houses that they had built in Palmerston Road ▪ It is true that Jane Ingham did for a short time own the land that the dwelling at 8 Palmerston Road, Unley was built on, however there is no evidence to suggest that she was the actual builder of the house ▪ In conclusion the place is not associated with notable social, historic or economic themes and is but an old dwelling ▪ The place does not have any particular aesthetic merit 		
80	P Wells	10 Palmerston Road, Unley	<p>Support (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The houses are of generous size and display many of Ingham's decorative products, internally and externally ▪ In each house, the largest and most important room is located not on the street frontage, but in the middle of the northern side elevation, to the right of the front door and entrance hall ▪ The high quality of materials and construction is exemplified in all three houses by the atypical use of dressed stone to the lesser elevations instead of the more common red brick ▪ The rock-faced sandstone used for the front elevation and the majority of the northern elevation is complemented by squared, dressed pick-faced sandstone for the kitchen end of the northern elevation and for the entire southern elevation ▪ The street presence of the three houses is accentuated by their lofty roof forms with decorative gablets and tall ornate chimneys 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Note support and additional detail to history of subject property and three associated dwellings 	Nil

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			<ul style="list-style-type: none"> ▪ Number 6 and 10 display the Italianate features and decoration typical of the late Victorian era up to and including the 1890s ▪ 8 Palmerston Road shows design characteristics more typical of the Edwardian/Federation era. The circular corner turret encircling verandah contribute to the more picturesque silhouette favoured in this era ▪ As a group, they form a coherent and distinctive component of the Palmerston Road streetscape ▪ The difference in style and design between 8 Palmerston Road and the other two in the group illustrates the transitional nature of residential design over a short space of time from late Victorian to Edwardian influences ▪ The three dwellings demonstrate their direct association with the significant local business T W Ingham by together embodying a wide range their products ▪ Their existence as a contiguous group of three reinforces their origins as a speculative venture of the Ingham family, to an extent that would not be apparent had they been built in different locations ▪ The connection between Jane Ingham's agistment of cattle and the construction of these three dwellings is also relevant to Criteria (a) and (b) because it illustrates a now-vanished way of life and economic theme characteristic of the Unley area with its proximity to the south park lands 		
81	T Game on behalf of P McKendrick, report prepared by DASH Architects	26 Porter Street, Parkside	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ It is understood that the building was briefly used as a drapery, saddler and bootmaker. ▪ The building itself does not display particular features or themes of historical, economic or social themes; they are not of any particular importance to the local area. ▪ It is suspected that the use of the building as a shop was limited to only a brief period of its life and 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>it has otherwise been used as a residence</p> <ul style="list-style-type: none"> ▪ There is no substantiation to the claim the property has played an important part in the lives of local residents ▪ The design characteristics of the building are not of any particular significance to the local area. The building is in no way unique ▪ Discussion of property's early ownerships, whilst interesting, is of little relevance to its consideration against the Development Act Section 23(4) criteria. ▪ The building is already afforded a level of protection ▪ To proceed to list the building as a Local Heritage Place on top of the current restrictions would be unnecessarily burdensome 	<ul style="list-style-type: none"> ▪ Residential Streetscape (Built Form) allows for suitable replacement but without regard to heritage significance 	
82	G Heynen	86 Glen Osmond Road Parkside	<p>Object (existing Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The extent of the listing is poorly defined and unreasonable given the substantially compromised form of the original building ▪ The reference to the building acting a shop is not sufficient to create an economic and social theme important to the development of the City of Unley ▪ Furthermore the building has undergone numerous changes of uses, with the latest being a consulting room and a public toilet ▪ Returning the building to a shop use would arguably require consent for a non-complying development ▪ Additions and alterations to the subject site have detracted from the original building form. ▪ Given the limited legitimate elements of heritage value the building should be de-listed ▪ The building should not be listed until the implications of the 30 Year Plan are properly and fully known 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing and that clarification of extent of listing to two storey building only and exclusion of ground level shop fronts ▪ Sufficient integrity remains and improvements to maintain and upgrade property are expected ▪ Aware of concepts but many years before exact detail resolved - refer to Attachment F 	<p>Revise 'Description of Place of Value' per Attachment F</p>
83	R Islip (on behalf FOCUS)	Friends of the City of Unley Society	<p>Support Local Heritage Places DPA</p> <ul style="list-style-type: none"> ▪ The City of Unley is commended on the Local Heritage Places DPA 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted 	

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			<ul style="list-style-type: none"> ▪ The inclusion of old shops, schools, churches and Institute buildings are supported to be local heritage listed ▪ These built elements need to be preserved to maintain Unley as a distinct suburb with a distinct history ▪ It is very disappointing that the minister has been sitting on the proposed DAP for such a long time ▪ This delay has allowed some properties with heritage value to be demolished such as 3 Willgena Avenue, Myrtle Bank ▪ On the other hand the villas, which were built by the Ingham family at 6,8,10 Palmerston Road are supported to be included on the proposed Local Heritage List ▪ The removals from the register appear to be reasonable, but notes the confusion in relation to 44 Marlborough Street, Malvern where two original buildings today show as one under the number 44. The modern additions, the structure linking the two and the western building are not significant. The eastern bluestone hall building and the 1991 church at 44 are state listed, but are on a common title ▪ It is noted that 224 Wattle Street has now been restored to the original Victorian home in place of the four flats that had once transformed the original home ▪ It is stressed that outbuildings and gardens of houses and other buildings on the Local Heritage Place Register to be included and protected as well ▪ It is predicted that residents of Unley would appreciate their local heritage more if they were aware of the historical significance of buildings and sites. It is hoped that the signs of the past project, which the Unley Council has contributed to address this ▪ Pressure must be placed on the State Government 	<ul style="list-style-type: none"> ▪ The settings for places, and specific nominated additional elements, are included ▪ The Minister for Planning, with 	

No	Name	Property	Submission Summary	Comment	DPA Amendment
			to approve this Unley DPA Heritage in it entirety and not remove heritage buildings or place to suit the government's spurious population targets over the next thirty years	advice from the appointed Local heritage Advisory Committee, has final control	
84	A Milne	Friends of the Unley Museum	<p>Support</p> <ul style="list-style-type: none"> ▪ The City of Unley is commended on the Local Heritage Places DPA ▪ Unley is known as the City of Villages ▪ Support of the inclusion of old shops, schools, churches and Institute buildings, to be protected under planning regulations ▪ These built elements need to be retained to preserve Unley as a distinct suburb with a distinct history ▪ Support the separation of the current list of State and Local Heritage Places to become Table Un/3 State Heritage Places and Table Un/4 Local Heritage Places ▪ Disappointed with the minister for sitting on the proposed DAP for such a long time. The delay has allowed some properties with heritage value to be demolished such as no. 3 Wilgena Avenue, Myrtle Bank ▪ On the other hand it is pleasing news that the villas, which were built by the Ingham family as demonstration houses at 6,8,10 Palmerston Road have been included on the proposed Local Heritage List ▪ The removals from the register appear to be reasonable, but notes the confusion in relation to 44 Marlborough Street, Malvern where two original buildings today show as one under the number 44. The modern additions, the structure linking the two and the western building are not significant. The eastern bluestone hall building and the 1991 church at 44 are state listed, but are on a common title ▪ It is noted that 224 Wattle Street has now been 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Noted 	

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No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>restored to the original Victorian home in place of the four flats that had once transformed the original home</p> <ul style="list-style-type: none"> It is stressed that outbuildings and gardens of houses and other buildings on the Local Heritage Place Register to be included and protected as well It is predicted that residents of Unley would appreciate their local heritage more if they were aware of the historical significance of buildings and sites. It is hoped that the signs of the past project, which the Unley Council has contributed to address this Pressure must be placed on the State Government to approve this Unley DPA Heritage in its entirety and not remove heritage buildings or place to suit the government's spurious population targets over the next thirty years 	<ul style="list-style-type: none"> The settings for places, and specific nominated additional elements, are included The Minister for Planning, with advice from the appointed Local heritage Advisory Committee, has final control 	
85	Morris, Morris and Lambropoulos	137-141 & 143-153 Unley Road Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> Heritage listing on the subject site would prevent the desirable (mixed use) development from occurring Council must decide, not only the merits of the proposed heritage listing, but the extent to which such a listing will undermine its admirable objectives for the zone Council must balance the very dubious merits of this argument against its other more relevant objectives for the District Centre Zone The proprietors developed a confidence that their properties were not of sufficient heritage value to warrant heritage listing The proprietors of the subject property have accumulated individual ownership to consolidate a site suitable for comprehensive redevelopment in the District centre, encouraged by Council's objectives for the Zone and noting that the properties had failed to qualify previously for 	<p>Noted (Also see 94)</p> <ul style="list-style-type: none"> Refer to Attachment F and detailed review which concluded sufficient merit to justify listing and that development potential is not unduly compromised 	Nil

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No	Name	Property	Submission Summary	Comment	DPA Amendment
86	J Morris	28-30 King William Road, Wayville	<p>Object (existing Local Heritage Place)</p> <ul style="list-style-type: none"> The house is described as “(a former manse)” but was only for a specific period of time and not the only manse Whether the building needs to be heritage listed because it is associated with the Chapman-Alexander Bible Institute is debatable The records are also vague with construction referenced in 1906 and later contradicted as construction in 1907 ? The property is not specific or significant as most buildings constructed during the Federation period in this section of Wayville or, in fact, many other areas of Unley would also reflect the subdivision and development during the early twentieth century It is questionable whether the residence displays significant aesthetic merit. It is an unattractive building There are many more refined examples of this style of architecture in the Unley area and in particular along King William Road (e.g. 49, 51 and 67) It should be noted that the building has many later additions and alterations which are unsympathetic to the original design and historical character of the property, hence reducing its authenticity and value 	<p>Noted</p> <ul style="list-style-type: none"> Refer to Attachment F and detailed review which concluded there is sufficient merit to justify listing Revise to reflect correct date Sufficient integrity remains and improvements to maintain and upgrade property are expected 	<p>Revise 'Description of Place of Value' per Attachment F and date of construction</p>
87	B Capuano	10 Eurilpa Avenue Everard Park	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> The property has been subject to many alterations and additions. A layman could perhaps mistakenly consider the house to be completely heritage, but this is simply not the case The heritage consultant McDougall & Vines has earmarked the property for Local Heritage listing on the basis of a road-side site inspection undertaken in 2005 The photos shot at the site inspection in 2005 have been taken from a road-side position that does not require any additional information to evaluate the 	<p>Noted</p> <ul style="list-style-type: none"> Refer to Attachment F and detailed review which concluded there is insufficient merit to justify listing Also the property has significant strategic context for residential medium density development 	<p>Remove listing from Table Un/4</p>

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>building any further than the front fence.</p> <ul style="list-style-type: none"> ▪ Although the building and fence displays aesthetic merit and design characteristics, which are common to many houses of the area built in that era, the exterior of the house is no longer original and has greater than 50% being 'newly built' ▪ Therefore, it should be de-listed 		
88	R Stuart	84 Fisher Street, Fullarton	<p>Object (existing Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Error in house description ▪ Council assistance is virtually inaccessible, extremely limited in time and money ▪ System is completely impractical ▪ Very onerous to have a heritage listed property ▪ Very expensive to have a heritage listed property in time, money, effort, rules and regulations ▪ We find it difficult to work out why our house is in fact heritage listed. There is nothing that distinguishes our house from many other non-heritage listed houses in the neighbourhood 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Not specified ▪ Heritage Adviser and Conservation Fund provides grants for conservation works to provide assistance ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing ▪ From comprehensive surveys, refer to Section 3.1.1, property considered to have significance 	Nil
89	J Hancock	296 Young Street, Wayville	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Support the designation of areas as character and historic zones and I support the use of conservation rules and requirements for approval of changes applicable to all properties throughout the particular zone ▪ Do not support the selection of individual residences to be subject to extra rules and limitations not applicable to their neighbours ▪ The disadvantages and limitations are not shared equally by all across the Zone ▪ For that reason, I urge Council to concentrate on the zoning tool, rather than individual listing of properties to pursue its heritage conservation objectives ▪ On the face of things, criteria (a) and (d) seem to justify the selection for listing, but Wayville abounds in historic character residences, and why are other houses near by are not listed as well? 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Zone area control beneficial and equitable and while Historic (Conservation) Zone has been considered it was initially not successful ▪ From comprehensive surveys, refer to Section 3.1.1, property considered to have significance 	<p>Revise 'Description of Place of Value' per Attachment F</p>

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No	Name	Property	Submission Summary	Comment	DPA Amendment
			<ul style="list-style-type: none"> Davenport Terrace does not have one listed Local Heritage Place Do not see why the front fence is heritage listed and needs further restrictions on that is already placed in the Historic Conservation Zone For security reasons desire a higher fence but this would not be appropriate with a local heritage item The property should not be listed, but if it is then the “extent of the listing” should not specify the front fence 	<ul style="list-style-type: none"> Fence complementary but not original and as such should not be included Refer to Attachment F and detailed review which concluded sufficient merit to justify listing but not including front fence 	
90	P Simic	81 King William Road, Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> “Unusual heavy verandah” appears to date from c1920, rather than being part of the original form of the residence. Tessellated tiles on the verandah are also a recent installation Housing stock built in Unley at the turn of the century are generally representative of the noted “continued construction of residences during the 1890’s -1920’s”. The subject property does display some similar historic characteristics to those within the adjacent zone (Residential Streetscape (Built Form)); such character is notably different to specifically displaying historical, economic or social themes that are of importance to the local area The survey provides no discussion or substantiation of how or why the visual characteristics displayed by the subject property are of any greater specific importance to the local area, than those places of the same era in the adjacent locality considered to be only of historic character The Edwardian/Federation design characteristics have been notably compromised through the addition of a highly prominent c1920 verandah The extent to which the subject property displays these attributes is no greater than those places 	<p>Noted</p> <ul style="list-style-type: none"> Refer to Attachment F and detailed review which concluded heritage merit marginal and that development potential is also unduly compromised <p>Places primarily derived by more comprehensive surveys, refer to</p>	Remove listing from Table Un/4

No	Name	Property	Submission Summary	Comment	DPA Amendment
			noted within the nearby RS(BF) Zone, which have not met the criteria for Local Heritage listing.	Section 3.1.1, where considered to have specific heritage significance	
91	J Hancock	296 Young Street, Wayville	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ There are many other properties- houses and fences around the Wayville area that meet the criteria but are not heritage listed ▪ It seems as though a random selection has occurred to put some items of the local heritage list when many others meet the criteria ▪ The process is unfair ▪ The listings should be far more extensive so as to systematically achieve the outcome of heritage preservation ▪ Council should identify properties with heritage merit and then offer to assist the owners to preserve heritage character ▪ The cost of heritage preservation- both in terms of physical works and also in terms of impaired ability to use a site differently – benefit the community broadly and should to some extent also be borne broadly 	<p>Noted</p> <ul style="list-style-type: none"> ▪ From comprehensive surveys, refer to Section 3.1.1, property considered to have significance ▪ Fence complementary but not original and as such should not be included ▪ Conservation Fund provides grants for conservation works ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing but not including the front fence 	<p>Revise 'Description of Place of Value' per Attachment F to exclude the front fence</p>
92	A Likouras	105-109 Unley Road Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The property has salt damp which requires constant maintenance. ▪ Seek to demolish the property and rebuild a multi-storey building that would add greater value to the Unley area ▪ If the property remains local heritage listed there; will be an enormous expense of ongoing maintenance, and it will become increasingly difficult to lease it as tenants want properties that are maintenance free 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing and that development potential is not unduly compromised ▪ No extra obligations but beneficial to maintain asset and conservation works attract subsidies from Conservation Grants Fund 	<p>Nil</p>

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93	M Damaskos	19-31 Duthy Street Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> It is uncertain of the costs that will be imposed to maintain the property in its heritage state Would Council provide funding for the upkeep to maintain the property? Restrictions to future development opportunities 	<p>Noted</p> <ul style="list-style-type: none"> Property maintenance required in any event Conservation Fund provides grants to assist with conservation works Refer to Attachment F and detailed review which concluded sufficient merit to justify listing but not including the front fence 	Nil
94	S Morris, J Morris and M Lambropoulos	137-141 & 143-153 Unley Road Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> Invested a lot of money in the property The property is prime for redevelopment which is intended for the benefit of our children and grandchildren The listing will restrict the potential for redevelopment 	<p>Noted (Also see 85)</p> <ul style="list-style-type: none"> Refer to Attachment F and detailed review which concluded sufficient merit to justify listing and development potential is not unduly compromised 	Nil
95	M A and K Chapley	3 Eva Street, Millswood	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> We accept that this building does make a contribution to the character of the locality and that sufficient protection (RSBF demolition control) is already afforded by the Development Plan There is no intention to demolish the existing building Council should ensure an appropriate balance within the Development Plan policy framework to ensure the interests of all are acknowledged and protected in a fair and equitable manner The 'broad brush' of listing an additional 203 Local Heritage Places is not warranted. The additional listings are an addition to the many existing layers of control or regulation in respect to character and heritage The listing places a disproportionate and excessive burden on private property owners Further, the policies within the Development Plan that speak to heritage matters are in need of review and refinement in order to differentiate between the State and Local Heritage Places 	<p>Noted</p> <ul style="list-style-type: none"> Noted Noted Refer to Section 3.1 Public Submission Key Issues 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<ul style="list-style-type: none"> ▪ The policy framework should be clear and unambiguous ▪ When built the house was a fine example of a c. 1900 Edwardian house, set within large grounds and landscaped setting, however, its setting has been irrevocably compromised through progressive subdivisions ▪ The Criteria have not been appropriately satisfied: the property cannot be said to be a landmark building that is of any particular importance or significance to the historical, economic or social themes of this early period; while the building is attractive, it does not display attributes that are particularly significant; and reference to a typical Edwardian/Federation style is not sufficient grounds to afford it the status of a Local Heritage Place, being one of many dwellings in the wider Council area of this period 	<ul style="list-style-type: none"> ▪ Sufficient integrity remains and improvements to maintain and upgrade property are expected ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	
96	Saunders Global	King William Historic (Conservation) Zone	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The Historic (Conservation) Zone and Contributory Items are not defined and are not supported by the legislation and wrongly confuse interpretation with heritage values ▪ It is recommended that the Development Plan be precise and clear and amended to remove all heritage associated words (historic, conservation, conserve, significant and early) and provide a clear definition for “Contributory Buildings”, specifically outlining that it does not pertain to a building holding any heritage values (as this is not consistent with the intent of the Development Act) and this can only be a Local Heritage Place ▪ Alternatively , given a Contributory Building is not actually associated with heritage values, but is intended to protect urban character values, general zoning could be used to achieve such a desired character with existing and new buildings ▪ The adjoining SGCe Zone is perhaps far better 	<p>Noted (Also see 97)</p> <ul style="list-style-type: none"> ▪ Historic (Conservation) Zone and Contributory Items are enable by legislation through the Development Plan and is a supported approach by the State Government ▪ Fair to comment there is misunderstanding and confusion and a new framework for heritage areas and places and character areas could be explored. Premature to make change in the absence of a new framework ▪ The review of zoning and associated policy for King William Road is envisaged for 2015/17 per Councils Strategic Direction Report 2013 	Nil

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			<p>equipped planning instrument already available to achieve the desired character objectives for the present HCC Zone</p> <ul style="list-style-type: none"> ▪ This would avoid much misunderstanding and confusion in respect to heritage values ▪ It would also simplify and consolidate three (3) separate zones into a single zone, enabling the zoning to better reflect the continuous nature of this important King William 'High Street' section 		
97	P Brunning and J Pruszinski on the behalf of C Angelopoulos	130 to 132 King William Road, Goodwood	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The proposed local heritage place does not satisfy Section 23(4) of the Development Act 1993 ▪ The proposed listing lacks sufficient clarity ▪ The client has no intention of seeking demolition of this building; however the listing as a Local Heritage Place over states its significance in both the immediate and wider context ▪ Prior to the listing the shops were identified as 'Contributory items' – we feel that this is sufficient and that the focus should be on the quality of replacement buildings, if proposed ▪ Council should ensure that the interests of all are acknowledged and protected in a fair and equitable manner ▪ The character and heritage of the city should not be borne by individual property owners such that may compromise economic function ▪ The listing of an additional 203 properties places a disproportionate and excessive burden on private property owners ▪ The policy framework should be clear and unambiguous for owners of Local Heritage Places to have confidence with ▪ The heritage study does not with sufficient specificity identify the significance or relative importance of this shop and dwelling ▪ Reference in the survey is made to contribution to Hyde Park , which is not correct and should be 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing and that development potential is not unduly compromised <ul style="list-style-type: none"> ▪ Located in Goodwood on border with Hyde Park and reference could 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>modified to Goodwood</p> <ul style="list-style-type: none"> ▪ It is suggested that Council should provide more detail about specific past use of the shop and why it was so important to local residents ▪ I do not understand how reasonably established shops that display 'typical characteristics' are thought to be of significance to the local area. ▪ The relevant criteria has not been appropriately satisfied and that the building should not be listed as a Local Heritage Place <p>Jason Pruszinski</p> <ul style="list-style-type: none"> ▪ The subject site has not played any part in the lives of local residents of any greater importance. ▪ The subject site has no known uses that are significant to local residents past or present, ▪ The property holds no notable aesthetic merits, it contains no remaining historic fabric ▪ The subject site currently displays no aesthetic merit, design characteristics or construction techniques of significance to the local area – the subject site is unremarkable in all respects ▪ Extensive works have been undertaken in recent times, resulting in ad-hoc development of low aesthetic, economic and social value ▪ It is recommended that the former (dominant) residential uses along this section of King William Road be assessed as part of a more comprehensive Heritage Research Study 	<p>be appropriately expanded to both</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	
98	P Brunning and J Pruszinski on the behalf of C Angelopoulos	67 Unley Road, Unley	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The proposed local heritage place does not satisfy 23(4) of the Development Act 1993 and listing is based is unclear and is insufficiently specific ▪ Listing the place is at odds with and would frustrate the form of development sought by the Main Road Corridors Mixed Use & Residential Vitalisation (Greenhill and Unley Roads) DPA ▪ The client has no intention of seeking demolition of 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing and that development potential is not unduly compromised 	Nil

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			<p>this building</p> <ul style="list-style-type: none"> ▪ Council should ensure that an appropriate balance is maintained within the Development Plan policy to ensure that the interests of all are acknowledged and protected in a fair and equitable manner ▪ Character and heritage of the city is a shared responsibility, however this should not be borne disproportionately on individual property owners such that may compromise economic function ▪ The use of the front part of this building as a shop is not in itself sufficient justification for its listing ▪ In respect to criterion (c) this section of Unley Road is not characterised by a predominance of shops and was not historically and important retail area ▪ The shop was a later addition (approximately 1916) to the existing dwelling built in the early 1880's. It is unclear as to the significance of this shop use and its longevity ▪ It is not understood how reasonably established shops that display 'typical characteristics' are thought to be of significance to the local area ▪ There is inconsistency between the two DPA's (Local Heritage listing) and the Main Road Corridors DPA ▪ Given this conflict for the property, it is strongly recommend that all proposed listing along Unley Road be removed or suspended to enable further investigation and consideration as they relate to the Main Road Corridors DPA <p>Jason Pruszinski - Architect</p> <ul style="list-style-type: none"> ▪ The subject site displays no historical, economic or social themes that are of importance to the local area ▪ The Specialty Goods Centre Zone has never historically been an important retail or commercial precinct; this is more specific to the District Centre Zone 	<ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<ul style="list-style-type: none"> ▪ The subject site has not played any part in the lives of local residents of any greater importance ▪ The property is a regular building, unremarkable in all respects. ▪ The subject site displays no aesthetic merit, design characteristics or construction techniques of significance to the local area ▪ The site has been significantly redeveloped. ▪ The earliest remaining building (c.1883 house) remains with a low degree of integrity , ▪ The side and rear stone walls are poor condition with significant structural cracking and salt-damp damage. ▪ The overall assembly of built elements on the subject site represent an ad-hoc development of low economic and social value. ▪ The heritage assessment process seems to unjustifiably focus on early commercial functions ▪ It appears that little consideration has ever been given to what is clearly a far more dominant and present historical theme of significance to the local area – the extensive early residential uses along the current SGCe zone portion of Unley Road ▪ The subject site fails to meet any of the criterion necessary under the Development Act 1992 for its inclusion in the City of Unley Development Plan as a Local Heritage Place 		
99	G and B Milsom	40 Anzac Highway, Everard Park	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The building has undergone major layout changes internally including civil works ▪ The building is intended as our means of self-retirement income as we are not aware of the potential ramifications and do not wish to be disadvantaged by any effect that the proposed listing may cause ▪ It is intended to seek independent legal advice which may result in the appeal of the listing ▪ The listing has come as a shock as we have not 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and further detailed review which concluded heritage listing is not justified due to implications upon strategic development potential of site ▪ Besides review by Council LHAC provides a review to Minister of Planning before final determination 	Remove listing from Table Un/4

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 Attachment A — Summary and Response to Public Submissions

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>previously ever been notified that this was a consideration</p> <ul style="list-style-type: none"> There is no time to develop plans to take such a listing, or its possible effects, into account with our retirement strategy 	<ul style="list-style-type: none"> Property value is not part of consideration for heritage listing 	
100	Strata Corp No 11584 Inc.	2 Simpson Parade Wayville	<p>Object and identified an error (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> The property faces north and no longer retains its original frontage or allotment size and aspect The ability to interpret the representation of typical construction of residences in Wayville is compromised by these changes The residence is a large, sandstone villa of some aesthetic merit; however the original frontage is now the rear of the property The visible aspect from Simpson Parade is in fact the rear of the dwelling The verandah to this elevation was added to the building in the 1980's, as was the dormer window The original configuration of doors and windows to this elevation has also been modified The description in the Unley Heritage Research Study also identifies "elaborate cast iron detailing" as a feature of the dwelling, which is incorrect As such, the rear of the house is in fact the original front which is at odds with provisions of the Development Plan seeking to retain, respect and enhance "important publicly visible aspects of the Place" (189 item (a)), and "respect and complement the original building, and its associated form and features and streetscape presence" (188 item (d)) 	<p>Noted</p> <ul style="list-style-type: none"> Refer to #71 	
101	RECC L Pieraccini (late)	Residents for Environmental and Character Conservation	<p>Support</p> <ul style="list-style-type: none"> Council to be congratulated on the various studies conducted to identify the character of Unley It is worrying that a number of previously listed Local Heritage Places have been demolished with Council approval on request of new owner 	<p>Noted</p> <ul style="list-style-type: none"> Noted Demolition of a LHP would only be approved if the structural condition warrants 	Nil

No	Name	Property	Submission Summary	Comment	DPA Amendment
			<ul style="list-style-type: none"> ▪ It is a concern when any building built before WWII are demolished as each of the properties contributes to the overall character of this city ▪ It urged that Council protect the character buildings as identified in the morphology study 2005 as being Victorian, Federation or Art Nouveau with all their passion 	<ul style="list-style-type: none"> ▪ The Minister for Planning, with advice from the appointed Local heritage Advisory Committee, has final control 	
102	UBED (late)	Unley Business & Economic Development Committee	<p>Support with qualifications</p> <ul style="list-style-type: none"> ▪ Further Investigation and consideration in respect to the economic implications of such new proposed listings in terms of the resultant capacity to develop commercial properties in line with policies that are proposed as past of the main roads corridors mixed use and residential vitalisation ▪ A review of those policies within the Development Plan that relate to local heritage items – especially for commercial properties as opposed to residential ▪ Commercial listed local heritage properties should be given incentives as part of their retention e.g. parking provision, building height etc ▪ There should be research into the economic and practical implications associated with the preservation of listed local heritage properties ▪ UBED recommends the Council seek to receive advice from a range of heritage experts in relation to development applications of commercial properties that are local/state heritage listed 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and analysis of strategic context ▪ Council's recently adopted Strategic Direction Report includes a proposed DPA in relation to this ▪ As above ▪ There has been numerous studies, including locally, of general affects but otherwise each case is specific ▪ Expansion of single advisor to a range of advisors would be subject to resources and decision of Council 	Nil
103	J Fryar (late)	189 Unley Road, Malvern	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The property dates back to 1901 but has no heritage features that warrant it to be listed ▪ In particular the stained glass was added to the property in 2009 and the rear lean-to is not a heritage feature ▪ The stone 'Aldgate sandstone' is not uncommon to Unley and is evident in many properties in the local area that have not been heritage listed ▪ The property is not considered to satisfy the relevant principles and does not; have an economic 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing and that development potential is not unduly compromised 	Nil

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No	Name	Property	Submission Summary	Comment	DPA Amendment
			<p>or social theme that can be specifically attached to it; represent customs or ways of life that are associated with the local area; play an important role in the lives of local residents; have an event or local personality closely associated with the site; nor is the property a local landmark</p> <ul style="list-style-type: none"> ▪ The property has had many uses ranging from (shop-hairdresser etc.) and as such cannot be recognised as property with a specific trade ▪ The listing is at odds with the future re-zoning of corridors and as such will limit the profitability of the subject site 		
104	B Rogers (late)	20 Commercial Road, Hyde Park	<p>Object and identified an error (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Listing creates more expenses and delays for small normally straightforward works ▪ The front fence is not heritage and was built approx. 15 years ago and considering replacing it with brush fence as is common in area to provide more privacy screen to poor new development opposite ▪ Elements of existing fence could be sold and used to help with new fence and maintenance works such as the roof which needs replacement 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Section 3.1 Public Submission Key Issues ▪ Refer to Attachment F and detailed review which concluded sufficient merit to justify listing but not including the front fence ▪ Conservation Fund provides grants to assist with building conservation works 	<p>Revise 'Description of Place of Value' per Attachment F to exclude the front fence</p>
105	E Langman Daughter and Executor of R N Beverage Estate (late)	204 cross Road, Unley Park	<p>Object (proposed Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ The property was in squalor at the time the letter was sent, and only recently upon death of owner was the mail found and opened ▪ The house is in derelict state and is virtually uninhabitable due to collapse and damage ▪ The property is a deceased estate. Heritage listing will make dealing with and settling his estate very difficult due to the restrictions on heritage properties 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Refer to Attachment F and detailed review which concluded insufficient merit to justify listing 	<p>Remove listing from Table Un/4</p>

No	Name	Property	Submission Summary	Comment	DPA Amendment
106 A	D Pisoni MP (late) on behalf K Boutsis	152 Young Street Parkside	<p>Object (existing Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Financial difficulties being experienced in part due to commercial property vacancies for 5 years, economic downturn and high land tax ▪ Lack financial means to maintain and restore heritage properties as required ▪ Unaware of problems with owning heritage properties, especially commercial properties, and neglected to make submission during consultation period 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Not relevant to criteria. Property in residential zone and a church (past approval for residential conversion) ▪ No extra obligations but beneficial to maintain asset and conservation works attract subsidies from Conservation Grants Fund ▪ Heritage listed since 1996 ▪ Refer to Attachment F and further detailed review which concluded heritage listing is justified 	Nil
106 B	D Pisoni MP (late) on behalf K Boutsis	5 Liston Street Parkside	<p>Object (existing Local Heritage Place)</p> <ul style="list-style-type: none"> ▪ Financial difficulties being experienced in part due to commercial property vacancies for 2 years, economic downturn and high land tax ▪ Lack financial means to maintain and restore heritage properties as required ▪ Unaware of problems with owning heritage properties, especially commercial properties, and neglected to make submission during consultation period 	<p>Noted</p> <ul style="list-style-type: none"> ▪ Not relevant to criteria. Property in residential zone and composed as two units ▪ No extra obligations but beneficial to maintain asset and conservation works attract subsidies from Conservation Grants Fund ▪ Heritage listed since 1996 ▪ Refer to Attachment F and further detailed review which concluded insufficient merit to justify listing 	Remove listing from Table Un/4

Attachment A1 – Summary and Response to Agency Submissions

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

No	Agency	Submission Summary	Comment	Recommended Amendments
1	Local Government Association SA	Note DPA and no specific comments	Noted	Nil
2	Department of Premier and Cabinet Aboriginal Affairs & Reconciliation Division	Note DPA and comment as follows: <ul style="list-style-type: none"> ▪ Although not mandatory, seek to have Aboriginal heritage addressed within Development Plan ▪ Strongly recommend consider instigating a referral process for an Aboriginal heritage site search for any ground disturbing activities or major projects ▪ The Register of Aboriginal Sites and Objects has an entry for one historic/scarred tree site (in Heywood Park, Northgate Street, Unley Park). The register is not a comprehensive record ▪ All Aboriginal sites are protected by the Aboriginal Heritage Act 1988 and require approval of the Minister for Aboriginal Affairs before being interfered with in any way. ▪ This advice only relates to Aboriginal heritage matters and not any native title considerations 	Noted and respond as follows: <ul style="list-style-type: none"> ▪ DPA only addresses built heritage places and Aboriginal heritage is a separate matter ▪ Noted ▪ Aware of tree site and respect for its heritage ▪ Noted ▪ Noted 	Nil
3	Department of Planning Transport and Infrastructure	Note DPA and comment as follows <ul style="list-style-type: none"> ▪ Acknowledge expanded heritage list and that built form heritage is a priority of Council and recognised as a valuable part of the urban fabric, but regard must be given to a balance against the strategic priorities and appropriate future development of strategic sites pursuant to the vision for increased population and development of The 30-Year Plan for Greater Adelaide ▪ Whilst the Minister for Planning has approved the interim listing of places, the Minister will reconsider the justification of them following advice from the Local Heritage Advisory 	Noted and respond as follows: <ul style="list-style-type: none"> ▪ Strategic context issue to form part of review and consideration of proposals ▪ Noted 	Nil

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No	Agency	Submission Summary	Comment	Recommended Amendments
		<p>Committee (LHAC), the Development Policy Advisory Committee (DPAC), the Department and further advice from Council</p> <ul style="list-style-type: none"> ▪ The DPA process involves many approval steps with the Department and Council should ensure the SCPA report and amended DPA are submitted no later than 31 July 2013, otherwise approval before the lapse of interim effect on 31 January 2014 cannot be assured ▪ The final approval package and submission to the Department should be in accord with all requirements as outlined 	<ul style="list-style-type: none"> ▪ An extension was sought and approved for submission of SCPA Report by end of August 2013 due to resource constraints and priority to also complete Corridors Vitalisation DPA ▪ Noted 	
4	Department of Environment Water and Natural Resources	Support intent of DPA	Noted	Nil
5	SA Tourism Commission	Note DPA and no comment at this stage	Noted	Nil
6	Department for Communities and Social Inclusion Housing SA	<p>Note DPA and seek review of proposed heritage property listings as follows:</p> <ul style="list-style-type: none"> ▪ 43-45 Charles Street Forestville (two attached dwellings) <ul style="list-style-type: none"> - The roof may have been altered and not original due to the colour and absence of chimneys, which are displayed on proposed adjoining LHP's at 47-49 Charles Street - A modern carport addition to the front obscures the original verandah and entrance detailing from the street view, which are publicly visible on adjoining properties at 1-2/41 and 47-49 Charles Street - The original façade brickwork has been painted, unlike adjoining properties at 1-2/41 and 47 Charles Street - For the above reasons the properties are not considered to warrant LHP listing 	<p>Noted and respond as follows:</p> <ul style="list-style-type: none"> ▪ 43-45 Charles Street Forestville (two attached dwellings) <ul style="list-style-type: none"> - The 1883 pair of single fronted semi-detached cottages is one of a set of three adjoining similar pairs in Charles Street - Sufficient integrity remains and improvements to maintain and upgrade property are expected - Refer to Attachment F and detailed review which concluded sufficient merit to justify listing 	<ul style="list-style-type: none"> ▪ Nil

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No	Agency	Submission Summary	Comment	Recommended Amendments
		<ul style="list-style-type: none"> ▪ 2 Lily Street Goodwood (former Goodwood Technical College) - The site was acquired and substantially altered in the 1990's with demolition of many of the college buildings, alterations to the main building to Lily Street and residential subdivision to the north encompassing Arunga Close and Hardy Street - Sections of the main building at the rear have been demolished and elements added (extensions, carports, roller doors, fences, rear access laneway etc) - For the above reasons the property should be reviewed and the rear of the main building not form part of the proposed LHP listing as it has been considerably altered 	<ul style="list-style-type: none"> ▪ 2 Lily Street Goodwood (former Goodwood Technical College) - Noted – the main substantial and representative building has been maintained - Noted – the additions and alterations have been sensitively undertaken and the integrity of the main building maintained - Refer to 3.1.4 and 3.1.5 and particularly Development Plan PDC 186 (b) which excludes rear walls. Also the “Description of Place of Value” excludes any later than original additions as heritage 	<ul style="list-style-type: none"> ▪ Nil
	Hon Stephanie Key MP Member for Ashford	Acknowledged receipt of information	Noted	Nil
	Mr David Pisoni MP Member for Unley	No comment received <ul style="list-style-type: none"> ▪ Distributed Council Information Brochure to constituents 	Noted	Nil

Attachment B – Summary and Response to Public Meeting Submissions

Thirty one (31) submitters requested to be heard, and therefore a public meeting was held on 17 April 2013 before the Development Strategy and Policy Committee (Council delegate). Twenty eight (28) confirmed attendance and at the meeting thirty (30) presented.

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

No.	Name/Property	Comments
69	M Kwiatkowski (7.01-7.08pm) 113-119 King William Road, Unley	Object to heritage listing <ul style="list-style-type: none"> • Commend Unley City Council on their work on heritage • External built form of front façade and sides are original • Listing should be required only for the front façade • Shopfront replaced in 1980 and significantly altered – oppose listing of alterations • The property has some merit in heritage appearance - however doesn't warrant local heritage status • Better examples in the area of shop facades and shopfront forms on King William Road • Property in a mixed use zone not in a heritage zone • Independent assessment should be undertaken and review listing with view to remove
90	P Simic + Jason Schultz DASH (7.13 -7.19pm) 81 King William Road, Unley	Object to heritage listing <ul style="list-style-type: none"> • Survey has many contradictions • The verandah is not part of heritage listing – verandah is 'typical' in character • A review of the surveys should be undertaken - hard to define between heritage and what is purely just character • Contributory items are considered character – local heritage items are not Contributory items' • The property is just a character building of a period time of development – not a local heritage item • Does not satisfy listing criteria (Section23 (4))
25	Mr Christiansen, Mr A Stabelos and A Stabelos 127-129 Goodwood Road, Goodwood	Not in attendance albeit previously confirmed intention
34	Mr R Anderson and Mrs Smith (7.19-7.23pm) 178, 180 and 180a Goodwood Road, Millswood	Agree with heritage listing <ul style="list-style-type: none"> • We want the front and sides of the property heritage listed however not the rear wall • The rear area of the property is dilapidated and would restrict future development if heritage listed
63	K Headley (7.19-7.23pm) 180a Goodwood Road, Millswood	Agree with heritage listing <ul style="list-style-type: none"> • However concerned side will be heritage listed. • Request side to be exempt from heritage listing.

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No.	Name/Property	Comments
57	B Stefanopolous on behalf L Michos (7.23-7.26) 149 King William Road, Unley	Object to listing <ul style="list-style-type: none"> Was an old blacksmith shed Definitely now not a 20th Century building Totally new building, not heritage – In 1998 shed demolished and a new building was constructed
58	B Stefanopolous on behalf L Michos (7.23-7.26pm) 147 King William Road, Unley	Agree with de-listing <ul style="list-style-type: none"> Building was stripped back in 1994 to timber and re-clad Little is original
61	M Canning and P Dunstan 23 Wattle Street, Fullarton	Not in attendance albeit previously confirmed intention
48	Mr M Cooper (7.26-7.31pm) 15 Rose Terrace, Wayville	Object to heritage listing <ul style="list-style-type: none"> Wonderful architecture features were demolished and were replaced with corrugated iron The property has been extensively renovated since the 70's and again in 2004 The property is not considered to be original or typical It costs more to get approval to renovate heritage listed properties and generally is harder to do so We do not seek to destroy it. and the property is not structurally unsound and value will preserve The property doesn't qualify for heritage listing
65	C Vounasis on behalf of the AEU (Australian Education Union) (7.32-7.36pm) 163A Greenhill Road, Parkside	Object to heritage listing <ul style="list-style-type: none"> The survey does not provide sufficient grounds for heritage listing Review details and rationale The property was post World War 2 – infill development Dash architects consider the property selection as random and not unique Heritage survey fails to establish why the property is important and significance to the local area The survey has clearly not appropriately interpreted the heritage criteria
71	Steve Grieve (7.36-7.41pm) 2 Simpson Parade, Wayville	Object to listing <ul style="list-style-type: none"> Property actually faces north to King William Road, and as such, does not front to Simpson Parade Error in heritage assessment, cast iron detailing is not present Any of the detailing on the north facing verandah is timber work Development Plan does talk about the importance of identifying the item from the street- however it is barely visible from Simpson Parade and it only fronts to King William Road
74	A & R Donaldson (7.41-7.44pm) 6 Palmerston Road, Unley	Support listing of own and adjoining properties (6,8,10) <ul style="list-style-type: none"> Satisfies Section 23(4) criteria of – <ul style="list-style-type: none"> important person of interest, local personality or event (Jayne Ingham used to own three properties (6,8,10) that were used to display and market Ingham products) displays aesthetic merit or design characteristics of significance to local area Properties 6 and 10 are identical with detailing in trims and ornate decorations No.8 Palmerston has considerable heritage elements including a turret Three houses definitely satisfy aesthetic heritage elements and

No.	Name/Property	Comments
		Edwardian Victorian heritage elements and are more worthy as a heritage item all together
79	Mr Manos on behalf R Tan (7.44-7.52) 8 Palmerston Road, Unley	<p>Object to the listing</p> <ul style="list-style-type: none"> • Jane Ingham – is not a noble personality and not a renowned builder • No.8 is a different property from 6 and 10 and has no detail • Property (8) was built in 1912 and sold in 1913 • Jane Ingham did not live in no.8 Palmerston Road • No Victorian or Edwardian influences in relation to number 8 Palmerston Road • The property was not listed before – why is it listed now? • Engineers have provided reports about structural integrity of the building • The dwelling is in poor condition (May 2007) – building needs to be underpinned and since this time further cracking has appeared in dwelling • Probable cause was from two trees on adjacent property on number 10 which remain • Trees have been refused to be removed • Since 10th April significant further damage has occurred, following interim listing, with need to re-build walls and more underpinning • Demolition application considered by DAP – would cost \$300,000 to protect existing building • Why list property in those circumstances - cost too much to repair and does not have significant heritage merit • If was listed would retain front only – but shouldn't happen anyway
78	G Manos on behalf R & V Milisits (7.52-8.02pm) 80 Northgate Street, Unley Park	<p>Oppose listing</p> <ul style="list-style-type: none"> • Northgate House used from 1954 to 1986 as a wedding and reception venue • It is located RHC Zone- sufficient restrictions already in this zone to retain heritage elements • Do not need further constraints on the dwelling - a listing is not required • Owners have spent millions on the property already and do not seek to demolish property • 40 % of the current dwelling is new, and if this is taken into account it would be unusual to still list the property • It is also important to note that the property hasn't been listed in the past. Why does it suddenly get listed? • Victoria Avenue has 8 properties listed and Northgate Street has 15 properties why is this different? • Consistency should be applied to Victoria Avenue as well • The property does not meet aesthetic merit criteria • Contradictions in details in terms of heritage survey • Every property must be listed – if apply the 20th Century test • The heritage listing does not meet Section 23(4) of the Act
80	P Wells (8.02-8.08pm) 10 Palmerston Road, Unley	<p>Support the local heritage listing</p> <ul style="list-style-type: none"> • Property is the southern dwelling in a group of three dwellings owned by T Ingham. • Jane Ingham bought the properties in her name • Cluster of dwellings and owners associated cattle grazing in the Parklands illustrates a way of life important to the local area • It is important that all three of the dwellings are listed and are a coherent and distinctive group • There is considerable interest in one property – number 8 shows the

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No.	Name/Property	Comments
		<p>transition from earlier Victorian characteristics to Edwardian characteristics</p> <ul style="list-style-type: none"> • Floor plans are very similar between all three dwellings • All dwellings have a range of ornate plaster work – archs etc • Their existence together speaks very strongly
82	<p>J Koumi (8.08-8.15pm) 86 Glen Osmond Road, Parkside</p>	<p>Object to listing</p> <ul style="list-style-type: none"> • Currently consists of three separate tenancies • Features are common throughout Unley • The heritage survey does not describe why components of this building are important • Building is severely compromised at ground level • Windows have been replaced with metal windows, render is new, door on corner has been compromised • Rear of the building has a new addition • Anywhere from along Glen Osmond Road no particular view point would identify it as heritage • Owned building for 30 years – buildings features are not strong enough to add onto the heritage listing • Glen Osmond Road is part of the inner rim metropolitan area • Listing affects the future development of the site and change of use • Extent of the listing is not clear enough
83	<p>M Rumbold on behalf FOCUS (Friends of the City of Unley) (8.15-8.20pm)</p>	<p>Supports local heritage DPA</p> <ul style="list-style-type: none"> • Local heritage is there to remind the City of Unley about its heritage and early SA architecture • Heritage defines who we are • Built elements need to be preserved as Unley is a distinct city in Adelaide • Focus is not opposed to development- We support smart and sustainable development • There are consequences of not listing buildings that include losing our understanding of Unley’s culture • At risk of building boring development just for economic gain • The LHP encourages business and economic activity • The local heritage DPA must be put to the State Government and not been put to the side to replace population targets
84	<p>R Islip on behalf Friends of the Unley Museum (8.20-8.25pm)</p>	<p>Supports local heritage DPA</p> <ul style="list-style-type: none"> • Applaud the Unley City Council on the Local Heritages DPA • Unley is the only metropolitan city to have a museum – promotes the history and heritage of the area • Residents of Unley value the heritage area • Unley council promotes the council area as the City of Villages • Local history is important now and also in the education of future communities • Do not want to see a city with car parking, high rises etc. • Let the city of Unley be the leader
86	<p>James Morris (8.26-8.33pm) 30 King William Road, Wayville</p>	<p>Object to listing</p> <ul style="list-style-type: none"> • Heritage doesn’t mean something that’s old • Council should strive for excellence • What is meant by importance and significance? • To put properties on listing will restrict development which is not fair • Council has already helped to preserve heritage areas- with the introduction of the new residential heritage zones

No.	Name/Property	Comments
85	James Morris (8.33-8.40pm) 137-141 & 143-153 Unley Road, Unley	<p>Object to listing</p> <ul style="list-style-type: none"> • Parapet walls and shopfronts are not appreciably significant • If there are only elements listed – don't give much value and not really specifically 'local heritage' • Sovereign Hill is a good example of what heritage is - you get a feeling for what the place was like 100 years ago • Buildings that have changes to the built form are not representative of what happened 20 years ago • Waited 30 years for major road in Unley to be re-zoned and now something is finally going to be done, however now the local heritage DPA is introduced • Heritage listing barely covers important issues such as sustainability principles, and affordable housing
87	B Capuano (8.40-8.49pm) 10 Eurilpa Avenue, Everard Park	<p>Oppose listing</p> <ul style="list-style-type: none"> • Heritage Survey undertaken has not been properly investigated or assessed • Flaws in application of criteria • Purchased property back in the 1980's • Property owner has spent a lot of money to make it a comfortable home • Approved works include an extension and a new front fence and garage • All developments were thoughtful, sympathetic to the existing dwelling • Road-side inspection by McDougall & Vines • The building is purely a building of that era and nothing special • Item is simply not heritage • Yes it does visually appear heritage however the dwelling is 50% or more new • Property does not satisfy the heritage criteria • Not all elements on property are heritage- the survey was just generalised • There are restraints with local heritage items when it comes to further development
88	A Paschke (8.49-8.52pm) 84 Fisher Street, Malvern	<p>Oppose heritage listing</p> <ul style="list-style-type: none"> • Renovated slowly and extensively • We can see nothing significant about our house compared to other houses in the area that make it local heritage • Incorrect survey – in particular details regarding the windows and painted brick • The property does have some multipane windows – however they are not at the front of the dwelling • Yes it is very aesthetically pleasing but not since the drought • Heritage listing – makes the dwelling much more expensive to renovate • If house continues to be heritage listing- we expect council to provide some financial support
91	J Hancock (8.52-8.59pm) 296 Young Street, Wayville	<p>Opposing the listing of property</p> <ul style="list-style-type: none"> • Why my house? • Why my fence? • Why not others? • Davenport Terrace has not one single property listed – and there are Victorian buildings present • How rigorous is the heritage survey?

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No.	Name/Property	Comments
		<ul style="list-style-type: none"> Heritage listing is not consistent Restraints are put on heritage listed properties Parts of the fence were missing 20 years ago – 60% of fence was existing- the fence is not at all original The area has brush fences – if I wish to change my fence to a brush fence it is very hard to do
95	P Brunning on behalf M & K Chapley (8.59-9.04pm) 3 Eva Street, Millswood	<p>Object to listing</p> <ul style="list-style-type: none"> Significant number of extensions to property Lost all integrity to the building The property displays certain merit and heritage values but limited Need equity in listings, not random selections – include other 16 properties Client has no intention to demolish building Property is already in a significant RHC zone Criteria is too broad Relevant criteria have not been met
97	P Brunning on behalf of C Angelopoulos (9.04-9.09pm) 130-132 King William Road, Goodwood	<p>Object to heritage listing</p> <ul style="list-style-type: none"> Confusion of listing and extent of address There is no evidence to support heritage listing Adhoc alterations have occurred This section of King William Road does not have any significant heritage elements- commercially is not important element Client no intention to demolish Land is already a contributory item in the RHC zone Don't heritage list if you want streetscape zone – focus is on the streetscape The heritage survey is not robust
98	J Pruszinski on behalf C Angelopoulos (9.09-9.13pm) 67 Unley Road, Parkside	<p>Object to heritage listing</p> <ul style="list-style-type: none"> Errors in heritage assessment States that whole property was built in 1883 which is incorrect This proportion of Unley Road is not a high street It doesn't relate to social themes not like King William Road Property has no integrity – hard to question why it is listed No intention to demolish Heritage listing of this property needs to be reconciled with the objectives of the corridors DPA Survey has not substantiated the significance of the shop Survey says it typical- no justification for this
99	G and B Milsom (9.13-9.18pm) 40 Anzac Highway, Everard Park	<p>Oppose heritage listing</p> <ul style="list-style-type: none"> Use shown as residential flats – actually incorrect and is used as an office/commercial premises The survey does not specify extent or what type of heritage listing Many alterations to property including access for disability Original kitchen has been removed , staircase has been changed, air conditioner units attached to external walls Concern the heritage listing will restrict leasing opportunities It is not fair as the site is on the corridor zone Many examples of this type of development in the area
101	L Pieraccini on behalf RECC (Residents for Environmental and Character Conservation)	<p>Support LHP DPA</p> <ul style="list-style-type: none"> Council is congratulated on the work undertaken However system of listing could be more user friendly The character is not created by individual buildings it is the number of buildings in the area Whole areas in Europe are preserved not individual buildings - the

No.	Name/Property	Comments
	(9.18-9.25pm)	<p>more the better</p> <ul style="list-style-type: none"> • Old buildings bring in economic value – tourists • SA architecture and stone buildings are all valuable to Unley • Heritage connects us with the past • Cannot afford to lose anymore buildings
78	R Danvers on behalf R & V Milisits (9.25-9.32pm) 80 Northgate Street, Unley Park	<p>Object to listing</p> <ul style="list-style-type: none"> • Changed property almost completely apart from the front wall • About 40% of the building is new • Particular assessment is very poor • The criteria is very general and must be applied to all dwellings to take seriously • Clumsy bungalow made large – it is not a heritage property • The building does not have aesthetic merit • Taking a photo snap from the street is not thorough • Their needs to be a distinction between heritage and character • Surveys are scraping the bottom of the barrel • The process needs an independent review of objections
76	T. Love (9.32-9.36pm) 69 King William Road, Unley	<p>Object to listing</p> <ul style="list-style-type: none"> • Hundreds of houses in Unley that display heritage characteristics- they are controlled through zoning • What is specifically unique about it? • Survey falls short of explaining why it is of heritage value • It falls well short of the Section 23(4) criteria
97	Saunders Global J Pruszinski on behalf C Angelopoulos (9.36-9.38pm) 130-132 King William Road, Goodwood	<p>Object to listing</p> <ul style="list-style-type: none"> • Concern it will limit development • Misunderstand Contributory Item vs Local Heritage Place • Review of HC Zone and better definition necessary • Award compensation
-	Pamela (9.38-9.42pm) Parkside	<p>Support Heritage listing</p> <ul style="list-style-type: none"> • Congratulate Unley on the Local Heritage DPA • Council can undertake more of a holistic approach to heritage and building new dwellings • Panel is not made up of heritage experts • Tourists come to Adelaide for the heritage • Unley Road has a very abrasive development character • Potential people to come and live in Adelaide but we will lose them if we do not retain the character

Attachment C – Timeframe Report

SCPA Timeframe Report: Process B – with consultation approval

The Statement of Intent (Sol) was agreed by the Minister and Council on 3 July 2008

Key steps	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted, DPA prepared and submitted for approval to commence concurrent agency and public consultation	4 months	24 months	Resolution of SA Heritage Database mapping by DPTI and review of proposed listings queried by DPTI
DPA prepared for agency and public consultation	2 months	13 months	Resolution of further issues with SA Heritage Database by DPTI Edit DPA maps to reflect final list of Places by Council
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks	9 weeks (31/1 to 3/4/2013)	Extended for Easter
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. Summary of Consultations and Proposed Amendments submitted to Minister for approval.	3 months	4 months (Public Meeting 17/4/2013 and SCPA Report submitted by end of August 2103)	Extension of time for SCPA Report due to resourcing (priority for Inner Metro Rim Corridor Vitalisation DPA – Greenhill and Unley Roads)

Attachment D – Schedule 4A Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

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

CERTIFICATE OF CHIEF EXECUTIVE OFFICER

That a Development Plan Amendment (DPA) is suitable for the purposes of public consultation

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

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

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

- Amy Nicholls Urban Planner (MPIA)
- David Brown Principal Policy Planner (CPP MPIA)

DATED this 29th day of September 2011


(Signature of Chief Executive Officer)

Attachment E – Schedule 4B Certificate

CERTIFICATION by COUNCIL’S CHIEF EXECUTIVE OFFICER

Development Regulations 2008 - Schedule 4B

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

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

I, Peter Tsokas, as Chief Executive Officer of City of Unley, certify, in relation to the proposed amendment or amendments to Unley (City) Development Plan as last consolidated on 31 January 2013, referred to in the report accompanying this certificate—

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

Date:

.....

Chief Executive Officer

Attachment F – Additional Matters and Investigations

An independent heritage assessment and review of planning strategic context of proposed Local Heritage Places subject of owner objection to listing is outlined as follows.

Public Submission - #9 Property – 314 Young Street Wayville

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site comprises a pair of semi-detached dwellings and is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.9. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

Individually the site (300m²) is small and there is no realistic possibility of further land division (minimum 600m²). The overall building containing the pair of dwellings reflects the characteristic pattern of building scale in the precinct, and forms an important component of the group of similar properties in the locality.



Zone: Residential Streetscape (BF 9.9)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, from and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 9.6 x 31.5 = 300m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1913 houses. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

314 Young Street
Wayville



314-316 Young Street from south-west

Objectors

A. McLinden & A. Aitken, Wayville

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

One of a pair of attached brick houses with sandstone facing, iron roof, gables and verandah treatment characteristic of the early twentieth century. The houses have probably had elaborate verandah timberwork like that on the houses next door removed.

Relevant History

Built in 1913 for William and Emma Davidson. The adjoining pair of houses at 310-312 Young Street appears originally to have been identical, and was probably built at the same time.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of houses built in Australia in the 1910s, using design sources from Europe including Queen Anne, Arts & Crafts and Art Nouveau.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the types of houses built in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The objection does not dispute the heritage value of the building, but complains about the consultation process, says that owning a heritage building is a hassle because of restrictions, and may cause a problem when they sell.

Discussion

The pair of attached houses is a good representative of the building style of the Federation era and meets the criteria. Clearly it would be absurd to have one half of a building in the schedule and the other half left out.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1913 house, excluding any later additions and alterations.

PAIR OF HOUSES

Address: 314-316 Young Street, Wayville
Certificate of Title: 5863/446; 5181/453

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This pair of semi-detached single fronted Federation cottages is of stone construction with brick window and door trim and quoins (which has been painted). It features projecting gables with strapping and stucco. However, the timber fretwork has been removed from these cottages. There has been a lean-to addition undertaken to the side of number 316.

These cottages were built in 1913 for William and Emma Davidson.

STATEMENT OF HERITAGE VALUE:

The pair of houses remain an important indication of the type of residences constructed in the City of Unley during the 1890s-1920s, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

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

- (a) This pair of houses displays historical and social themes that are of importance to the City of Unley as it represents the continued construction of residences in Wayville, particularly during the 1890s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and detailing of the 1913 houses. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2009
- LTO records
- Rate Assessments

Public Submission - #10 Property – 120-124a Goodwood Road Goodwood

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Historic (Conservation) Zone - Centres with potential for future commercial and mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. There is the prospect the zoning may change in the future to allow for more development intensity. However, a relatively modest scale of buildings is still likely.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages to conserve primary heritage elements and streetscape perspective – refer to 3.1.2.



Zone: Historic (Conservation) - Centres

- Conserve and renovate original buildings with new development to be close-knit and to the street alignment with verandahs over the footpath
- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities

Site: 15 x 52 = 780m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1881-3 shops. Any later additions and alterations (such as the verandah) are excluded from the listing. [Note: the verandah has been reconstructed to an appropriate scale and form].

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

120-124A Goodwood Road
Goodwood



120-124A Goodwood Road from east

Objectors

C. Kabacznik,
Goodwood.

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Two-storey row of three masonry shops, one of a group of prominent buildings in the Goodwood shopping centre, with iron roof and two storey verandah. Two shopfronts retain original details. There is a section of rendered parapet which may once have extended across the facade. The verandah is a modern reconstruction.

Relevant History

First shop and residence built in 1881 by Isaac Evans to house his butchering business, and two other shops and residences added by 1883.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for representing the development of commercial facilities during the 1880s and serving the needs of the local community. An important element in the streetscape.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the development of a local Goodwood community
- (c) it has played an important part in the lives of local residents as a commercial enterprise providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of a group of 1880s shops

Summary of Grounds for Objection

The objection does not dispute the heritage value of the property, and agrees that the facade meets the criteria. It requests two qualifications: (a) that the listing does not extend to the interior of the building, and (b) that the existing signage be permitted to remain.

Discussion

The heritage study does not attribute any significance to the interior of the place, and specifically recommends that only the "external form" be entered in the schedule. Unless there are exceptional interior elements identified, local heritage listing is usually taken to apply only to the external fabric of the building visible from the street.

The signage referred to is positioned on the reconstructed verandah, which is recommended to be excluded from the listing. Existing approved signage would not be affected in any way by including the place in the schedule.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1881-83 shops. Later additions and alterations [such as the verandah] should be excluded.

SHOPS

Address: 120-124A Goodwood Road
Certificate of Title: 5201/747

Use: Shops
HCZ Area: Goodwood Road

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A set of three two storey shops, constructed in stages between 1881 and 1883, with stone walls with brick window and door trim and quoins (all now painted). The building retains a hipped roof with a small parapeted element, brick chimneys, a reconstructed first floor return balcony with later frieze, balustrading and brackets, timber posts and verandah over the pavement to the lower floor with timber detailing and timber posts. Upstairs the building retains French doors and low level double hung timber framed windows. The shopfronts are recessed and retain brick tiles, stallboards and decorative detailing and timber and half glazed doors, bronze framed windows and the highlight glazing above which is normally obscure glass has been painted out. The fourth shop on the right hand side has been modernised with modern aluminium commercial glazing.

In 1881 Isaac Sarjeant Evans, a butcher, had a new residence and shop constructed on Lot 14 of Pt. Section 7 Goodwood West. He subsequently acquired the adjoining Lots 13 and 15 in 1883 and residences and shops were built on these lots also. In 1883 Evans' residence and Butcher's shop occupied lots 13 and 14 and two other shops occupied lot 15. Evans was a councillor for Goodwood Ward in 1878-79.

STATEMENT OF HERITAGE VALUE:

This significant row of two storey shops and residences is representative of the development of commercial facilities and services during the 1880s in Unley. It is an important element in the historic streetscape and reflects the creation of a local 'High Street' for this section of Goodwood.

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

- (a) This row of two storey shops and residences displays historical and social themes that are of importance to Unley as it reflects the development of a local Goodwood economy, particularly during the buoyant economic period of the early 1880s.
- (c) This row of two storey shops and residences has played an important part in the lives of local residents as a commercial enterprise in Goodwood providing goods and services to the local community.
- (d) This row of two storey shops and residences displays aesthetic merit and design characteristics of significance to Unley as it is an excellent example of a complex commercial building constructed during the 1880s.

EXTENT OF LISTING:

Original external form, materials and detailing of the 1881-3 shops. Any later additions and alterations are excluded from the listing. [Note: the verandah has been reconstructed to an appropriate scale and form.]

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

REFERENCES

- Site Visit 2005
- LTO records
- Rate Assessments
- Payne, G and Cosh E, *History of Unley 1971-1971* p.445

Public Submission - #15 Property – 5/4 Malcolm Street Millswood (Existing)

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. One unit owner of the group of six(6) units made a submission not supporting the continued heritage listing.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.5. The site contains a two (2) storey art deco apartment building comprising six (6) strata titled and individually owned units. No future potential increased residential re-development is possible.

The site (1320m²) is large but there is no possibility of further land division (minimum 1,000m²). The average site per existing dwelling is 220m². However, the overall building is not out of place with the characteristic pattern of building scale and garden settings in the precinct.



Zone: Residential Streetscape (BF 9.5)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Millswood (South) Precinct minimum sites 21m street frontage and 1,000m² in area

Site: 24.4/34.4 x 45.9 = 1320m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the c1940s apartments. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

Millswood Apartments
4 Malcolm Street
Millswood



4 Malcolm Street from south

Objectors

S. Carapetis, Millswood

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Distinctive 1940s apartment building in hard-edged Modernist style, no eaves, no ornamentation. In plan, consists of three identical elements stepped back. Built of brick, pointed so only horizontal joints show. Curved steel-framed windows, glass bricks, cantilevered concrete balconies with steel railings.

Relevant History

Details are not known - built probably late 1940s or early 1950s.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an excellent example of the Functionalist architectural style of the 1940s and 50s

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the development of residential flats in the 1940s
- (d) it displays design characteristics of significance to the local area as a representative of the Modern style with curved brick walls, cantilevered balconies and steel windows and balustrades

Summary of Grounds for Objection

The objection is from a resident of one of the six apartments. It simply says, "I do not wish to have my property listed under any Local Heritage plans."

Discussion

This building is a remarkable and interesting early modern apartment block. The objection gives no reason why it should not be listed.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the c.1940s apartments, excluding any later additions or alterations.

MILLSWOOD APARTMENTS (ROGART)

Address: 4 Malcolm Street,
Millswood
Certificate of Title: 5005/478, 480-483 &
6003/893-894

Use: Residential
HCZ Area:

Heritage Status: Local Heritage Place
Other Assessments: 1978 Heritage Survey



HISTORY AND DESCRIPTION:

A distinctive c1940s apartment building in the Modernist style displaying very hard edged geometry in its design. It is constructed of brick with concrete spandrels and the mortar jointing in the brick is expressed in horizontal joints only. It has a flat roof concealed behind a brick on edge parapet, curved corners to the walls incorporating steel framed curved windows, steel balustrades and projecting concrete balconies.

STATEMENT OF HERITAGE VALUE:

This apartment building is an important example of the type of residences constructed in City of Unley during the 1940s-50s and reflects the design, details and building materials commonly in use at that time.

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

- (a) This apartment building displays historical, economical and social themes which relate to the development of Millswood representing the construction of residential flat buildings in this area at during the 1940s.
- (d) This apartment building displays design characteristics and construction techniques that are of significance to the local area as it a typical c1940s residential flat building displaying consistent use of materials and details such as curved brick walls, projecting concrete canopies and fine steel windows and balustrades.
-

EXTENT OF LISTING:

External form, materials and detailing of the c1940s apartments. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2005
 - *City of Unley Heritage Survey*, Peter F Donovan, June 1978
-

Public Submission - #18 Property – 41 Unley Road Parkside

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Specialty Goods Centre Zone with potential for future shop and commercial mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. The current Corridor Vitalisation (Greenhill and Unley Roads) DPA proposes a change to an Urban Corridor Zone: High Street Policy Area. Greater intensity of development up to five (5) storey on larger sites is possible subject to a suitable sloping rear interface and adequate on-site car parking.

The existing building and primary heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2, to frame the corner perspective as part of a larger integrated site re-development.



- Zone: Specialty Goods Centre
- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities of low traffic generation
 - Development adjacent the Historic Conservation Zone to complement the historic character

- Proposed Zone: Urban Corridor – High Street Policy Area
- Primarily small-scale shops, commercial and residential above
 - Up to five (5) storey on suitable integrated large sites

Site: $12.9 \times 34.9 = 450\text{m}^2$

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and details of the 1887 shop, shopfront and attached residence. Any later alterations or additions are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

41-43 Unley Road
Parkside



41-43 Unley Road from south-west

Objectors

G. Artini, Adelaide

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey masonry shop on corner site, with attached setback residence facing Unley Road and long return to Townsend Street. Hipped iron roof, rendered parapet with arched pediment facing intersection, and bullnose verandah. Shopfront windows retain original details.

Relevant History

Two attached houses built on site by 1883 for Henry Fairbrother. Shop created later by extending one residence forward, probably in 1887.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for reflecting the development of commercial facilities and services during the Victorian period. Contributes to the historic streetscape and reflects the creation of a local "High Street" in Parkside.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the provision of goods and services to the local community
- (c) it has played an important part in the lives of local residents providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an characteristic example of the attached shops with attached residences once common within walking distance of residential areas

Summary of Grounds for Objection

The objection does not dispute the heritage value of the property. It does not provide any reason or argument; the objector has simply ticked the box on the proforma which says, "I do not support the amendment". No verbal presentation was made.

Discussion

I believe the building meets criteria (a), (c) and (d). It is a good example of a late nineteenth century shop and residence, and the shop retains a remarkable amount of original detail. The shop is in a prominent location, and something of a landmark on Unley Road.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1887 shop, shopfront and attached residence. Later additions and alterations should be excluded.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

CORNER SHOP & ATTACHED HOUSE

Address: 41-43 Unley Rd, Parkside
Certificate of Title: 5730/981

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This shop and attached house is constructed of bluestone (now painted) with rendered quoins, window and door trim, base course, decorative parapet with moulding to the shop, and face brick quoins, window, door trim and string course to the dwelling.

The building features highly decorative tall, slender, face brick chimneys and a hipped roof which has been re-tiled in aluminium tiles. Original timber window and door detailing remains to the shop. The verandah over the pavement would have been an original element, although the present bull-nose form is a later replacement.

Henry Fairbrother, a carpenter, acquired Lot 3 Subdivision of Portion Section 240 "Parkside" in 1877. By 1883 there were two three roomed houses on the site valued at £16 each. The shop front was probably built in 1887 as in that year two buildings, a store and house valued at £24, and a house valued at £16 are listed for the site.

STATEMENT OF HERITAGE VALUE:

This 1887 shop and attached house is representative of the development of commercial facilities and services during the Victorian period in the City of Unley. It contributes to the historic streetscape and reflects the creation of a local 'High Street' for this section of Parkside.

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

- (a) This shop and attached house displays economic and social themes important in the development of the City of Unley as it represents the provision of goods and services to the local community through the construction of buildings such as shops. This type of development was integral to the growth of early suburban areas such as Parkside.
- (c) This shop and attached house has played an important part in the lives of local residents as a retail business for the area since the 1880s.
- (d) The shop and attached house display design characteristics typical of the combined residential and commercial enterprises common in neighbourhood centres of the late nineteenth century, when the main method of transport was on foot, and facilities needed to be within walking distance.

EXTENT OF LISTING:

Original external form, materials and details of the 1887 shop, shopfront and attached residence. Any later alterations or additions are excluded from the listing.

McDougall & Vines

REFERENCES

- Site visit 2005
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #20 Property – 209 Unley Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Specialty Goods Centre Zone with potential for future shop and commercial mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. The current Corridor Vitalisation (Greenhill and Unley Roads) DPA proposes a change to an Urban Corridor Zone: High Street Policy Area. Greater intensity of development up to five (5) storey on larger sites is possible subject to a suitable sloping rear interface and adequate on-site car parking.

The existing building and primary heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2, to frame the corner perspective as part of a larger integrated site re-development.



Zone: Specialty Goods Centre

- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities of low traffic generation
- Development adjacent the Historic Conservation Zone to complement the historic character

Proposed Zone: Urban Corridor – High Street Policy Area

- Primarily small-scale shops, commercial and residential above
- Up to five (5) storey on suitable integrated large sites

Site: 48.3 x 81.5 = 3930m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1925 building. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

Cremorne Hotel
209 Unley Road
Unley



209 Unley Road from south-west

Objector

T. Franzon, Unley

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Red brick hotel with sandstone details, large arched entrances, iron roof concealed by parapet, cantilevered first floor balcony/verandah. Modernised at ground level, but retains original detail on first floor and parapet.

Relevant History

The first Cremorne hotel was licensed in 1854, the date on the parapet. It was demolished in 1925 and replaced by the present building. A bottle shop and carpark added in 1965 are not proposed for listing.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as one of very few hotels in Unley, with a historical record going back to 1854, and a typical example of the social and community facilities that hotels provided to residents.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the expansion of hotel facilities with the growth of the suburbs
- (c) it has played an important part in the lives of local residents as a meeting place for social and community activities
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a 1920s hotel of distinctive design
- (f) it is a notable landmark on Unley Road

Summary of Grounds for Objection

The objection does not dispute the heritage value of the property, simply ticks the proforma box that says, "I do not support the amendment."

Discussion

I believe the place meets the criteria. It is a striking and conspicuous building of considerable architectural interest on a prominent intersection in Unley's main commercial strip.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and details of the 1925 building. Later additions and alterations should be excluded.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

CREMORNE HOTEL

Address: 209 Unley Road (cnr
Cremorne Streer),
Unley
Certificate of Title: 5728/887

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A two storey face brick building constructed in 1925, replacing an earlier hotel building. The building design is distinctive and has a strong parapet with projecting pilasters, brick and sandstone detailing to the face brick walls, a semi circular arched entrance from each street frontage, a timber framed suspended balcony which has had the balustrading replaced and double hung windows to the upper floor. The ground floor windows have been altered and enlarged. There is also a substantial addition to the north.

The original Cremorne Hotel, first licensed in 1854, stood back from the road amid wheatfields. A menagerie was established to attract patrons. Residents included an elephant and a brolga. The hotel with zoo and gardens was a popular place for family groups. By 1878 the hotel had ten rooms and had become a staging post for bullock drivers. William Beaglehole, James Johnstone and James Gasquoine, brewers of North Adelaide, acquired the ownership in 1882. The Lion Brewing and Malting Company Ltd. became the owners in 1890. In 1925 the old hotel was demolished and a new hotel erected on the corner of Unley and Cremorne streets, south of the earlier site. The Lion Brewing and Malting company owned the property until the 1960s. It was modernised and extended in 1965 when three dwellings to the rear were acquired and demolished to provide space for a drive-in bottle shop and parking.

STATEMENT OF HERITAGE VALUE: The Cremorne Hotel is one of a small number of hotels in Unley and was initially licensed in 1854. This hotel building was constructed in 1925 and is a typical example of the social and community facilities that hotels provided for local residents.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) The Cremorne Hotel displays historic, economic and social themes which relate to the development of Unley as it indicative of the expansion of hotel facilities with the growth of the suburb to service the increase in population in the district.
- (c) It has played an important part in the lives of local residents as a meeting place for social facility and community activities.
- (d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as a 1920s hotel of a distinctive design.
- (f) It is a notable landmark along Unley Road.

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place

EXTENT OF LISTING:

External form, materials and detailing of the 1925 building. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
 - LTO records
 - Unley Rate Assessments
 - Payne, G.B. and Cosh E. *History of Unley 1871-1971* p.246
-



Unley Rd, Cremorne Hotel, 1947

(Source: SLSA B19261)

Public Submission - #22 Property – 310 and 310A Glen Osmond Road Fullarton

Independent Heritage Assessment

The independent heritage assessment has concluded there is insufficient heritage merit remaining to recommend the place and supports it not being included in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in an Office 1 Zone with potential for future commercial and residential development up to two-storey setback from the road boundary (ie 8m).

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. There is the prospect the zoning may change in the future to allow for more development intensity.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages to conserve the primary heritage elements and streetscape perspective. This is evident by the approach of the recent re-development at the site. Also refer to 3.1.2. More intensive re-development would require aggregation of properties to create a suitable site of functional scale.



Zone: Office 1

- Primarily office and consulting rooms up to 450m² per individual building
- Residential development up to two storey at medium densities
- Limited shop development up to 250m²

Site: 12.7 x 23.5 = 300m²

Accordingly, as there is insufficient heritage merit remaining, heritage listing is not considered warranted.

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

310 Glen Osmond Road
Fullarton



310 Glen Osmond Road from east

Objector

C. Grauwelman, Malvern

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Originally a row of three shops, now combined into one space by removal of internal walls. Three low masonry gables facing Glen Osmond Road, one facing Fisher Street. Modern verandah.

Relevant History

Built by Charles Pearse in 1922.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as a good example of the development of row shops during the 1920s. Has significant detailing and is representative of Inter-War commercial architecture.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates early commercial activities
- (c) it has played an important part in the lives of local residents as a retail business providing services to the local community
- (d) it displays design characteristics of significance to the local area as a representative of the architectural detailing of the period

Summary of Grounds for Objection

The objection points out that there has been major redevelopment of the property in 2010, involving work on roof and shopfronts, and removal of original doors and tiled surfaces: "There is almost no original detailing remaining."

Discussion

Since the heritage study inspection in 2010, the building has undergone major refurbishment. The shopfronts have had all historical detail removed, the windows have been enlarged, and the verandah and roof are new. The low-key gables of the facade above verandah level and a length of red brick wall on Fisher Street are the only original fabric visible. To the observer, the building presents as entirely modern. I do not believe that sufficient remains of the 1922 shops to justify entry in the schedule.

Recommendation

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

Extent of Listing

None.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

CORNER SHOP

Address: 310 Glen Osmond Road
(cnr Fisher St), Fullarton
Certificate of Title: 6022/890

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This group of shops constructed in 1922 retains rendered masonry walls with face brick side walls, corrugated iron hipped roof and recessed entries. The shopfronts have undergone some alterations and have been modified internally to create a single shop. The shops retain brick pattern tiles (now painted) and simple rendered mouldings, recessed masonry panels, timber framed windows, a double pair of timber doors to the Fisher Street entrance and tiled trim. There is a splayed front entrance at the Glen Osmond Road/Fisher Street corner with an additional two recessed entries facing Glen Osmond Road. It is likely that the building was originally divided into three small shops. The verandah over the pavement has been reconstructed and sections of the parapet are now concealed by signage

Charles Pearse acquired this property in 1920 and the shops were built in 1922.

STATEMENT OF HERITAGE VALUE: This corner shop is a good example of the development of row shops along Glen Osmond Road during the 1920s. They retain a significant amount of original detailing and are representative of Inter War style commercial architecture at that time

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) This corner shop displays historical, economical and social themes that are of importance to the local area as it is representative of early modest residential and commercial activities.
- (c) This corner shop has played an important part in the lives of local residents as a commercial enterprise in Fullarton providing goods and services to the local community.
- (d) This corner shop displays aesthetic merit and design characteristics of significance to the local area as it is a good example of row shops which used consistent detailing such as masonry walls with simple detailing and parapets, recessed entries and tiled stallboards.

EXTENT OF LISTING:

External form, materials and detailing of the row shops. Any later alterations or additions are excluded from the listing including the later verandah.

REFERENCES

- Site visit, 2010
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #25 Property – 127-129 Goodwood Road Goodwood

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in the Neighbourhood Centre Zone with potential for future commercial and mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. This raises the prospect the zoning may change in the future to allow for more development intensity. However, given the nature of Goodwood Road a modest scale of buildings is still likely.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2.



Zone: Neighbourhood Centre

- Primarily shops, community, entertainment, education, religious and recreation facilities of appropriate scale to the neighbourhood
- Continuous retail frontage and development up to two storey
- Development preserve and complement existing historic buildings and character of streetscape, in particular where adjacent to the Historic Conservation Zone

Site: $30.4 \times 67.8/82 = 2,270\text{m}^2$

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1919-1923 shops, including parapet, awning and shopfronts. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

127-129 Goodwood Road
Goodwood



127-129 Goodwood Road from west

Objectors

A. & A. Stabelos and L. Christiansen, Fulham Gardens

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Row of three attached single-storey stone shops with rendered parapet concealing roof, awning over footpath originally suspended but now supported by posts. Metal framed windows with tiled panels beneath. The heritage study illustrates but does not mention that the shops have a continuous leadlight frieze running the full length of the building above the doors, one of very few examples to survive in the city of Unley. (136 Unley Road has another.)

Relevant History

Built in stages between 1919 and 1923 as shops for Henry Simmin, tailor, whose family owned them until 1980.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as a significant example of the types of shops built in the prosperous 1920s, and an important element in the historic streetscape of Goodwood Road.

- (a) it displays historical, economical or social themes that are of importance to the local area in reflecting the development of a local Goodwood economy
- (c) it has played an important part in the lives of local residents as a commercial enterprise in Goodwood
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of commercial buildings in the 1920s

Summary of Grounds for Objection

The objection does not dispute the heritage value of the property, simply ticks the proforma box that says, "I do not support the amendment."

Discussion

I believe the place meets the criteria. It is an interesting building of some architectural interest which makes an attractive contribution to the Unley shopping centre.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1919-1923 shops, including parapet, awning and shopfronts. Later additions and alterations should be excluded.



SHOPS

Address: 127-129 Goodwood Road, Goodwood

Certificate of Title: 5403/928-929

Use: Commercial

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

A set of three shops with a rendered curved parapet with projecting pilasters, a verandah over the pavement with paired timber columns, shopfronts with recessed entries. The original timber and glazed doors have been retained to the end shops, but not the shop in the middle shop. The shops have bronze window frames and tiled stallboards which have been painted over. The side walls are random coursed stone. The verandah is now post-supported but would originally have been a suspended awning.

This property was once part of the 1850s subdivision known as Goodwood Park. Henry Shimmin (a tailor) built these shops after he acquired the residence on Lot 152 Pt. Section 222 in 1919. The first shop was constructed in 1919 and by 1923 all three were completed. In 1926 they were occupied by businesses trading in ladies' accessories, tailoring and cakes. The Shimmin family owned the shops until 1980.

STATEMENT OF HERITAGE VALUE:

This significant row of shops and residences is representative of the development of commercial facilities and services during the commercial boom period of the 1920s in Unley. It is an important element in the historic streetscape of Goodwood Road and reflects the importance of Goodwood Road as a location for increased commercial activity.

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

- (a) This row of shops displays historical and social themes that are of importance to Unley as it reflects the development of a local Goodwood economy, particularly during the buoyant economic period of the early 1920s.
- (c) This row of shops has played an important part in the lives of local residents as a commercial enterprise in Goodwood providing goods and services to the local community at a time when walking continued to be the main method of transport.
- (d) This row shops displays aesthetic merit and design characteristics of significance to Unley as it is an excellent example of a commercial building constructed in Goodwood Road during the 1920s.

EXTENT OF LISTING:

Original external form, materials and detailing of the 1919-1923 shops, including parapet, awning and shopfronts. Any later additions and alterations are excluded from the listing including those to the rear.

REFERENCES

- LTO records
- Rate Assessments
- Site visits: 2005, 2011

McDougall & Vines

Public Submission - #29 Property – 364 Fullarton Road Fullarton

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on the south eastern corner of Fullarton Road and Wattle Street in the Residential B300 Zone. Pursuant to a Council proposed Development Plan Amendment for strategic residential growth, the subject site is being contemplated for inclusion as part of a new more intensive corridor Residential Regeneration Zone for residential development up to three (3) storeys and average sites of between 200 and 230m².

As a large site (1306m²) there would be the possibility of development of four (4) dwellings under the current zoning (minimum sites 300m²) and potentially six (6) dwellings under the possible future zoning (minimum sites 200 to 230m²). Consequently there is potential for significant future residential re-development in the current circumstances and particularly if the zoning is changed.

The dwelling is sited centrally on the site compromising opportunity but there may be a possibility for division of one (1) allotment at the rear fronting Wattle Street and/or additions and internal conversion of existing building to also achieve a multiple unit configuration. Such development would be complex and costly, and further, it would not optimise the strategic growth potential, particularly if the zoning is changed as contemplated.



Zone: Residential B300

- Provision for a range of dwelling types up to two storeys
- Compatible in form, scale and design with existing positive elements of the character
- Minimum site area of 300m²

Proposed Zone: Residential Regeneration

- Predominately for medium density comprising a range of dwelling types up to three storeys
- High quality urban design compatible with neighbours and desired character
- Minimum site area of 200-230m²

Site: 28.4 x 46 = 1306m²

Accordingly, on balance, albeit there is heritage merit the strategic development context means heritage listing is not considered warranted.

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

364 Fullarton Road
Fullarton



364 Fullarton Road from north

Objectors

E. Oliver, Fullarton

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Distinctive symmetrical Federation style red brick and rendered house with surrounding verandah extension of roof line, hipped iron roof, projecting banded gables and tall chimneys, leadlight windows, timber verandah ornament of valencing and fretwork panels between paired columns. Dormer window on Fullarton Road frontage indicates attic space in roof.

Relevant History

Built 1901 for Walter Chinner, warehouseman.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an excellent example of a Federation style dwelling in Fullarton in the early twentieth century, reflecting the design, details and building materials of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Unley in the early Federation period

- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of an early Federation dwelling

Summary of Grounds for Objection

The owner believes the name of the first owner is incorrect. The objection is based on the condition of the house, which is dilapidated, with movement in verandah floor slabs and cracks in walls. There are no resources to maintain or repair the building.

Discussion

A Council building officer has inspected the house and reported that its condition is not unusual and would not be uneconomic to rehabilitate. Although the building is in need of repairs it is a distinctive and attractive house, and an excellent example of its period. Its condition does not diminish its value as a local heritage place, and listing it does not create any increased onus to maintain it.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1901 house, excluding later additions or alterations, including the dormer window.

HOUSE

Address: 364 Fullarton Road,
Fullarton

Certificate of Title: 5316/195

Use: Residential
HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

A Federation residence, constructed in 1901, with complex roof form, red face brick, tall brick chimneys with moulding and rendered bands, verandahs under the main roof with highly decorative frieze and bracketing. The dwelling also features a distinctive parapeted gable end with Flemish profile, decorative render detailing and dichromatic brickwork. The front door retains the original sidelights and fanlights. The top panes of the windows feature leadlight design with opaque and coloured glass. There is also a dormer facing Fullarton Road indicating the adaptation of the roof space for rooms.

This property was Lot 1 of Section 266, subdivided as the Fullarton Estate (DP1015) in 1875. The house was constructed in 1901 for Walter Chinner, a warehouse man.

STATEMENT OF HERITAGE VALUE:

This substantial dwelling is an excellent example of a Federation style dwelling built in Fullarton in the early twentieth century.

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

- (a) This house displays historic and economic themes that are of importance to Unley as it is indicative of the type of residential development within the Fullarton area during the Edwardian period.
 - (d) This house displays aesthetic merit and design characteristics of significance to Fullarton as it is an excellent example of an Edwardian style dwelling retaining original details and materials, such as face brick, decorative render detailing and highly decorative timber elements.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1901 house. Any later alterations or additions are excluded from the listing including the dormer window.

REFERENCES

- LTO records
 - Rate Assessments
-

Public Submission - #31 Property – 109-111 King William Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is some heritage merit but original assessor review concluded too little original fabric remains to justify the place be retained in the Schedule of Local Heritage Places. Accordingly, remove from heritage listing in Table Un/4.

Strategic Context

The site is located on a main road corridor in a Mixed Use 1 Zone with potential for future commercial and mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. This raises the prospect the zoning may change in the future to allow for more development intensity. However, given the nature of this portion of King William Road a modest scale of buildings is still likely.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2.



Zone: Mixed Use 1

- Primarily small office and consulting rooms up to 450m² per individual building
- Limited small-scale specialty shops and showrooms up to 250m²
- Small entertainment facilities

Site: 29.8 x 32.5 = 970m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

109-111 King William Road
Unley



109-111 King William Road from south-west

Objectors

M. Foord, Wayville

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey row of three bluestone shops on corner site, with iron roof, rendered parapet and verandah. The shopfront at number 70 has original detail.

Relevant History

First shop built in 1902 by Alfred West. In 1904 bought by Charles Prime, who added two more shops by 1909. The attached row has operated as either two or three shops in a variety of retail and service roles since.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for reflecting the development of commercial facilities during the 1890s and serving the needs of the local community.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the provision of goods and services to the local community
- (c) it has played an important part in the lives of local residents providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an characteristic example of a group of Edwardian shops

Summary of Grounds for Objection

The objection does not argue with the heritage value of the property. It lists a number of changes that have been made during the present ownership - carpentry work to shop fronts, remodelled quoins and a new parapet on one shop - and queries whether heritage listing is appropriate given the changes that have occurred.

Discussion

I believe the shops meet the criteria proposed in the heritage study. All heritage buildings have been altered in some way, and unless gross or inappropriate changes in appearance have occurred, this does not diminish their value. The work that has been carried out on these shops was done to enhance their appearance and make them more consistent.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1895 shops. Later additions and alterations should be excluded.

SHOPS

Address: 109-111 King William Road
Certificate of Title: 5348/636

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A single storey row of three shops the first of which was constructed in 1895, with rendered parapet with moulding, bluestone walls, random bluestone side walls, rendered quoins, shopfronts with timber stallboards and timber moulding, timber windows and timber doors, and a verandah over the pavement supported by heavy timber posts. There have been some alterations to the Arthur Street façade with new brick infill and a verandah added.

Alfred West, a grocer, purchased this site in 1894. In 1895 a house and a store were erected. In 1904 Charles Prime, a storekeeper, acquired the property. In 1909 there was a six roomed stone and brick house, and a four roomed store on the site. The property was leased from 1909 and occupants included billiard-saloon keepers. The shops would appear to have been extended since the construction of the first shop on this site, with the house being added to, to create the additional premises.

STATEMENT OF HERITAGE VALUE:

This row of shops is representative of the development of commercial facilities and services during the 1890s in Unley. It served the daily needs of the local community in this local area.

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

- (a) The row of shops displays economic and social themes important in the development of Unley as it represents the provision of goods and services to the local community, in the early years of the twentieth century. This type of development was integral to the growth of early suburban areas.
- (c) The row of shops has played an important part in the lives of local residents providing goods and services for the area.
- (d) The row of shops displays design characteristics typical of local commercial enterprises in neighbourhood centres during the Edwardian period, retaining original form and detailing

EXTENT OF LISTING:

External form, materials and detailing of the 1895 shops. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Unley Rate Assessments

McDougall & Vines

SHOPS

Address: 109-111 King William Road
Certificate of Title: 5348/636

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A single storey row of three shops, the first of which was constructed in 1895. Alfred West, a grocer, purchased this site in 1894. In 1895 a house and a store were erected. In 1904 Charles Prime, a storekeeper, acquired the property. In 1909 there was a six roomed stone and brick house, and a four roomed store on the site. The property was leased from 1909 and occupants included billiard-saloon keepers.

The shops have been extended since the construction of the first shop on this site, with the original house being added to, to create the additional premises. Each of the three shops now displays a rendered parapet with moulding, bluestone walls, random bluestone side walls, rendered quoins, shopfronts with timber stallboards and timber moulding, timber windows and timber doors, and a continuous verandah over the pavement supported by heavy timber posts. Many of these characteristics were undertaken by the current owners to maintain the character of the row. There have also been some alterations to the Arthur Street façade with new brick infill and a verandah added.

STATEMENT OF HERITAGE VALUE:

The original shop in this row is representative of the development of commercial facilities and services during the 1890s in Unley. It served the daily needs of the local community in this local area.

However, later changes to the structure have obscured its original form, and although the remodelling was sympathetic, very little of the original shopfront and verandah detail remains.

It is not recommended for inclusion on the Local Heritage schedule.

REFERENCES

- Site visit 2005, 2013
 - LTO records
 - Unley Rate Assessments
 - Additional information from property owner, 2013
-

Public Submission - #32 Property – 186 Fisher Street Malvern

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property is currently a Contributory Item in the Residential Historic (Conservation) Zone and would have had some similar conservation controls and implications – refer to 3.1.4. The issue of improvements to the dwelling and changes to the fence have been noted and the Description of Place updated.

Strategic Context

The site is located in a historic character neighbourhood area in the Residential Historic (Conservation) Zone Policy Area 6. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a typical site (650m²) there is no prospect of land division (minimum 750m²). The property is one of group of four identical high quality speculative residential development from the 1880's.



Zone: Residential Historic (Conservation)
Zone Policy Area 6

- Retention and enhancement of existing buildings and historic character
- Coherent streetscapes retaining and complementing the patterns of sites, street fronting dwellings, siting, form and key elements of contributory items and desired character
- Replacement of non-contributory sites with complementary dwellings
- Malvern Estate minimum sites 15m street frontage and 750m² in area

Site: 15.2 x 42.8 = 650m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1883 dwelling, including the original elements of the front fence. Later alterations and additions are excluded from the listing including the carport addition.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

186 Fisher Street
Malvern



186 Fisher Street from south

Objectors

S. Seymour-Smith, Malvern

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical single-storey ashlar sandstone house with rendered quoins and trim, projecting gable with elaborate cornices and consoles, hipped iron roof and straight verandah with cast iron brackets and valencing. Distinctive front fence with stone driveway piers and wrought iron gate and balustrading.

Relevant History

Built in 1883 as one of a row of four similar houses for agent George Murray, and sold through agent Thomas Matters soon afterward. This house has richer ornament than the others.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the types of house built in the 1880s, part of a group of four, reflecting the design, details and materials of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area in representing the construction of residences in Malvern during the 1880s
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a striking example of a Victorian period residence

Summary of Grounds for Objection

The objection does not dispute the heritage value of the property, but points out that some minor alterations have occurred: the stone gateway piers are not original and the gates have been removed, the house has been re-roofed and the fence's brick plinth has been rebuilt.

Discussion

I believe the place meets the criteria. It is a striking and attractive building of considerable architectural interest.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1883 house, including the front fence. The carport and other later additions and alterations should be excluded.

HOUSE & FENCE

Address: 186 Fisher Street,
Malvern
Certificate of Title: 5729/680

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This property is constructed on Lot 261 of the 1883 subdivision of Section 242 known as Malvern. It house forms part of a row of four similar houses and fences (182-188 Fisher Street, Malvern) which were built in 1883 (Nos.184 & 186), 1884 (No.182) and 1885/6 (No.188) for agent George Murray who quickly transferred them to land agent Thomas James Matters. Private owners acquired them from Matters.

The houses are constructed of ashlar sandstone with random rubble side walls, ornate rendered quoins, window door trim and eaves brackets, tall chimneys, concave roofed verandah with ornate cast iron frieze, brackets and balustrade. The projecting gable features a cast iron frieze, highly decorative barge boards and pointed arch louvred gable vents.

The original front fence remains including masonry pillars, cast iron palisades and gate posts and brick plinth.

STATEMENT OF HERITAGE VALUE:

This house which is part of an important group of four houses constructed at the same time, is an excellent example of the type of residences constructed in City of Unley in the 1880s in newly subdivided areas, reflecting the design, details and building materials commonly in use at that time.

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

- (a) This house displays historical and social themes that are of importance to City of Unley as it represents the construction of residences in Malvern, particularly after subdivision in 1883.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to City of Unley as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

Original external form, materials and details of this 1883 Victorian asymmetrically fronted residence, including the front fence. Later alterations and additions are excluded from the listing including the carport addition.

REFERENCES

- Site Visit 2005
- LTO records
- Rate Assessments

McDougall & Vines

Unley Heritage Research Study (updated 2013) Recommendation: Local Heritage Place

HOUSE & FENCE

Address: 186 Fisher Street,
Malvern
Certificate of Title: 5729/680

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This property is constructed on Lot 261 of the 1883 subdivision of Section 242 known as Malvern. This house forms part of a row of four similar houses and fences (182-188 Fisher Street, Malvern) which were built in 1883 (Nos.184 & 186), 1884 (No.182) and 1885/6 (No.188) for agent George Murray who quickly transferred them to land agent Thomas James Matters. Private owners acquired them from Matters.

The houses are constructed of ashlar sandstone with random rubble side walls, ornate rendered quoins, window door trim and eaves brackets, tall chimneys, concave roofed verandah with ornate cast iron frieze, brackets and balustrade. The projecting gable features a cast iron frieze, highly decorative barge boards and pointed arch louvred gable vents.

The original front fence's cast iron palisade, wicket gate and iron posts and low brick plinth remain to this house. The driveway gate pillars have been rebuilt to match No184 adjacent.

STATEMENT OF HERITAGE VALUE:

This house, which is part of an important group of four houses constructed at the same time, is an excellent example of the type of residences constructed in City of Unley in the 1880s in newly subdivided areas, reflecting the design, details and building materials commonly in use at that time.

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

- (a) This house displays historical and social themes that are of importance to City of Unley as it represents the construction of residences in Malvern, particularly after subdivision in 1883.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to City of Unley as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

Original external form, materials and details of this 1883 Victorian asymmetrically fronted residence, including the original elements of the front fence. Later alterations and additions are excluded from the listing.

REFERENCES

- Site Visit 2005, 2013
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #40 Property – 39 Florence Street Fullarton

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. Additional research undertaken and assessment sheet amended. The integrity of the form of the house is still intact despite the new development. Policy clarifies focus is on street and public perspectives.

Strategic Context

The site is located on the east of Fullarton Road in the Residential B200 Zone. Pursuant to a Council proposed Development Plan Amendment for strategic residential growth, the subject site is being contemplated for inclusion as part of a new more intensive corridor Residential Regeneration Zone for residential development up to three (3) storeys and average sites of between 200 and 230m².

As a very large site (8,860m²) there would be the possibility of development of forty four (44) dwellings under the current zoning (minimum sites 200m²) and similar under the possible future zoning (minimum sites 200 to 230m²). Consequently there is potential for significant future residential re-development.

The heritage dwelling is sited centrally on the site, and would need to maintain an appropriate setting, but there would be an opportunity for units in other areas of the site and additions and internal conversion of the heritage building to also achieve multi-unit configuration. Such development would provide a reasonable opportunity for accommodation to contemplate the owner's future activities at the site or an alternative residential development.



Zone: Residential B200

- Provision for a range of dwelling types up to two storeys
- Compatible in form, scale and design with existing positive elements of the character
- Minimum site area of 200m²

Proposed Zone: Residential Regeneration

- Predominately for medium density comprising a range of dwelling types up to three storeys
- High quality urban design compatible with neighbours and desired character
- Minimum site area of 200-230m²

Site: 28.4 x 46 = 8,860m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1896 dwelling building. Any later additions or alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

39 Florence Street
Fullarton



39 Florence Street from west

Objector

Major Gordon Jones, Divisional Secretary, Salvation Army Southern Division

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Two-storey asymmetrical grand masonry house with projecting bay window, balcony and gable above, rendered quoins, hipped iron roof with cast iron cresting and finials, encircling verandahs with cast iron balustrades and brackets, tall chimneys, all characteristic of the late nineteenth century transition from Victorian to Edwardian styles.

Relevant History

Built in 1896 for James Viner, land agent, and transferred to the Salvation Army in 1912. It was a Salvation Army Girls' Home and later a Children's Home until 1973. It is now the Southern Division headquarters of the Salvation Army. Much of the original extensive grounds have been subdivided, and the house is surrounded by a complex of smaller scale newer buildings which house various Salvation Army activities.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as a fine example of grand houses built in Australia in the 1890s, and also for its long association with the Salvation Army and the provision of accommodation for girls at risk.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the types of houses built in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The objection points out that the history in the original assessment report was incorrect, saying that the house was purpose-built for the Salvation Army. This has been corrected. It further says that there have been significant changes to the house for institutional purposes, that it is surrounded by lower scale modern buildings, and the vista of the original building is limited.

Discussion

This a very grand house, one of the finest Victorian mansions in Unley. Undoubtedly it meets the local heritage criteria. However, it was a private home for only 16 years, and has now been a Salvation Army institution for over a century. Clearly it will have undergone major changes in that time. However, the aspect of the exterior of the original house has been maintained with obvious pride for all that time. I propose that the extent of listing should reflect that, and be limited to the public aspect of the house.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1896 house visible from Florence Street and the entrance driveway. Any later additions and alterations should be excluded.

WELFARE INSTITUTION (FORMER HOUSE - BURWOOD)

Address: 39 Florence Street,
Fullarton
Certificate of Title: 5433/858

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This substantial Italianate style building which is currently the Salvation Army South Australian Headquarters was constructed in 1912 and is a good example of a building which is transitional between Victorian and Edwardian design. It retains much of its original detailing including masonry walls, faceted bay window with balcony above, two level verandah with highly decorative cast iron detailing, elaborate moulded trim, decorative timber gable and tall chimneys. There is a single storey section of random coursed limestone to the rear of the building.

The building has been modified including brick additions to the eastern and southern façades, a ramp and metal balustrade to the ground floor verandah on the north and western sides.

This property was Lot 46 of the 1875 subdivision known as Fullarton Estate in Section 265 of Fullarton. This property was built in 1912 for the Salvation Army and opened as the Girls' Probation Home. It was refurbished as the Salvation Army headquarters when the administration was moved from Rundle Street in Adelaide.

STATEMENT OF HERITAGE VALUE:

This building is associated with the development of the Salvation Army and the provision of residential accommodation for girls at risk. It is also significant because it retains a substantial amount of original detailing.

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

- (a) This house displays historic and social themes that are of importance to Unley as it reflects the trend to locate institutional buildings in suburban area at the turn of the century.
- (d) This house displays aesthetic merit and design characteristics of significance to Unley as it is a substantial institutional building reflecting transitional architectural qualities.

EXTENT OF LISTING:

External form, materials and detailing of the 1912 house. Any later additions or alterations are excluded from the listing.

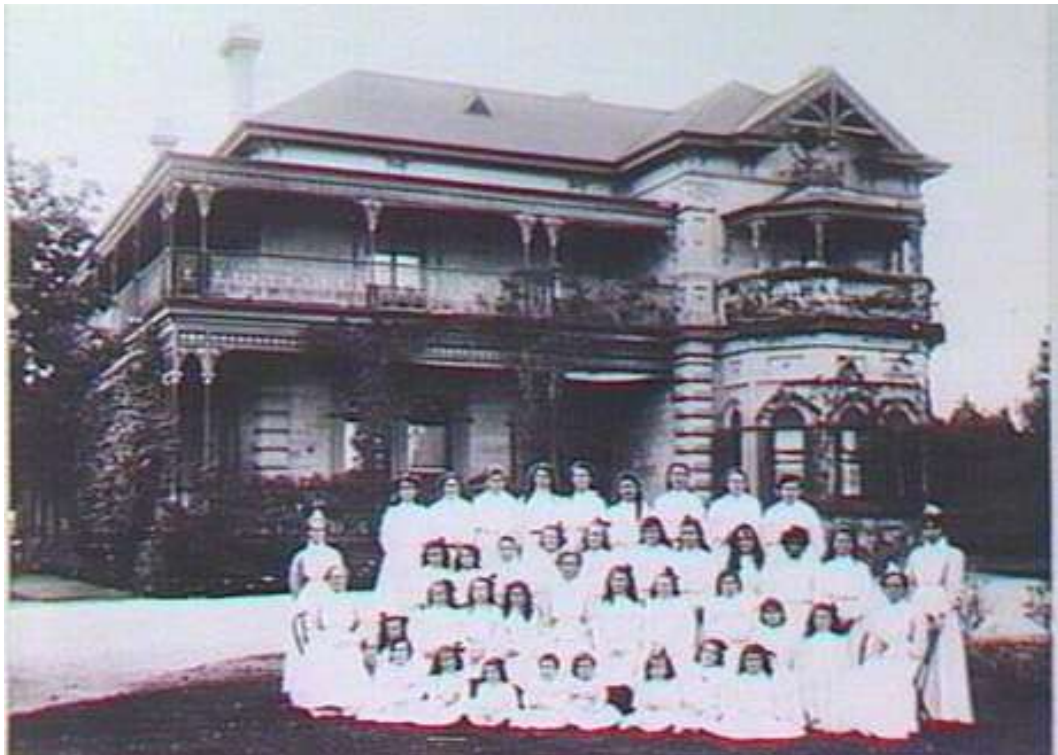
REFERENCES

- LTO records
- Rate Assessments

McDougall & Vines

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place

HOUSE (BURWOOD), 39 Florence Street, Fullarton (cont)



Salvation Army Girls Home, c1913

(Source: SLSA B11093)

Unley Heritage Research Study (updated 2013) Recommendation: Local Heritage Place

WELFARE INSTITUTION (FORMER HOUSE - BURWOOD)

Address: 39 Florence Street,
Fullarton
Certificate of Title: 5433/858

Use: Institutional office
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This substantial 1896 Italianate style mansion, which is currently the Salvation Army South Australian Headquarters, is a good example of a residence which is transitional between Victorian and Edwardian design. It retains much of its original detailing including masonry walls, faceted bay window with balcony above, two level verandah with highly decorative cast iron detailing, elaborate moulded trim, decorative timber gable and tall chimneys. There is a single storey section of random coursed limestone to the rear of the building. This house is on Part Lot 46 of the 1875 subdivision known as Fullarton Estate (GRO 256/1875) in Section 265 of Fullarton, and was built in 1896 for James Viner Smith, a land agent. In 1912 it was transferred to William Booth, of parts beyond the seas, General of the Salvation Army. After General Booth's death later in 1912, the property was transferred to William Bramwell Booth in 1913, first as executor, then in his own right. In 1933 ownership was transferred to The Salvation Army (South Australia) Property Trust of Adelaide. In 1954 a portion of the property was transferred to the Housing Trust of South Australia.

The Salvation Army opened "Eden Park" at Mount Barker as a home for troublesome boys in 1900. Simultaneously, a Girls' Home was opened at Woodville, moving within a decade to Beaumont, Norwood and finally Fullarton. This property remained a Girls' Home for over fifty years. Rate Assessments between 1912 and 1973 list the property as a Salvation Army Girls' Home. The street listings in the Adelaide directories indicate that the property was a Girls' Home and provides the names of the matrons- eg. 1922 Miss A.E. Cook, Matron; 1926 Miss B. Thomas, Matron; 1960 M.O. Sullivan, Matron.

From 1913, in The Salvation Army's prominent, badged and detailed listings in the Alphabetical section of Sands and McDougall's Adelaide Directories, entries under the heading "Institutions-Women and Girls" refer to the Florence Street property as a Girls' Home until the 1970s. An additional girls' home was established at "Barton Vale" at Enfield in the 1920s, but this was not listed from the 1950s onwards. The 1970s directories list the Florence Street property as a Children's Home, not specifically a girls' home.

To meet institutional needs, the building has been modified including brick additions to the eastern and southern façades, a ramp and metal balustrade to the ground floor verandah on the north and western sides. Some original detail is missing from the upper verandah also.

STATEMENT OF HERITAGE VALUE:

This substantial residence is associated with the development of the Salvation Army and the provision of residential accommodation for girls at risk. It is also significant because it retains a substantial amount of original detailing from the date of its construction in 1896.

McDougall & Vines

HOUSE (BURWOOD), 39 Florence Street, Fullarton (cont)

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

- (a) This house displays historic and social themes that are of importance to Unley as it reflects the trend to locate institutional buildings in converted suburban residences in the early twentieth century.

 - (d) This house displays aesthetic merit and design characteristics of significance to Unley as it is a substantial residence of the late nineteenth century, reflecting transitional architectural qualities.
-

EXTENT OF LISTING:

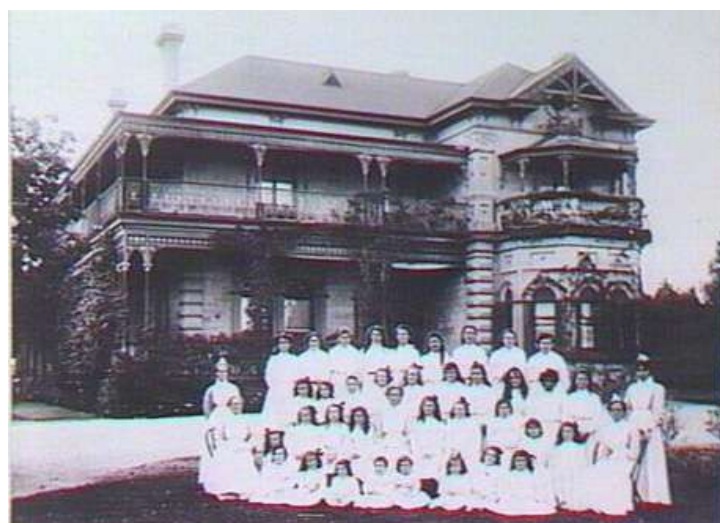
External form, materials and original detailing of the 1896 house. Any later additions or alterations are excluded from the listing.

REFERENCES

- Site visit 2006, 2013
- LTO records
- Unley Rate Assessment Books, 1885-1973.
- Sands and McDougall's Adelaide Directories, 1912-1973.
- Stevenson, Charles. "Boundless Salvation: The Rise of the Salvation Army in South Australia", *Journal of the Historical Society of South Australia*. No. 14, 1986, pp. 131-132.



2013 view showing later elements, not included in extent of listing



Salvation Army Girls Home, c1913 (Source: SLSA B11093)

Public Submission - #44 Property – 1 Rose Terrace Wayville

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.9. The site contains a detached dwelling. No future potential increased residential re-development is possible.

The site (630m²) is typical with no possibility of further land division (minimum 600m²). Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



Zone: Residential Streetscape (BF 9.9)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 13.5 x 46.1 = 630m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1904 house. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

1 Rose Terrace
Wayville



1 Rose Terrace from north-east

Objector

D. Crichton, Wayville

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical sandstone villa, complex hipped iron roof, gables and very ornate timber and cast iron verandah treatment characteristic of the early twentieth century.

Relevant History

Built in 1904 for Albert Fielding, journalist. The house belonged to family members until 1949.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of houses built in Australia at the turn of the twentieth century, giving a distinctive historic residential character to the City of Unley.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the types of houses built in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The objection disputes the heritage value of the building by simply negating each criterion: "It has not played an important part in the lives of local residents," etc. It states that the building is "not original" but does not specify in what ways. It complains that Council has approved unsympathetic developments in the vicinity, and historic buildings will be out of character.

Discussion

This house is an attractive and well-preserved example of the building style of the Federation era and clearly meets the criteria.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1904 house, excluding any later additions and alterations.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE

Address: 1 Rose Terrace,
Wayville

Certificate of Title: 5209/814

Use: Residential
HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

An asymmetrically fronted stone villa, constructed in 1904, with brick window and door trim and quoins (which have been painted), hipped roof, tall brick chimneys, highly decorative cast iron trim to gables, bull-nose verandah with projecting gable and highly decorative cast iron frieze and brackets, turned timber posts, timber window and door joinery.

This property was Lot 90 of the 1881 subdivision known as Goodwood in Section 239 of Wayville. This cottage of 5 rooms was constructed on Part of Lot 90 "Goodwood" in 1904. Its owner was Albert Fielding, a journalist. He died in 1910 and his executors disposed of the property to Mary Fielding in 1916. She was the owner until 1949.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of modest residences constructed in the City of Unley during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time. The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of the City of Unley.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the construction of residences in the subdivided areas of Wayville, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and elaborate cast iron detailing to verandahs

EXTENT OF LISTING:

External form, materials and detailing of the 1904 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Rate Assessments

Public Submission - #45 Property – 158 Cross Road Malvern

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in the Residential B300 Zone. Pursuant to a Council proposed Development Plan Amendment for neighbourhood character recognition, the subject site is being contemplated for inclusion as a Residential Streetscape (Landscape) Zone Policy Area 11.2 for complementary residential development, up to two (2) storeys to the rear.

As a relatively large site (1,660m²) there may have been the theoretical possibility of development of five (5) dwellings under the current zoning (minimum sites 300m²) subject to design and resolution of vehicle access adjacent to such a busy corner junction. Pursuant to the potential future zoning (minimum sites 700m²) there may be an indication of potential for two (2) sites.

Consequently there may have been potential for future residential re-development. However, in 2005 the existing building was renovated, altered and extended to establish a considerable improved value in the existing property configuration. The heritage dwelling is located to the rear of the site with significant garden setting to the front. Development to the front would compromise the dwellings setting.



Zone: Residential B300

- Provision for a range of dwelling types up to two storeys
- Compatible in form, scale and design with existing positive elements of the character
- Minimum site area of 300m²

Proposed Zone: Residential Streetscape (Landscape) – Policy Area 11.2

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the pattern of sites, dwelling siting, form and key elements
- Primarily street-fronting dwellings
- Highgate Precinct minimum sites 16m street frontage and 700m² in area

Site: 30.9 x 53.5 = 1,660m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of this 1888 two storey Victorian symmetrically fronted dwelling. The later additions and alterations, and brick fence, are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

158 Cross Road
Malvern



158 Cross Road from west

Objectors

Harry Patsouris, Patsouris & Associates, Lawyers,
and Jason Schulz, Dash Architects,
for R. Pan & Y. Song, Malvern

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Two storey symmetrical sandstone Victorian house, two-storey front verandah with cast iron balustrades and brackets, hipped iron roof. Extensive modern extensions at rear and modern brick fence.

Relevant History

Built 1888 for Elizabeth Burgess, wife of Martin Burgess, produce merchant.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of a Victorian residence, reflecting the design, details and building materials of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of Victorian houses in Malvern
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of an 1880s Victorian dwelling

Summary of Grounds for Objection

The objection is based on a very strict interpretation of the words of the criteria, which it describes as a "high threshold test". It argues that the house is not sufficiently important to meet this test because the criteria used would apply to large numbers of houses, that it is in fact a poor example of a Victorian house because it is in a dilapidated state and needs repair, and extensions have been added, altering its original character.

Discussion

This is large prestigious house in the grand tradition, attractive but not ostentatious, in fact quite elegantly simple in its design. If it were not screened from Cross Road by trees, it would probably also meet criterion (f): notable landmark. It is unquestionably more notable than a large number of surrounding houses. The extensions to the house are confined to the rear, and are specifically excluded from the proposed listing. It would be difficult to find a single nineteenth century house in Unley that has not had some form of extension made to the rear - that is a normal part of development over time. The house meets the criteria.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1888 house, excluding later additions or alterations, and the brick fence.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

HOUSE (BURGESS HOUSE)

Address: 158 Cross Road (cnr
Duthy Street),
Malvern
Certificate of Title: 5843/730

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This substantial house, constructed in 1888, is an excellent example of a Victorian two storey symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins, window and door facings (which have been panted), hipped roof, brick chimneys, timber windows and doors. The house is currently undergoing large extensions to the rear.

Mrs Elizabeth Burgess, wife of Martin Burgess a merchant, acquired Lot 5 Pt. Section 243 subdivided as "South Malvern" in 1886. She was the first owner of this eleven roomed stone house built in 1888.

STATEMENT OF HERITAGE VALUE:

This two storey house is an important example of the type of residences constructed in City of Unley during the Victorian period, and reflects the design, details and building materials characteristic of that time.

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

- (a) This two storey house displays historical and social themes that are of importance to City of Unley as it represents the continued construction of residences in Malvern, particularly during the 1870s-1880s.
- (d) This two storey symmetrically fronted house displays aesthetic merit and design characteristics of significance to the City of Unley as it is an excellent example of an 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone walls, brick trim and timber joinery.

EXTENT OF LISTING:

Original external form, materials and details of this 1888 two storey Victorian symmetrically fronted residence. The later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2010
- LTO records
- Rate Assessments

Public Submission - #48 Property – 15 Rose Terrace Wayville

Independent Heritage Assessment

The updated review and independent heritage assessment has concluded there is insufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.9. The site contains a detached dwelling. No future potential increased residential re-development is possible.

The site (820m²) is typical with no possibility of further land division (minimum 600m²). Upgrading, improvements and additions to the rear (up to two (2) storey) are accommodated.



- Zone: Residential Streetscape (BF 9.9)
- Enhancement of existing buildings and character
 - Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
 - Primarily street-fronting dwellings
 - Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 17.8 x 46.1 = 820m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

15 Rose Terrace
Wayville



15 Rose Terrace from north-east

Objector

D. Crichton, Wayville

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical sandstone villa with an unusual square bay window with balustraded parapet, hipped iron roof. Verandah and fence have been replaced.

Relevant History

Built in 1902 for Richard Leicester, storekeeper. The house belonged to family members until 1961. The square bay was added later, perhaps for use as a shopfront.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of houses built in Australia at the turn of the twentieth century, giving a distinctive historic residential character to the City of Unley.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the types of houses built in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The objection disputes the heritage value of the building, pointing out that the box bay was a later addition, and the house has been further modified in the 1970s, when it lost its detail. It also complains about heritage restrictions and additional costs, and reducing the saleability of the building.

Discussion

This house is by no means a typical example of the building style of the Federation era and has lost much of its original detailing

Recommendation

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

Extent of Listing

None.

HOUSE

Address: 15 Rose Terrace,
Wayville

Certificate of Title: 5330/164

Use: Residential
HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This property was Lot 96 of the 1881 subdivision known as Goodwood in Section 221 of Wayville, and was constructed in 1902. It is a very unusual design in which the projecting gable has been given much more prominence and detailing than usual, with a parapeted square bay and pilasters. The verandah has been rebuilt and is now more lightweight in structure than the original is assumed to have been.

Richard William J Leicester bought the site in 1901. He was a manager and storekeeper. A four roomed house was constructed in 1902. The Leicester family owned the house until 1961.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type residences constructed in the City of Unley during the 1890s-1920s, but displays more elaborate design details to those commonly in use at that time. The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of the City of Unley.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the construction of residences in the subdivided areas of Wayville, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a late Victorian residence of an unusual design, with a strong projecting and highly ornate front elevation.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1902 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
 - UnleyRate Assessments
 - LTO records
-

HOUSE

Address: 15 Rose Terrace, Wayville
Certificate of Title: 5330/164

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This property was Lot 96 of the 1881 subdivision known as Goodwood in Section 221 of Wayville, and was constructed in 1902. It was constructed as a house and shop, but sometime after 1907, the shop front was altered and the projecting front bay was given much more prominence and detailing than usual, with a parapeted square bay and pilasters. The verandah has also been rebuilt and is now more lightweight in structure than the original is assumed to have been.

Assessments indicate that in 1900 F Richards was the owner of land, Lots 94, 95 and 96 Rose Terrace, valued at £33 in total for the three lots. (At this time also, a Baptist Church was situated on Lot 98, on the corner of Clarke Place.) In 1901 these records show Richard Leicester, a storekeeper, as the owner and occupier of Lot 96 (now No. 15), valued at £30. The assessments for 1903 show a store on Lot 96, and Richard Leicester listed as the owner and occupier. Leicester appears to have given up storekeeping in 1906, and thereafter his profession is listed as mill manager. In 1906 with Leicester's change of occupation, the assessments show a combined store and 4 roomed stone and brick house with the value continuing at £30. In 1907 the assessments list a 4 roomed stone and brick house, but no store, with a value of £30. The description remains the same until 1910 when it appears that a general reassessment of all property values was undertaken. Several properties were re-valued, most values raised (including Lot 96 from £30 to £35), and one reduced. The description of the property as a 4 roomed stone and brick house continued. Assessments to 1912 continue to show Richard Leicester as the owner and occupier.

Directory entries show that Richard Leicester continued as the owner and occupier until 1930 when Mrs S Leicester is shown as the occupier. Mrs Leicester continued as the occupier until 1940 when Miss N S Leicester becomes the occupier until 1961. In 1962 the occupier was Mrs M T Brookes, and after two years where the occupier is described as unknown, in 1965, Aldo LaFratta, a bricklayer, is listed as the occupier.

In addition, Directory entries up to the 1970s show a Baptist Church in Rose Terrace, but where the minister is listed, in either the SA Baptist Church's own entry in the ecclesiastical section or in the street listings, the minister's residence is not in Rose Terrace. Despite the presence of a Baptist Church two doors away there is no indication in the Directories that the property was ever used as a Baptist Manse, as a Church of England Rectory, or as a Roman Catholic Presbytery.

STATEMENT OF HERITAGE VALUE:

This house was originally built in 1902 with an attached shop, which was closed in 1906. The shopfront was rebuilt as an ornate front bay to the house, but the date of these changes has not been verified. These changes to the structure have obscured the original shop form, although the typical curved brickwork for the shop front parapet is visible from the sides.

It is not recommended for inclusion on the Local Heritage schedule.

REFERENCES

- Site visit 2005, 2013
 - Unley Rate Assessments
 - LTO records
 - Sands and McDougall Directories
-

McDougall & Vines

Public Submission - #51 Property – 66-70 King William Road Goodwood

Independent Heritage Assessment

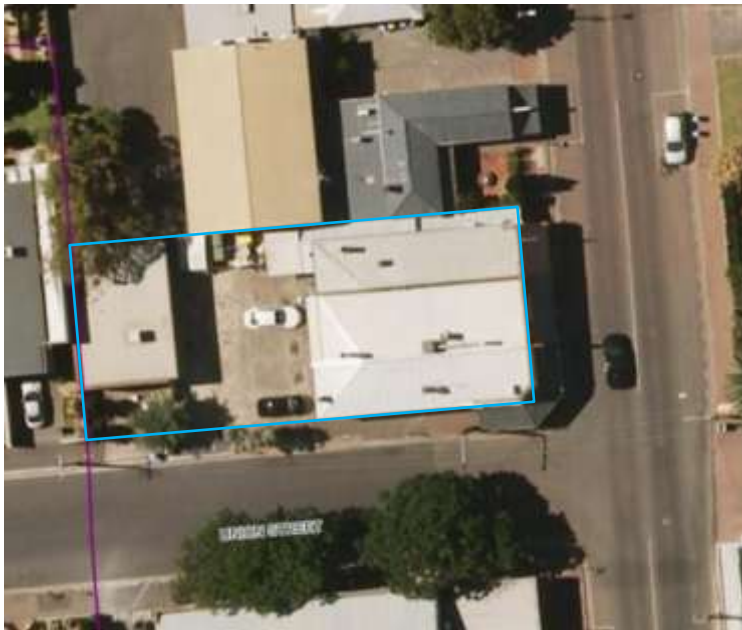
The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Mixed Use 1 Zone with potential for future commercial and mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. This raises the prospect the zoning may change in the future to allow for more development intensity. However, given the nature of this portion of King William Road a modest scale of buildings is still likely.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2.



Zone: Mixed Use 1

- Primarily small office and consulting rooms up to 450m² per individual building
- Limited small-scale specialty shops and showrooms up to 250m²
- Small entertainment facilities

Site: 16.8 x 39.2 = 660m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1902 shops. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

66-70 King William Road
Goodwood



66-70 King William Road from south-east
Objectors

G. & O. Kalivas, Pasadena

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey row of three rendered brick masonry shops on corner site, with iron roof, parapet and verandah. The shopfront at number 70 has original detail.

Relevant History

Built in 1902 as two attached shops with residences at the rear. The first occupants were a grocer and a bootmaker. The attached row has operated as either two or three shops in a variety of retail and service roles since.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for reflecting the provision of local shopping facilities within developing suburban areas.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the growth of urban subdivisions and the provision of local retail services
- (c) it has played an important part in the lives of local residents providing goods and retail services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of a group of corner shops with parapet, verandah and original shopfront

Summary of Grounds for Objection

The objection does not mention the criteria or argue with the heritage value of the property. It disagrees with heritage listing on the grounds that the property is the owners' primary source of income, and they believe that will be jeopardised if it is entered in the schedule. They do not explain why they believe that local heritage listing would affect their income.

Discussion

I believe the shops meet the criteria proposed in the heritage study. These are good examples of the groups of historic shops which make the shopping precinct of Goodwood/Hyde Park very attractive, and an asset to the community. Preservation of that historical continuity alongside new development is at the heart of good heritage planning. The objection does not argue with the shops' heritage value.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1902 shops. Later additions and alterations should be excluded.

SHOPS

Address: 66-70 King William Road, G
Certificate of Title: 5455/488

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A set of corner shops constructed of brick and render with a verandah over the pavement supported by timber posts, and a parapet featuring moulding and recessed details. The shopfront to No.70 features original timber moulding and timber stallboard and timber windows.

Sophia Farr acquired Part Lot 118 Section 238 in 1890. In 1902 shops were erected on the site. Rate assessments suggest that at first there were two dwellings and two shops on the site. It is possible that the shopfront of No.66 is a later addition. The first occupants of the shops were a grocer (corner shop), and a bootmaker. Later the corner shop was occupied by greengrocers.

STATEMENT OF HERITAGE VALUE:

This set of shops, erected in 1902, reflect the provision of local shopping facilities within developing suburban areas throughout Unley.

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

- (a) These shops display historical, economic or social themes that are of importance to Unley as they are indicative of the growth of suburban subdivisions and the provision of local retail services for the immediate community.
- (c) These shops has played an important part in the lives of local residents in Goodwood providing goods and retail services to the local community.
- (d) These shops display aesthetic merit, design characteristics and construction techniques of significance to the local area as they are an excellent example of a group of corner shops retaining original parapet form, verandah along the whole frontage and an original timber shopfront.

EXTENT OF LISTING:

External form, materials and detailing of the 1902 shops. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Rate Assessments

Public Submission - #53 Property – 38 Anzac Highway Everard Park

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in the Residential C150 Zone. The site fronts a major corridor comprising mixed residential and commercial development. The subject site is currently used as an office.

Pursuant to a Council proposed Development Plan Amendment for strategic residential growth, the sites along Anzac Highway are being contemplated for a more intensive Residential Regeneration (Main Roads) Zone for residential development up to four (4) storeys and average sites of between 100 and 230m².

As a large site (1,700m²) there would be the possibility of development of eleven (11) dwellings under the current zoning (minimum sites 150m²) and potentially up to seventeen (17) dwellings under the possible future zoning (minimum sites 100 to 230m²). Consequently there is potential for significant future residential re-development and more so if the zoning is changed.

The potential heritage place is located to the south western boundary but generously setback from the road. There may be additions to the rear and internal conversions, and with development to the east, multiple unit configuration may be achieved but such development would be complex, costly and compromised by the area necessary for the setting of the existing building (400m²). The strategic growth potential would not be optimised for the site, desirably aggregated with others, or the corridor.



Zone: Residential C150

- Provision for a range of medium density dwelling types up to three storeys
- Compact forms of development of high quality design and landscaping and minimising adverse impacts to adjacent residential areas
- Minimum site area of 150m²

Proposed Zone: Residential Regeneration (Major Roads Policy Area 13)

- Predominately for medium density comprising a range of dwelling types up to three storeys
- High quality urban design compatible with neighbours amenity and desired character
- Minimum site area of 100-230m² (minimum 80m² for sites > 2,000m²)

Site: 37.3 x 45.6 = 1,700m²

Accordingly, on balance, albeit there is heritage merit the strategic development context will be unduly compromised whereby heritage listing is not considered warranted.

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

38 Anzac Highway
Everard Park



38 Anzac Highway from north

Objector

J. & Gilles, Warradale

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Two storey Modern style sandstone, brick and concrete house, with a curved wall, flat roof, large plate glass windows, modernist balustrade, walls extending above roof height.

Relevant History

The date of construction is uncertain; it may be 1935, but that seems too early. The Modern style arrived in Adelaide in the late 1930s and was adopted enthusiastically by architects for the relatively few buildings built during the Second World War.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as a unique design in the Modern style, demonstrating the transition in architectural styles that occurred in the 1930s and 40s.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the development of housing along Anzac Highway in the Inter-War period
- (d) it displays design characteristics of significance to the local area as a representative of the Modern style with strong geometric shapes, contrasting textures and steel framed windows

Summary of Grounds for Objection

The objection does not dispute the heritage value of the property, except to write "no" to each criterion without further explanation. It states that the property belongs to a deceased estate and is to be sold with the proceeds distributed to the beneficiaries.

Discussion

I believe the place meets the criteria. There are relatively few early modern buildings in Unley, as the period when the style arrived in Adelaide was dominated by depression and war. This house is a very interesting example of the arrival of a radically new design movement.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the original external form, materials and details of the building with its garage and front fence. Later additions and alterations should be excluded.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

OFFICE (FORMER HOUSE) & FENCE

Address: 38 Anzac Highway,
Everard Park
Certificate of Title: 5565/293; 5513/260

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This striking two storey International style dwelling, circa 1940s is constructed of tuck pointed random sized sandstone blocks with feature bands and walls of random stone, textured brick and concrete. Its distinctive design features blade walls to the two storey section, a curved single storey section with segmented windows and a projecting concrete balcony with simple geometric railing supported on fine steel posts. The steel framed windows to the ground floor remain, but on the upper floor have been replaced with a wall of tinted black glass. The garage to the side of the dwelling is also part of the original house.

The original concrete paved terrace projects into a semi-circular element and is paved with square concrete pavers stamped with a basket weave pattern. The terrazzo entry to the dwelling is recessed. The original front fence remains and has been designed to match the house, with random blocks of tuck pointed sandstone and a band of textured bricks on top of a concrete plinth.

John Carter owned this site until his death in 1929. The house appears to have been constructed for Mrs Mary Carter in 1935, although design and materials perhaps indicate a slightly later date.

STATEMENT OF HERITAGE VALUE:

A substantial house with a unique design which is an excellent example of the International style of architecture developed after World War Two. The house demonstrates the development of housing along Anzac Highway during the 1930s to 1940s.

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

- (a) This house with its original garage and fence displays historical and economic themes that are of importance to Unley as it represents the development of housing along the Anzac Highway section of Everard Park during the Interwar Period.
- (d) This house with its original garage and fence displays aesthetic merit and design characteristics of significance to Unley as it is an excellent example of an International style dwelling, displaying consistent use of design characteristics such as strong geometric shapes, contrasting textures and materials and steel framed windows.

EXTENT OF LISTING:

External form, materials and detailing of the Inter War period former house with its original garage and fence. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2005
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #55 Property – 142 Glen Osmond Road (Existing Place)

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property has been an existing Local Heritage Place since 1996.

Strategic Context

The site is located on a main road corridor in an Office 1 Zone with potential for primarily commercial, small shop and residential development up to two-storey suitably setback from the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. There is the prospect the zoning may change in the future to allow for more development intensity.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages to conserve the primary heritage elements and streetscape perspective. Also refer to 3.1.2. More intensive re-development would be facilitated by aggregation of properties to create a larger more functional site.



Zone: Office 1

- Primarily office and consulting rooms up to 450m² per individual building
- Residential development up to two storey at medium densities
- Limited shop development up to 250m²

Site: 78.3 x 0/63.9 = 3,350m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

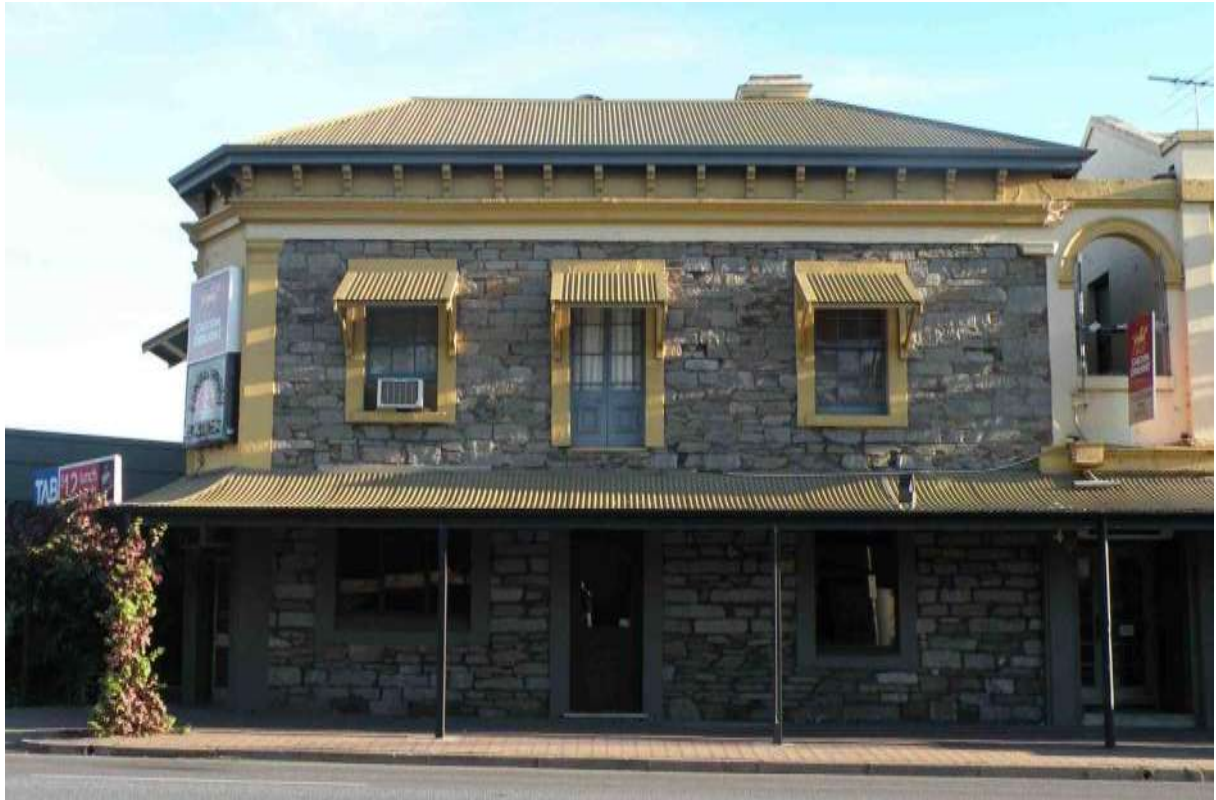
Description of Place of Value

External form, materials and detailing of the c1870 two storey building. Later additions and alterations including the two storey addition to the north and the verandah, and the first floor window hoods are not included in the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

Fountain Inn Hotel
142 Glen Osmond Road
Parkside



142 Glen Osmond Road from north-east

Objector

W. Pinkerton, Ernest Saunders Real Estate, Parkside

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Two storey bluestone hotel on street frontage, with rendered details, hipped iron roof, modern concave verandah.

Relevant History

The first Fountain Inn was licensed in 1859. It was demolished in the 1870s and replaced by the present building. The hotel originally had a two-storey verandah which was demolished in recent decades.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as evidence of the provision of commercial facilities during the Victorian period in Unley, contributes to the Glen Osmond Road streetscape and reflects the creation of a local "High Street".

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the provision of hotel services to the community since 1859
- (c) it has played an important part in the lives of local residents as a meeting place for social and community activities
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of a two storey Victorian hotel
- (f) it is a notable landmark on Glen Osmond Road

Summary of Grounds for Objection

This is a query rather than an objection. The submission does not dispute the heritage value of the property, but ticks the proforma box that says, "I do not support the amendment," and makes the comment, "We are concerned with the future of the hotel industry and wonder to what extent the current heritage status will limit or restrict future development of the site."

Discussion

I believe the place meets the criteria. It is a striking and attractive historic building close to a prominent intersection on a major highway. That reflects its history, strategically positioned at a busy intersection beside the highway to the Adelaide Hills and Melbourne.

It is impossible to foresee the future of the hotel industry. However, this building is an asset to any business, presenting an attractive bluestone facade on a major road. The aim of heritage listing is to preserve that visible asset, which is the interests of the business. It will not impinge on redevelopment of the remainder of the hotel complex.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and details of the 1870s building. Later additions and alterations such as the northern extension, verandah and window hoods should be excluded.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

HOTEL (FOUNTAIN INN)

Address: 142 Glen Osmond
Road, Parkside
Certificate of Title: 5073/729; 5110/196-
197

Use: Commercial
HCZ Area: 5110/196 & 197

Heritage Status: Local Heritage Place
Other Assessments: 1978 Heritage Survey



HISTORY AND DESCRIPTION:

This hotel has undergone many changes since its early establishment. This building would appear to date from the 1870s and it is constructed of bluestone and features rendered quoins, window and door trim. An early two storey return verandah was removed sometime after the 1970s. The building retains multi-paned windows to the upper storey. The verandah over the pavement is a later addition.

The Fountain Inn was first licensed in 1859. The hotel was a major staging point for south bound traffic to Mitcham and all east bound traffic. It was most prominently sited on the main east road, immediately beyond the city and before carriers made the ascent up to Glen Osmond.

STATEMENT OF HERITAGE VALUE:

This hotel is evidence of the development of commercial facilities and services during the early Victorian period in Unley. It contributes to the historic streetscape of Glen Osmond Road and reflects the creation of a local 'High Street' for this section of the City of Unley.

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

- (a) This hotel displays economic and social themes important in the development of the City of Unley as it represents the provision of goods and services to the local community, in this case since 1859. This type of development was integral to the growth of early suburban areas such as the City of Unley.
- (c) This hotel has played an important part in the lives of local residents as a retail business for the area in the late nineteenth and early twentieth centuries.
- (d) This hotel displays design characteristics of significance to Unley as it is an excellent example of a two storey hotel constructed during the Victorian period
- (f) The Fountain Inn is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and detailing of the c1870 two storey building. Later additions and alterations including the two storey addition to the north and the verandah, and the first floor window hoods are not included in the listing.

REFERENCES

- Donovan & Associates, *City of Unley Heritage Survey*, 1985

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place

HOTEL (FOUNTAIN INN), 142 Glen Osmond Road, Parkside (cont)



View of Fountain Inn showing adjacent development



View of Fountain Inn, 1970
(Source: SLSA B20034)

Public Submission - #56 Property – 38-40 Mary Street Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 8.5. The site contains a pair of semi-detached dwellings. No future potential increased residential re-development is possible.

The sites (420m² in total and 220 and 200m² for each dwelling respectively) are small with no possibility of further land division (minimum 500m²) and reflect the existing development. Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) have been undertaken and may be further accommodated.



Zone: Residential Streetscape (BF 8.5)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Parkside Precinct minimum sites 15m street frontage and 500m² in area

Site: 13/13.2 (6.8/6.1) x 32.2 = 420m²
(220/200m²)

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1902 attached houses. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

38-40 Mary Street
Unley



38-40 Mary Street from south-west

Objector

A. Treloar, Unley

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Pair of very simple nearly-symmetrical attached cottages with painted sandstone walls and rendered details, parapet concealing roof. The house has almost no ornamentation, but there is a small sculpted portrait bust in the middle of the parapet.

Relevant History

Built in 1902 by Arthur Mercer, builder, and sold to Charles Smith the same year.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an example of simple speculative house construction in Unley in the early twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area as an example of simple speculative house construction in Unley in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an example of very simple worker housing

Summary of Grounds for Objection

The objection from one owner simply writes "NO" beside six of the criteria, but does not offer any explanation disputing the heritage value of the building. The objection says that the building is strata titled, he has spent many thousands of dollars on underpinning, painting and rendering, and the chimneys need repairs. He asks if Council is going to pay for this.

Discussion

This is a remarkable house, looking like a simple Georgian building from the early colonial era, but built 60 years later. The objection does not say anything which casts any doubt on the heritage value of the building.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1902 building, excluding later additions or alterations.

PAIR OF HOUSES

Address: 38-40 Mary Street,
Unley
Certificate of Title: 5009/254-256

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A pair of very simple single fronted semi-detached cottages with painted random coursed stone walls, brick chimneys, and rendered quoins and windows surrounds. The cottage to the left has had the window modified to provide French doors and has a brick side wall (although this brickwork looks new and may have been rebuilt). The cottage to the right retains its timber framed double hung window and original brick side wall with window hood. It has a brick lean-to addition to the rear.

Although they appear to be of an early date of construction, rate assessments indicate that these cottages were constructed in 1902. Arthur Gravatt Mercer, a builder, who acquired the land in 1902 was probably responsible for their construction. He then transferred the property to Charles Smith in December, 1902.

STATEMENT OF HERITAGE VALUE:

This pair of cottages of very basic design is indicative of simple speculative house construction in the early years of the twentieth century in Unley.

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

- (a) This pair of cottages displays historical, economic and social themes that are of importance to the local area as it is indicative of simple speculative house construction in the early years of the twentieth century in Unley.
- (d) This pair of cottages displays design characteristics of significance to Unley as it is an example of very basic design of worker housing in this area.

EXTENT OF LISTING:

External form, materials and detailing of the 1902 attached houses. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2007
- LTO records
- Unley Rate Assessments

Public Submission - #57 Property – 149 King William Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is no heritage merit to recommend the place and it be removed from the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Specialty Goods Centre Zone with potential for future commercial re-development.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. This raises the prospect the zoning may change in the future to allow for more development intensity. However, given the nature of this portion of King William Road a modest scale of buildings is still likely.

The existing building is new and allows for reasonable development improvement or replacement.



Zone: Specialty Goods Centre

- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities of low traffic generation
- Development adjacent the Historic Conservation Zone to complement the historic character

Site: $7.7 \times 34.8 = 270\text{m}^2$

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

149 King William Road
Unley



149 King William Road from west
Objector

L Michos
Unley Park
(B. Stephanopolous made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey concrete shop, ornamental parapet, concave verandah.

Relevant History

The heritage study attributed the building to the early twentieth century and associated it with a former blacksmith shop that once stood on the allotment.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value because it is representative of the development of commercial facilities during the early twentieth century.

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential, particularly the city's urban renewal
- (c) it has played an important part in the lives of local residents
- (d) it displays aesthetic merits, design characteristics or construction techniques of significance to the local area

Summary of Grounds for Objection

The objection simply says that the property was built in 1998 and has no heritage significance.

Discussion

Council records show that Development Application 326/1998 to demolish an earlier building on this site and replace it received approval on 20 August 1998 and a Certificate of Occupancy for the new building was granted on 15 February 1999. The fabric of the existing building is entirely modern, and at the rear is a paved carpark with no trace of an older building. The property does not meet any criteria under Section 23(4) of the *Development Act*.

Recommendation

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

Extent of Listing

No part of this place should be entered in the Schedule of Local Heritage Places.

SHOP

Address: 149 King William Road, Unl
Certificate of Title: 5561/275

Use: Commercial
HCZ Area:

Heritage Status: Local Heritage Place
Other Assessments: 1978 Heritage Survey



HISTORY AND DESCRIPTION:

A single symmetrically fronted shop with verandah over the pavement. The shop would appear to have been constructed in the early twentieth century and retains its three part arched parapet above a shopfront with a central recessed entry.

The 1978 Heritage Survey identified an early corrugated iron shed, possibly behind this shop, which had been used as a blacksmith's shop. This shed has since been demolished.

STATEMENT OF HERITAGE VALUE:

This shop is representative of the development of commercial facilities and services during the early twentieth century in the City of Unley. It served the daily needs of the immediate community of Unley.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) The shop displays economic and social themes important in the development of Unley as it represents the provision of goods and services to the local community since the early 1900s. This type of development was integral to the growth of early suburban areas
- (c) The shop has played an important part in the lives of local residents in the provision of goods and services to the immediate area.
- (d) The shop displays design characteristics typical of the early twentieth century, retaining important stylistic elements including parapet, verandah over the pavement and recessed shop entry.

EXTENT OF LISTING:

External form, materials and detailing of the c1900 shop. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site Visit 2005
- Donovan & Associates, *City of Unley Heritage Survey*, 1985

Public Submission - #58 Property – 147 King William Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is insufficient heritage merit to recommend the place and supports it not being included in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Specialty Goods Centre Zone with potential for future commercial re-development.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. This raises the prospect the zoning may change in the future to allow for more development intensity. However, given the nature of this portion of King William Road a modest scale of buildings is still likely.

The site would allow for reasonable development improvement or replacement in the absence of heritage status.



Zone: Specialty Goods Centre

- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities of low traffic generation
- Development adjacent the Historic Conservation Zone to complement the historic character

Site: 14.9 x 34.8 = 520m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Confirm exclusion of place from the schedule

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

147 King William Road
Unley



147 King William Road from east

Objectors

L Michos
Unley Park
(B. Stephanopolous made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey masonry shop, gabled roof, modern verandah, extensively refurbished.

Relevant History

Built about 1890.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

The place does not meet any criteria. "The extent of remaining fabric is very small, and the building does not warrant retention in the schedule of local heritage places."

Summary of Grounds for Objection

The building has been extensively altered in 1994, and the owner supports its removal from the schedule.

Discussion

There is no controversy about this case. Everyone is agreed that it should be removed from the schedule.

Recommendation

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

Extent of Listing

None.

SHOP

Address: 147 King William
Road, Unley

Certificate of Title: 5128/695

Use: Commercial
HCZ Area:

Heritage Status: Local Heritage Place
Other Assessments: 1978 Heritage Survey



HISTORY AND DESCRIPTION:

A symmetrically fronted gabled shop c1890, with walls clad in false stone sheet tin, recessed entry with pair of doors, mock stone tin stallboard and timber framed windows. The tin sides of the building have been finished in stucco and some alterations have been undertaken to the rear windows. The verandah over the pavement has been rebuilt in an appropriate design.

STATEMENT OF HERITAGE VALUE:

The significance of this small shop is in the use of false stone sheet metal cladding. However, the extent of original fabric remaining is very small and the building does not warrant retention in the schedule of local heritage places.

REFERENCES

- Site Visit 2005
- Donovan & Associates, *City of Unley Heritage Survey*, 1985

Public Submission - #59 Property – 40 Austral Terrace Malvern

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property is currently a Contributory Item in the Residential Historic (Conservation) Zone and would have had some similar conservation controls and implications – refer to 3.1.4.

Strategic Context

The site is located in a historic character neighbourhood area in the Residential Historic (Conservation) Zone Policy Area 6. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

The site is relatively large (1,640m²) and there may be a possibility of land division (minimum 750m²). In the Historic (Conservation) Zone such a Contributory Item is required to be retained. There may be a sufficient area around the dwelling on the tennis court suitable to create an appropriate site while maintaining the existing dwelling and its setting, if this were desired. The property location, nature, improvements and value would also support retention in its current form.



Zone: Residential Historic (Conservation)
Zone Policy Area 6

- Retention and enhancement of existing buildings and historic character
- Coherent streetscapes retaining and complementing the patterns of sites, street fronting dwellings, siting, form and key elements of contributory items and desired character
- Replacement of non-contributory sites with complementary dwellings
- Malvern Estate minimum sites 15m street frontage and 750m² in area

Site: 36.3 x 45.3 = 1640m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1896 Edwardian dwelling. The carport and later extensions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

40 Austral Terrace
Malvern



40 Austral Terrace from south

Objectors

N. Dunford, Malvern
and Bruce Harry, Architect

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical single-storey sandstone house with rendered quoins, projecting gable, iron roof and bullnose return verandah.

Relevant History

Built in 1896 as a residence for Albert Frame.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the types of house built in the period 1890s-1920s, with design, details and building materials of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area in representing the construction of residences in Malvern during the 1890s-1920s
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical Edwardian period residence

Summary of Grounds for Objection

The objection disagrees with heritage listing on the grounds that the heritage study has not shown that the development of the Malvern Estate was a significant event in Unley's history, states that the house does not meet the criteria's requirements that the place be of *significance* and *importance* to the local area, and disputes that the house is Edwardian in style. It says this application of Criterion (a) could be applied to every house in Malvern, and that the house is simply typical of its time. A place cannot be both significant and typical. It has also been altered, for example by addition of a carport. There are more significant houses nearby (e.g. in Cambridge Terrace) which have not been proposed for the schedule.

Discussion

I believe the house meets criteria (a) and (d). The objection raises the bar too high in demanding that it have higher qualities before it can become a local heritage place. This house is not merely ordinary, but quite a good example of the transition from Victorian to the somewhat muted form of the Federation style that was popular in the Adelaide suburbs. It is true that Edward VII did not take the throne until 1901, but the characteristics of the architectural movement that later became known as the Edwardian style were appearing in Adelaide as early as 1887.

The fact that there are other places of equal merit does not diminish a place's heritage value. That would be an argument for listing NO places at all. I believe the house meets the criteria proposed in the heritage study. All heritage buildings have been altered in some way, and unless gross or inappropriate changes in appearance have occurred, this does not diminish their value. The question of how many places should be on the local heritage schedule is something that the Development Act gives every Council the power to decide for itself.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1896 Edwardian house. Carport and later additions and alterations should be excluded.

HOUSE

Address: 40 Austral Terrace,
Malvern

Certificate of Title: 6059/697

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This asymmetrically fronted house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period constructed of sandstone with elaborately carved eaves brackets and other decorative moulding to the windows and to the gable, projecting gable, hipped and gabled roof, brick quoining, window and door dressings (which have been painted), bull-nose return verandah with decorative timber detailing. The house retains tall brick chimneys with mouldings which have been painted.

A sandstone addition has been undertaken to the west in a similar style to the original house and a carport has been added to the side.

This property was Lot 206 of the 1884 subdivision known as Malvern Extension in Section 243 of Malvern. This house was constructed in 1896 for Albert William Frame who purchased the land the previous year.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in Unley during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents is representative of the construction of detached residences in Malvern, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoining, window and door surrounds and highly decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and details of the 1896 Edwardian/Federation period residence. The carport and later extensions and alterations are excluded from the listing.

REFERENCES

- LTO records
- Rate Assessments

Public Submission - #61 Property – 23 Wattle Street Fullarton

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in the Residential B400 Zone. Pursuant to a Council proposed Development Plan Amendment for neighbourhood character recognition, the subject area is being contemplated as a Residential Streetscape (Landscape) Zone Policy for complementary character residential development up to two (2) storeys at the rear.

As a large corner site (1,960m²) there would have been the possibility of development of four (4) sites under the current zoning (minimum sites 400m²) and under the possible future zoning (minimum sites 600m²) three (3) sites. Consequently there may have been potential for future residential re-development.

The heritage dwelling is sited centrally on the site with generous setbacks from both streets. An appropriate setting for the existing dwelling would need to be maintained but there would still may be an opportunity for site(s) to the rear fronting Alma Street (possibly two currently and one in future), although existing building setting may limit this capacity. Development potential would be limited but not precluded, including improvements to the existing dwelling.



Zone: Residential B400

- Provision for primarily detached dwellings up to two storeys at the rear
- Compatible in form, scale and design with existing positive elements of the character
- Minimum site area of 400m²

Proposed Zone: Residential Streetscape (Landscape) Policy Area 11.1

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the site patterns and dwelling siting, form and key elements
- Primarily street-fronting dwellings
- Fullarton Precinct minimum sites 15m street frontage and 600m² in area

Site: 33.1 x 59.2 = 1,960m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1902 house. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

23 Wattle Street
Fullarton



23 Wattle Street from north

Objectors

M. Canning & P. Dunstan for B. Dunstan, Glengowrie

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical Federation style sandstone and rendered house with complex hipped iron roof and surrounding bullnose verandah with projecting gabled entrance and small corner turret, verandah ornament removed

Relevant History

Built 1902 for Eliza Thomas.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the type of residences built in Fullarton in the early twentieth century, reflecting the design, details and building materials of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Unley in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The owner's objection is based on changes to the house, and its condition. Part of the verandah has been removed, the rest has concrete floors, verandah lace trim has been removed and posts are termite damaged, roof needs replacing and there are cracks in walls. It is not economic to rehabilitate the building, so it should not be listed.

Discussion

Although the building is in need of repairs it remains an attractive house, characteristic of its time. Its condition and the modifications that have occurred do not greatly diminish its value as a local heritage place.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1902 house, excluding later additions or alterations.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE

Address: 23 Wattle St, Fullarton
Certificate of Title: 5843/214

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This part of Fullarton was first subdivided as the Fullarton Estate in 1875, and some allotments were resubdivided at the turn of the century. Eliza Ann Thomas, wife of clerk Ernest Thomas, acquired Lot 26, part Section 266, Fullarton Estate in 1900. Assessments indicate that Lot 26 was vacant in 1901 valued at £12/10/-. In 1902 a stone and brick house of six rooms valued at £40 is listed.

In 1920 the property was transferred to Alfred Francis. In 1923 he transferred a portion of lot 26 to Alfred Thomas Tostevin. Alfred Francis died in 1941. His executors transferred the property to Irvine Francis, Michael Welch and Kenneth Giles in 1949. They subdivided the property into two lots in 1955.

This house sits on a large corner allotment (the corner of Alma Road) and is constructed of face sandstone with rendered quoining and door and window dressings (which are now painted). It retains a bull-nosed verandah to the north and west elevations and a strapped gable end. The verandah retains turned timber verandah posts, but no verandah trim remains. The house has a hexagonal bay window on the north west corner and retains a small amount of ridge cresting to the hexagonal roof of the bay. It is similar in design to No 31 Wattle Street. There are later extensions to the rear.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in Fullarton during the early years of the twentieth century, and reflects the design, details and building materials commonly in use in Unley at that time.

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

- (a) This house displays historical and social themes that are of importance to Unley as it represents the continued construction of residences on recently subdivided sections, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to Unley as it is a typical Edwardian period residence of a transitional design, displaying consistent use of typical materials such as sandstone walls, rendered trim and encircling verandahs.

EXTENT OF LISTING:

Original external form, materials and detailing of the 1902 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2010
- LTO Title records
- Unley Rate Assessments

Public Submission - #62 Property – 16 Victoria Avenue Unley Park (Existing Place)

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property has been an existing Local Heritage Place since 1996 and a Residential Historic (Conservation) Zone since 1992 with an updated revision introduced in 2008.

Strategic Context

The site is located in a historic character neighbourhood area in the Residential Historic (Conservation) Zone Policy Area 7. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a substantial site (6,438m²) there may be a presumption of possible land division (minimum 1,500m²). However, in the Historic (Conservation) Zone such Local Heritage Places and Contributory Items are required to be retained. There may be some areas around the dwelling to create sites but it is difficult to envisage the setting for the existing dwelling would be properly maintained. The property location, nature, improvements and value would likely support retention in its current form.



Zone: Residential Historic (Conservation) Zone Policy Area 7

- Retention and enhancement of existing buildings and historic character
- Coherent streetscapes retaining and complementing the patterns of sites, street fronting dwellings, siting, form and key elements of contributory items and desired character
- Replacement of non-contributory sites with complementary dwellings
- Unley Park Estate minimum sites 30m street frontage and 1,500m² in area

Site: 62.8 x 100.3/104.8 = 6,438m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the c1920 Inter-War Bungalow dwelling and front fence. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

16 Victoria Avenue
Unley Park



16 Victoria Avenue from north-east

Objectors

E. Lawrence, Unley Park

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Substantial symmetrical Inter-War dwelling of stuccoed masonry set in large grounds, steeply pitched terracotta tiled roof with large dormer windows, tall prominent chimneys, encircling verandah extension of the roof, supported on heavy Roman Doric masonry columns, substantial cast iron fence and gates

Relevant History

The heritage study does not give a date. The house dates from the Inter-War period, probably the 1920s.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the substantial dwellings built in Unley Park in the 1920s-30s

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Unley after the First World War
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical Inter-War bungalow,

Summary of Grounds for Objection

The objection simply says "I do not want my home to be listed as local heritage," without giving any reasons.

Discussion

This building is a gracious and attractive Inter-War bungalow, one of a number that make up the Victoria Avenue built environment. The objection gives no reason why it should not be listed.

Recommendation

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

Extent of Listing

The original external form, materials, and details of the Inter-War bungalow residence and front fence, excluding later additions and alterations.

HOUSE & FENCE

Address: 16 Victoria Avenue,
Unley Park

Certificate of Title: 5484/912

Use: Residential
HCZ Area: Unley Park

Heritage Status: Local Heritage Place
Other Assessments: 1978 Heritage Survey



HISTORY AND DESCRIPTION:

A substantial Inter War masonry dwelling features stucco walls and a verandah incorporated under the main roof. The house retains a complex steeply pitched tiled roof with hips and gables, curved ridges and projecting gables to the north and south, distinctive dormer windows separated by a very high masonry rendered chimney, heavy timber framed windows with colonial style glazing. The broad return verandah has heavy circular masonry columns (now ivy covered). The property also features a masonry fence with random bluestone and rendered capping surmounted by cast iron railing.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of substantial residences constructed in Unley Park during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

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

- (a) This house displays historical and social themes that are of importance to The City of Unley as it represents the construction of substantial residences after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to The City of Unley as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick and freestone walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.
-

EXTENT OF LISTING:

The original external form, materials and details of the c1920 Inter-War Bungalow style residence and front fence. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
 - Donovan & Associates, *City of Unley Heritage Survey*, 1985
-

Public Submission - #64 Property – 28 Salisbury Street Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.7. The site contains a detached dwelling. No future potential increased residential re-development is possible.

The site (800m²) is typical with no possibility of further land division (minimum 600m²). Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



Zone: Residential Streetscape (BF 9.7)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 15.6/14.3 x 53.8 = 800m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1896 house. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

"Glen Fern"
28 Salisbury Street
Unley



28 Salisbury Street from east

Objector

K. Main, Unley

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Symmetrical late Victorian masonry house with hipped iron roof and details like consoles under the eaves, narrow bullnose verandah with unusually rich ornament including fretwork brackets and valencing, lattice panels.

Relevant History

Built 1896 by Fred Tomlinson, builder and carpenter, for his own use. He died in 1921 and the house remained in the hands of his executors until 1934.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of a symmetrically-fronted late Victorian residence, reflecting the design, details and building materials of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Unley in the 1890s
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the late Victorian era

Summary of Grounds for Objection

The owner's objection does not dispute the heritage value of the building except to say that the heritage study does not clearly describe the house's heritage value, but points out that there have already been extensions to the rear and side of the house. The owner wishes to keep open the option of further extensions, and request that the building's rear be excluded from the listing.

Discussion

This building is a modest but very attractive house, clearly showing the work of an expert carpenter. The owner's request is not at odds with the recommendation of the heritage study, which attributes no value to the rear of the building. The request is completely reasonable.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1896 building visible from Salisbury Street, excluding the rear and later additions or alterations.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

HOUSE (GLEN FERN)

Address: 28 Salisbury Street,
Unley
Certificate of Title: 5831/19

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A late Victorian symmetrically fronted stone villa with rendered window and door dressings, eaves brackets, hipped roof and bull-nosed verandah. The house retains its original detailing including tall rendered chimneys and timber joinery.

Fred Tomlinson, a builder and carpenter, acquired Lot 55 portion of Section 239 in the subdivision of North Unley (DP 876) in 1895 and the house was built in 1896. After his death in 1921 his executors held the property until it was transferred to Albert and Edith Arthur in 1934.

STATEMENT OF HERITAGE VALUE:

This house is an important example of a symmetrically fronted late Victorian residence and reflects the design, details and building materials in use at that time.

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

- (a) This house displays historical and social themes that are of importance to City of Unley as it represents the continued construction of residences in 1895, particularly during the 1870s-1890s.
- (d) This symmetrically fronted house displays aesthetic merit and design characteristics of significance to City of Unley as it is a typical 1890s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and detailing of the 1896 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Unley Rate Assessments

Public Submission - #65 Property – 163a-164 Greenhill Road Parkside (Existing Place)

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property has been an existing Local Heritage Place since 1996.

Strategic Context

The site is located on a main road corridor in an Office 3 Zone with potential for future commercial and residential development up to two-storey setback from the road boundary (ie 8m).

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. The current Corridor Vitalisation (Greenhill and Unley Roads) DPA proposes a change to an Urban Corridor Zone - Boulevard Policy Area. Greater intensity of development up to five (7) storey on larger sites is possible subject to suitable road setbacks (ie 6m), sloping rear interface to adjoining residential areas and adequate on-site car parking.

The existing building and heritage elements are located in the north east corner with generous landscaped setbacks to the street frontages (900m²). The site is very large, allowing for reasonable development opportunity on the remainder of the site (3,880m²) and sensitively setback from the heritage building frontages to conserve the primary heritage elements and streetscape perspectives. More intensive re-development is possible with aggregation of the property to the south east (2 Montpelier Street – 1020m²) to be included in the new zone.



Zone: Office 3

- Primarily office and consulting rooms up to 2,000m² per individual building
- Residential development at medium densities
- Development up to two storey
- Limited shop development up to 250m²

Proposed Zone: Urban Corridor – Boulevard Policy Area

- Primarily commercial, residential and minor service shops mixed use
- Building envelope scale transition to adjoining rear residential area
- Up to five (7) storey on suitable integrated large sites

Site: 71/36.7 x 59.5/74.7 = 4,780m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the Post-War Georgian revival style former dwelling. Any later alterations or additions are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

Offices, former House
163A-164 Greenhill Road
Parkside



163A-164 Greenhill Road from south-west

Objector

Chris Vounasis, Connor Holmes Property Services,
and David Holland, Dash Architects,
on behalf of Australian Education Union
(made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Two storey brick house in Georgian Revival style with rendered surfaces, window shutters, hipped terracotta tiled roof with wide eave, prominent entrance porch with stripped Tuscan columns.

Relevant History

The heritage study does not give a year of construction or original owner's name, but the building apparently dates from the 1950s. Now converted to offices.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of post-war infill or replacement construction, and reflects the fashion for Georgian architecture

- (a) it displays historical, economical or social themes that are of importance to the local area as it indicates the continuing process of infill development
- (d) it displays aesthetic merits, design characteristics or construction techniques of significance to the local area as a typical Georgian Revival residence of the 1950s

Summary of Grounds for Objection

The objections support the proposed reduction in the part of the building listed, but state that the criteria have been applied inappropriately in assessing the place's heritage value. It is not shown why this type of development is "important" in Unley's history, or why the Georgian Revival style is "important" to Unley. The objections say that an unnecessary and inappropriate heritage listing would inhibit the future development of the property, in view of the Boulevard Policy Area permitting construction to 7 storeys.

Discussion

The objection points out that infill development and Georgian buildings are found everywhere in the metropolitan area, and therefore are not "important" to Unley. This raises a difficulty in interpreting the local heritage criteria and how they should be applied to the "local area". There is nothing in the Development Act to say that a local heritage place must have some characteristic that is unique to the local area. Because there are also Georgian buildings in Mitcham and Adelaide does not mean that one in Unley becomes less significant. Ultimately, the meaning of "important" in the local heritage criteria is a matter that each Council must decide for itself.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the Post-War Georgian Revival style residence, excluding later alterations and additions.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

OFFICE (MEAGHAY HOUSE)

Address: 163A-164 Greenhill
Road, Parkside
Certificate of Title: 5421/299 & 300

Use: Commercial
HCZ Area:

Heritage Status: Local Heritage Place
Other Assessments: 1978 Heritage Survey



HISTORY AND DESCRIPTION:

This two storey former house is an excellent example of a Georgian Revival style house constructed after the constraints on construction were lifted after the Second World War. It retains a face brick base course, textured rendered finish, multi-paned Georgian Revival windows and shutters with original brackets, terracotta tiled hipped roof, wide eaves with butt jointed timber lining, timber framed windows, expressed quoins and banded projecting chimney. The building retains a panelled front door with clear glass leadlight fanlight over and clear glazed leadlight sidelights. An interesting feature is the tiled window sills and terracotta wall vents,

A first floor verandah has been added at a later date. There has also been some modification to two of the front windows with louvred grilles, assumingly for air-conditioning.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed after the War as infill or replacement in the City of Unley, and reflects the fashion for Georgian architecture of the time.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the continued construction of residences within The City of Unley as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence once restrictions on building materials were lifted after the War.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Georgian revival residence of the 1950s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

EXTENT OF LISTING:

Original external form, materials and details of the Post-War Georgian revival style residence. Any later alterations or additions are excluded from the listing.

REFERENCES

- Site visit, 2005
- Donovan & Associates, *City of Unley Heritage Survey*, 1985

Public Submission - #66 Property – 52 Eton Street Malvern

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property is currently a Contributory Item in the Residential Historic (Conservation) Zone and would have had some similar conservation controls and implications – refer to 3.1.4.

Strategic Context

The site is located in a character neighbourhood area in the Residential Historic (Conservation) Zone Policy Area 6. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a large site (2,010m²) there may be a presumption of possible land division (minimum 750m²). However, in the Historic (Conservation) Zone such Contributory Items are required to be retained. There are insufficient areas around the dwelling suitable to create appropriate sites while maintaining the existing dwelling and its setting. The property location, nature, improvements and value would likely support retention in its current form.



Zone: Residential Historic (Conservation)
Zone Policy Area 6

- Retention and enhancement of existing buildings and historic character
- Coherent streetscapes retaining and complementing the patterns of sites, street fronting dwellings, siting, form and key elements of contributory items and desired character
- Replacement of non-contributory sites with complementary dwellings
- Malvern Estate minimum sites 15m street frontage and 750m² in area

Site: 34.8 x 57.4 =2,010m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1893 Edwardian/Federation dwelling. The front fence and any later additions and alterations are excluded from the listing.

City of Unley Local Heritage Places DPA 2013

Public submission 66

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

52 Eton Street
Malvern



52 Eton Street from south

Objectors

C. Prodea, Malvern

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical single-storey sandstone house with brick quoins and rendered trim, elaborate curved projecting gable with triple arched louvred vents, hipped iron roof and straight return verandah with cast iron valancing. Distinctive brick front fence with elaborate cast iron balustrading.

Relevant History

Built in 1893 as a residence for Joseph Shierlaw, clothier. It remained in his family until 1960.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the types of house built in the period 1890s-1920s, with design sources such as Queen Anne and Anglo-Dutch resulting in a distinctive Australian style.

- (a) it displays historical, economical or social themes that are of importance to the local area in representing the construction of residences in Malvern during the 1890s-1920s

- (d) it displays aesthetic merits and design characteristics of significance to the local area as a striking example of an Edwardian period residence

Summary of Grounds for Objection

Most of the objection is taken up with expressing resentment and making unflattering remarks about Council. It does say that the fence is not original, but was built about 40 years ago using iron from a demolition site. (The heritage study obviously had reservations about the age of the fence's brickwork.) The objection also says the colour scheme is not original, and there is an addition on the Rugby Street side.

Discussion

I believe the house is a very attractive and distinctive building from that interesting era when the Victorian era was giving way to the Edwardian style. It certainly meets criteria (a) and (d). The objection does not raise any questions about significance in terms of meeting the criteria.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1893 Edwardian/Federation house. The front fence and any later additions and alterations should be excluded.

HOUSE & FENCE

Address: 52 Eton Street,
Malvern
Certificate of Title: 5718/827

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

An 1893 asymmetrically fronted Edwardian transitional sandstone villa with return bull-nose verandah, projecting gable, highly ornate render trim, decoration and mouldings to the front windows and gable, tall ornate chimneys with decorative moulding, and a small projecting dormer window on the eastern elevation. The window, door trim and quoins are of a striking staggered brick design and the picturesque treatment of the parapeted gable displays Anglo-Dutch influences. The verandah retains a highly decorative cast iron frieze.

The property retains a cast iron front fence on a brick base course.

Joseph Shierlaw, a clothier, built the house in 1893 on land that he owned. He transferred the property to his wife Emma Shierlaw, who became the owner of Lots 100, 101, 171, 172 "Malvern" in 1893. William Shierlaw, gentleman, and Thomas Matters, land agent, had subdivided much of the area and sold lots from 1882 onwards. In 1926, Janet Shierlaw, a spinster, became the owner and she sold off parts of Lots 100 and 101 to the rear in 1945, but retained the main part of the property facing Eton Street until her death in 1960.

STATEMENT OF HERITAGE VALUE:

This house is an excellent example of the type of residences constructed in the 1890s – 1920s using design sources from Europe and Britain including Queen Ann, Arts and Crafts and Anglo-Dutch often resulting in a distinctly Australian house type.

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

- (a) This house displays historical and social themes that are of importance to City of Unley as it represents the continued construction of residences in Malvern, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to City of Unley as it is a striking example of an Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative mouldings and cast iron decoration.

EXTENT OF LISTING:

Original external form, materials and details of the 1893 Edwardian/Federation period residence. The cast iron to the front fence is included in the listing. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site Visit 2005
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #67 Property – 28 Porter Street Parkside

Independent Heritage Assessment

The independent heritage assessment has concluded there is insufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 8.3. The site contains a detached dwelling. No future potential increased residential re-development is possible.

The site (350m²) is small with no possibility of further land division (minimum 400m²). Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



Zone: Residential Streetscape (BF 8.3)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Parkside Precinct minimum sites 15m street frontage and 400m² in area

Site: 9.6 x 36.5 = 350m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

Former Corner Shop and Residence
28 Porter Street
Parkside



28 Porter Street from east

Objector

L. Greenslade, Parkside

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single storey stone corner shop with attached residence, hipped iron roof. Original corner entrance has been blocked up, and shopfront facing the intersection rendered with faux masonry pointing, new balustrade, verandah roof, lacework.

Relevant History

Built in 1882 for Daniel and Catherine Ahearn. Later occupied by a carpenter, grocer and greengrocer. Now used as a house.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for representing the development of commercial facilities during the late Victorian period in Unley

- (a) it displays historical, economical or social themes that are of importance to the local area as it represents the provision of goods and services to the community through the construction of shops
- (c) it has played an important part in the lives of local residents as a retail business
- (d) it displays design characteristics typical of combined commercial and residential premises in neighbourhood areas

Summary of Grounds for Objection

The objection supplies a list of complaints about the assessment process, saying that this building is not unusual, that corner shops are over-represented in the proposed schedule, that the building is exposed to traffic and has salt damp, and that council should provide monetary incentives. It also says that the building has been greatly altered and "has very few visible original features".

Discussion

The objector's comment that the building has very few visible original features is entirely true. The building has lost its corner entrance and possibly its shop windows, is entirely rendered, has a modern roof, verandah, balustrade and lace trim, and a rear extension. It is not certain that there is anything of the 1882 building visible at all. I do not believe it meets the criteria.

Recommendation

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

Extent of Listing

None.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

**HOUSE (FORMER CORNER SHOP &
ATTACHED HOUSE)**

Address: 28 Porter Street, Parkside
Certificate of Title: 5138/825

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

An asymmetrical dwelling with corrugated iron hipped roof and timber framed windows and doors and a verandah. The building has been significantly modified, with the corner shop entrance blocked up and walls rendered with lined render to simulate stone and a smooth rendered base course. There is also a later skillion roofed addition to the rear.

Daniel Ahearn acquired Pt. Lot 18 section 240 (DP664) in 1880. Ahearn transferred the property to his wife Catherine several months later. The house and shop were built in 1882. Ownership changed several times until it was acquired by Cornelius Callaghan, a carpenter in 1904. His widow held the property from 1928 until her death in 1939. Occupants of the property over the years included a grocer, greengrocer and a storekeeper.

STATEMENT OF HERITAGE VALUE:

Although this building has been significantly altered, references to its former use as a corner shop are evidenced by its splayed corner and construction to the street alignment. It is representative of the development of commercial facilities and services during the late Victorian period in the City of Unley. It served the daily needs of the immediate community of Parkside

RELEVANT CRITERIA (Under Section 23(4) of the Development Act 1993):

- (a) The building displays economic and social themes important in the development of the City of Unley as it represents the provision of goods and services to the local community through the construction of buildings such as shops. This type of development was integral to the growth of early suburban areas such as Parkside.
- (c) The shop has played an important part in the lives of local residents as a retail business for the area in the late Victorian period.
- (d) The shop and attached dwelling display design characteristics typical of the combined residential and commercial enterprises common in neighbourhood centres in the 1890s, when facilities needed to be within walking distance.

EXTENT OF LISTING:

External form and detailing of the 1894 former shop and house. The later changes to materials of the exterior of the former shop are not included in the listing.

REFERENCES

- Site visit 2005
- LTO records
- Rate Assessments

Public Submission - #68 Property – 21 Wattle Street Fullarton

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in the Residential B400 Zone. Pursuant to a Council proposed Development Plan Amendment for neighbourhood character recognition, the subject area is being contemplated as a Residential Streetscape (Landscape) Zone Policy for complementary character residential development up to two (2) storeys at the rear.

As a relatively large corner site (1,380m²) there would have been the possibility of development of three (3) sites under the current zoning (minimum sites 400m²) and under the possible future zoning (minimum sites 600m²) two (2) sites.

The heritage dwelling is located to the rear of the site adjacent to the side street with generous setbacks and gardens to the front and eastern side. An appropriate setting for the existing dwelling would need to be maintained which would preclude the capacity for additional sites. There has been significant investment and improvement of the existing property.



Zone: Residential B400

- Provision for primarily detached dwellings up to two storeys at the rear
- Compatible in form, scale and design with existing positive elements of the character
- Minimum site area of 400m²

Proposed Zone: Residential Streetscape (Landscape) – Policy Area 11.1

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the site patterns and dwelling siting, form and key elements
- Primarily street-fronting dwellings
- Fullarton Precinct minimum sites 15m street frontage and 600m² in area

Site: 31.8 x 43.4 = 1,380m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1909 house. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

21 Wattle Street
Fullarton



21 Wattle Street from north

Objectors

P. & K. Foster, Fullarton

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical Federation style bluestone and red brick house with complex hipped iron roof and wide surrounding bullnose verandah with projecting gabled entrance and corner pavilion, unusually rich Art Nouveau-influenced timber ornament including curved brackets and valancing

Relevant History

Built 1909 for Elise Rosenhain and sold the same year to spinster sisters Sarah, Mary and Annie Chibnall.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the type of residences built in Fullarton in the 1890s-1920s, reflecting the design, details and building materials of the time.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Unley in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The owner's objection is based on the strange circumstances of the house. Because of thoughtless subdivision decades ago, the house has no back yard, and no way to expand except sideways. This has led to design solutions which in the owners' view have compromised the house's integrity, so that it has insufficient merit for listing. Nowhere does the objection really dispute the heritage value of the building, except to point out that there have been rooms added and some decorative timber work on the verandah has been replaced because of rot.

Discussion

This building is a very attractive house, clearly showing the work of a gifted architect and an expert carpenter. The owners have carried out repairs and modifications with great sensitivity, obviously understanding and respecting the house's heritage value. There seems to be no reason not to acknowledge it as a local heritage place.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1909 house, excluding later additions or alterations.

HOUSE

Address: 21 Wattle St, Fullarton
Certificate of Title: 5689/714

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This part of Fullarton was first subdivided as the Fullarton Estate in 1875, and some allotments were resubdivided at the turn of the century. In 1908, Elise Wilhelmina Rosenhain, a married woman, acquired Pt. Lot 27 of the Fullarton Estate [GRO256/1875]. Assessments indicate that in 1908 Lot 27 was vacant land valued at £12/10/- and in 1909 a stone house of six rooms was rated at £40.

In 1909 Mrs Rosenhain transferred the property to spinsters Sarah, Mary, and Annie Chibnall. Mary died in 1923 and Sarah in 1926. Annie Chibnall and Grace Chibnall Limbert became the titleholders in 1927. Annie died in 1936. In 1937 spinsters Annie Isabella Steele and Rosalie Edith Steele acquired the property. In 1951 part of the property, at the rear of the block, was transferred to Christina Matilda Steele.

The 1909 house is a large face brick and stone residence. It retains a large amount of original detailing including face bluestone walls, red brick plinth and quoining, pierced sheet gable end, projecting gables to encircling verandah and fish scale tiles to the roof of the diagonal bay. Curving fretwork and stained glass and leadlight windows reflect a degree of Art Nouveau influence. It has similarities to the house at 27 Wattle Street which is assumed to have been designed by architect Charles J B Lorraine, and the use of pavilion elements and curved fretwork on the verandah could be considered a variation of the design he prepared for Glenelg Pier at a similar time.

The house sits on a broad corner allotment (corner of Alma Road) and has mature garden on all sides. The raised topography of the setting of these houses allows for high verandahs above the garden level. There is a later bluestone fence to the Wattle Street frontage, and extensions to the rear.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in Fullarton during the 1890s-1920s, and reflects the design, details and building materials commonly in use in Unley at that time.

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

- (a) This house displays historical and social themes that are of importance to Unley as it represents the continued construction of residences on recently subdivided sections, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to Unley as it is a typical Edwardian period residence of a transitional design, displaying consistent use of typical materials such as bluestone walls, brick trim and decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and detailing of the 1908/1909 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2010
- LTO Title records
- Unley Rate Assessments

Public Submission - #69 Property – 113-119 King William Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Mixed Use 1 Zone with potential for future commercial and mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. This raises the prospect the zoning may change in the future to allow for more development intensity. However, given the nature of this portion of King William Road a modest scale of buildings is still likely.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2.



Zone: Mixed Use 1

- Primarily small office and consulting rooms up to 450m² per individual building
- Limited small-scale specialty shops and showrooms up to 250m²
- Small entertainment facilities

Site: 34 x 24.3 = 830m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1910 shops. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

113-119 King William Road
Unley



113-119 King William Road from south-west

Objectors

G. & V. Markos, Unley
and Andreea Jeleascu, Heritage Adviser
and Mark Kwiatowski, Adelaide Planning & Development Solutions
(made a verbal representation at public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey row of three brick shops on corner site, with iron roof, rendered parapet with arched pediments and bullnose verandah. One shopfront retains original details.

Relevant History

First two shops built in 1910 by Henry Wormald, and the third created later by extending a residence forward. The attached row has operated in a variety of retail and service roles since.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for reflecting the development of commercial facilities during the Edwardian period and serving the needs of the local community.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the provision of goods and services to the local community
- (c) it has played an important part in the lives of local residents providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an characteristic example of a group of Edwardian shops

Summary of Grounds for Objection

The objections dispute the heritage value of the property. They acknowledge that the place has some heritage value, but say that there are other similar properties of equal merit in the vicinity. One objection lists ten development applications affecting the property approved between 1972 and 2011 as evidence that the building has been considerably altered, although some of these are only changes of use, and others appear never to have been carried out. It queries how many places should be on the heritage schedule to represent a particular theme. The verbal presentation suggested that the listing should be restricted to the King William Road facade.

Discussion

The fact that there are other places of equal merit does not diminish a place's heritage value. That would be an argument for listing NO places at all. I believe the shops meet the criteria proposed in the heritage study. All heritage buildings have been altered in some way, and unless gross or inappropriate changes in appearance have occurred, this does not diminish their value. The question of how many places should be on the heritage schedule is something that the Development Act gives every Council the power to decide for itself. The building's side wall is a painted blank brick surface of very little interest. (In contrast to the attractive bluestone side wall of 109-111, immediately across Arthur Street.) It would be undesirable to exclude the wall from the extent of listing, but there is certainly scope to replace it in future without greatly diminishing the heritage value of the building.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1910 shops. Later additions and alterations should be excluded.

SHOPS

Address: 113-119 King William Road
Certificate of Title: 5192/14

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A set of three shops the first two constructed in 1910, with rendered parapets with arched pediments and decorative detailing, mouldings, bull-nosed verandah supported by cast iron posts over the pavement, timber shopfronts with recessed entries and timber doors and a timber stallboards. The end shop has a patterned dark brown glazed brick tiled stallboard and recessed entry and bronze framed windows.

Henry Wormald was the owner of this site when the stone and brick shops were erected in 1910. Originally there were two stone and brick shops and a house, but the house was extended forward to create the third shop. Occupants included storekeepers and confectioners.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the Edwardian period in the City of Unley. They served the daily needs of the immediate community of Unley.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) The row of shops displays economic and social themes important in the development of Unley as it represents the provision of goods and services to the local community, in the early years of the twentieth century. This type of development was integral to the growth of early suburban areas.
- (c) The row of shops has played an important part in the lives of local residents providing goods and services for the area.
- (d) The row of shops displays design characteristics typical of local commercial enterprises in neighbourhood centres during the Edwardian period, retaining original form and detailing

EXTENT OF LISTING:

External form, materials and detailing of the 1910 shops. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Unley Rate Assessments

Public Submission - #70 Property – 12 Omar Place Unley Park

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.8. The site contains a detached dwelling. No future potential increased residential re-development is possible.

As a large site (2,080m²) there may be a presumption of possible land division (minimum 1,000m²). There is little area around the large dwelling to create sites and maintain the setting for the existing dwelling. The property location, nature, improvements and value would support retention in its current form.



Zone: Residential Streetscape (BF 9.8)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 21m street frontage and 1,000m² in area

Site: 33.7 x 61.8 = 2,080m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1910 dwelling. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

12 Omar Place
Unley Park



12 Omar Place from east

Objectors

David Burton, Williams Burton Architecture
for M. Joseph, Unley Park

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical Federation style red brick house with complex hipped iron roof and tall chimneys, wide surrounding verandah extension of main roof, low masonry (probably concrete) balustrades around verandah, projecting pavilion entrance with Chinoiserie valencing, Art Nouveau-influenced leadlight windows

Relevant History

Built 1910 for Lavinia Champion who lived there until 1946. In the 1960s was owned by television identity Lionel Williams.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the type of residences built in Unley in the 1890s-1920s, demonstrating the Queen Anne, Arts-and-Crafts and Art Nouveau influences that resulted in the Australian Federation style.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Unley in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The owner's architect does not dispute the heritage value of the house, and this is not really an objection. It queries whether the rotunda or pavilion extension to the verandah is an original feature of the house, and says that until that is clear, no response to the proposed listing can be made. It also says that there have been additions to the side and rear of the house since the heritage study.

Discussion

This building is an attractive and elegant house, clearly showing the characteristics of the Federation era. Successive owners have obviously carried out modifications with great sensitivity, respecting the house's heritage value. A recent inspection by the heritage study consultants has clarified that the the pavilion extension over the entrance stairs is original. Such a feature is entirely in keeping with architectural practice of the time, and so are the Chinoiserie timber ornament, the low masonry wall supporting timber posts, and the stairs. However, the lack of any brackets or valencing on the other verandah posts is unusual for 1910, and some detail may have been removed. It is unquestionably a local heritage place.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1910 house, excluding later additions or alterations.

HOUSE

Address: 12 Omar Place, Unley Park

Certificate of Title: 5452/266

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

An asymmetrically fronted Federation residence with complex roof, face brick, rough stone quoins, leadlight windows, timber framed windows, timber fretwork to verandah, tall brick chimneys with terracotta chimney pots and a parapeted element to the south. The verandah features a low wall with stucco finish and smooth rendered capping and the house retains a louvred gable with vertical battens.

This house, originally built with eight rooms on Lot 95 Section 236 of Unley Park subdivision, was constructed in 1910 for Lavinia Champion. It was transferred to Karl Edwards a medical practitioner after her death in 1946. In the 1960s it was owned by well known Adelaide television identity Lionel Williams.

STATEMENT OF HERITAGE VALUE:

This house remains an important indication of the type of residences constructed in the City of Unley during the 1890s-1920s, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the continued construction of residences in the early twentieth century.
 - (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian residence displaying consistent use of typical materials such as masonry walls, window and door surrounds and highly decorative timber elements.
-

EXTENT OF LISTING:

The original external form, materials and detailing of the 1910 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
 - LTO records
 - Rate Assessments
-

Unley Heritage Research Study (Update 2013) Recommendation: Local Heritage Place

HOUSE

Address: 12 Omar Place, Unley Park

Certificate of Title: 5452/266

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

An asymmetrically fronted Federation residence with complex roof, face brick, rough stone quoins, leadlight windows, timber framed windows, timber fretwork to verandah, tall brick chimneys with terracotta chimney pots and a parapeted element to the south. The verandah features a low wall with stucco finish and smooth rendered capping and the house retains a louvred gable with vertical battens.

This house, originally built with eight rooms on Lot 95 Section 236 "Unley Park", was constructed in 1910 for Lavinia Champion. It was transferred to Karl Edwards a medical practitioner after her death in 1946. In the 1960s it was owned by well known Adelaide television identity Lionel Williams.

STATEMENT OF HERITAGE VALUE:

This house remains an important representation of the type of residences constructed in the City of Unley during the 1890s-1920s, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the continued construction of residences in the early twentieth century.
- (e) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian residence displaying consistent use of typical materials such as masonry walls, window and door surrounds and highly decorative timber elements, particularly to the verandah.

EXTENT OF LISTING:

The original external form, materials and detailing of the 1910 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005, 2013
- LTO records
- Rate Assessments

Public Submission - #71&100 Property – 2 Simpson Parade Wayville

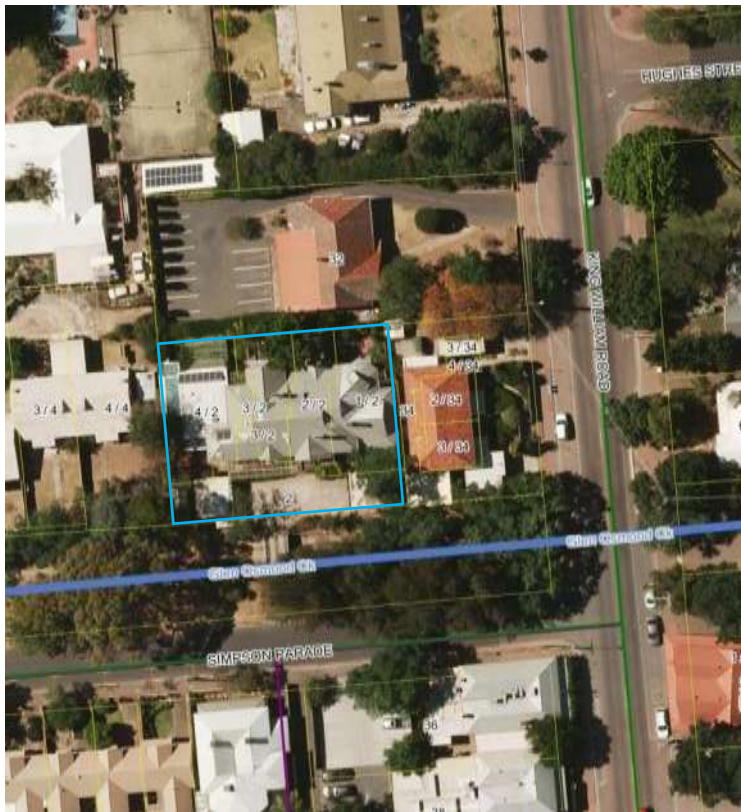
Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.9. The site contains a converted dwelling comprising four (4) individually owned units. No future potential increased residential re-development is possible.

The site (1130m²) is large but there is no possibility of further land division (minimum 600m²) given four units already exist with an average site of 280m². However, the overall building is not out of place with the characteristic pattern of building scale and garden settings in the precinct. Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



Zone: Residential Streetscape (BF 9.9)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 37.5 x 30.1 = 1130m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

2 Simpson Parade
Wayville



2 Simpson Parade from south

Objectors

C. Putland, Wayville, and Strata Corporation No. 11584
and Steve Grieve, architect
(made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical sandstone house, complex gabled iron roof, timber gable treatment characteristic of the early twentieth century. Only one side is publicly visible.

Relevant History

Built in 1905 for David and George Rowley, gentlemen. The house belonged to family members until 1936. The house was built facing King William Road, but a modern building now blocks that frontage. The house was divided into five flats for years, and is now strata titled.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of houses built in Australia at the turn of the twentieth century, giving a distinctive historic residential character to the City of Unley.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Wayville in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The objections dispute the heritage value of the building by pointing out that the building's front elevation is no longer visible, contrary to the requirements of the Development Plan for a local heritage place, and the house has been extensively modified. They also point out inaccuracies in the heritage study's description.

Discussion

This is an unusual case. Local heritage value is generally interpreted to be concerned principally with the street aspect of the property: the passer-by's view of it. This house's address was once 34 King William Road, but the land was subdivided and a block of units built in the front yard, so it is now entered from the side by a bridge over Glen Osmond Creek. As a result, only one side of the house is visible to the public, and that side is of no particular architectural interest, and has been extensively modified. I do not believe this building meets the criteria.

Recommendation

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

Extent of Listing

None.



2 Simpson Parade from the air

HOUSE

Address: 2 Simpson Parade,
Wayville

Certificate of Title: 5060/501-505

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

A large turn of the century residence constructed in rock face sandstone on a brick and bluestone plinth. The house has been converted to multiple residency and use as professional rooms. The house fronts the creek and is accessed over a small bridge.

David J B Rowley and George John Jonas Rowley, gentlemen, acquired Lots 37 and 38 in 1903. They built this house on Lot 38 of the subdivision "Johnston" in 1905. In 1907 Albert Rowley built a house on part of the adjoining Lot 37. (Albert Rowley's house later became part of the Methodist theological college and was used as the Principal's residence.). In 1928 George Rowley died and the house was transferred to David and Amos Rowley. It remained a Rowley property until 1936. Later buildings constructed on the King William Road frontage obscure the view from the road.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type residences constructed in the City of Unley during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time. The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of the City of Unley.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the construction of residences in the subdivided areas of Wayville, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and elaborate cast iron detailing to verandahs

EXTENT OF LISTING:

External form, materials and detailing of the 1905 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Unley Rate Assessments

Public Submission - #72 Property – 298 Young Street Wayville

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places, although not including the front fence.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.9. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a reasonably typical site (930m²) there is no realistic possibility of land division (minimum 600m²) for a second site.



Zone: Residential Streetscape (BF 9.9)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 15.2 x 61 = 930m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1914 house. The front fence is included in the listing. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

298 Young Street
Wayville



298 Young Street from south

Objectors

A. Menadue, Wayville

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey brick and sandstone-faced house with hipped iron roof, gablets, bullnose verandah and arched timber valancing characteristic of the Edwardian period.

Relevant History

Built in 1914 for Hilda Bertram, and transferred the same year to Robert Holbrook, fruit grower.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of houses built in Australia in the 1910s, forming an important element of the distinctive historic residential character of the City of Unley.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the types of houses built in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The objection points out that the house is not unique or even of a rare type, as other similar houses exist in the area. It illustrates five examples. It also says that the house has no historical significance, has been altered, and its tessellated tile verandah floor is in poor condition.

Discussion

The fact that there are other places of equal merit does not diminish a place's heritage value. That would be an argument for listing NO places at all. I believe the house meets the criteria proposed in the heritage study. All heritage buildings have been altered in some way, and unless gross or inappropriate changes in appearance have occurred, this does not diminish their value. The question of how many places should be on the local heritage schedule is something that the Development Act gives every Council the power to decide for itself.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1914 house, excluding later additions or alterations. The front fence is included.

HOUSE & FENCE

Address: 298 Young Street,
Wayville

Certificate of Title: 5839/525

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

An Edwardian era free-standing dwelling constructed of sandstone with face brick window and door trim, quoins, stringer courses and base course which have been painted. The house retains timber joinery, hipped half gabled roof with timber louvers, tall brick chimneys and a bull-nose verandah which retains timber fretwork and posts. The verandah also retains slate edging and tessellated tile finish. Remnants of the front fence remain including timber posts and metal rails.

This house was built in 1914. Hilda May Bertram, a married woman, acquired Part Lot 232 as vacant land in 1912 and transferred the property to Robert Holbrook, a fruit grower, in 1914.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in the City of Unley during the 1910s, and reflects the design, details and building materials commonly in use at that time. The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of the City of Unley.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the construction of residences in Wayville, particularly during the early twentieth century.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render
-

EXTENT OF LISTING:

External form, materials and detailing of the 1914 house. The front fence is included in the listing. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2009
 - LTO records
 - Rate Assessments
-

Public Submission - #73 Property – 14b Victoria Avenue Unley Park

Independent Heritage Assessment

The independent heritage assessment has concluded there is insufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property has been a Contributory Item in the Residential Historic (Conservation) Zone since 1992, and in the updated revision introduced in 2008, and would remain so for contribution to the areas character.

Strategic Context

The site is located in a historic character neighbourhood area in the Residential Historic (Conservation) Zone Policy Area 7. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a relatively small site (1,100m²) in the zone there is no possibility of land division (minimum 1,500m²). In the Historic (Conservation) Zone such Contributory Items are required to be retained. The property location, nature, improvements and value support retention in its current form.



Zone: Residential Historic (Conservation) Zone Policy Area 7

- Retention and enhancement of existing buildings and historic character
- Coherent streetscapes retaining and complementing the patterns of sites, street fronting dwellings, siting, form and key elements of contributory items and desired character
- Replacement of non-contributory sites with complementary dwellings
- Unley Park Estate minimum sites 30m street frontage and 1,500m² in area

Site: 29.8 x 37.1 = 1,100m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

City of Unley Local Heritage Places DPA 2013

Public submission 73

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

14B Victoria Avenue
Unley Park



14B Victoria Avenue from east

Objectors

T. Baulderstone, Rosslyn Park

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

The heritage study describes the house as an Inter-War bungalow, but this proves to be incorrect. It is a distinctive asymmetrical sandstone house with a steeply pitched slate roof, dormer windows and a large carport.

Relevant History

The heritage study estimated that the house was probably built in 1925, but in fact it was built in 1954.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an example of a 1920s-30s dwelling

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Unley after the First World War
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical Inter-War bungalow,

Summary of Grounds for Objection

The objection's principal point is that the house was built by the author's father, prominent builder Albert Baulderstone, in 1953-54. He was obviously modelling it on existing Inter-War houses in Victoria Avenue.

Discussion

This information considerably diminishes the heritage value of the place. While it is a pleasant component of the Victoria Avenue streetscape, it is located within a Historic Conservation Zone, and this adequately recognises its contribution to its environment.

Recommendation

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

Extent of Listing

None.

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place

HOUSE & FENCE

Address: 14B Victoria Avenue,
Unley Park

Certificate of Title: 5821/739

Use: Residential
HCZ Area: Unley Park

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It is constructed of random coursed sandstone building with raised pointing, tall brick chimneys, complex and broad slightly curved hipped slate roof, projecting hipped gables and projecting bay from main gable. It retains heavily timbered multi-paned windows with rendered sills, paired dormer windows with lead shingle cladding to the sides, and a garage incorporated under the main roof. The property retains a cast iron fence on a masonry base which could be from an earlier time.

Rate assessments show a 14 roomed house from 1897 on this part of Section 224 bordering Rutland Avenue and Victoria Avenue. Subdivision of the site into smaller plots, began after a plot facing Rutland Ave. was cut off in 1922. John McDonough, a contractor, transferred part of the land to Elsie Parton, wife of John Parton, a builder in 1924. It was Elsie Parton who divided the Victoria Avenue frontage in 1925. and it is likely that this house was constructed then. Elsie transferred her property to Harold Cook an aviator in 1944 and it was transferred again to A.W.Baulderstone Ltd. in 1952.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of substantial residences constructed in Unley Park during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

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

- (a) This house displays historical and social themes that are of importance to The City of Unley as it represents the construction of substantial residences after the First World War.
 - (d) This house displays aesthetic merit and design characteristics of significance to The City of Unley as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick and freestone walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.
-

EXTENT OF LISTING:

The original external form, materials and details of the Inter-War Bungalow style residence and front fence. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
 - LTO records
 - Rate Assessments
-

McDougall & Vines

Unley Heritage Research Study (Update 2013) Recommendation: Local Heritage Place

HOUSE & FENCE

Address: 14B Victoria Avenue,
Unley Park

Certificate of Title: 5821/739

Use: Residential

HCZ Area: Unley Park

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This house was designed and constructed by A W Baulderstone in 1953-4, after he had purchased the allotment facing Victoria Avenue. It is constructed of random coursed sandstone with raised pointing, tall brick chimneys, a complex and broad slightly curved hipped slate roof, projecting hipped gables and projecting bay from main gable. It retains heavily timbered multi-paned windows with rendered sills, paired dormer windows with lead shingle cladding to the sides, and a garage incorporated under the main roof.

The property retains a cast iron fence on a masonry base, which was originally associated with the 1897 14 roomed house which was built on an unsubdivided Section 224, as indicated in rate assessments for this area. (This house is now accessed from Rutland Avenue.) The subdivision of the section into smaller allotments began when a plot facing Rutland Ave was created in 1922. John McDonough, a contractor, transferred part of the land to Elsie Parton, wife of John Parton, a builder in 1924. It was Elsie Parton who divided the Victoria Avenue frontage, on the eastern edge of the Section, in 1925. Elsie Parton transferred her property to Harold Cook, an aviator, in 1944 and it was transferred again to A W Baulderstone Ltd. in 1952.

STATEMENT OF HERITAGE VALUE:

This house is a substantial residence constructed in 1954, and reflects the design, details and building materials commonly used for the 'Old English' style of two decades earlier. While it maintains the broad garden setting of houses in Victoria Avenue and contributes to the character of the area, it lacks the architectural finesse of other listed places.

It is not recommended for inclusion on the Local Heritage schedule.

REFERENCES

- Site visit 2005, 2013
- LTO records
- Rate Assessments
- Jolly, Bridget, *Unley Park, an Architectural Portrait*, UniSA Architecture Museum, 2012

Public Submission - #75 Property – 1-1A Newman Street Forestville

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the shop component be retained in the Schedule of Local Heritage Places but that the dwelling has insufficient merit to form part of the listing.

Strategic Context

The site is located in the Residential B300 Zone. Pursuant to a Council proposed Development Plan Amendment for neighbourhood residential recognition, the subject site is being contemplated for inclusion as part of a Residential Streetscape (Built Form) Zone for residential development up to two (2) storeys at the rear and sites of 500m².

As a relatively large site (790m²) there would be the possibility of development of two (2) dwellings under the current zoning (minimum sites 300m²). Under the possible future zoning (minimum sites 500m²) division may not fully accord but a reasonable prospect may be the reflection of the existing building configuration and dual occupancy, and be achieved without external change.

The heritage building occupies the western half of the site with development to both street frontages. An appropriate setting for the existing building can be maintained while possibly making further additions or improvements to the rear and internal conversion to achieve dual unit configuration (subject to necessary approvals). Such development would provide a reasonable opportunity for accommodation of existing or future residential development.



Zone: Residential B300

- Provision for a range of dwelling types up to two storeys
- Compatible in form, scale and design with existing positive elements of the character
- Minimum site area of 300m²

Proposed Zone: Residential Streetscape (BF 8.6)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Parkside Precinct minimum sites 15m street frontage and 500m² in area

Site: 14.6/32.8 x 33.5 = 790m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1899 corner shop. The attached dwelling and later addition and alterations do not form part of this listing.

Property

Former Corner Shop and Residence
1 & 1A Newman Street
Forestville



1 & 1A Newman Street from east

Objector

L. Salamone, Forestville

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single storey brick corner shops with attached residence, iron roof concealed by high parapet, straight verandah supported by posts.

Relevant History

Built in 1899 for Wilhelm Diemel and occupied as a grocer shop. Now used as a house.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for representing the importance of local shopping facilities within residential areas.

- (a) it displays historical, economical or social themes that are of importance to the local area as it represents the provision of local shop facilities to residents of residential areas
- (c) it has played an important part in the lives of local residents as a retail business
- (d) it displays design characteristics typical of combined commercial and residential premises in neighbourhood areas

Summary of Grounds for Objection

The objection requests that the residence not be included in the listing, as its original detail was removed when it was renovated in the 1940s, and it retains little original detail.

Discussion

I sympathise with the objector's comment. The shop is a distinctive jaunty building alongside the Glenelg tramway and cycle path, but the house is of very little interest. It is set well back from the street, appears always to have had an awkward and ungainly relationship to the shop, and is largely hidden by the shop's high parapet. I think in this instance the shop is the heritage place.

Recommendation

It is recommended that the shop be retained in the Schedule of Local Heritage Places, but the house be excluded.

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1899 shop, excluding the attached house and later additions and alterations.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

CORNER SHOP & ATTACHED HOUSE

Address: 1A Newman Street,
Forestville
Certificate of Title: 5831/604

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This 1899 former shop and attached dwelling constructed of brick with a rendered brick parapet wall featuring string courses and recessed panels. The original verandah with timber posts over the pavement remains. There are two separate doorways and display windows to the shops, indicating a configuration originally as two separate shops. The attached dwelling is constructed of stone with brick quoins, window and door dressings and string courses which have been painted, and bull-nose verandah which has been altered to include brick pillars. The building retains original rendered chimneys and hipped and gabled roof form behind the parapet. Brick lean-to additions have been undertaken to the rear.

This residence and shop were built for Wilhelm Diemel in 1899. Hermann Wilhelm Diemel, a grocer, owned and occupied the property from 1900.

STATEMENT OF HERITAGE VALUE:

This corner shop and attached residence is an important example of the importance of local shopping facilities within residential areas in the 1890s- 1915 period. The building retains much of the original detailing.

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

- (a) This corner shop and attached house displays historic and economic themes that are of importance to Unley as it is indicative of local shop facilities provided to residents of suburban areas such as Forestville since the 1890s.
 - (c) This shop has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
 - (d) This shop and attached residence displays aesthetic merit and design characteristics of significance to Unley as it is representative of the form of shops with attached residences constructed during the Edwardian period. It displays consistent use of typical materials and design characteristics such as masonry walls, brick trim and verandahs.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1899 corner shop and attached house. The brick lean-to addition and alterations to the verandah do not form part of this listing.

REFERENCES

- Site visit, 2005
 - LTO records
 - Rate Assessments
-

McDougall & Vines

Unley Heritage Research Study (Update 2013)

Recommendation: Local Heritage Place

CORNER SHOP & ATTACHED HOUSE

Address: 1A Newman Street,
Forestville
Certificate of Title: 5831/604

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This 1899 former shop and dwelling constructed of brick with a rendered brick parapet wall featuring string courses and recessed panels. The original verandah with timber posts over the pavement remains. There are two separate doorways and display windows to the shops, indicating a configuration originally as two separate shops. The contemporaneous attached dwelling is constructed of stone with brick quoins, window and door dressings and string courses which have been painted, and bull-nose verandah which has been altered to include brick pillars. The building retains original rendered chimneys and hipped and gabled roof form behind the parapet. Brick lean-to additions have been undertaken to the rear.

This residence and shop were built for Wilhelm Diemel in 1899. Hermann Wilhelm Diemel, a grocer, owned and occupied the property from 1900.

STATEMENT OF HERITAGE VALUE:

This corner shop and attached residence is an important example of the importance of local shopping facilities within residential areas in the 1890s- 1915 period. The building retains much of the original detailing.

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

- (a) This corner shop and attached house displays historic and economic themes that are of importance to Unley as it is indicative of local shop facilities provided to residents of suburban areas such as Forestville since the 1890s.
 - (c) This shop has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
 - (d) This shop and attached residence displays aesthetic merit and design characteristics of significance to Unley as it is representative of the form of shops with attached residences constructed during the Edwardian period. It displays consistent use of typical materials and design characteristics such as masonry walls, brick trim and verandahs.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1899 corner shop and attached house. The brick lean-to addition and alterations to the verandahs of both shop and house do not form part of this listing.

REFERENCES

- Site visit 2005, 2013
 - LTO records
 - Rate Assessments
-

McDougall & Vines

Public Submission - #76 Property – 69 King William Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Residential B300 Zone. Potential future residential re-development up to two storeys is envisaged (two or maybe three dwellings) although the premises has existing use rights as an office.

State Government and Council strategic initiatives for main road corridors are aimed at intensification and mixed use development, including residential behind and above. There is the prospect the zoning may change in the future to allow for more development intensity. However, the envisaged nature of this portion of King William Road remains as a precinct of lower building scale, building setbacks within landscaped settings and a transition between high density northern precinct adjacent to Greenhill Road and main street central precinct south of Glen Osmond Creek.

The existing building and heritage elements are located towards the front of the site, and while development to the road boundary may be prevented, there is allowance for reasonable development opportunity to the rear of the main building for modest intensification, together with on-site car parking which will always be a major limiting factor to building scale and intensity.



Zone: Residential B300

- Provision for a range of dwelling types up to two storeys
- Compatible in form, scale and design with existing positive elements of the character

Site: 17.2 x 51.4 = 880m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1908 former dwelling. Any later additions and alterations are excluded from the listing.

Property

69 King William Road
Unley



69 King William Road from north-west

Objectors

T. Love, Unley, for Pink Pumpkin Pty Ltd
and Dash Architects

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey sandstone house now converted to offices, with iron roof, cornet turret and return verandah. The shopfront at number 70 has original detail.

Relevant History

Built in 1908-09 as a residence for Albert Seagrim, who conducted his carpentry business from a workshop on the premises.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the types of house built in the period 1890s-1920s, with design influences from Queen Anne, Arts and Crafts and Art Nouveau styles.

- (a) it displays historical, economical or social themes that are of importance to the local area in demonstrating the continued construction of residences in already subdivided areas

- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical Edwardian/Federation period residence

Summary of Grounds for Objection

The owner's objection disagrees with heritage listing on the grounds that it will bring an "increased level of bureaucratic involvement". The Dash Architects objection states that the house does not meet the criteria's requirements that the place be of *significance* and *importance* to the local area. They say it is simply typical, and that the assessment has confused heritage significance with character. In addition, the house has been altered, for example by replacement of the verandah, and lost original detail.

Discussion

I believe the house meets criterion (d). It is not merely ordinary, but quite a good example of the somewhat muted form of the Federation style that was popular in the Adelaide suburbs, asymmetrical with an unnecessarily elaborated roof, and the corner turret with a "candle-snuffer" conical roof. The iron roof and the sandstone with red brick trim distinguish it as an Adelaide house, differing from the forms the Federation style took in Melbourne or Sydney. The house would be something of a landmark on King William Road if it were not mostly screened by trees.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1908 house. Later additions and alterations should be excluded.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

OFFICE (FORMER HOUSE)

Address: 69 King William Road, Unle
Certificate of Title: 5750/291

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A random coursed sandstone former house, constructed in 1908, with face brick window and door trim, quoins, banding below gables and base course which has been painted. The house retains a corrugated iron gable roof with strapped gables with metal sheet infill, a bluestone course, double hung timber windows with leadlight above, and a timber door with fanlight and sidelights. There is hen-pecked render detailing to corner faceted tower which has a 'witch's hat' roof with metal single patterned sheet cladding. There have been later additions undertaken to the rear.

Albert William Seagrim, a carpenter, acquired lot 253 of the Unley subdivision in 1908. By 1909 there was a house and a workshop on the site.

STATEMENT OF HERITAGE VALUE:

This former house remains an important indication of the type of residences constructed in the City of Unley during the 1890s-1920s, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian house type.

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

- (a) This former house displays historical and social themes that are of importance to the City of Unley as it represents the continued construction of residences during the 1890s-1920s in more intensively subdivided areas.
- (d) This former house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian/Federation period residence displaying consistent use of typical materials such as tall brick chimneys, decorative timber verandah elements and rock faced sandstone walls.

EXTENT OF LISTING:

External form, materials and detailing of the 1908 former house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Unley Rate Assessments

Public Submission - #77 Property – 18 Bartley Crescent Wayville

Independent Heritage Assessment

The independent heritage assessment has concluded there is strong heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.9. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a large site (3,500m²) there would normally be a possibility of land division (600m²) for four to five residential sites.

The church and its site is long standing and no indication is given there is an inclination for re-development.

The existing building and heritage perspectives limit residential re-development but building conversion may be possible with creation of a separate site to the south. The value of the property remains as a church but there is some reasonable re-development opportunity if it were to ever be contemplated.



Zone: Residential Streetscape (BF 9.9)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 78 x 75 = 3,500m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

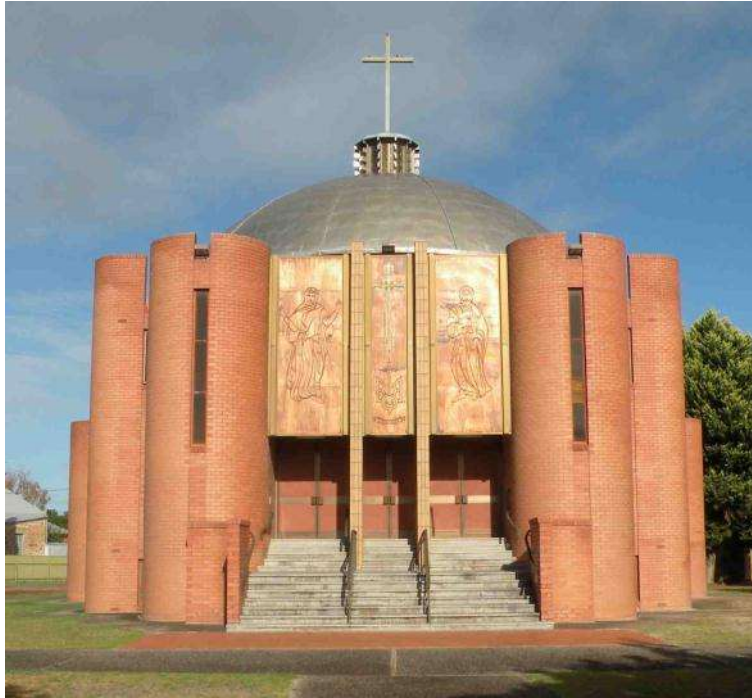
Place be retained in schedule

Description of Place of Value

The original external form, materials and detailing of the 1975 church. Any later additions and alterations are excluded from the listing.

Property

Our Lady of Protection Ukrainian Catholic Church
18 Bartley Crescent (1A Davenport Terrace) Wayville



Ukrainian Catholic Church from north-east
Objector

Father T. Gorpynyak, Parish Priest & N. Holian, Secretary
Ukrainian Catholic Church, Wayville

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Distinctive modern building with areas of curved brick wall separated by tall narrow windows, surmounted by a metal dome. Three copper relief sculpture panels above entrance, and rich Byzantine interior. Set on a large allotment in a prominent position alongside the Glenelg tramline.

Relevant History

The church was designed by architects Smith & Tracey of Melbourne, and built in stages between 1966 and 1975 by members of the Ukrainian Catholic community.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important mid-1970s building in a prominent position, with imposing design and massing, and as a representative of the broadening of religious institutions through post-war immigration.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the growth and consolidation of post-war immigrant groups in the area
- (c) it has played an important part in the lives of local residents who have worshipped and participated in church social activities
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of a 1970s church building of imposing design and massing

Summary of Grounds for Objection

The objection is brief, and does not significantly challenge the heritage value of the building or address the criteria directly. It simply says that the Parish Community is not in favour of the church being listed, as this could restrict their future plans.

Discussion

The objection does not really question the building's heritage value. The building is strongly recommended by the heritage study, principally for its architectural merit. The firm of Smith & Tracey had designed the Ukrainian Catholic Cathedral in North Melbourne, a striking Byzantine building, finished in 1963. The Adelaide congregation asked them to design a church for their Wayville site. Drawn up by Des Smith and Peter McMahon, the building took nine years to complete, because of the quality of the skilled craftwork required. The resulting building is unmistakably Byzantine with its metal dome, but its form also draws on medieval architecture, particularly the rounded brick walls of the Cathedral of Saint Cecilia at Albi in southern France. The property meets three criteria under Section 23(4) of the *Development Act*.



Albi Cathedral

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1975 church, excluding any later additions and alterations.

OUR LADY OF PROTECTION UKRANIAN CATHOLIC CHURCH

Address: 18 Bartley Crescent, Wayville
Certificate of Title: 5878/819

Use: Religious
HCZ Area:

Heritage Status: Nil
Other Assessments: 1995 Heritage Review



HISTORY AND DESCRIPTION:

This striking contemporary church building was constructed in 1975. It features curved walls of face brick surmounted by a metal clad cupola set on a drum made up of a band of stained and coloured glass windows. The entrance is elevated by a series of terrazzo steps with metal balustrading, and over the entrance are three decorative copper panels of bas relief sculpture. A banner on the central panel reads '988-1988'. The building fenestration is minimal and carefully placed simple timber framed slit windows are repeated around the building. There are three equally placed entry points into the grounds of the church, each with decorative pairs of galvanised metal gates.

The foundation stone at the entrance of the Church reads: 'This Church of the patronage of the Mother of God erected by the Ukrainian Catholics to the Glory of God, was consecrated by Bishop Ivan Prasko 14/10/1975 AD'. Adjacent to that a plaque reads: 'In commemoration of the second visit to Adelaide 1520.III.1973 AD of his Beatitude Patriarch Josyp, Confessor of the Faith and Defender of the Rights of the Ukrainian Nation.'

The Ukrainian Catholic community purchased property in Bartley Crescent Wayville in 1961 and in 1966 commenced to build the church of Our Lady of Protection. The architects were Messrs. Smith and Tracey Pty. Ltd. of Melbourne. The building was completed in stages as much of the material had to be specially manufactured.

STATEMENT OF HERITAGE VALUE:

The Ukrainian Catholic Church is an important mid-1970s building in a prominent position on Bartley Crescent and is indicative of the provision of religious facilities for major immigrant groups in Unley in the mid twentieth century. Its design and massing are imposing.

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

- (a) This church displays historical, economic and social themes that are of importance to Unley as it reflects the growth and consolidation of post World War Two immigrant groups in the area.
- (c) This church has played an important part in the lives of local residents who have worshipped in this building and undertaken social activities with and through the Church.
- (d) The church building displays aesthetic merit and design characteristics of significance to Unley as it is an excellent example of a 1970s brick church building of imposing design and massing.

EXTENT OF LISTING:

The original external form, materials and detailing of the 1975 church. Any later additions and alterations are excluded from the listing.

McDougall & Vines

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

REFERENCES

- Site visit 2005
- LTO records
- Rate Assessments
- Payne,G. and Cosh.E. *History of Unley 1871-1971* p.168
- City of Unley: Local Heritage Places Review 1995



Views of the rear of the Church



Ukranian Catholic Church, 1979

(Source: SLSA B37880)

McDougall & Vines

Public Submission - #78 Property – 80 Northgate Street Unley Park

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property has been a Contributory Item in the Residential Historic (Conservation) Zone since introduced in 2008, and would have had some similar conservation controls and implications – refer to 3.1.4.

Strategic Context

The site is located in a historic character neighbourhood area in the Residential Historic (Conservation) Zone Policy Area 7. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a substantial site (5,520m²) there may be a presumption of possible land division (minimum 1,500m²). However, in the Historic (Conservation) Zone such Contributory Items are required to be retained. There is little area around the large dwelling to create sites and maintain the setting for the existing dwelling. The property location, nature, improvements and value would support retention in its current form.



Zone: Residential Historic
(Conservation) Zone Policy Area 7

- Retention and enhancement of existing buildings and historic character
- Coherent streetscapes retaining and complementing the patterns of sites, street fronting dwellings, siting, form and key elements of contributory items and desired character
- Replacement of non-contributory sites with complementary dwellings
- Unley Park Estate minimum sites 30m street frontage and 1,500m² in area

Site: 60.9 x 90.6 = 5,520m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1922 Inter-War Bungalow dwelling and front fence. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

Northgate House
80 Northgate Street
Unley Park



80 Northgate Street from south

Objectors

George Manos, Botton Levinson Lawyers
and Ron Danvers, architect
for V. & M. Milisits, Unley Park
(made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical California Bungalow style house in brown brick with complex multi-gabled low-pitched iron roof, wide surrounding verandah extension of main roof, brick pylons and balustrades around verandah, set in expansive garden with mature trees, brown brick and wrought iron front fence in similar style to house

Relevant History

The date of construction is unknown, but it was between 1921 and 1935. In that time, the land was held by family members of timber merchant Simon Harvey and pastoralist Sidney Kidman. (Kidman's last residence *Eringa* is two doors east of this house.) In the 1950s the house became a reception centre called Northgate House.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an excellent example of an expansive Inter-War bungalow, in a style derived from the California Bungalow.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the expansion of residential development in Unley in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a representative of early pre-First World War architecture, serving as a prototype for later Inter-War house styles

Summary of Grounds for Objection

The objection contains a lengthy criticism of the process of heritage assessment, querying why this property had not been proposed for listing earlier. It clarifies the building's history, saying it was designed by architect J. Firmin Jenkins in 1922 for Simon Harvey. It says the building is obscured from view by trees, that it is not excellent or grand, but simply a larger-than-usual typical Inter-War bungalow, that the words of criterion (a) could be applied to any building, and that there is confusion in the application of criterion (d). The house is in good hands and does not need to be listed to protect it: the family believe that their responsible stewardship would be "devalued" by heritage listing.

Discussion

I agree that there is confusion in the application of criterion (d); I do not understand why the heritage study described this house as a representative of "early pre-First World War" architecture if it believed it was built between 1921 and 1935. This building is an attractive and elegant house, clearly showing the characteristics of the Inter-War era. We should remember that the literal meaning of "grand" is large. It is quite clear that the owners treat the house with great sensitivity, respecting its heritage value. Listing the house is not intended as a punishment, and does not in any way devalue their stewardship. Instead it is a way in which the community can acknowledge their efforts; they are the sort of owners that a heritage place needs. It also resolves any situation that may arise in the future, when the house has new owners. This is unquestionably a local heritage place.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1922 house and front fence, excluding later additions or alterations.

NORTHGATE HOUSE

Address: 80 Northgate Street, Unley
Certificate of Title: 5877/919

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

An expansive early bungalow in brown glazed brick with broad front gable and stuccoed and timber panelled gable end and stucco chimney. This house also retains an original fence of brown glazed bricks with painted masonry caps which is a significant example of this style.

Elizabeth Annie Harvey, wife of timber merchant Simon Harvey, became the titleholder of Lots 85-90, Pt. Lot 84, and part Section 223 in the Millswood estate, DP1141, in 1897 for her separate use. Unley Rate Assessments for 1898 listed land only, later changed to 5¼ acres, house and land valued at £160 (not this house). In 1898, when Elizabeth Harvey, died the property was transferred to Simon Harvey. Harvey was then the owner of more than five acres.

Portions of the property changed hands many times from then on, and it is difficult to determine the exact date of construction of this house from Rate Assessments. In 1913 Harvey transferred a part of his portion of Section 224 in 1913 to Alice Margaret Magarey. He then transferred Lot 87, and part of Lots 84, 85, 86 and 88 to Isabel Brown Kidman in 1921. He also transferred part of his portion of Section 224 to Kidman in 1921. In 1922 Charlotte Elizabeth Hannah Harvey became the titleholder to Part Section 224 and part lots 88, 89, and 90. It is assumed that the house was built in this period between 1921 and 1935.

In 1935 the property was transferred back to Simon Harvey and to his Trustee in 1941. In 1942 Frank Reginald Chalk, an investor, acquired the property. He transferred it to Vernon Otto Anders, a baker and storekeeper, and his wife Rita in 1949. In 1967 the title was changed to Vernon Anders and Rita Anders as tenants-in common. In 1970 the title was transferred to Northgate House Pty.Ltd.

STATEMENT OF HERITAGE VALUE:

This house is an excellent example of an expansive Inter War bungalow. Houses of this period displayed a style of architecture which was derived from the Californian Bungalow style.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the expansion of residential development during the early twentieth century.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is representative of early pre- First World War residential architecture, serving as a prototype for later Inter War house styles.

EXTENT OF LISTING:

The original form, materials and detailing of the c1925 house. Any later additions or alterations are excluded from the listing

REFERENCES

- Site visit, 2006
- LTO Title records
- Unley Rate Assessments

McDougall & Vines

Public Submission - #79 Property – 8 Palmerston Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.7. The site contains a detached dwelling. No future potential increased residential re-development is possible.

The site (830m²) is typical with no possibility of further land division (minimum 600m²). Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



Zone: Residential Streetscape (BF 9.7)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 18.1 x 46 = 830m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1912 house, including remaining original internal plasterwork to main hall and front rooms. Any later additions and alterations are excluded from the listing.

City of Unley Local Heritage Places DPA 2013

Public submission 79

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

8 Palmerston Road
Unley



8 Palmerston Road from north-east

Objector

R. Tan, Unley
and George Manos, Botton Levinson Lawyers
(made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical sandstone villa with rusticated plaster quoins, return verandah projected outward around corner turret, complex multi-gabled iron roof. Ornate plaster detailing in interior.

Relevant History

Built in 1912 for Charles Ashby, gentleman. The house was one of a group of three (and possibly five) in Palmerston Road built by the firm of TW Ingham & Sons, plasterers, and used as a display home to promote their range of decorative plaster products.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an excellent example of speculative houses built in Unley in the early twentieth century, reflecting the design, details and building materials of the time. Constructed by the prominent plaster company Inghams.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the types of high quality houses built during the buoyant economic period of the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical early twentieth century residence of the Edwardian era displaying materials such as sandstone walls and decorative plasterwork
- (e) it is associated with the notable local plaster manufacturers TW Ingham & Sons

Summary of Grounds for Objection

The owner has applied for approval to demolish the house. The objection is supported by correspondence from building firms with detailed assessments of the condition of the building. These documents deal with cracking, wall movement and tree roots, but do not dispute the heritage value of the building. In a public hearing the objectors said that the house is not Edwardian in style, the Inghams were not a significant firm and did not live in this house nor use it as a display home.

Discussion

The house is historically significant as well as being an exceptionally attractive building, the product of a well-known local building firm. It must be viewed as one of a group with shared histories. The owners of generally similar Inghams houses at 6 and 10 Palmerston Road have both made submissions in support of listing. This house is arguably of highest significance, as the most ornate of the three.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1912 house, including remaining original internal plasterwork to main hall and front rooms. Excludes any later additions and alterations.

**Unley Heritage Research Study (2006 to 2012)
Place**

Recommendation: Local Heritage

HOUSE

Address: 8 Palmerston Road,
Unley
Certificate of Title: 5162/945

Use: Residential
HCZ Area: -

Heritage Status: -
Other Assessments: -



HISTORY AND DESCRIPTION:

This house is one of three similar substantial villas built between 1909 and 1912, on allotments owned by Jane Ingham, wife of T W Ingham. T W Ingham & Sons commenced business in the city of Adelaide in 1892 as a manufacturer of plaster and cement products. In 1920 the operations were relocated to a factory at Lyons Parade, Forestville, and then in 2002 the company moved to its present location at 1 Scotland Road, Mile End.

These houses are constructed of rock faced sandstone with highly ornate window dressings to the gable ends and raised hard plaster quoining. All three retain a large degree of original detailing including eaves brackets, gable end strapping, finials, rendered chimneys with moulded chimney tops, turned timber verandah posts and other iron and timber verandah detailing. This central residence is missing a large amount of its timber fretwork to the front verandah (but this may be being reinstated). This central house (number 8) has the simplest external detailing, but a more complicated floor plan compared to the other two which are identical.

Internally the houses retain highly ornate plaster detailing to their main entrance halls and main front rooms, including columns and arches and ornate ceiling panels and cornices. These elements are all products of the T W Ingham Plaster factory, and a photograph of the main hall of number 10 was used in promotional material for T W Inghams. This house has some timber decorative elements internally, in addition to ornate plaster work.

Property ownership records indicate that Jane Ingham, a married woman, acquired lot 191 in 1907 and transferred Pt. Lot 191 to Charles Thomas Ashby, a gentleman, in 1912. Rate Assessments for 1911 indicate vacant land and for 1912 a building valued at £60. In 1920 John West Manfield became the titleholder and quickly transferred the property to Mabel Harward Barton, wife of estate agent William Barton, later that year. In 1922 Ethel May Hall became the titleholder and held it until 1960.

STATEMENT OF HERITAGE VALUE:

This house is an excellent example of the type of residences constructed in Unley in the early twentieth century as speculative development and reflects the design, details and building materials commonly in use at that time. It was constructed by T W and Jane Ingham, owners of the successful plaster production company.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE, 8 Palmerston Road, Unley (cont)

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the construction of high quality residences as speculative housing development during the buoyant economic period immediately before the First World War.

- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to Unley as it is a typical early twentieth century residence displaying consistent use of materials and details such as sandstone masonry walls, highly decorative and detailed plaster, render and cast iron.

- (e) It is associated with notable Unley manufacturers, T W and Jane Ingham, owners of the successful plaster production company

EXTENT OF LISTING:

External form, materials and detailing of the 1912 house. Any remaining original Internal plasterwork to main hall and main front rooms. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2009
- LTO Title records
- Unley Rate Assessments

Public Submission - #81 Property – 26 Porter Street Parkside

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 8.3. The site contains a detached dwelling. No future potential increased residential re-development is possible.

The site (210m²) is small with no possibility of further land division (minimum 400m²). Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



Zone: Residential Streetscape (BF 8.3)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Parkside Precinct minimum sites 15m street frontage and 400m² in area

Site: 6.3 x 32.7 = 210m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1894 former shop and house. The later addition to the rear is not included in the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

Former Corner Shop and Residence
26 Porter Street
Parkside



26 Porter Street from south-east

Objector

Tom Game, Botton Levinson Lawyers,
and Jason Schulz, Dash Architects,
on behalf of P. McKendrick, Rumtek Industries Pty Ltd

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single storey bluestone corner shop with attached residence, hipped iron roof. Residence at rear has door and windows onto Clyde Street. Shopfront facing Porter Street is rendered, with a central door, two nearly symmetrical windows and a rendered parapet with a curved central pediment.

Relevant History

Built in 1894 by Daniel McLeod, builder and sold the same year to Ellen Sherman, wife of William Sherman, greengrocer. Later occupied by a draper, a saddler and a bootmaker. Now used as a house.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for representing the development of commercial facilities during the late Victorian period in Unley

- (a) it displays historical, economical or social themes that are of importance to the local area as it represents the provision of goods and services to the community through the construction of shops
- (c) it has played an important part in the lives of local residents as a retail business
- (d) it displays design characteristics typical of combined commercial and residential premises in neighbourhood areas

Summary of Grounds for Objection

The objections support the proposed reduction in the part of the building listed, but state that the criteria, it has not been shown why a small corner shop on a minor corner in back streets was "important" in Unley's history, was a focal point for the community, or met their daily needs. The objections say that showing "typical" characteristics falls short of being significant. The property is already adequately protected by the Residential Streetscape (Built Form) Zone.

Discussion

The objection points out that corner shops were common throughout the suburbs, and therefore are not "important" to Unley. This raises a difficulty in interpreting the local heritage criteria and what they mean by a "local area". There is nothing in the Development Act to say that a local heritage place is not significant because there were others in other local areas. Having a greengrocer, a draper or a bootmaker within walking distance was probably very important and significant to the people of Porter and Clyde streets. The survival of corner shops is a link with the way historical communities functioned until only a few decades ago, a way of life that has been completely destroyed by the motor car and the shopping complex. Ultimately, the meaning of "important" in the local heritage criteria is a matter that each Council must decide for itself.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1894 former shop and house, excluding later addition to the rear.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE (FORMER CORNER SHOP & ATTACHED HOUSE)

Address: 26 Porter Street, Parkside
Certificate of Title: 5120/526

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This single storey late Victorian former shop with attached residence is constructed of bluestone. It retains face brick quoins, window and door trim, a corrugated iron hipped roof and a face brick base course. The Porter Street facade, which is symmetrically fronted with a curved pediment, face brick string course, timber panelled door and double hung windows appears to have been modified with a new face brick base course and pilasters. The side elevation of the house also retains its original timber panelled door and timber framed windows. The building has been converted into a single residence.

This house and shop were built in 1894 probably by the owner Daniel McLeod who was a builder. In 1894 the shop was transferred to Ellen Sherman wife of greengrocer, William Sherman who owned several properties in Parkside. In 1895 David Lea, a draper, occupied the Shermans' house and shop. Later tenants used the shop as a saddlery and also as a bootmaker's business.

STATEMENT OF HERITAGE VALUE:

This shop and attached residence is representative of the development of commercial facilities and services during the late Victorian period in the City of Unley. It served the daily needs of the immediate community of Parkside.

RELEVANT CRITERIA (Under Section 23(4) of the Development Act 1993):

- (a) The building displays economic and social themes important in the development of the City of Unley as it represents the provision of goods and services to the local community through the construction of buildings such as shops. This type of development was integral to the growth of early suburban areas such as Parkside.
- (c) The shop has played an important part in the lives of local residents as a retail business for the area in the late Victorian period.
- (d) The shop and attached dwelling display design characteristics typical of the combined residential and commercial enterprises common in neighbourhood centres in the 1890s, when facilities needed to be within walking distance.

EXTENT OF LISTING:

External form, materials and detailing of the 1894 former shop and house. The later addition to the rear is not included in the listing.

REFERENCES

- Site visit 2005
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #82 Property – 86 Glen Osmond Road Parkside

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in an Office 1 Zone with potential for future commercial and residential development up to two-storey setback from the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use commercial and limited shop development and residential behind and above. The zoning may change in the future to allow for more development intensity.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages to conserve the primary heritage elements and streetscape perspectives. More intensive re-development would require aggregation of properties to create a suitable site of functional scale and to provide for suitable vehicle access and on-site parking.



Zone: Office 1

- Primarily office and consulting rooms up to 450m² per individual building
- Residential development up to two storey at medium densities
- Limited shop development up to 250m²

Site: 27.8 x 0/24.4 = 340m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1890's two storey building and the Art Deco style additions. The later modernisation of ground level shopfronts is not included in the listing.

Property

86 Glen Osmond Road
Parkside



86 Glen Osmond Road from north

Objector

J. Koumi, Parkside
and Garth Heynen, planning consultant

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Two storey rendered masonry shop, triangular in plan to fit acute angle of intersection, hipped iron roof, cantilevered footpath awning with heavy fascia. Modernised at ground level, but retains original detail on first floor. Corner facade and small parapet with Art Deco ornament.

Relevant History

Built by Walter Baker about 1893 as a chemist shop. Art Deco detail added in the 1920s. Remained a chemist shop until the 1950s.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Representative of the development of commercial facilities and services in the late nineteenth and early twentieth centuries, contributes to the historic streetscape and reflects the creation of a "High Street" in this part of Unley.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the provision of goods and services throughout the suburbs
- (c) it has played an important part in the lives of local residents as a retail business during the late nineteenth and early twentieth centuries
- (d) it displays design characteristics of significance to the local area as a representative of the combined shop and residence common in residential areas

Summary of Grounds for Objection

The objection disputes the heritage value of the property, stating that criteria (a) and (b) are "generic" and can be applied to many other buildings, that the extent of listing is poorly defined, the building's use has changed, and that heritage listing restricts future development options for the land in the light of the still uncertain implications of the 30 Year Plan.

Discussion

I believe the place meets the criteria. It is a striking and conspicuous building with a distinctive form imposed by its allotment shape, on a prominent intersection in the Parkside commercial strip. The changes of use do not affect its heritage value, and the fact that criteria can be applied to other buildings does not mean that they do not apply to this one. The single storey building at 86A Glen Osmond Road is not proposed for the schedule. The possibility of future development opportunities which may be created by changes to the Development Plan is not a reason to defer action.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the original external form, materials and details of the 1890s two storey building and the Art Deco additions. Later modernisation of ground floor shopfronts should be excluded.

Unley Heritage Research Study (2006 to 2012)
Place

Recommendation: Local Heritage

CORNER SHOP

Address: 86 Glen Osmond
Road, Parkside
Certificate of Title: 5873/604

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This two storey corner shop was constructed in the 1890s but was modified during the Inter-war period. It retains typical Art Deco detailing to the corner facade on the upper level and a suspended awning over the pavement. Constructed of masonry, the building has been rendered with incised lining across the main façade. The building retains timber framed windows and doors to the upper level and corrugated iron hipped roof.

Walter Henry Baker a chemist acquired this site, Lot 161 part Section 254 "Milbrook" (DP 1857), in 1893. In 1923 the property was transferred to John Letcher, also a chemist. In 1943 it was transferred to Howard John Letcher and then passed out of the Letcher family's ownership in 1955.

STATEMENT OF HERITAGE VALUE:

This shop building is representative of the development of commercial facilities and services during the Edwardian period in the City of Unley. It contributes to the historic streetscape and reflects the creation of a local 'High Street' for this section of the City of Unley.

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

- (a) The building displays economic and social themes important in the development of the City of Unley as it represents the provision of goods and services to the local community, in this case since 1880, through the construction of buildings such as shops. This type of development was integral to the growth of early suburban areas such as the City of Unley.
- (c) The shop has played an important part in the lives of local residents as a retail business for the area in the late nineteenth and early twentieth centuries.
- (d) The shop and attached dwelling display design characteristics typical of the combined residential and commercial enterprises common in working class neighbourhood centres of the late nineteenth century, when the main method of transport was on foot, and facilities needed to be within walking distance.

EXTENT OF LISTING:

Original external form, materials and details of the two storey shop including parapet form and detail, masonry walls and verandah form. Also included are the later Art Deco style additions which were undertaken during the Inter War period. The later modernisation of ground level shopfronts is not included in the listing.

REFERENCES

- Site Visit 2005
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #85&94 Property – 137-141 & 143-153 Unley Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Specialty Goods Centre Zone with potential for future shop and commercial mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. The current Corridor Vitalisation (Greenhill and Unley Roads) DPA proposes a change to an Urban Corridor Zone: High Street Policy Area for development on Unley Road up to five (5) storey on larger sites subject to a suitable sloping rear interface and adequate on-site car parking. There is no height limit in the District Centre and logically a similar or greater intensity of development would be envisaged for this core zone.

The existing building and primary heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2, to frame the street perspectives as part of a larger integrated site re-development.



Zone: District Centre

- District scale range of shops, community, entertainment, education, religious and recreation facilities
- Major shopping complexes to be concentrated to the west of Unley Road

Site: 137-141 - $16.3 \times 53.6 = 880\text{m}^2$
143-153 - $33.9 \times 53.6 = 1810\text{m}^2$

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1901 shops, parapets and shopfronts. Any later additions and alterations are excluded from the listing.

City of Unley Local Heritage Places DPA 2013

Public submissions 85 & 94

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

137-141 Unley Road
Unley



137-141 Unley Road from west

Objectors

Morris, Morris & Lambropoulos, Wayville, owners of 137-153 Unley Road,
and Ron Danvers, architect

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey row of masonry shops. Iron roof behind gabled parapet, straight verandah. All shopfront windows and doors retain original details.

Relevant History

The three attached shops were built for Ida Gliddon in 1901 and have housed a variety of retail stores and services since.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for representing the development of commercial facilities and services during the late Victorian period. Contributes to the historic streetscape and reflects the creation of a local "High Street" in Unley.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the development of the commercial strip of Unley Road in the early twentieth century
- (c) it has played an important part in the lives of local residents providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area, retaining the decorative parapet of early twentieth century shops in a prominent position in Unley Road

Summary of Grounds for Objection

The owners' objection disputes the heritage value of the property, and states that they have plans for a six-storey mixed-use development on an extensive site which includes these three shops. The architect's objection says that the building's surroundings have been transformed from a village centre to a shopping strip, that the only notable feature of the building, the parapets, are simply nostalgic, not architecturally significant. The shops have reached the end of their commercial life, and heritage listing would prevent a development in keeping with Council's plan for the District Centre.

Discussion

I believe the place meets the criteria. However, its heritage merits rest entirely on the state of preservation of its shopfronts and the contribution the parapets make to the streetscape. Essentially only the front wall of the building is of heritage interest, and as the objection notes, much of its appeal is nostalgic as much as historical.

Entering the place in the schedule now does not rule out the proposed development. If at some time in the future, Council considers that the economic value and architectural merit of redevelopment of a larger site outweighs the heritage value of this component, that option remains open.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and details of the 1901 shops, parapets and shopfronts. Later additions and alterations should be excluded.

City of Unley Local Heritage Places DPA 2013 Public submission 94

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

143-153 Unley Road
Unley



143-153 Unley Road from south-west

Objectors

Morris, Morris & Lambropoulos, Wayville, owners of 137-153 Unley Road,
and Ron Danvers, architect

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey row of masonry shops running north from the corner of Frederick Street. Iron roof behind flat parapet, bullnose verandah. Number 143 retains original details of shopfront windows and door.

Relevant History

The six attached shops were built for Ida Gliddon in 1901 and have housed a variety of retail stores and services since.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for representing the development of commercial facilities and services during the late Victorian period. Contributes to the historic streetscape and reflects the creation of a local "High Street" in Unley.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the development of the commercial strip of Unley Road in the early twentieth century
- (c) it has played an important part in the lives of local residents providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area, retaining the decorative parapet of early twentieth century shops in a prominent position in Unley Road

Summary of Grounds for Objection

The owners' objection disputes the heritage value of the property, and states that they have plans for a six-storey mixed-use development on an extensive site which includes these three shops. The architect's objection says that the building's surroundings have been transformed from a village centre to a shopping strip, that the only notable feature of the building, the parapets, are simply nostalgic, not architecturally significant. The shops have reached the end of their commercial life, and heritage listing would prevent a development in keeping with Council's plan for the District Centre.

Discussion

I believe the place meets the criteria. However, its heritage merits rest entirely on the state of preservation of its shopfronts and the contribution the parapets make to the streetscape. Essentially only the front wall of the building is of heritage interest, and as the objection notes, much of its appeal is nostalgic as much as historical.

Entering the place in the schedule now does not rule out the proposed development. If at some time in the future, Council considers that the economic value and architectural merit of redevelopment of a larger site outweighs the heritage value of this component, that option remains open.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and details of the 1901 shops, parapets and shopfronts. Later additions and alterations should be excluded.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

SHOPS

Address: 137-141 Unley Road,
Unley

Certificate of Title: 5863/682

Use: Commercial

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

A set of three 1901 shops, with roof concealed behind a rendered façade with a triangular pediment and decorative mouldings and motifs. The row has a pitched roof verandah with timber posts over the pavement. The sides of the building are brick. Two (numbers 139 and 141) have symmetrical facades with recessed entries with paired timber framed and glass doors and timber framed glazing with splayed entries, timber stallboards below with mouldings and timber columns to the corner and glazing above. Number 139 in particular has been restored and is in excellent condition. Number 137 is a single fronted entry with splayed glass and the door has been replaced with a modern door. It retains the original form of the glazing, but the stallboard below has been panelled over. All three shops retain the configuration of the typical recessed entries to shops of the late nineteenth century.

Ida Gliddon acquired Lots 188 and 189 in 1900. By 1901 the shops had been constructed and were tenanted. Tenancies included a bootshop, a provision store and a hairdresser, all typically important local services for the residents of the immediate community.

STATEMENT OF HERITAGE VALUE:

This row of three shops is representative of the development of the range commercial facilities and services immediately available to the rapidly expanding local community during the late Victorian period in the City of Unley. It is an important element in the historic streetscape and reflects the development of Unley Road as the local 'High Street' for this section of the City of Unley.

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

- (a) These shops display historical, economic or social themes that are of importance to Unley as they reflect the development of the commercial strip of Unley Road during the early years of the twentieth century.
- (c) This row of three shops has played an important part in the lives of local residents as a retail business for the provision of goods and services in the immediate area in the late 19th and early 20th centuries, when the main method of transport was on foot, and facilities needed to be within walking distance.
- (d) These shops display design characteristics of significance to Unley as they retain the typical decorative parapet of shops of the early twentieth century and retain a prominent position in the historic streetscape of Unley Road

EXTENT OF LISTING:

Original external form, materials and detailing of the 1901 shops, including original parapet and shopfront details. Any later additions and alterations are excluded from the listing.

SHOPS, 137-141 Unley Road, Unley (cont)

REFERENCES

- LTO records
- Rate Assessments
- Site visits: 2005, 2011



Views of shopfront to number 139 in 2005



Shopfronts in 2011 – now painted

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place

ROW OF SHOPS

Address: 143-153 Unley Road,
Unley

Certificate of Title: 5863/680,681,683

Use: Commercial

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

A row of 1901 masonry shops with roof concealed behind a rendered and detailed parapet. The parapet has intact moulding and decorative brackets. There is a continuous bull-nose verandah over the pavement with chamfered timber posts (now on shoes) and a cast iron bracket and frieze to the end of the verandah. Number 143 retains its original symmetrical façade with recessed entry, paired timber and glass doors with highlights and splayed glazing and timber panelled stallboard below the glazing. The windows are bronze and timber framed, retaining the highlights above.

Ida Gliddon acquired Lots 188 and 189 in 1900. Lot 189 is located on an important corner block opposite the Unley Town Hall. By 1901 the shops had been constructed on both lots and were tenanted. The first tenant on Lot 189 was a draper. [*draper*: retailer of cloth or clothing]

STATEMENT OF HERITAGE VALUE:

This row of shops is representative of the development of commercial facilities and services for the immediate residential community during the late Victorian period in the City of Unley. It is an important element in the historic streetscape and reflects the development of Unley Road as the local 'High Street' for this section of the City of Unley.

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

- (a) These shops display historical, economic or social themes that are of importance to Unley as they reflect the development of the commercial strip of Unley Road during the early years of the twentieth century.
 - (c) This row of shops has played an important part in the lives of local residents as a retail business for the provision of goods and services in the immediate area in the late 19th and early 20th centuries, when the main method of transport was on foot, and facilities needed to be within walking distance.
 - (d) These shops display design characteristics of significance to Unley as they retain the typical decorative parapet of shops of the late nineteenth and early twentieth century. The row is situated on an important corner opposite the Town Hall and retains a prominent position in the historic streetscape of Unley Road.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1901 shops, including the parapet and original shopfront details. Any later additions and alterations are excluded from the listing.

REFERENCES

- LTO records
 - Rate Assessments
 - Site visits: 2005, 2011
-

McDougall & Vines

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place

ROW OF SHOPS, 143-153 Unley Road, Unley (cont)



Shopfront to 143 Unley Road

Public Submission - #86 Property – 28-30 King William Road Goodwood (Existing)

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in the Residential Streetscape (Built Form) Zone Policy Area 9.9. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged.

As a large site (3,000m²) there would be a possibility of land division (600m²). However, the northern third of the site encompasses a watercourse and area of significant flooding potential. Accordingly, three residential sites may be possible. Conversion, and addition to rear and north, of the existing building is a possible reasonable option for achieving such development while maintaining the heritage building street perspective.



State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. There is the prospect the zoning may change in the future to allow for more development intensity. However, given the nature of this portion of King William Road a lower scale character with road setbacks of buildings and landscaped settings is appropriate. Modest intensification may be possible with conversion and additional building area for commercial or residential mixed use development, allowing for reasonable development potential.

- Zone: Residential Streetscape (BF 9.9)
- Enhancement of existing buildings and character
 - Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
 - Primarily street-fronting dwellings
 - Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 78 x 75 = 3,500m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1906 former 'manse'. Any later additions and alterations are excluded from the listing.

Property

28-30 King William Road Wayville



28-30 King William Road from east
Objector

Luciano Balsamo, Architect,
acting for J. Morris, Wayville
(J. Morris made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey masonry house with roof, gables and verandah treatment characteristic of the Federation period.

Relevant History

Built by Albert Rowley in 1907 and called *Brookfield*, the house was bought by the neighbouring Chapman-Alexander Bible Institute in 1926 for use as staff accommodation. The Institute was taken over by the Methodist church for training clergy and became Wesley College in 1927, later renamed Parkin-Wesley College in 1969. The house was at times the principal's residence, known as the manse, and at other times housed staff and students. The theological college moved in the 1990s, and sold the house into private ownership again.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of houses built 1890-1920s, reflecting the design, details and materials of the time. An important part of the neighbouring Wesley College.

- (a) it displays historical, economical or social themes that are of importance to the local area as it reflects the development of this area of Wayville in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Federation era
- (e) it is associated with a notable local organisation, the Bible Institute, later the Wesley College

Summary of Grounds for Objection

There are objections from the owner and an architect, which challenge the application of the criteria to the building. They say that the building is commonplace, has no aesthetic merit, is not a good example of the Federation style, is not representative of Unley houses, it has been altered, its connections with the bible college are not strong, and the name "manse" is inappropriate.

Discussion

The objections question the building's heritage value. The submissions object that the house does not conform to the Federation style, but its asymmetrical plan, prominent roof, decorative treatment of its gables, finials and chimneys, and the scalloped timber valancing of the verandahs are all Federation hallmarks. The house is distinctive and attractive in appearance and characteristic of its era. The external walls are presumably of red brick, later concealed under cement render. The house was an integral part of the bible college for nearly 70 years, and the description "former manse" seems justified. I believe that the house meets the three criteria proposed in the heritage study.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1907 house, excluding any later additions and alterations.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE (FORMER MANSE)

Address: 28-30 King William Road,
Wayville

Certificate of Title: 5505/999

Use: Residential/Commercial
HCZ Area:

Heritage Status: Local Heritage Place

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This house (a former manse) at 30 King William Road is an excellent example of a turn of the century residence constructed in 1906 during the Federation period. It retains important stylistic elements including rough cast rendered masonry walls, steeply pitched and gabled roof incorporating the verandah, tall masonry chimneys, elaborate gable ends and decorative curved and slatted timber verandah elements.

Albert Ernest Rowley was the first owner of "Brookfield". The Rowley family owned Lots 37(No.30) and 38 (No.34), purchased in 1905 and 1904 respectively from the South Australian Company's subdivision of Section's 239 and 221 named "Johnston". Albert Rowley built "Brookfield" in 1907. Although Richard White donated his house, No.20, for use as the Chapman-Alexander Bible Institute in 1914, 'Brookfield' did not become part of the college until it was purchased for staff accommodation in 1926. The Bible Institute became connected to the Methodist Church and was known as Wesley College from 1927 and Parkin-Wesley College from 1969 after amalgamation with the Congregational theological college. Several college principals used 'Brookside' as their residence, notably Frank Lade and Arthur Blackett, at which stage the house was known as the Manse. At other times parts of the building were used to house deaconesses and students. The theological college moved to west Torrens in the mid-1990s. The first trustees of the building (and Bible Institute) included Brian Wibberley, among other ministers and professional men. He had been one of the part-time theological tutors at Prince Alfred College where some early candidates for the ministry were trained.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in City of Unley during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time. From 1926, it was an important part of the facilities of the religious institution (training college) established in the adjacent house at 20 King William Road, Wayville from 1914 until the mid 1990s.

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

- (a) This building displays historical, economic or social themes that are of importance to the local area as it reflects the subdivision and development of this section of Wayville during the early twentieth century.
- (d) This house displays aesthetic merit and design characteristics of significance to City of Unley as it is a typical residence of the Federation period displaying consistent use of design elements such as a high steeply pitched roof, masonry walls and highly decorative timber details to the verandah.
- (e) This building is associated with notable early local organization, the Chapman-Alexander Bible Institute as the forerunner of the Parkin-Wesley Theological College.

EXTENT OF LISTING:

External form, materials and detailing of the 1906 former 'manse'. Any later additions and alterations are excluded from the listing.

McDougall & Vines

REFERENCES

- Site visit 2006
- LTO records
- Rate Assessments
- Hunt, Arnold D. ed. *A Pictorial History of Theological Education at No. 20, King William Road Wayville, S.A.*, Uniting Church of South Australia Historical Society and Parkin-Wesley Old Collegians Association, 1980

McDougall & Vines

Public Submission - #87 Property – 10 Eurilpa Avenue Everard Park

Independent Heritage Assessment

The independent heritage assessment has concluded there is insufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

It appears the building originally was on a larger site and fronted South Road.

Strategic Context

The site is located at the western end of Eurilpa Avenue in the Residential B350 Zone adjacent to South Road (Residential C150 Zone). The site is surrounded on all sides by medium density units. Pursuant to a Council proposed Development Plan Amendment for strategic residential growth, the subject site is being contemplated for inclusion with land along South Road and a more intensive Residential Regeneration (Main Roads) Zone for residential development up to four (4) storeys and average sites of between 100 and 230m².

As a large site (1490m²) there would be the possibility of development of four (4) dwellings under the current zoning (minimum sites 350m²) and potentially six (6) to fourteen (14) dwellings under the possible future zoning (minimum sites 100 to 230m²). Consequently there is potential for significant future residential re-development in the current circumstances and particularly if the zoning is changed.



If retained as a heritage place, there may be additions to the rear and internal conversions, to achieve a multiple unit configuration but such development would be complex and costly. Further, it would not optimise the strategic growth potential, particularly if the zoning is changed as contemplated.

Zone: Residential B350

- Provision for a range of dwelling types up to two storeys
- Compatible in form, scale and design with existing positive elements of the character
- Minimum site area of 350m²

Proposed Zone: Residential Regeneration

- Predominately for medium density comprising a range of dwelling types up to three storeys
- High quality urban design compatible with neighbours and desired character
- Minimum site area of 200-230m²

Site: 32.2 x 46.4 = 1490m²

Accordingly, on balance, given the lack of heritage merit and strategic development context heritage listing is not considered warranted.

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

City of Unley Local Heritage Places DPA 2013

Public submission 87

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

10 Eurilpa Avenue
Everard Park



10 Eurilpa Avenue from south

Objector

B. Capuano, Everard Park
(made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey asymmetrical bluestone house with iron roof and front verandah, mostly concealed from the street by vegetation. House is turned sideways on the allotment. The impressive-looking fence is a modern replica.

Relevant History

Built in 1898 as a residence for Alfred Hamon, a public servant who subdivided the surrounding land as a residential development. The house remained in his family until at least the 1970s.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the types of house built in the period 1880s-90s, with design, detailing and materials common at the time.

- (a) it displays historical, economical or social themes that are of importance to the local area in representing the construction of residences in the Late Victorian period
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical Victorian period residence in its use of bluestone and detailing

Summary of Grounds for Objection

The owner's objection says that the house's apparent heritage value is misleading. It was bought by his father in derelict condition in the 1980s, and extensively restored and modified. Much of its fabric is modern.

Discussion

The original house was an attractive but fairly ordinary late nineteenth century bluestone villa. It is now oddly situated on the block because the street survey has changed since it was built, apparently a result of Mr Hamon's speculative subdivision. Originally it probably faced South Road over an extensive garden. It has clearly undergone considerable modification in recent decades, and this appears to have been done with an unusual degree of sensitivity. On close inspection, the fence is a good modern replica using recycled bluestone, although its mortar joints would not fool a Victorian stonemason. The metal panels are not cast iron, but painted aluminium. Not enough remains of the original house to meet the criteria.

Recommendation

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

Extent of Listing

None.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE & FENCE

Address: 10 Eurilpa Avenue,
Everard Park
Certificate of Title: 5152/699

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This late Victorian asymmetrically fronted bluestone dwelling features a projecting gable, hipped and gabled roof, timber joinery and verandah with highly ornate cast iron frieze, brackets and columns. The house retains original features including rendered quoins, window and door trim, base course, string course and eaves brackets. The gable features decorative barge board, finial and diagonal timber boarding. The property retains a substantial bluestone, rendered and cast iron front fence. A free standing garage has been constructed recently in a style to complement the house.

This house, constructed of stone in 1898 with six rooms, belonged to Alfred Hamon a civil servant and subsequently owned by members of his family until at least 1978. Alfred Hamon was responsible for a small subdivision in the area.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in Unley during the 1880s-90s and reflects the design, detailing and building materials commonly in use at the time.

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

- (a) This house and fence displays historic and economic themes that are of importance to Unley as it represents the construction of residences in Everard Park during the 1880s - 90s.
- (d) This house and fence displays aesthetic merit, design characteristics or construction techniques of significance to Unley as it is a typical Victorian residence displaying consistent use of design characteristics such as bluestone walls and decorative render detailing.

EXTENT OF LISTING:

External form, materials and detailing of the 1898 house and fence. Any later alterations or additions are excluded from the listing.

REFERENCES

- Site visit, 2005
- LTO records
- Rate Assessments

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place



10 Eurilpa Avenue Everard Park front fence

Public Submission - #88 Property – 84 Fisher Street Fullarton (Existing Place)

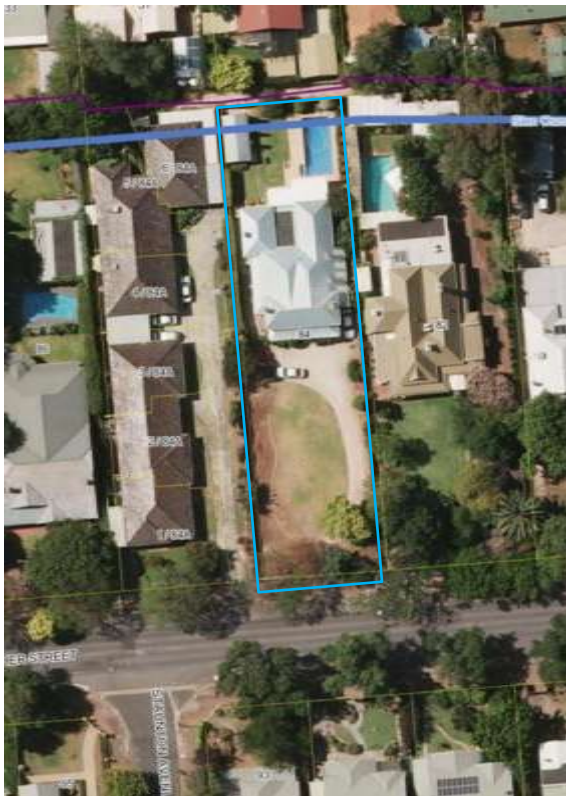
Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property is an existing Local Heritage Place in the Residential Historic (Conservation) Zone.

Strategic Context

The site is located in a character neighbourhood area in the Residential Historic (Conservation) Zone Policy Area 3. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

While a relatively large site (1,600m²) it has a typical road frontage and there is no reasonable prospect of possible land division (minimum 900m² and 18m frontage per dwelling). The dwelling is located to the rear of the site with a generous road setback and front garden. The property location, nature, improvements and value support its continued retention.



Zone: Residential Historic (Conservation) Zone
Policy Area 3

- Retention and enhancement of existing buildings and historic character
- Coherent streetscapes retaining and complementing the patterns of sites, street fronting dwellings, siting, form and key elements of contributory items and desired character
- Replacement of non-contributory sites with complementary dwellings
- Fullarton Roseberry Estate minimum sites 18m street frontage and 900m² in area

Site: 20.4 x 78.4 = 1,600m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

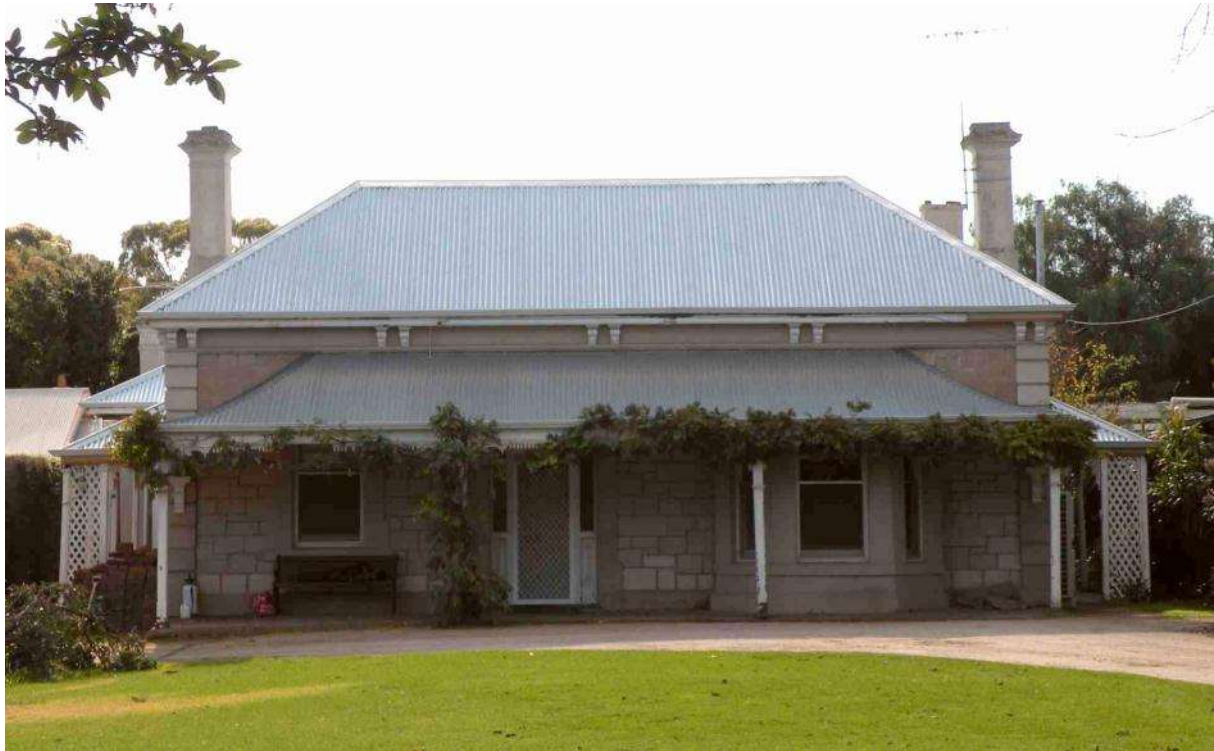
Description of Place of Value

External form, materials and detailing of the c1860s house. Any later alterations or additions are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

84 Fisher Street
Malvern



84 Fisher Street from south

Objectors

R. Stuart & A. Paschke, Fullarton

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Symmetrical single-storey sandstone house with rendered quoins, hipped iron roof with consoles under eave and concave verandah with modest cast iron brackets and valancing. Distinctive front fence with stone driveway piers and wrought iron gate and balustrading.

Relevant History

This is an early house, built before Council records began. Stylistic details such as windows and chimneys point to it probably dating from the 1860s.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of early residential development in the 1860s-80s and significant because it retains a substantial amount of original detailing.

- (a) it displays historical, economical or social themes that are of importance to the local area as an important example of residential development in Fullarton during the 1860s-80s
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an important example of an 1860s-80s residence retaining original elements

Summary of Grounds for Objection

The objection disputes the heritage value of the property, saying that there is nothing that distinguishes the house from many other non-heritage listed houses in Malvern. It is "nightmarish" and very expensive to own a heritage-listed house, and the owners want financial support from Council.

Discussion

I believe the place meets the criteria. There is a great deal that distinguishes the house from many other houses in Unley, because it is decades older than most of them; it is a very early building which preserves some interesting architectural detail. All old buildings have maintenance issues whether they're on heritage lists or not.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1860s original house. Later additions and alterations should be excluded.

HOUSE

Address: 84 Fisher Street,
Fullarton
Certificate of Title: 5107/824

Use: Residential
HCZ Area:

Heritage Status: Local Heritage Place
Other Assessments: 1978 Heritage Survey



HISTORY AND DESCRIPTION:

This house is an important example of a substantial Victorian symmetrically fronted dwelling. It retains random coursed stone walls with rendered quoins, window and door dressings, eaves brackets, tall chimneys with moulding, hipped roof verandah, projecting bay window, timber windows and door with side lights and highlight. The verandah retains its cast iron frieze and brackets, chamfered posts and capital moulds to columns. The windows on the northern side are double hung, multi-pane windows, suggesting an earlier house. The brick side walls brick, quoins and chimneys have been bagged at a later date.

STATEMENT OF HERITAGE VALUE:

This house is an important example of early residential development in Fullarton during the 1860s -1880s. It is also significant because it retains a substantial amount of original detailing.

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

- (a) This house displays historic and economic themes that are of importance to the local area as it is an important example of residential development in Fullarton during the 1860s - 1880s.
 - (d) This house displays aesthetic merit and design characteristics of significance to the local area as it is an important example of an 1860s-80s residence which retains original elements.
-

EXTENT OF LISTING:

The external form, materials and detailing of the c1860s original house. Any later alterations or additions are excluded from the listing.

REFERENCES

- Site visit, 2005
 - Donovan & Associates, *City of Unley Heritage Survey*, 1985
-

Public Submission - #89&91 Property – 296 Young Street Wayville

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places, although not including the front fence.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.9. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a slightly larger site (1,280m²) there may have been a possibility of land division (minimum 600m²) for a second site. No indication is given there is an inclination for this and the property value would likely diminish prospect for such re-development.



Zone: Residential Streetscape (BF 9.9)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Wayville Precinct minimum sites 15m street frontage and 600m² in area

Site: 21 x 61 = 1,280m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1913 house. The front fence and any later additions and alterations are excluded from the listing.

City of Unley Local Heritage Places DPA 2013

Public submission 89&91

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

296 Young Street
Wayville



296 Young Street from south

Objectors

J. & J. Hancock, Wayville
(made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey masonry (probably concrete) house with ceramic tiled roof, gables and verandah treatment characteristic of the early twentieth century.

Relevant History

Built in 1913 for Annie Wilson, and transferred the same year to Elisabeth Salter. In the hands of Elders Trustee from 1918 to 1953, and in private ownership since.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of houses built in Australia in the 1910s, using design sources from Europe including Queen Anne, Arts & Crafts and Art Nouveau.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the types of houses built in the early twentieth century
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Edwardian era

Summary of Grounds for Objection

The objections express support for the preservation of residential character areas, but queries why this house has been singled out for inclusion on a list of local heritage places, as it is no more notable than many other houses in the area. The objectors state that the selection process is flawed, and selecting individual houses for the heritage schedule is inequitable, tending to disadvantage owners who have actively conserved their properties, rather than reward them. Specifically, the objectors request that the fence not be included in the listing, pointing out that it is not original, and the property is within a Residential Streetscape (Built Form) zone, which protects the fence in any case.

Discussion

I believe the house is more significant than the objectors give it credit for, and meets the criteria, particularly (d). It might have been built by Walter Torode. It is of concrete as many of Torode's houses were, in 1913 he was living and building within the Unley area; indeed the house stands within 100m of two other Torode houses, including his own home, at 305 and 307 Young Street. (These are both in the SA Heritage Register.) The things that seem characteristic of Torode's work are the combination of concrete walls and ceramic tiled roof, generous use of verandahs, the solid concrete verandah balustrade supporting tapering posts, combination of gabled and hipped roof elements and unusual attachment of the verandah to the core wall. If that is correct, it might be appropriate to add criterion (e): associated with a notable local personality. However, this attribution is purely visual, as the house cannot be identified in Torode's incomplete handwritten list of his commissions.

On inspection, most of the house's front fence is not original. A small section east of the driveway gate appears to be original, the rest is a relatively modern replica. The house at 298 Young Street next door has a similar fence, but with fluted iron panels instead of timber palings. I do not believe the fence meets the criteria. The provision for new fencing in a Residential Streetscape (Built Form) zone is that it "should complement the desired character, and be compatible with the style of the associated dwelling".

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1913 house. The front fence and any later additions should be excluded.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE & FENCE

Address: 296 Young Street, Wayville
Certificate of Title: 5399/839, 5399/689

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This Federation era dwelling is constructed of masonry with a complex tiled roof with gables, a tiled verandah, stuccoed walls and rendered trim to windows and to the verandah. It features flared timber verandah posts, timber joinery, leadlight windows, and an unusual timber gable with scalloped shingles. The house also retains the original front fence of timber posts and rails with metal rails above that.

This house was built in 1913 on Lot 233 subdivision of Section 221 (DP1565) "Wayville.". Annie Marian Wilson, a married woman, was its first owner. The property was transferred to Elisabeth Salter, for her life, in 1913. Elders Trustee and Executor Company managed the property from 1918 until it was transferred again in 1953.

STATEMENT OF HERITAGE VALUE:

This house remains an important indication of the type of residences constructed in the City of Unley during the 1910s, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian house style.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the continued construction of residences particularly during the early twentieth century.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian residence displaying consistent use of typical materials such as masonry walls, window and door surrounds and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and detailing of the 1913 house. The front fence is included in the listing. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2009
- LTO records
- Rate Assessments

Public Submission - #90 Property – 81 King William Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places, albeit there is disparity in the noteworthy criteria and a lack of strength in the heritage merit.

Strategic Context

The site is located on a main road corridor in a Mixed Use 1 Zone with potential for future commercial and mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. There is the prospect the zoning may change in the future to allow for more development intensity.

The existing building and heritage elements are located towards the front of the site. Development to the road boundary would be prevented, and while there is potential for development to the rear of the main building for modest intensification, the heritage building location unduly compromises the achievement of a reasonable and equitable development outcome consistent with surrounding mixed use re-developments and envisaged higher density zone policy and zero road setbacks.



Zone: Mixed Use 1

- Primarily small office and consulting rooms up to 450m² per individual building
- Limited small-scale specialty shops and showrooms up to 250m²
- Small entertainment facilities

Site: 16.8 x 39.2 = 660m²

Accordingly, on balance, given the marginal heritage merit and strategic development context heritage listing is not considered warranted.

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

Property

81 King William Road
Unley



81 King William Road from west
Objectors

P. Simic, Unley
and Dash Architects

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey asymmetrical bluestone villa now converted to offices, with an unusual heavy masonry surrounding verandah or colonnade probably added about the 1920s.

Relevant History

Built in 1901 by contractor Edwin Bray. The significance of the name Falmouth Rock is unknown - there is no place of that name in England.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

The house is of an interesting design and demonstrates the use of unusual detailing to the verandah of what is a typical turn of the [twentieth] century stone residence.

- (a) it displays historical, economical or social themes that are of importance to the local area in demonstrating the continued construction of residences in already subdivided areas
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical Edwardian/Federation period residence

Summary of Grounds for Objection

The Dash Architects objection points out that the addition of the heavy verandah means that the building does not meet criterion (d) as a good example of an Edwardian/Federation house, and further that it is not typical of the Unley area.

Discussion

The heritage study appears to assume that the verandah is original construction, but it is clearly later. Its addition means the house is not a "typical" example of the Edwardian/Federation style. The house is something of a landmark on King William Road, principally because of its unusual verandah. As the Dash Architects objection points out, most of the criteria encourage recognition of places that are typical or characteristic of the area, rather than places which are unusual. However, I believe the house meets criterion (f): it is a notable landmark in the area.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1901 house, and the later verandah. Other additions and alterations should be excluded.

OFFICE (FORMER HOUSE - FALMOUTH ROCK)

Address: 81 King William Road,
Unley
Certificate of Title: 5225/252

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A random coursed stone turn of the century building with a slate roof and gables with timber detailing. It retains tall brick chimneys, face brick quoins and window and door trim, timber French doors with fanlights above, double hung timber windows. An unusual, heavy verandah encircles the house and is constructed of octangular and square masonry columns supported on heavy bases and a top band of stucco and smooth render with moulding and recessed panels. The building also features a timber hipped and louvred gable and finials which appear to have broken off.

This former residence "Falmouth Rock" was built on parts of Lots 32 and 33 of Section 238 Unley subdivision in 1901. Edwin Bray, a contractor, had acquired the land in 1895.

STATEMENT OF HERITAGE VALUE:

This house is of an interesting design and demonstrates the use of unusual detailing to the verandah of what is a typical turn of the century stone residence.

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

- (a) This former house displays historical and social themes that are of importance to the City of Unley as it represents the continued construction of residences during the 1890s-1920s in more intensively subdivided areas.
- (d) This former house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical Edwardian/Federation period residence displaying consistent use of typical materials such as tall brick chimneys, decorative timber verandah elements and bluestone and brick walls.

EXTENT OF LISTING:

External form, materials and detailing of the 1901 former house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Unley Rate Assessments

Public Submission - #92 Property – 105-109 Unley Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Specialty Goods Centre Zone with potential for future shop and commercial mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. The current Corridor Vitalisation (Greenhill and Unley Roads) DPA proposes a change to an Urban Corridor Zone: High Street Policy Area. Greater intensity of development up to five (5) storey on larger sites is possible subject to a suitable sloping rear interface and adequate on-site car parking.

The existing building and primary heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2, to frame the corner perspective as part of a larger integrated site re-development.



Zone: Specialty Goods Centre

- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities of low traffic generation
- Development adjacent the Historic Conservation Zone to complement the historic character

Proposed Zone: Urban Corridor – High Street Policy Area

- Primarily small-scale shops, commercial and residential above
- Up to five (5) storey on suitable integrated large sites

Site: 15.1 x 36.1 = 540m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1901 shops, shopfronts and attached dwelling. Any later alterations or additions are excluded from the listing.

City of Unley Local Heritage Places DPA 2013

Public submission 92

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

105-109 Unley Road
Unley



105-109 Unley Road from west

Objectors

A. Likouras, Trinity Gardens

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey row of masonry shops on corner site, northern shop has residence at rear facing Maud Street. Iron roof with no parapet, visible party walls, and straight verandah. All shopfront windows and doors retain original details.

Relevant History

The three attached shops were built for Ernest Berkinshaw in 1901 and have housed a variety of retail stores and services since.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for reflecting the development of commercial facilities and services during the Edwardian period. Contributes to the historic streetscape and reflects the creation of a local "High Street" in Parkside.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the provision of goods and services to the local community
- (c) it has played an important part in the lives of local residents providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an characteristic example of the attached shops with attached residences once common within walking distance of residential areas

Summary of Grounds for Objection

The objection does not dispute the heritage value of the property. The objection says that the building has salt damp problems and other maintenance issues, and he was planning to redevelop it soon, which would involve demolition and replacement with a new building. Heritage listing would result in enormous expense and the building would become difficult to lease.

Discussion

Issues of condition do not affect the assessment of a building's heritage value. If a building has maintenance issues, there are usually many remedies which are much simpler and cheaper than the drastic course of replacing the building. Heritage listing does not increase the burden of maintenance which every building owner has to manage.

The building is a distinctive and prominent example of the shop and residence combinations that were once an important part of life in the suburbs, and is in a reasonably good state of preservation.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and details of the 1901 shops, shopfronts and attached residence. Later additions and alterations should be excluded.

**Unley Heritage Research Study (2006 to 2012)
Place**

Recommendation: Local Heritage

SHOPS & FORMER HOUSE

Address: 105-109 Unley Road,
Unley

Certificate of Title: 5794/948

Use: Commercial

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This masonry corner shop, attached dwelling, and two attached shops retain a high degree of integrity. The original verandah over the pavement and recessed shop entries and shopfronts are all retained. All shops retain the original tiled stallboards and window and door joinery, but those of 105 have been painted. All shops retain pressed metal soffits to entries and display windows.

Ernest Berkinshaw was the owner of Pt. Lot 93 "New Parkside (DP1051) in 1901 when these shops were erected. The first occupants were a draper and a tobacconist. In 1906 the occupants were a jeweller, a hairdresser, and a billiard saloon. By 1923 the tenants were a fishmonger, a fruiterer and a boot repairer, all typically important local services for the residents of the immediate community. In 1926 William Swan and Elsie Swan, spinster, became the owners and the property was leased to a greengrocer. William died in 1939 and Elsie in 1959. [*draper: retailer of cloth and clothing*]

STATEMENT OF HERITAGE VALUE:

These row shops and attached house are representative of the development of the range of commercial facilities and services immediately available to the rapidly expanding local community during the Edwardian period and later in the City of Unley. They are an important element in the historic streetscape and reflect the development of Unley Road as the local 'High Street' for this section of the City of Unley.

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

- (a) These row shops and attached house display economic and social themes important in the development of the City of Unley as it represents the provision of goods and services to the local community through the construction of buildings such as shops. This type of development was integral to the growth of early suburban areas such as Parkside.
 - (c) These row shops and attached house have played an important part in the lives of local residents as a retail business for the area in the late nineteenth and early twentieth centuries, when the main method of transport was on foot, and facilities needed to be within walking distance of local residents
 - (d) These row shops and attached house display design characteristics typical of the combined residential and commercial enterprises common in neighbourhood centres at the turn of the century, including tiled shopfronts and verandah form.
-

EXTENT OF LISTING:

Original external form, materials and details of the shops, tiled shopfronts with recessed entries, verandah and attached rear residence. Any later alterations or additions are excluded from the listing.

SHOPS & FORMER HOUSE, 105-109 Unley Road, Unley (cont)

REFERENCES

- LTO records
 - Rate Assessments
 - Site visits: 2005, 2011
-



Intact shopfronts to 105 and 107 Unley Road

Public Submission - #93 Property – 19-31 Duthy Street Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property is currently a Contributory Item in the Residential Historic (Conservation) Zone and would have had some similar conservation controls and implications – refer to 3.1.4.

Strategic Context

The site is located in a character neighbourhood area in the Residential Historic (Conservation) Zone Policy Area 6. Limited potential future improvement consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

As a typical site (730m²) there is no possible land division (minimum 750m²). As a Contributory Item the main original building should be retained. The building is disposed as existing shops and restaurant, with minimal on-site parking, which would be its highest and best use. The location, uses, improvements and value would likely support retention in its current form.



Zone: Residential Historic (Conservation) Zone
Policy Area 6

- Retention and enhancement of existing buildings and historic character
- Coherent streetscapes retaining and complementing the patterns of sites, street fronting dwellings, siting, form and key elements of contributory items and desired character
- Replacement of non-contributory sites with complementary dwellings
- Malvern Estate minimum sites 15m street frontage and 750m² in area

Site: 15.1 x 48.5 = 730m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1900-1920 shops. Any later additions and alterations are excluded from the listing.

Property

19-31 Duthy Street
Malvern



19-31 Duthy Street from south-west

Objector

M. Damaskos, Unley

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey row of masonry shops running north from the corner of Fairford Street. Iron roof behind flat parapet, suspended verandah. One shop retains original details of shopfront windows and doors.

Relevant History

The row of attached shops were built by William Sparkes in 1900 and have housed a variety of retail stores and services since. The shopfronts were upgraded in the 1920s.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for representing the development of commercial facilities and services during the 1890s-1920s and the provision of goods and services to the local community.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the provision of local goods and services essential to the growth of suburban areas
- (c) it has played an important part in the lives of local residents providing goods and services to the local area
- (d) it displays aesthetic merits and design characteristics of significance to the local area, retaining typical Inter-War shopfront detail

Summary of Grounds for Objection

The owners do not question the place's heritage value, but express concern about the cost of maintaining a heritage building, whether future development opportunities will be affected, and whether council will provide funding.

Discussion

These are matters of property management rather than heritage assessment. Similar concerns are common to many owners of heritage buildings, and most of them never materialise. It does not cost any more to maintain a building because it is on a heritage list, and approved redevelopment of heritage buildings is taking place every day. I believe the place meets the criteria.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and details of the 1900-1920s shops. Later additions and alterations should be excluded.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

SHOPS

Address: 19-31 Duthy Street
(cnr Fairford Street),
Unley
Certificate of Title: 5443/778

Use: Commercial
HCZ Area:



Heritage Status: Nil
Other Assessments: Nil

HISTORY AND DESCRIPTION:

A row of masonry shops with rendered parapet and pilasters which project beyond the parapet, and a suspended return verandah over the pavement. The shops retain original dark blue brick patterned tiled stallboards and recessed shopfronts. Some of the shops retain the original highlight glazing above the shopfront windows in timber framing. One of the shops facing Fairford Street has a tiled stallboard and piers and the original multi-paned timber framed doors and window but this has all been painted over in one colour. There is a random coursed sandstone wall in between the two shopfronts on Fairford Street.

This row of shops is built on Lot 379 Section 241 "New Parkside" (DP1051). Owners have included a butcher and a grocer. Shops were first built in 1900 when the land was owned by William Thomas Sparks, a builder. In 1913 it was transferred by his mortgagee to William Fisher, and the shops appear to have been upgraded in the 1920s.

STATEMENT OF HERITAGE VALUE:

This row of shops remains an important indication of the type of commercial premises constructed in the City of Unley during the 1890s-1920s, and the provision of goods and services for the immediate local community.

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

- (a) These shops display economic and social themes important in the development of City of Unley as they represent the provision of goods and services to the local community. This type of development was integral to the growth of early suburban areas.
- (c) These shops have played an important part in the lives of local residents as retail businesses serving the immediate area since the early twentieth century.
- (d) These shops displays aesthetic merit and design characteristics of significance to Unley as they retain typical Inter War shop detailing including parapets, suspended awnings, tiled stallboards and recessed shop entrances.

EXTENT OF LISTING:

External form, materials and detailing of the c1920 shops. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #95 Property – 3 Eva Street Millswood

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.5. The site contains a detached dwelling. No future potential increased residential re-development is possible.

As a large site (2,350m²) there may be a presumption of possible land division (minimum 1,000m²). There is little area around the large dwelling to create sites and maintain the setting for the existing dwelling. The property location, nature, improvements and value would support retention in its current form.



Zone: Residential Streetscape (BF 9.5)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Millswood Precinct minimum sites 21m street frontage and 1,000m² in area

Site: 36.7 x 63.9 = 2,350m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

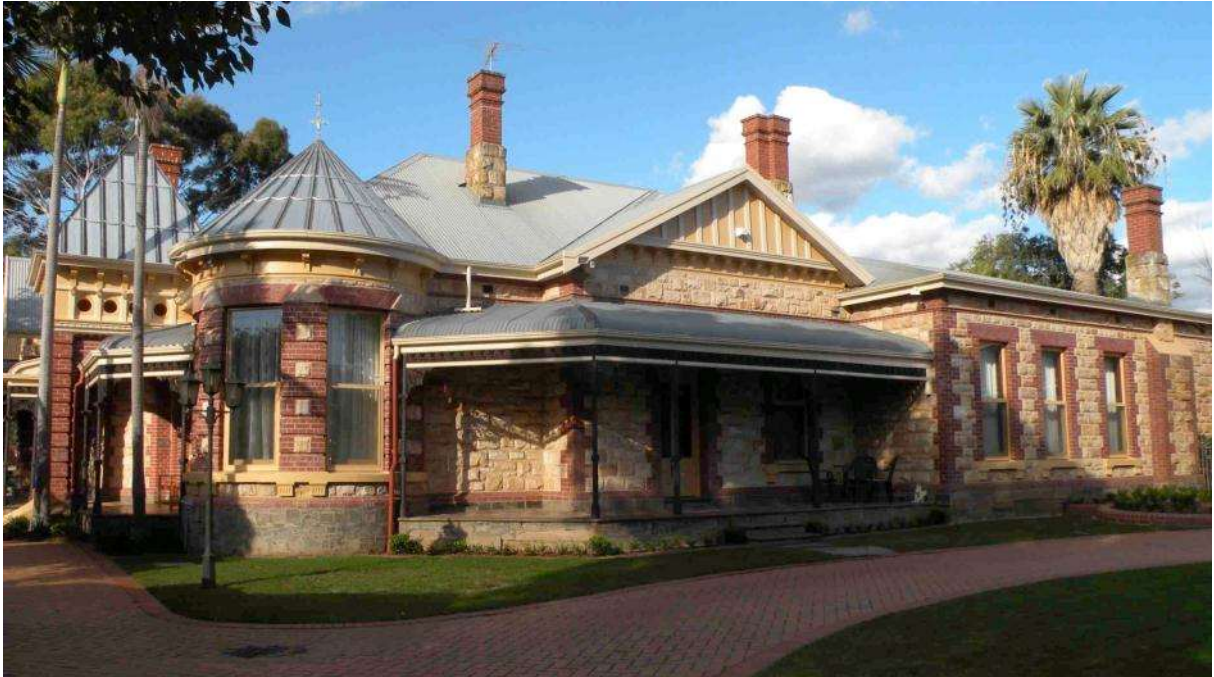
Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1900 Federation dwelling. Any later additions and alterations do not form part of the listing.

Property

3 Eva Street
Millswood



3 Eva Street from north-west

Objectors

K. & M. Chapley, Millswood,
Phillip Brunning, Town Planner,
and Jason Pruszinski, Architect, Saunders Global
(made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Distinctive asymmetrical Federation style house in rock-faced sandstone and red brick, highly complex iron roof with corner turret, square tower and tall chimneys, bullnose return verandah.

Relevant History

Built 1900 for Ida Gliddon, wife of George Gliddon, timber merchant. In 1922 sold to Walter Kidman, son of Sidney Kidman, and in 1949 to John Tennant Mortlock, pastoralist of Martindale Hall, whose widow owned it until 1963. From the 1960s to the 1980s it was operated as a hospital or nursing home.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an excellent example of a 1890s-1920s dwelling reflecting the influence of Queen Anne, Arts-and-Crafts and Art Nouveau which resulted in a distinctly Australian Federation style.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the construction of houses in Millswood in the Federation period
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an excellent example of a typical Federation dwelling

Summary of Grounds for Objection

The objections dispute the heritage value of the property. They say that Gliddon, Kidman and Mortlock families were not important to the local area. One objection says that heritage listing is a burden on property owners. Both say that the place does not satisfy the criteria, and that their application to this house could apply to many other places. One objection states that the heritage study finds this house only "typical", which is incompatible with its being significant. One objection says that the house has had recent extensions including to the facade, and also submits a survey of other, more significant places nearby which are not proposed for listing. It also establishes that the house is the work of architect Frederick Dancker, who was obviously proud of it, because he published a plan and photograph of it in 1904.

Discussion

There is confusion in the heritage study about the place's significance. The statement of heritage value says it is an "excellent" example of a Federation house, while under criterion (d) it is described as a "typical" example. I believe it is an excellent example: you could use it in a textbook to illustrate half a dozen distinctive attributes of the Federation style. Recent extensions have been done with great sensitivity to the original fabric.

The fact that there are other places of equal merit nearby does not diminish a place's heritage value. That would be an argument for listing NO places at all. I believe the house meets the criteria proposed in the heritage study. All heritage buildings have been altered in some way, and unless gross or inappropriate changes in appearance have occurred, this does not diminish their value. The question of how many places should be on the heritage schedule is something that the Development Act gives every Council the power to decide for itself.

I am not convinced by the argument that nationally famous people are not also of local significance. To take Sidney Kidman as an example, his achievements were certainly of national significance. But if Australia's wealthiest pastoralist chose to live in Unley, I think that is also of great significance in local history.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1900 Federation house, excluding later additions or alterations.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE

Address: 3 Eva Street, Millswood
Certificate of Title: 5281/554

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This 1900 Edwardian house is constructed of sandstone with highly complex roof form, tall chimneys of sandstone and face brick and elaborate face brick detailing including quoins, base course, window and door trim. Additional architectural decoration includes decorative window sill and eaves brackets. Timber joinery includes double hung windows and French doors with stained glass. The building retains a conical tower at the corner and entry porch with conical roof both in original lead and ripple iron sheeting surmounted by elaborate cast iron finials. The bull-nosed verandah with contrasting stone base course retains the highly decorative cast iron frieze, brackets and columns. A garage constructed on the site has been built in a sympathetic style.

Ida Gliddon, wife of George Gliddon a timber merchant of the Lion Timber Mills, acquired 8 adjoining lots in 1899. The house was constructed in 1900. In 1922 the property now reduced to 6 lots was transferred to Walter Sidney Palethorpe Kidman, a pastoralist. In 1949 John Andrew Tennant Mortlock, also a pastoralist, became the new owner. After his death in 1950 Dorothy Elizabeth Mortlock owned the property until 1963. The large grounds were subdivided from this time.

This property was constructed on Lots 48 and 63 of the 1882 subdivision of Section 223 known as Millswood.

STATEMENT OF HERITAGE VALUE:

This house is an excellent example of the type of residences constructed in the 1890s - 1920, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

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

- (a) This house displays historical and social themes that are of importance to City of Unley as it represents the continued construction of residences in Millswood, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to City of Unley as it is a typical Edwardian/Federation style residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds, conical turret and highly decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and details of the 1900 Edwardian/Federation style residence. Any later additions and alterations do not form part of the listing.

REFERENCES

- Site visit, 2005
- LTO records
- Rate Assessments.

McDougall & Vines

Public Submission - #97 Property – 130-132 King William Road Goodwood

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Historic (Conservation) Zone - Centres with potential for future commercial and mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential above. There is the prospect the zoning may change in the future to allow for more development intensity. However, a relatively modest scale of buildings is envisaged given the intimate nature of King William Road.

The existing building and heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2.



Zone: Historic (Conservation) - Centres

- Conserve and renovate original buildings with new development to be close-knit and to the street alignment with verandahs over the footpath
- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities

Site: 11.5 x 25 = 290m²
27.5 x 41 = 1130m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the c1885 shops. Any later additions or alterations are excluded from the listing, including the continuous verandah.

City of Unley Local Heritage Places DPA 2013

Public submission 97

Independent Assessment of Objections

Property

130-132 King William Road
Goodwood



130-132 King William Road from east

Objectors

C. Angelopoulos, Duke Group of Companies
and Phillip Brunning, Town Planner
and Jason Pruszinski, Architect, Saunders Global
(made a verbal representation at public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey pair of brick shops, with iron roof, rendered parapet with decorative arched pediments and modern bullnose verandah. Shopfronts retain original details.

Relevant History

Shops built for Henry Brandwood, ironworker, in 1898. (Extent of Listing says 1885)

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as representative of the development of commercial facilities during the late nineteenth century and serving the needs of the local community.

- (a) it displays economic and social themes that are of importance to the local area as it demonstrates the provision of goods and services to the local community
- (c) it has played an important part in the lives of local residents as retail businesses
- (d) it displays aesthetic merits and design characteristics of significance to the local area in retaining typical shop details such the pediments and shopfronts

Summary of Grounds for Objection

The objections dispute the heritage value of the property. They point out that there is confusion in the description of the property, which in places they refer to as 130-136. One objection says that heritage listing is a burden on property owners. Both say that the place does not satisfy the criteria, and that their application to these shops could apply to many other places. One objection states that the shopfront details date from the 1970s, and the buildings' integrity has been compromised. One objection submits a survey of other, more significant places nearby which are not proposed for listing.

Discussion

There is no confusion about the property description. The place proposed for entry in the schedule is 130-132 King William Road. 134-136 are separate premises, which were not recommended by the heritage survey, but are Contributory Items within a Historic Conservation Zone.

The fact that there are other places of equal merit nearby does not diminish a place's heritage value. That would be an argument for listing NO places at all. I believe the shops meet the criteria proposed in the heritage study. All heritage buildings have been altered in some way, and unless gross or inappropriate changes in appearance have occurred, this does not diminish their value. The question of how many places should be on the heritage schedule is something that the Development Act gives every Council the power to decide for itself.

An important element of these shops is their distinctive pediments, which raises them out of the ordinary, and almost certainly inspired the retro pediments that appeared on nearby King William Road facades in the 1980s. There is no significant early fabric remaining behind the street frontage.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the original external form, materials and detailing of the shops at 130-132 King William Road. Later additions and alterations, including the verandah, should be excluded.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

SHOPS

Address: 130-132 King William Road, Goodwood
Certificate of Title: 5509/137

Use: Commercial
HCZ Area: King William Road

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A pair of single storey shops with arched pediment, decorative moulding spears and decorative detailing, brick shopfronts with bronze framed windows, recessed entries with glass doors and tiled stallboards which have been painted over. There is a verandah over the pavement which is a later addition as it extends to the later, more modern shops on either side.

These shops were constructed for Henry Brandwood an ironworker in 1898. He had a smith's shop on adjoining land.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the late nineteenth century in the City of Unley. They served the daily needs of the immediate community of Hyde Park.

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

- (a) These shops displays economic and social themes important in the development of City of Unley as it represents the provision of goods and services to the local community, in this case since the 1890s, through the construction of buildings such as shops. This type of development was integral to the growth of early suburban areas such as Hyde Park.
- (c) These shops have played an important part in the lives of local residents as retail businesses serving the immediate area since the late nineteenth century.
- (d) These shops displays aesthetic merit and design characteristics of significance to Unley as they retain typical shop detailing including ornamental pediments, recessed shop entrances and tiled stallboards.

EXTENT OF LISTING:

External form, materials and detailing of the c1885 shops. Any later additions or alterations are excluded from the listing, including the continuous verandah.

REFERENCES

- Site visit, 2005
- LTO records
- Rate Assessments

Public Submission - #98 Property – 67 Unley Road Parkside

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Specialty Goods Centre Zone with potential for future shop and commercial mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. The current Corridor Vitalisation (Greenhill and Unley Roads) DPA proposes a change to an Urban Corridor Zone: High Street Policy Area. Greater intensity of development up to five (5) storey on larger sites is possible subject to a suitable sloping rear interface and adequate on-site car parking.

The existing building and primary heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2, to frame the corner perspective as part of a larger integrated site re-development.



Zone: Specialty Goods Centre

- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities of low traffic generation
- Development adjacent the Historic Conservation Zone to complement the historic character

Proposed Zone: Urban Corridor – High Street Policy Area

- Primarily small-scale shops, commercial and residential above
- Up to five (5) storey on suitable integrated large sites

Site: 15.1 x 35.8 = 540m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1916 shop, shopfront and 1883 attached residence. Any later alterations or additions are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

67 Unley Road
Parkside



67 Unley Road from south-west

Objectors

C. Angelopoulos, Duke Group of Companies
and Phillip Brunning, Town Planner
and Jason Pruszinski, Architect, Saunders Global
(made a verbal representation at public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single-storey brick shop on corner site, with bluestone residence at side and rear facing Dunks Street. Iron roof concealed by brick parapet with gabled central pediment, and straight verandah. Shopfront windows retain original details.

Relevant History

There was a house built on site by 1883. Shop created later by extending one side of the residence forward, probably by greengrocers Arthur and Joseph McCloud in 1916.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for reflecting the development of commercial facilities and services during the Victorian period. Contributes to the historic streetscape and reflects the creation of a local "High Street" in Parkside.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the provision of goods and services to the local community
- (c) it has played an important part in the lives of local residents providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an characteristic example of the attached shops with attached residences once common within walking distance of residential areas

Summary of Grounds for Objection

The objections dispute the heritage value of the property. One objection says that heritage listing of this and all other places on Unley Road is in conflict with other elements of the Development Plan, and would be a burden on property owners. Both say that the place does not satisfy the criteria, that they are not adequately documented, and that their application to these shops could apply to many other places. One objection says that the building's brick parapet appears to be a later addition, possibly from the 1950s, and submits a survey of other, more significant places nearby which are not proposed for listing.

Discussion

It is not unusual for two parts of the Development Plan to be in conflict. The fact that there are other places of equal merit nearby does not diminish a place's heritage value. That would be an argument for listing NO places at all. I believe the shops meet the criteria proposed in the heritage study. All heritage buildings have been altered in some way, and unless gross or inappropriate changes in appearance have occurred, this does not diminish their value. The question of how many places should be on the heritage schedule is something that the Development Act gives every Council the power to decide for itself.

The building is a distinctive and prominent example of the shop and residence combinations that were once an important part of life in the suburbs, and is in a reasonably good state of preservation.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1916 shop, shopfront and 1883 attached residence. Later additions and alterations should be excluded.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

SHOP & FORMER HOUSE

Address: 67 Unley Road,
Parkside

Certificate of Title: 5509/147

Use: Commercial

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This symmetrically fronted shop with residence at the rear is constructed of brick (now painted) with a splayed entry, timber framed shopfront with timber panelled stallboard and verandah over the pavement. The shop retains a gabled roof behind a brick parapet with moulded cappings. To the rear of the brick shop is a residence constructed of random rubble bluestone with rendered window architraves and face brick quoins.

This building was for many years Arthur McCloud's greengrocer's shop. Arthur and Joseph McCloud acquired the property in 1915. There had been a house on the site as early as 1883 but the Assessments first mention a shop in 1916. The front of the house may have been added to, to create the shop.

STATEMENT OF HERITAGE VALUE:

This 1916 shop and attached house is representative of the development of commercial facilities and services during the Edwardian period in the City of Unley. It contributes to the historic streetscape and reflects the creation of a local 'High Street' for this section of the City of Unley.

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

- (a) This shop and attached house displays economic and social themes important in the development of the City of Unley as it represents the provision of goods and services to the local community through the construction of buildings such as shops. This type of development was integral to the growth of early suburban areas such as the City of Unley.
- (c) This shop and attached house has played an important part in the lives of local residents as a retail business for the area since 1916.
- (d) This shop and attached house display design characteristics typical of the combined residential and commercial enterprises common in neighbourhood centres of the early twentieth century, when the main method of transport was on foot, and facilities needed to be within walking distance.

EXTENT OF LISTING:

Original external form, materials and details of the 1916 shop, shopfront and attached house. Any later alterations or additions are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- Rate Assessments

McDougall & Vines

Public Submission - #99 Property – 40 Anzac Highway Everard Park

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in the Residential C150 Zone. The site fronts a major corridor comprising mixed residential and commercial development. The site is being used as an office and house.

Pursuant to a Council proposed Development Plan Amendment for strategic residential growth, the sites along Anzac Highway are being contemplated for a more intensive Residential Regeneration (Main Roads) Zone for residential development up to four (4) storeys and average sites of between 100 and 230m².

As a smaller site (720m²) there would be the possibility of development of four (4) dwellings under the current zoning (minimum sites 150m²) and potentially up to seven (7) dwellings under the possible future zoning (minimum sites 100 to 230m²), albeit with some design difficulty given the small size. An amalgamation with adjoining site(s) would lead to a much more functional site for such density of development, and more so if the zoning is changed.

The potential heritage place is located to over the front half of the site including the setback from the road. There may be additions to the rear and internal conversions to create a multiple unit configuration but such development would be complex, costly and compromised by the area necessary for the setting of the existing building (400m²). The strategic growth potential would not be optimised for the site, desirably aggregated with others, or the corridor.



- Zone: Residential C150
- Provision for a range of medium density dwelling types up to three storeys
 - Compact forms of development of high quality design and landscaping and minimising adverse impacts to adjacent residential areas
 - Minimum site area of 150m²

- Zone: Residential Regeneration (Major Roads Policy Area 13)
- Predominately for medium density comprising a range of dwelling types up to three storeys
 - High quality urban design compatible with neighbours amenity and desired character
 - Minimum site area of 100-230m² (minimum 80m² for sites > 2,000m²)

Site: 15.8 x 45.6 = 720m²

Accordingly, on balance, albeit there is heritage merit the strategic development context will be unduly compromised whereby heritage listing is not considered warranted.

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places
Place be removed from the schedule

Property

"Beverley"
40 Anzac Highway
Everard Park



40 Anzac Highway from north

Objectors

G. & F. Milsom, Everard Park
(made a personal presentation at the public hearing)

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Two storey Modern style brick and concrete building, with a curved wall and segmented windows, an upstairs balcony with a dramatic cantilevered roof and a modernist balustrade suggesting an ocean liner's railing. In a departure from the Modern style, it has a hipped tiled roof.

Relevant History

The building was constructed in 1939 as a block of flats for Louisa Worthley. It is now used as a house and office.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an excellent example of the Functionalist style, demonstrating the architectural styles of the 1930s and 40s, and the development of apartments along Anzac Highway.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the development of housing along Anzac Highway in the Inter-War period
- (d) it displays design characteristics of significance to the local area as a representative of the Functionalist style with simple geometric forms, smooth plain surfaces and cantilevered balconies

Summary of Grounds for Objection

The objection does not dispute the heritage value of the property, except to state that there have been alterations to the building. It expresses concern about the possible implications of heritage listing, and whether the owners will be disadvantaged in any way.

Discussion

I believe the place meets the criteria. There are relatively few early modern buildings in Unley, as the period when the style arrived in Adelaide was dominated by depression and war. This house is a very interesting example of the arrival of a radically new design movement. It is a transitional building, retaining the older hipped terracotta tiled roof instead of the flat roof usual in the Functionalist style, probably because the builder was unsure how to make a flat roof watertight.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the original external form, materials and details of the 1939 building and its front fence. Later additions and alterations should be excluded.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE & OFFICE (BEVERLEY - FORMER FLATS)

Address: 40 Anzac Highway,
Everard Park
Certificate of Title: 5401/799

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This two storey Inter War Functionalist style residential flat building is constructed of rendered masonry with a face brick course (which has since been painted). The building features a hipped and gabled terracotta tiled roof, rendered chimneys with terracotta tiled trim, timber framed windows, cantilevered concrete sun hoods to the balconies and fine steel balustrade to the upper floor balcony. The words 'Beverley' on the front semi-circular bay of the building are original. The building retains its original timber window and door joinery and textured glass to the upper floor windows, and also distinctive curved glass window to one of the upper floors.

These flats were constructed for Mrs Louisa Worthley in 1939.

STATEMENT OF HERITAGE VALUE:

This residential flat building is an excellent example of the Functionalist style of architecture developed during the Inter War period. The building demonstrates the development of apartment style housing along Anzac Highway in Unley during that time.

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

- (a) This residential flat building displays historic and economic themes that are of importance to Unley as it represents the development of housing along the Anzac Highway during the Inter War period.
 - (d) This residential flat building displays aesthetic merit and design characteristics of significance to Unley as it is an excellent example of a Functionalist style building displaying consistent use of stylistic elements such as simple geometric forms, smooth plain surfaces, cantilevered balconies fine steel balustrades and terracotta tiled roofs.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1939 apartment building. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2005
 - LTO records
 - Rate Assessments
-

McDougall & Vines

Public Submission - #103 (Late) Property – 189 Unley Road Unley

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located on a main road corridor in a Specialty Goods Centre Zone with potential for future shop and commercial mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. The current Corridor Vitalisation (Greenhill and Unley Roads) DPA proposes a change to an Urban Corridor Zone: High Street Policy Area. Greater intensity of development up to five (5) storey on larger sites is possible subject to a suitable sloping rear interface and adequate on-site car parking.

The existing building and primary heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2, to frame the street perspective as part of a larger integrated site re-development.



- Zone: Specialty Goods Centre
- Primarily small-scale shops, community, entertainment, education, religious and recreation facilities of low traffic generation
 - Development adjacent the Historic Conservation Zone to complement the historic character

Proposed Zone: Urban Corridor – High Street Policy Area

- Primarily small-scale shops, commercial and residential above
- Up to five (5) storey on suitable integrated large sites

Site: 15.2 x 40.1 = 610m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the house & attached shop, including the details of the shopfront. Any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

189 Unley Road
Unley



189 Unley Road from west

Objector

J. Fryar, Canberra

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical shop with attached residence, hipped iron roof, concave verandah to house. Shopfront retains original detail.

Relevant History

The shop and attached residence were built for Rose and Annie Mayfield, spinsters, in 1899. The property remained in Annie's hands until 1952.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value for representing the development of commercial facilities and services in Unley during the early twentieth century. An important and interesting variation on the shop/house building form. Contributes to the historic streetscape and reflects the creation of a local "High Street" in Unley.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the development of the commercial strip of Unley Road in the early twentieth century
- (c) it has played an important part in the lives of local residents providing goods and services
- (d) it displays aesthetic merits and design characteristics of significance to the local area as an interesting variation of early twentieth century shop/house combinations. Retains a prominent position in the historic streetscape of Unley Road

Summary of Grounds for Objection

The owner's objection says that the heritage value of the property has been exaggerated, that the building has been altered and its function has changed over time, it has no important historical associations, it has no features that are characteristic of the local area, and that more attractive and interesting buildings are not proposed for listing. The objection says that the listing would limit options for future development of the site.

Discussion

I believe the place meets the criteria. The objection stresses the details that have been altered, but the building retains its original form and much of its original detail. It is an attractive and conspicuous building in the heart of Unley.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and details of the house and attached shop, including the details of the shopfront. Later additions and alterations should be excluded.

HOUSE & ATTACHED SHOP

Address: 189 Unley Road, Unley
Certificate of Title: 5391/553

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

An asymmetrically fronted shop and attached residence constructed in 1899. This is an important variation on the shop and attached house building type as it uses the front projecting wing as the shopfront. It retains a hipped roof, tall brick chimneys, concave roof verandah with timber verandah posts, random coursed sandstone walls with rendered quoins and window and door trim and eaves brackets. Double hung windows and timber framed side lights and fanlight are retained, although the door is a later replacement. The shopfront has rendered corner pilasters with eaves brackets, timber framed windows, recessed single fronted side entry with splayed shopfront and timber framed glazing including highlights. The original stallboard material has been covered up, but the form of the stallboard is retained. Concrete steps have been added to the entrance.

In 1898 Rose and Annie Mayfield (spinsters) acquired a vacant site, Lot 323, Section 241. In 1899 this shop and attached house were erected. Rose died in 1924 and Annie in 1952.

STATEMENT OF HERITAGE VALUE:

This shop and attached dwelling is representative of the development of commercial facilities and services at the turn of the century in the City of Unley, and is an important and interesting variation on the shop/house building form. It is a significant element in the historic streetscape and reflects the creation of a local 'High Street' for this section of the City of Unley.

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

- (a) The building displays economic and social themes important in the development of the City of Unley as it represents the provision of goods and services to the residents of the surrounding local community in the late nineteenth century. This type of commercial retail development was integral to the growth of early suburban areas.
 - (c) The shop has played an important part in the lives of local residents as a retail business providing necessary goods and services for the immediate area in the late 19th and early 20th centuries, when the main method of transport was on foot, and facilities needed to be within walking distance.
 - (d) The shop and attached dwelling display is an important and interesting variation on the design characteristics of typical combined residential and commercial enterprises which were common in neighbourhood centres of the late nineteenth century. It retains a prominent position in the historic streetscape of Unley Road.
-

EXTENT OF LISTING:

External form, materials and detailing of the house & attached shop, including shopfront details and configuration. Any later additions and alterations are excluded from the listing.

REFERENCES

- LTO records
 - Rate Assessments
 - Site visits: 2005, 2011
-

McDougall & Vines

Public Submission - #104 (Late) Property – 20 Commercial Road Hyde Park

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.8. The site contains a detached dwelling. No future potential increased residential re-development is possible.

As a relatively typical site (1,050m²) there is no prospect of land division (minimum 1,000m²). The property location, nature, improvements and value would support retention in its current form.



Zone: Residential Streetscape (BF 9.8)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Unley Park Precinct minimum sites 21m street frontage and 1,000m² in area

Site: 21.2 x 49.4 = 1,050m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1883 house. The front fence and gate posts and any later additions and alterations are excluded from the listing.

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

20 Commercial Road
Hyde Park



20 Commercial Road from south-west

Objector

B. Rogers, Hyde Park

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Asymmetrical sandstone villa with projecting front gable, hipped iron roof, return verandah with cast iron columns and brackets, finials and fretsawn bargeboards, masonry and iron fence with elaborate posts.

Relevant History

Built in 1883 by Joseph Hague, builder, one of a number of speculative houses he built in the area.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an excellent example of a residence from the 1880s which form an important element of the distinctive historic residential character of Unley

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the types of high quality houses built during the 1880s
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical residence of the Victorian era displaying materials such as sandstone walls and decorative cast iron

Summary of Grounds for Objection

The objection does not dispute the heritage value of the house. The objector says that heritage listing causes lengthy delays and cost blowouts for minor works. He says that the front fence is modern, built about 15 years ago. He would like to replace it with a brush fence, which would give greater privacy, block the view of a new house which he finds unattractive, and reduce road noise.

Discussion

No reason has been given not to retain the house in the schedule. On inspection, the front fence is entirely modern. The masonry is rough-cast concrete blocks and the posts and balustrading are modern cast iron and wrought steel. Sadly, a brush fence will not have enough mass to cause a significant reduction in traffic noise.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1883 house. Excludes front fence and gateposts and any later additions and alterations.

HOUSE & FENCE

Address: 20 Commercial Road,
Hyde Park

Certificate of Title: 5327/538

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

Constructed in 1883, this house is an excellent example of an 1870s-1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins, window and door trims, paired eaves brackets, complex gabled and hipped roof, decorative barge boards with rondels and finials, tall masonry chimneys, door with fanlight and sidelights, full length double hung timber windows and a return verandah with cast iron columns and brackets. There has been a skillion addition undertaken to the rear. The property also retains a masonry and iron front fence and gate posts.

This part of Section 237 was subdivided from the early 1880s. Joseph Hague, a builder, bought 5 acres of land in Commercial Road and this house was erected in 1883. He later built other houses on parts of this land.

STATEMENT OF HERITAGE VALUE:

This substantial house is an excellent example of a residence constructed in the 1880s in Unley. The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 are an important element of the distinctive historic residential character of City of Unley.

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

- (a) This house displays historical and social themes that are of importance to Hyde Park as it represents the continued construction of residences in this area of Unley, particularly during the 1870s-1880s.
 - (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to Hyde Park as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone/bluestone masonry walls, detailed render and highly decorative cast iron.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1883 house. The front fence and gate posts are included in the listing. Any later additions and alterations are excluded from the listing.

REFERENCES

- LTO records
 - Rate Assessments
-

Public Submission - #105 (late) Property – 204 Cross Road Unley Park

Independent Heritage Assessment

The independent heritage assessment has concluded there is insufficient heritage merit to justify the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.8. Limited potential future residential re-development consistent with the low density character of the neighbourhood is envisaged for the area. No change to zoning is envisaged.

The generous site (1,130m²) is consistent with the character of the area (minimum site 1,000m²) and further land division is not appropriate. The property would be a generous single dwelling site, incorporating improvement of the existing building.



Zone: Residential Streetscape (BF 9.8)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Unley Park Precinct minimum sites 21m street frontage and 1,000m² in area

Site: 24.2 x 41.2 (plus rear wing 7.8 x 18.5) = 1,130m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

City of Unley Local Heritage Places DPA 2013

Public submission 105

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

204 Cross Road
Unley Park



204 Cross Road from south-west

Objectors

E. Langman, executor of estate

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Red brick asymmetrical bungalow on a bluestone plinth, hipped iron roof with shingled and louvered gable facing street. Two heavy brackets suspended in space suggest that something has been removed from the house, but it is not clear what.

Relevant History

Built 1915-16 for Annie Burford.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an excellent example of a pre-First World War bungalow, an innovative and creative style of architecture which was a precursor to the Inter-War California Bungalow style.

- (a) it displays historical, economical or social themes that are of importance to the local area as it demonstrates the expansion of residential development
- (d) it displays aesthetic merits and design characteristics of significance to the local area as it represents early pre-First World War residential architecture which was a prototype for later Inter-War styles

Summary of Grounds for Objection

The objection does not dispute the heritage value of the house, but says that the house is part of a deceased estate and in very poor condition to the point of being uninhabitable. Managing the estate will be complicated by heritage listing.

Discussion

While the objection does not challenge the heritage value of the house, I am not convinced by the heritage study's assessment. If this house was built in 1915-16 it cannot be an "early pre-First World War" bungalow - it was built in the middle of the war. Nor can it be a "precursor" to the California Bungalow, which was developed about 1908 in the USA (where it was known as the West Coast Bungalow or the Craftsman Style) and had already arrived in Australia by 1913.* In any case, this house completely lacks the porches or verandahs which are an essential component of the California Bungalow style. This house is of very little historical interest or architectural merit, and does not meet the criteria.

Recommendation

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

Extent of Listing

None.

* Apperly, Richard, Robert Irving & Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, Sydney 1989
Butler, Graeme, *The Californian Bungalow in Australia*, Sydney 1989
Gowans, Alan, *The Comfortable House: North American Suburban Architecture 1890-1930*, Cambridge, Mass 1987
McAlester, Virginia & Lee, *A Field Guide to American Houses*, New York 1986

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE

Address: 204 Cross Road (cnr View Street), Unley Park
Certificate of Title: 5830/575-7



Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: 1995 Heritage Review

HISTORY AND DESCRIPTION:

This early bungalow is constructed of red face brick with a bluestone base course, a dark brown band of cant bricks between the stone and face brick, heavily timbered multi-pane leadlight windows, stucco render below the eaves and a corrugated iron roof. The verandah features heavy brick pillars and a bluestone wall with dark brown cant brick trim. The projecting gable is shingled with louvred gable vents, heavy and ornate timber brackets. There is an interesting broad chimney feature to the front of the house facing Cross Road.

This house was built in 1915-16 on part of Lot 12, a subdivision of Block 16. Block 16 was first owned by retired farmer Edwin Harris who acquired the land in 1913 and subdivided it into smaller allotments. This allotment was purchased by Annie Burford (later Mills) in 1914. Rate Assessments indicate that an eight roomed stone and brick house was constructed on the block before the assessments of 1916. Annie Mills and her husband Walter, a motor engineer, lived in the house until after 1941.

STATEMENT OF HERITAGE VALUE:

This house is an excellent example of a pre-First World War bungalow. Houses of this period displayed an innovative and creative style of architecture which was the pre-cursor to the more typical Inter War Californian Bungalow style of residential architecture.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the expansion of residential development during the early twentieth century.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Unley as it is representative of early pre- First World War residential architecture, serving as a prototype for later Inter War house styles.

EXTENT OF LISTING:

External form, materials and detailing of the 1915-6 house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit 2006
- LTO records
- Rate Assessments
- City of Unley: Local Heritage Places Review 1995

Public Submission - #106A Property – 152 Young Street Parkside (Existing Place)

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property has been an existing Local Heritage Place since 1996.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 8.3. The site contains a church building, although it ceased use as such some time ago. No future potential increased re-development is likely.

The site (440m²) is relatively small with further land division (minimum 400m²) unlikely, although incentive for favourable residential conversion as a result of re-development may be possible. The church, hall and associated dwelling were separated and sub-divided in 1995. The church has received planning approval for conversion and improvements as a dwelling in 2012 but is pending application for building approval. The previously associated hall has had a similar approval in 2012.



Zone: Residential Streetscape (BF 8.3)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Parkside Precinct minimum sites 15m street frontage and 400m² in area

Site: 17.7 x 24.8 = 440m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1878 Church & later halls. Any later alterations or additions are excluded from the listing.

Property

Former Church
152 Young Street
Parkside



152 Young Street from south-west

Objector

David Pisoni MP
on behalf of K. Boutsis, Parkside

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Gothic Revival sandstone church with gabled iron roof, front porch with parapet and central pediment.

Relevant History

The church was built by the Parkside Primitive Methodist congregation in 1878. It is now disused.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the type of church buildings constructed in Unley in the nineteenth century

- (a) it displays historical, economical or social themes that are of importance to the local area as it indicates the growth and development of the Methodist churches
- (c) it has played an important part in the lives of local residents, in particular those of the Methodist faith
- (f) it is a notable landmark in the area

Summary of Grounds for Objection

The objection does not deal with heritage value or the criteria. It says that the owner is having management and financial problems with the property.

Discussion

The church is a striking and attractive building, and it is surprising that the study did not apply criterion (d) in recognition of its aesthetic merits. I believe the place is unquestionably of local heritage value.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1878 church, excluding later additions or alterations.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

ST ANN'S CHURCH & HALLS

Address: 152 Young Street
(and 46 Porter Street),
Parkside
Certificate of Title: 5278/104 & 105

Use: Commercial
HCZ Area:

Heritage Status: Local Heritage Place
Other Assessments: 1978 Heritage Survey



HISTORY AND DESCRIPTION:

This church is constructed of sandstone with rendered base course, windows and door mouldings. The porch features elaborate moulded trim to the parapet, triangular pediment and quatrefoil feature over the pointed arched windows. It also has coursed sandstone side walls and a side porch of the same detail as the front porch. The western doorway to the front porch retains the original timber door and hardware. This was originally a Primitive Methodist Church, and construction began in early in 1878. The church was opened later that year. A manse was erected and the church extended in 1882.

The hall facing Porter Street, built at a later date, is constructed of face brick (some of which is now painted), with simple render trim, and the hall facing Townsend Street is constructed of face brick with a simple gabled front porch.

STATEMENT OF HERITAGE VALUE:

St Ann's Church & Hall, commenced in 1878 is an important example of the type of church buildings constructed in the City of Unley since the 1870s and reflects the design, details and building materials commonly in use at that time.

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

- (a) St Ann's Church & Halls display historical, economic or social themes that are of importance to Unley as they are indicative of the growth and development of the Methodist Church in the district and construction of church buildings during the 1880s.
- (c) St Ann's Church & Halls have played an important part in the lives of local residents, in particular those of the Methodist faith as a place of ministry, education and worship.
- (f) St Ann's Church & Halls form a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and detailing of the 1878 Church & later halls. Any later alterations or additions are excluded from the listing.

REFERENCES

- Site visit 2005
- Payne, G.B. and Cosh, E. *A history of Unley 1871-1971* p.145
- Donovan & Associates, *City of Unley Heritage Survey*, 1985

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place

ST ANN'S CHURCH & HALLS, 152 Young Street, Parkside (cont)



Hall facing Townsend Street



Hall facing Porter Street



Methodist Church, c1927 (Source: SLSA B4342)



Young St, Methodist Church, 1970 (Source: SLSA B21162)

Public Submission - #106B Property – 5 Liston Street Parkside (Existing Place)

Independent Heritage Assessment

The independent heritage assessment has concluded there is insufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places. The property has been an existing Local Heritage Place since 1996.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 8.3. The site contains a detached dwelling. No future potential increased residential re-development is possible.

The site (720m²) is relatively large and may have the possibility of further land division (minimum 400m²). The property is currently comprised of two (2) flats (average site area 360m²) that could be reflected in a land division and building conversion and upgrade. A planning application for demolition of the Local Heritage Place was refused in 2010. Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



Zone: Residential Streetscape (BF 8.3)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Parkside Precinct minimum sites 15m street frontage and 400m² in area

Site: 26.2 x 27.4 = 720m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

City of Unley Local Heritage Places DPA 2013

Public submission 106B

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

5 Liston Street
Parkside



5 Liston Street from south-west

Objector

David Pisoni MP
on behalf of K. Boutsis, Parkside

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Bluestone house obviously built in two stages, forming a T-shaped plan. The southern wing's roof is hipped, the north gabled. A verandah has been removed from the southern wing. Very simple in detail except for the street-facing gable which has rendered quoins, triple arched windows and an owl hole.

Relevant History

A house (presumably the southern wing) existed on this land in 1871 when building records began in Unley. James Duncan, carriage builder, bought the land in 1879 and added four rooms (presumably the northern wing) in 1881.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an example of house construction in Unley in the 1870s-1880s

- (a) it displays historical, economical or social themes that are of importance to the local area as it represents the continued development of Parkside

- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical Victorian residence displaying details such as bluestone masonry

Summary of Grounds for Objection

The objection does not deal with heritage value or the criteria. It says that the owner is having management and financial problems with the property.

Discussion

While the objection does not say anything to dispute the heritage value of the building, I believe the heritage study has overstated the significance of this place. Its application of the criteria is lukewarm, this building does not say anything about the development of Parkside, nor is it typical of anything. It is of no architectural merit, and it does not have any vernacular charm; it is simply an awkward, ungainly building made up of two badly matched parts. I am not convinced that this building meets the criteria.

Recommendation

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

Extent of Listing

None.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

HOUSE

Address: 5 Liston Street, Parkside
Certificate of Title: 5538/25

Use: Residential
HCZ Area:

Heritage Status: Local Heritage Place
Other Assessments: 1985 Heritage Survey



HISTORY AND DESCRIPTION:

An asymmetrically fronted bluestone dwelling with rendered quoins and window and door architraves. The projecting gable is higher than the remainder of the dwelling. The building retains a corrugated iron hipped and gabled roof and appears to be the original short-lap which is now in fairly poor condition. It also retains timber framed windows and doors and appears to have been modified by the removal of a verandah to the lower section.

Rate assessments indicate that a six roomed house was already on this land when Unley was established in 1871. It was occupied by James Duncan, the noted carriage builder in 1877 and bought by him in 1879. Four rooms were added in 1881. It was used as a boarding house in 1909 and was converted for use as three flats in 1951. The building has since been divided into two houses.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in the City of Unley during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

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

- (a) This house displays historical and social themes that are of importance to the City of Unley as it represents the continued construction of residences in Parkside, particularly during the 1870s-1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to the City of Unley as it is a typical 1870s-1890s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render

EXTENT OF LISTING:

External form, materials and detailing of the c1870 house. Any later additions or alterations are not included in the listing including the later porch over the side door.

REFERENCES

- Site visit, 2005
- Donovan & Associates, *City of Unley Heritage Survey*, 1985

Agency Submission - #A6 Property – 43-45 Charles Street Forestville

Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 8.1. The site contains a pair of semi-detached dwellings, one of three such pairs of dwellings which have all been proposed as Local Heritage Places. No future potential increased residential re-development is possible.

The site for each dwelling (310m²) is small with no possibility of further land division (minimum 550m²). Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



Zone: Residential Streetscape (BF 8.1)

- Enhancement of existing buildings and character
- Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
- Primarily street-fronting dwellings
- Forestville Precinct minimum sites 15m street frontage and 550m² in area

Site: 15 (7.5/7.5) x 41.1 = 620m² (310m² each)

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted cottages. Any later alterations or additions are excluded from the listing including the carport addition.

City of Unley Local Heritage Places DPA 2013

Public submission Agency 6

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

43-45 Charles Street
Forestville



43-45 Charles Street from west

Objector

Housing SA Asset Services

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

One of three pairs of small single-storey symmetrical attached brick houses with rendered quoins and hipped iron roofs, each with a bay window. A small front verandah with cast iron brackets is concealed behind a modern carport.

Relevant History

Built in 1883 as a speculative housing development for Joseph Smallwood, a plasterer.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value as an important example of the types of speculative houses built in the 1880s, with design, detailing and materials common at the time.

- (a) it displays historical, economical or social themes that are of importance to the local area in representing the construction of residences in Forestville during the 1880s
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a typical Victorian period residence in its use of stone and detailing

Summary of Grounds for Objection

The owner's objection points out that there have been alterations: the roof is not original and the chimneys have been removed, brickwork has been painted and the modern carport conceals the entrance. It says that the neighbouring houses at 41 and 47-49 Charles Street retain more original detail.

Discussion

The house has certainly undergone some alteration, but much of its detail is still intact behind the unfortunate carport, and that can always be removed. All three houses have undergone changes: the other two retain their original roofs, but 41 has also lost its chimneys, and 47-49 has a modern verandah. Neither has a carport, but both have fences dividing their driveways. The point is that the three houses form a distinctive and charming group, and should all be included. No objections have been received for the other two.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1883 pair of houses, excluding later additions or alterations such as the carport.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

PAIR OF HOUSES

Address: 43-45 Charles Street,
Forestville

Certificate of Title: 5225/26

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This 1883 pair of single fronted semi-detached cottages is one of a set of three adjacent similar pairs in Charles Street. It is constructed of stone with rendered trim including projecting bay windows, rendered quoins, string course and paired eaves brackets. The cottages feature a simple verandah with a single central verandah post and timber brackets, timber window and door joinery. There has been a carport addition undertaken to the front elevation.

These cottages were constructed in 1883, on land previously owned by Francis Hanton an accountant. The first owner was Joseph Josiah Smallwood, a plasterer. Each cottage originally had three rooms.

STATEMENT OF HERITAGE VALUE:

This pair of cottages is an important example of the type of residences constructed as speculative development in Unley during the 1880s and reflects the design, details and building materials in use at the time.

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

- (a) This pair of cottages displays historic and economic themes that are of importance to Unley as they represent the development and construction of residences in Forestville during the 1880s.
 - (d) This pair of cottages displays aesthetic merit and design characteristics of significance to Unley as it is a pair of semi-detached residences displaying consistent use of design characteristics such as stone walls, decorative render trim, verandah and projecting bays.
-

EXTENT OF LISTING:

External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted cottages. Any later alterations or additions are excluded from the listing including the carport addition.

REFERENCES

- Site visit, 2005
 - LTO records
 - Rate Assessments
-

Agency Submission - #A6 Property – 2 Lily Street Goodwood

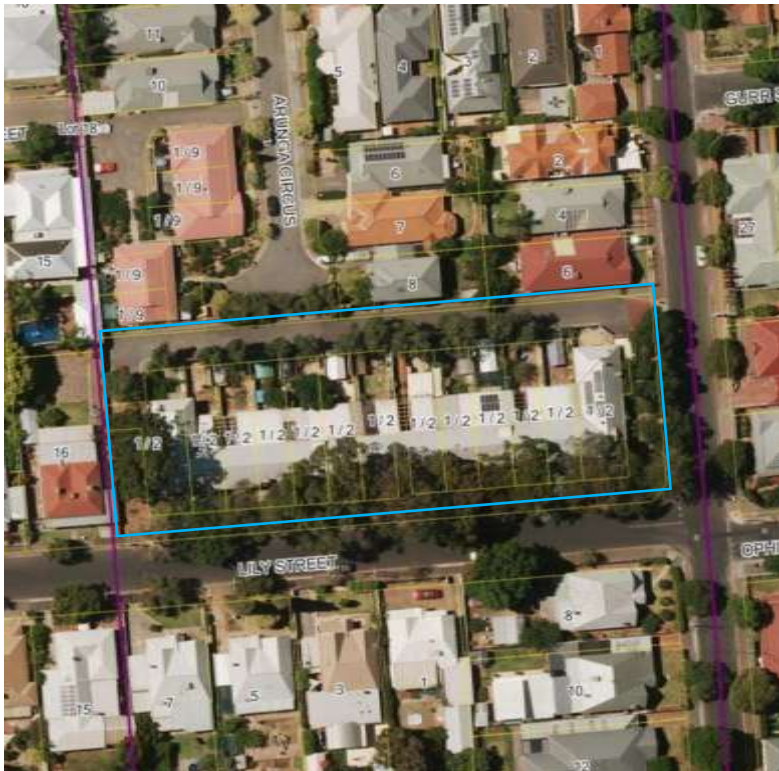
Independent Heritage Assessment

The independent heritage assessment has concluded there is sufficient heritage merit to recommend the place be retained in the Schedule of Local Heritage Places.

Strategic Context

The site is located in a character neighbourhood area in the Residential Streetscape (Built Form) Zone Policy Area 9.4. The site contains a detached dwelling. No future potential increased residential re-development is possible.

The site (3,890m²) is large overall but the converted school building comprises 13 dwellings (average site 300m²) with no possibility of further land division (minimum 600m²). Upgrading, improvements and contemporary additions to the rear (up to two (2) storey) are accommodated.



- Zone: Residential Streetscape (BF 9.4)
- Enhancement of existing buildings and character
 - Coherent streetscapes retaining and complementing the siting, form and key elements of desired character
 - Primarily street-fronting dwellings
 - Goodwood (south) Precinct minimum sites 15m street frontage and 600m² in area

Site: 102 x 38.1 = 3,890m²
(average site area 300m²)

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be retained in schedule

Description of Place of Value

External form, materials and detailing of the 1932 former Technical College. Any later additions or alterations are excluded from the listing.

City of Unley Local Heritage Places DPA 2013

Public submission Agency 6

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

Flats (former Goodwood Boys Technical High School)
2 Lily Street
Goodwood



2 Lily Street from south-west

Objector

Housing SA Asset Services

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

A long red brick building with tall windows, some rendered ornament in simple geometric patterns and a hipped iron roof, housing twelve home units known as Narunga Terraces, attractively sited among trees and gardens.

Relevant History

The Goodwood Boys Technical High School began as the Goodwood Central School on another site in 1928 and moved to these purpose-built classrooms in 1932. It was one of only three technical schools in the state at the time. Jeffery Smart was the school's art teacher in 1942-43. In its later years it became simply Goodwood High School, and closed in 1992. In 1994 the classroom block fronting Lily Street was converted internally to home units by the SA Housing Trust. The rest of the school grounds is now Soutar Park and partly a housing subdivision.

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

Of heritage value both in reflecting the provision of technical education during the depression, and in the later conversion of redundant institutional buildings to residential use in the 1990s.

- (a) it displays historical, economical or social themes that are of importance to the local area in reflecting the development of educational facilities in Unley
- (d) it displays aesthetic merits and design characteristics of significance to the local area as a substantial brick building now converted to residential use

Summary of Grounds for Objection

The owner's objection points out that although the Lily Street frontage was preserved intact during the 1994 conversion, there was considerable demolition and new work required at the rear to provide services and meet the needs of residents. It requests that the rear of the building should not form part of the heritage place as it has been greatly altered.

Discussion

This building has a particularly interesting history, and is a commendable example of the sensitive re-use of redundant historic buildings. The owner's request is entirely in keeping with the recommendation of the heritage study, which excluded "later additions and alterations", which are confined to the rear of the building. The request is completely reasonable.

Recommendation

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

Extent of Listing

It is recommended that the extent of listing be the external form, materials and detailing of the 1932 school visible from Lily Street, excluding later additions or alterations at the rear.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

FLATS (FORMER GOODWOOD TECHNICAL COLLEGE)

Address: 2 Lily Street, Goodwood
Certificate of Title: 5212/50

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A long face brick gabled roof building with corrugated iron roof, multiple tall brick chimney with rendered and geometric detail, continuous rendered lintol, brick pilasters and decorative geometric motifs, tall narrow double hung windows with bottom hoppers typical of educational building design. It has been altered to provide individual home units and is now known as 'Narunga Terraces'.

The Minister of Education acquired the land in 1926 and the Architect-in-Chief's Department reported the completion of the school building in its Annual Report in 1932. Labelled as 'School for Senior Scholars', a photo of it at its opening is in the SA Parliamentary Papers of 1932. The domestic arts and science rooms were completed in 1938. One plaque on the building reads 'This tablet was unveiled by the Honorary Lionel L H Hill, MP, Premier, Minister of Education, to commemorate the opening of this building, December 16th 1932'. Another plaque reads 'The renovation of the Goodwood Technical High School was opened by the Honorary Dr Bob Such, 19th November 1994' a project of the Housing Trust'.

STATEMENT OF HERITAGE VALUE:

This former school building reflects both the provision of facilities for technical education in SA during the 1930s, and also the later conversion and adaptation of institutional buildings to residential use when no longer required for the original use in the 1990s.

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

- (a) This building displays historical, economic and social themes that are of importance to Unley as it reflects the development of tertiary education facilities in the area.
- (d) This building displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a substantial red brick building which has now been converted to domestic use.

EXTENT OF LISTING:

External form, materials and detailing of the 1932 former Technical College. Any later additions or alterations are excluded from the listing.

REFERENCES

- Site visit 2005
- LTO records
- SA Parliamentary Papers 1932

Unley Heritage Research Study (2006 to 2012) Recommendation: Local Heritage Place

FORMER GOODWOOD TECHNICAL COLLEGE, 2 Lily Street, Goodwood (cont)



Detail of former Technical College

No Public Submission Property – 167-167A Unley Road Parkside

Independent Heritage Assessment

The independent heritage assessment has concluded there is insufficient heritage merit remaining to recommend the place be retained in the Schedule of Local Heritage Places. The key features of the detailed parapet pediment and recessed shopfront have been thoughtlessly removed.

Strategic Context

The site is located on a main road corridor in a District Centre Zone with potential for future shop and commercial mixed use re-development up to two-storey and to the road boundary.

State Government and Council strategic initiatives for main road corridors are aimed at intensification of mixed use development, including residential behind and above. The current Corridor Vitalisation (Greenhill and Unley Roads) DPA proposes a change to an Urban Corridor Zone: High Street Policy Area for development on Unley Road up to five (5) storey on larger sites subject to a suitable sloping rear interface and adequate on-site car parking. There is no height limit in the District Centre and logically a similar or greater intensity of development would be envisaged for this core zone.

The existing building and primary heritage elements are located to the street frontages, allowing for reasonable development opportunity sensitively setback from those frontages – refer to 3.1.2, to frame the corner perspective as part of a larger integrated site re-development.



Zone: District Centre

- District scale range of shops, community, entertainment, education, religious and recreation facilities
- Major shopping complexes to be concentrated to the west of Unley Road

Site: 15.1 x 35.8 = 540m²

Recommendation Regarding Continued Heritage Listing

Table Un/4 Schedule of Local Heritage Places

Place be removed from the schedule

City of Unley Local Heritage Places DPA 2013

Independent Heritage Assessment – Peter Bell (History & Heritage Consulting)

Property

167-167A Unley Road
Unley



167-167A Unley Road from west

Objector

There is no objection in this case. I have been asked by Council to provide comment on the shops at 167-167A Unley Road, which are proposed for inclusion as a Local Heritage Place in the City of Unley Development Plan.

Summary of Unley Heritage Research Study 2006-2012 Report

Property Description

Single storey masonry shops with unusually elaborate parapet. In the Unley Heritage Study 2006-2012, this building was identified as having had long-term occupation as a chemist shop. It had a most unusual pediment with a sculpted mortar and pestle, and retained one shopfront with original 1899 detail.

Relevant History

Built in 1899 and occupied as a chemist shop until the 1980s

Unley Heritage Research Study 2006-2012 Assessment and Relevant Criteria

The building was recommended as a local heritage place principally because of these two physical features:

(a) "The most notable element in the pediment is the mortar and pestle signifying the original function of the building."

(b) "Shop 167 retains the original shopfront configuration with symmetrical recessed entry, timber stallboard with panelling and glazing."

The proposed extent of listing was: "Original form, materials and detailing of the 1899 shops, including the parapet and the configuration of recessed entries to the shops."

Present Condition

Since the Unley Heritage Study 2006-2012 was written, the entire shopfront has been drastically refurbished. The pediment with the mortar and pestle, identified as the building's "most notable element" has been entirely removed, very roughly, leaving a line of broken concrete along the top of the parapet. The ornamental consoles under the cornice halfway up the pediment have also been roughly hacked away, leaving holes in the masonry and gaps in the moulding where they were.

It is difficult to imagine why this work was done; perhaps in a misguided attempt to "modernise" the building. The result simply looks like an old building that has been damaged by clumsy workmanship.

The street frontage of Shop 167 has had its entire original shopfront with symmetrical recessed entry demolished, and both shops now have modern plate glass windows with aluminium-framed sliding doors flush with the front wall.

The result is that both of the two elements of the building which were identified as making the greatest contribution to its heritage significance have gone.

Discussion

I believe that the building no longer meets any criteria and should be removed from the schedule.

Recommendation

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

Extent of Listing

None.

Unley Heritage Research Study (2006 to 2012)

Recommendation: Local Heritage Place

SHOPS

Address: 167-167A Unley Road,
Unley

Certificate of Title: 5859/527

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

A pair of 1899 shops with a rendered façade with a roof concealed behind a parapet surmounted by a triangular pediment with highly decorative mouldings and brackets. The most notable element in the pediment is the mortar and pestle signifying the original function of the building. (For more than seventy years there was a chemist on these premises.) A later bull-nose verandah covers the pavement. Shop 167 retains the original shopfront configuration with symmetrical recessed entry, timber stallboard with panelling and glazing. The adjacent shop at 167A has been modernised to provide a recessed shopfront with aluminium framed commercial glazing and concrete steps.

Sarah Fenwick acquired this site in 1895. In 1899 a shop was erected on the site and in 1900 its first tenant was H E Hustler, a chemist. The property passed to Amy Hustler in 1920. She died in 1936 and the trustees leased the property to F H Faulding & Co. in 1938. In 1960 it was acquired by another chemist, Howard Miller, and then by Alick Hadad another chemist in 1966-1973. There continued to be a chemist here until well into the 1980s.

STATEMENT OF HERITAGE VALUE:

This pair of shops is representative of the provision of commercial facilities and services for the surrounding community residents during the late Victorian period in the City of Unley. It is an important element in the historic streetscape and reflects the development of Unley Road as the local 'High Street' for this section of the City of Unley.

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

- (a) These shops display historical, economic or social themes that are of importance to Unley as they reflect the development of the commercial strip of Unley Road during the early years of the twentieth century.
- (c) This pair of shops has played an important part in the lives of local residents in the immediate area for the provision of goods and services (particularly a chemist) in the late 19th and early 20th centuries, when the main method of transport was on foot, and facilities needed to be within walking distance.
- (d) These shops display design characteristics of significance to Unley as they retain the typical decorative parapet of shops of the late nineteenth century and a prominent position in the historic streetscape of Unley Road.

EXTENT OF LISTING:

Original external form, materials and detailing of the 1899 shops, including the parapet and the configuration of recessed entries to the shops. Any later additions and alterations are excluded from the listing.

SHOPS, 167-167A Unley Road, Unley (cont)

REFERENCES

- LTO records
- Rate Assessments
- Site visits: 2005, 2011



Mortar and pestle in parapet of chemist shop at 167 Unley Road

