

Item No: 19.1
To: Council
Date: 22 October 2019
Author: Aaron Schroeder – Strategic Projects and Planning Manager
General Manager and Division: Alan Harvey – Acting General Manager, Urban and Community
Subject: STATE PLANNING REFORMS – HERITAGE TRANSITION PROGRESS
Attachments: A. Local Heritage Transition DPA – Statement of Intent
B. Preliminary Heritage Assessment Data Sheets
Prev. Resolution: C9998, 27/1/15
C12097, 23/7/19
C12237, 27/8/19

Officer's Recommendation

1. That the Report be received.
2. That Council endorse the Local Heritage Transition DPA - Statement of Intent (Attachment A) and preliminary Heritage Assessment Data Sheets for submission.
3. That the Statement of Intent and requested preliminary Heritage Assessment Data Sheets be submitted to the Minister for Planning seeking his agreement pursuant to Section 25 of the *Development Act 1993*.
4. That Council authorise the Chief Executive Officer or appropriate Delegate to undertake any minor amendments, if deemed to be required, to the City of Burnside Local Heritage Transition DPA – Statement of Intent, to ensure that it is in an acceptable form for the Minister's approval.
5. That the Report considered by Council on 27 August 2019 '*State Planning Reforms – Heritage in Transition*' be released from confidence in conjunction with this report '*State Planning Reforms – Heritage in Transition Progress*' when the Minister for Planning acknowledges receipt of the Statement of Intent.

Confidentiality Recommendation

1. That having considered Agenda Item 19.1 'Planning Reforms – Heritage In Transition Progress' in confidence under section 90(2) and (3)(m) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) and (9) of that Act orders that:
 - 1.1 The Report, Attachment A, Attachment B, and Minutes remain confidential on the basis that the disclosure of this information would involve the disclosure of information relating to a Development Plan Amendment prior to its release for public consultation pursuant to section 90(3)(m) of the *Local Government Act 1999* as the information relates to a possible Development Plan Amendment which is to be submitted to the Minister for Planning prior to community consultation.
 - 1.2 The Report and Minutes will not be available for public inspection until the Minister of Planning acknowledges the receipt of the Statement of Intent.
 - 1.3 The Chief Executive Officer is delegated authority that the order be revoked in whole or part.
2. That for the item named in clause 1 and associated sub clauses, unless:

- 2.1 The period in respect of any order made under Section 91(7) of the Local Government Act 1999 lapses; or
- 2.2 Council resolves to revoke an order made under Section 91(7) of the Local Government Act 1999; or
- 2.3 The Chief Executive Officer determines pursuant to delegated authority that the order be revoked;

any discussions of the Council on the matter and any recording of those discussions are also confidential.

Purpose

1. To present Council with a proposed Statement of Intent (SOI) to be submitted to the Minister for Planning seeking his agreement to prepare a Local Heritage Transition Development Plan Amendment, for the purpose of listing the City of Burnside's existing nine HCZ Policy Areas as nine new Local Heritage Places.

Strategic Plan

2. The following Strategic Plan provisions are relevant:
 - "Conservation and enhancement of the historic character of the City"*
 - "A range of housing that meets the varying needs of the community"*
 - "Environmentally sustainable development which complements the City's Character"*
 - "A vibrant and diverse community that has a strong sense of belonging"*

Communications / Consultation

3. The following communication / consultation has been undertaken:
 - 3.1. discussions with Department of Planning Transport and Infrastructure (DPTI) in relation to various Planning Reforms matters, including concerns about the proposed heritage framework within the new Planning and Design Code;
 - 3.2. discussions with LGA and other Councils; and
 - 3.3. discussions with the General Manager Corporate and Development and the Group Manager City Development and Safety.

Statutory

4. The following legislation is relevant in this instance:

Development Act 1993

Development Regulations 2008

Heritage Places Act 1993

Local Government Act 1999

Planning, Development and Infrastructure Act 2016

Policy

5. The following Council policies and strategy documents are relevant in this instance:

Be the Future of Burnside Strategic Community Plan 2016-2026

Burnside (City) Development Plan

Heritage Policy

Streetscape Policy

Risk Assessment

6. If Council does not respond to DPTI's invitation to submit a Statement of Intent to undertake a Local Heritage Transition Development Plan Amendment to convert Burnside's existing Contributory Items to Local Heritage Places, or the existing level of heritage protection is not transferred across to the new Planning and Design Code, there is the potential for loss of built heritage within Council's existing Historic Conservation Zone.

CEO Performance Indicators

7. At the time of writing this report the CEO's Performance Indicators for the 2019/20 financial year have not been set.

Finance

8. Estimated costs are \$10,000 which can be funded within existing operational budgets.

Discussion

Current Council Resolution

9. At the meeting held on 27 August 2019, Council resolved in part (C12237):

1. *That Council, through the Administration, prepares a Statement of Intent to progress a Local Heritage Transition Development Plan Amendment to list nine Local Heritage Places comprising nine distinct geographical areas as defined by the boundaries of the City of Burnside's current Historic Conservation Zone Policy Areas.*

Background

10. The State Government is proposing changes to the heritage policy framework in South Australia as part of the current statewide reforms to the planning system. As part of the transition process, the Minister for Planning has invited Councils to submit a Statement of Intent (SOI) to undertake a Local Heritage Transition Development Plan Amendment (DPA) to convert existing Contributory Items to Local Heritage Places.
11. The *Development Act 1993* establishes the means of listing a property as a Local Heritage Place through a DPA to Council's current Development Plan.

12. The DPA process is a legislated process that requires relevant investigations, consultation, production of documents in designated formats, and formal submission and approval processes. Approval from the Minister for Planning is required at various stages of the process.
13. Although the Local Heritage listing process is primarily used to list individual buildings, the relevant legislation leaves open the opportunity for a Local Heritage Place to be an “area” of land where:
 - 13.1. The *PDI Act 2016* states that “a place will be taken to be any place within the meaning of the *Heritage Places Act 1993*”; and
 - 13.2. The *Heritage Places Act 1993* states that “place” means “(a) any site or area, with or without improvements; (b) any land ... “
14. This approach was deemed to be the preferred way forward following analysis of various scenarios and possibilities and at the meeting held on 27 August 2019, Council resolved (C12237) to prepare a SOI to undertake a DPA to list Council’s nine geographical Historic Conservation Zone (HCZ) Policy Areas as nine Local Heritage Places, defined by the boundaries of the City of Burnside’s current HCZ Policy Areas.
15. As historic geographical locations, each of the nine HCZ Policy Areas satisfy the technical requirements for two or more of the statutory criteria for listing as a Local Heritage Place.
16. Existing Contributory Items within each HCZ Policy Area, would be identified as significant historic elements within the proposed new nine Local Heritage Places.
17. This course of action would ensure that all of Burnside Council’s existing Contributory Items would be protected as a collective, synonymous to their current situation.

Statement of Intent

18. Before commencing a DPA, the Act requires that Council must first reach agreement with the Minister for Planning on a SOI prepared by Council in accordance with the *Development Regulations 1993*.
19. A Statement of Intent is the formal agreement between a Council and the Minister regarding the matters to be considered and the processes to be undertaken when changing a Development Plan.
20. The attached Local Heritage Transition DPA Statement of Intent (Attachment A) has been prepared in accordance with the required State Government template. The format and wording of this document are prescribed by the template and the format and terminology cannot be amended.
21. For this unique DPA process, DPTI have requested that councils also submit preliminary Heritage Assessment Data Sheets (Attachment B) for each proposed Local Heritage Place at the same time as the SOI, and prior to their formal submission with the DPA at the consultation phase. These Data Sheets have also been prepared in accordance with the required State Government template.
22. The Heritage Assessment Data Sheets are the formal statements of heritage value which will be held in the SA Heritage Branch records and detail the location, description, history and specific historic elements of the Local Heritage Place which are of significance.
23. It is noted that at the meeting on 27 January 2015 Council resolved in part (C9998) to:

1. endorse the inclusion of all current bluestone guttering and kerbing within the City of Burnside Heritage Conservation Zones as items of 'local heritage' value in the next Heritage Development Plan Amendment.
24. At this point in time, the State Government has set limited parameters for the scope of this SOI document and this restricts Council from referencing its original historic bluestone guttering and kerbing in the SOI.
 25. However, these elements are included in the preliminary Heritage Assessment Data Sheets for the relevant geographical areas and will be addressed during discussions with DPTI as part of the investigations phase of the DPA.
 26. Should the nine HCZ Policy Areas be endorsed as Local Heritage Places it would be appropriate to prepare a Conservation Management Plan (CMP) for each area.

Next Steps

27. Following submission of the SOI to the Minister for Planning, Council should expect to receive an acknowledgement of receipt of the SOI, then subsequently a decision by the Minister, who may agree, refuse or request changes to the scope of the proposed DPA. Upon receipt the process and intention of the Administration can be made public with the Administration able to executive suitable communications, advocacy and education to ensure community awareness and that expectations are managed.
28. If Council reaches agreement with the Minister on this SOI to progress a DPA, the following process will be undertaken (estimated timelines are provided; noting that the majority of these are at the State Government's discretion outside the control of Council):

1. Following approval of SOI by the Minister, prepare DPA including: <ul style="list-style-type: none"> • Complete detailed research and investigations; • Finalise Data Sheets and mapping; and • Finalise any associated textual entries. 	8 weeks
2. Council to approve DPA and Data Sheets prior to lodgement with DPTI.	2 weeks
3. Lodge DPA and Data Sheets with DPTI: <ul style="list-style-type: none"> • Liaise with DPTI to prepare mapping requirements and input to heritage database. 	8 to 10 weeks
4. Consultation with affected landowners and occupiers: <ul style="list-style-type: none"> • Minimum 8 weeks; and • Letter sent to each landowner or occupier, which details process, implications of listing on development rights, and any incentives available. 	
5. Council considers submissions.	6 to 8 weeks
6. Local Heritage DPA and information package sent to DPTI for approval by mid-2020.	Mid-2020
7. State Planning Commission (SPC) conducts hearing for objectors and prepares recommendations. If amendments are proposed, the SPC must consult with Council and provide advice to Minister for Planning for approval.	Normally 2 to 3 months

8. Minister considers Commission's advice and either: <ul style="list-style-type: none"> • Approves all listings proposed by Council; or • Amends list provided by Council. If amendments are proposed, the Minister will consult Council on the proposed amendments. 	TBC
9. Council responds to Minister on proposed amendments.	4 to 6 weeks (assume no need to re-consult)
10. Minister finalises decision on DPA.	Normally within 24 months (may be fast-tracked due to new Code transition)
11. DPA gazetted and listings entered into Planning and Design Code.	Once decision is finalised by Minister
12. DPA referred to Environment Resources and Development Committee (ERDC) of Parliament for Review.	

29. Council considered a Report on 27 August 2019, 'State Planning Reforms – Heritage in Transition', which was resolved to be retained in confidence until the DPA is released for public consultation. The Council has another opportunity at this time to determine when information regarding this matter is released to the public. The two key stages at which this may be appropriate are either following the acknowledgement by the Minister of receipt of Council's SOI, or at the time of release of the DPA for consultation.
30. It is recommended that Council resolves to make this matter public when the Minister acknowledges receipt of the SOI. This will allow Council to explain to the community the course of action it has chosen to pursue at an earlier point in time in the process, as well as allowing Council to publically defend its position should the Minister decline the SOI. It should be noted that this matter and subsequent community consultation is in addition to Council's approach to providing feedback and public statements on the draft Planning and Design Code (subject of a confidential Information Document distributed 17 October 2019).

Conclusion

31. In accordance with Council's resolution (C12237) on 27 August 2019, a Statement of Intent (Attachment A) has been prepared to undertake a DPA to list the City of Burnside's existing nine HCZ Policy Areas as nine new Local Heritage Places.
32. It is recommended that the Statement of Intent and preliminary Heritage Assessment Data Sheets at Attachment B be forwarded to the Minister for Planning, seeking his agreement to prepare a Local Heritage Transition DPA.

Statement of Intent

By the Council

Local Heritage Transition DPA

by the

City of Burnside

October 2019

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

Mr Barry Cant
ACTING CHIEF EXECUTIVE OFFICER

Date:

Stephan Knoll
MINISTER FOR PLANNING

Date:

CONFIDENTIAL
Released from confidence 18/11/2019

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Process B1 (with consultation approval) Timetable 14

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1. Introduction

1.1 Statement of Intent

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

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

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

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

1.2.1 Council Contact Person

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

- Wendy Hoare, Planner (Policy, Projects & Heritage)

2. Scope of the Proposed DPA

2.1 Need for the Amendment

2.1.1 Rationale

As part of the State Government Planning Reforms and the implementation of the *Planning Development and Infrastructure Act (PDI) 2016*, all existing metropolitan council Development Plans will be revoked and replaced by one State-wide Planning and Design Code in July 2020.

As part of this transition process, the State Government (through the Department of Planning Transport and Infrastructure) and the State Planning Commission, have advised that all State Heritage Places, State Heritage Areas and Local Heritage Places currently identified in Development Plans will transition directly to the Planning and Design Code (the Code). Existing Historic Conservation type zones are to be transitioned into the Code through a new overlay. The policy within that overlay will differ from that which currently exists within the Historic Conservation Zone of the Burnside (City) Development Plan.

The State Government has advised that the Contributory Items which currently exist within the Burnside (City) Development Plan through their identification in our Historic Conservation Zone will not be carried over into the new planning system. The State Government also acknowledges that there may be existing Contributory Items that are potentially of Local Heritage Place significance. The State Planning Commission has advised that Development Plan Amendments (DPA) that seek to undertake this listing process will be prioritised.

In the light of the above opportunity to undertake a Local Heritage Place DPA, Council has identified nine geographical areas that are considered to be of Local Heritage Place significance. These areas are based on Council's existing Historic Conservation Zone Policy Areas.

The City of Burnside has been a strong advocate for heritage protection for many years and has undertaken a number of heritage surveys and Development Plan Amendments to ensure the protection of Council's valued heritage.

Burnside's original Historic (Conservation) Zone located in Rose Park, Eastwood, St Georges (Wootoona Terrace) and Beulah Park have been in place since authorisation by the then Minister of Urban Development and Planning in 1993, following Burnside Heritage Surveys in 1984 and 1987. Following subsequent heritage reviews in 1998 these areas were marginally enlarge in 1998. In 2004 Council resolved to further pursue the conservation of historic areas. As a consequence, a further five areas were added to the Historic (Conservation) Zone in 2007 to include areas in Tusmore, Toorak Gardens (North), Toorak Gardens (Fergusson Square), Glenunga Park and Kensington Gardens.

In summary, the City of Burnside currently now has:

- 55 State Heritage Places;
- 322 Local Heritage Places;
- One Historic Conservation Zone (HCZ), with nine different Historic Conservation Policy Areas based around the original era of construction in each unique area; and
- 1,567 HCZ Contributory Items, all located within the HCZ.

Each of the City of Burnside's nine HCZ Policy Areas comprise distinctly different tight collective groups of Contributory Items, which are the intact original historic buildings constructed at the time of original subdivisions. The groups as distinct places, reveal the City's history and give an accurate historic picture of development in that area at the time of original subdivision.

Burnside's HCZ Policy Areas have extremely high concentrations of Contributory Items with very few later built intrusions. They are high quality building stock located within attractive, well maintained

streets. All of Burnside's Contributory Items are considered to be of equal significance in revealing the City's history whether grand and ornate, or simple and plain in appearance.

Each of these HCZ Policy Areas are places of key historic significance to the City of Burnside. Each place has a unique history associated with original subdivision and development within that particular locality.

The proposed DPA will list Council's nine geographical HCZ Policy Areas as nine separate Local Heritage Places. These nine historic geographical locations, each satisfy the technical requirements for two or more of the statutory criteria for listing as a Local Heritage Place.

Each of these nine geographical areas are distinctly different from one another and are not replicated in another part of the council.

The relevant legislation enables a Local Heritage Place to be defined as an area which is inclusive of more than one building or item:

- The *PDI Act 2016* states that “a place will be taken to be any place within the meaning of the *Heritage Places Act 1993*”; and
- The *Heritage Places Act 1993* states that “place” means “(a) any site or area, with or without improvements; (b) any land ... “

This DPA proposes that the significant historic components of the Local Heritage Place (a geographical area in this case), will be made up of the key historic building elements of existing Contributory Items. These historic elements will include the original front façades, side facades and roof forms of the existing Contributory Items, and will be defined by the relevant Heritage Assessment Report Data Sheet. The extent of listing will exclude later alterations and additions and current non-Contributory Items.

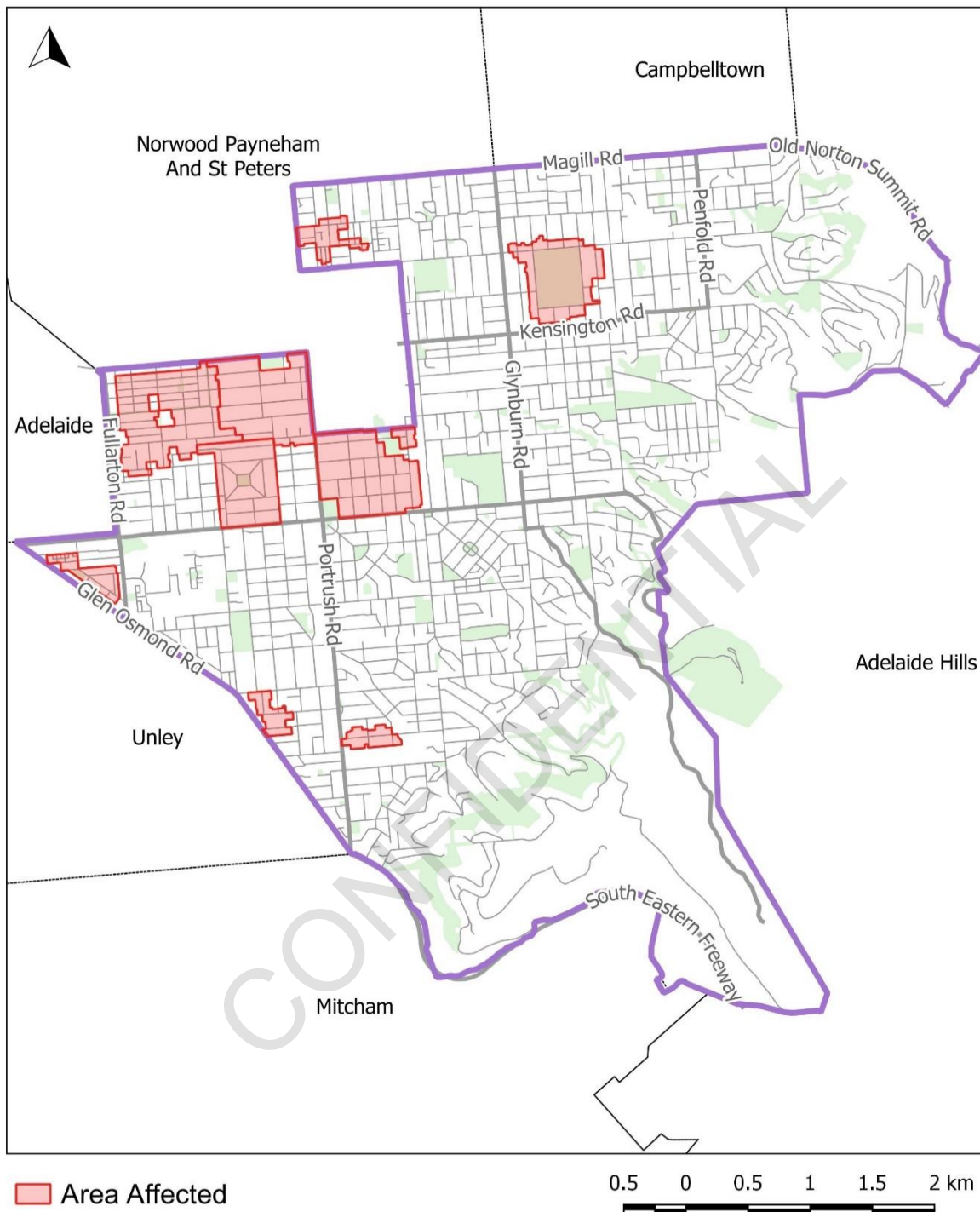
2.1.2 Affected Area

The area affected by the proposed DPA will include all land located within the existing Historic Conservation Zone in the Burnside (City) Development Plan. This includes the following Policy Areas in the Historic Conservation Zone:

- Historic Conservation Policy Area 1 – Rose Park
- Historic Conservation Policy Area 2 – Eastwood
- Historic Conservation Policy Area 3 – St Georges (Wootona Terrace)
- Historic Conservation Policy Area 4 – Beulah Park
- Historic Conservation Policy Area 5 – Tusmore
- Historic Conservation Policy Area 6 – Toorak Gardens (North)
- Historic Conservation Policy Area 7 – Toorak Gardens (Fergusson Square)
- Historic Conservation Policy Area 8 – Glenunga Park
- Historic Conservation Policy Area 9 – Kensington Gardens (Reserve)

The area affected by the proposed DPA is shown below.

Statement of Intent - Local Heritage Transition DPA
2 Scope of the Proposed DPA



2.1.3 Potential Issues

Potential issues associated with the subject land include:

- An equitable approach to heritage conservation in these areas.
- Prevention of the erosion of the collective group of historic dwellings within a distinct geographical place which together provide an accurate record of settlement at a particular time in history.
- Maintaining and enhancing the historic buildings within City of Burnside’s distinctive, highly intact and unique Historic Conservation Zone Policy Areas.

3. Strategic and Policy Considerations

3.1 The Planning Strategy

3.1.1 Targets

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

Target	How the target will be implemented:
The 30-Year Plan for Greater Adelaide (2017 Update)	
Goal 1 Containing our urban footprint and protecting our resources <i>85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.</i>	This DPA will facilitate the retention of existing historic buildings. This will reduce environmental impact and protect resources through reducing energy consumption and costs associated with embodied energy, and allowing for adaptive reuse of buildings. Opportunities for development in the form of new alterations and additions and ancillary dwellings in conjunction with existing dwellings will be facilitated. Opportunities for residential growth in other parts of the council, including along our City's corridors and on the Glenside campus, will not be impacted by this DPA
Goal 4 Walkable neighbourhoods <i>Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan** Adelaide by 25% by 2045</i>	This DPA supports the intent of walkable neighbourhoods through the retention of residential development in close proximity to schools, public transport and services and facilities. Opportunities for new alterations and additions and ancillary dwellings in conjunction with existing dwellings will continue to be available.
Goal 5 A green liveable city <i>Urban green cover is increased by 20% in metropolitan Adelaide by 2045</i>	This DPA supports the intent of a green liveable city through the retention of existing established vegetation in association with existing dwellings and retention of existing mature planting along street verges.

3.1.2 Policies

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

Policy	How the policy will be implemented:
The 30-Year Plan for Greater Adelaide (2017 Update)	
Design Quality	
P30 Support the characteristics and identities of different neighbourhoods, suburbs and	This DPA will support the retention of the dwellings within the existing Historic Conservation Zone, thereby

Statement of Intent - Local Heritage Transition DPA
3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
precincts by ensuring development considers context, location and place.	supporting the characteristics and identities of each of the nine distinct neighbourhoods.
P31 Recognise the unique character of areas by identifying their valued physical attributes.	This DPA will recognise the important and unique character of each of the nine geographical areas and will identify their significance and valued physical attributes through their listing as local heritage places.
Heritage	
P33 Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.	The Burnside community highly values the City's history and existing nine Historic Conservation Zone Policy Areas. This DPA will recognise this value through the listing of each of the nine policy areas as Local Heritage Places.
P34 Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.	This DPA will identify, recognise and conserve heritage places and areas of heritage value through the listing of each of the nine policy areas as Local Heritage Places.
P35 Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.	This DPA proposes no changes to existing or proposed policy. Opportunities for the innovative and sustainable reuse of heritage places will continue to be available.

3.2 Council Policies

3.2.1 Council's Strategic Directions (Section 30) Report

Council's Section 30 Review / Strategic Directions Report (SDR) was submitted to the Minister for Planning in November 2012. At the time of drafting the SDR, the State Government was particularly focussed on opportunities for growth along transit corridors and in mixed-used precincts and encouraged Metropolitan Councils to also consider such opportunities. As such, a DPA to review Council's centres and commercial areas was prioritised at that time.

Discussion in the SDR supported the retention and acknowledgement of Council's existing heritage and Historic Conservation Zone, and in particular, stating that *"any future dwelling targets should be distributed in a manner which results in an urban form that maintains the heritage, character and amenity of the existing residential areas of the City of Burnside. The retention of and development adjacent the above Historic Conservation Zones is particularly important in this regard"*.

Since the SDR was submitted, the *Planning, Development and Infrastructure Act 2016* has been assented to, *the 30 Year Plan for Greater Adelaide has been updated* and the drafting of the Planning and Design Code is in progress.

3.2.2 Infrastructure Planning

The proposed amendment will be consistent with current infrastructure planning (both social and physical) identified in council's strategic directions report, by the Minister or by a relevant government agency.

3.2.3 Other Policies or Local Issues

▪ The Council-wide section of the Development Plan

The policies of this DPA will be consistent with the policies in the Council wide section of the Development Plan, particularly relating to:

Development Generally

- The DPA will promote a sense of place or community identity by protecting and enhancing distinctive landscapes and streetscapes

Development Adjacent to Heritage Places

- The DPA will mean that buildings of heritage value i.e. local heritage places must be considered when developing adjacent land in order to reinforce the historic character

Amenity

- The DPA will encourage conservation of streetscapes of aesthetic merit

Heritage Conservation

- The DPA will:
 - ensure that where development involves a State and Local Heritage Places the development should protect and enhance the heritage value of the place
 - result in the preservation, conservation and enhancement of State and Local Heritage Places and areas
 - ensure an element (or part thereof) contributing to the heritage value of a State or Local Heritage Place should not be demolished, removed or concealed

▪ The Development Plans of adjoining areas

The DPA will have regard to the Development Plan policies within the adjoining Council areas of:

- Adelaide Hills Council
- City of Adelaide
- City of Campbelltown
- City of Mitcham
- City of Norwood Payneham St Peters
- City of Unley

▪ Schedule 4 of the Regulations

- The DPA will not alter the current association with Schedule 4 of the *Development Regulations 2008*.

3.3 Minister's Policies

3.3.1 Planning Policy Library

The DPA does not propose the amendment of any planning policy and will therefore not need to draw on any SA Planning Policy Library modules. Planning policy changes to be introduced by the Planning and Design Code will not be affected by this DPA.

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

There are no Ministerial policies introduced through section 25(5), 26 or 29 of the Act identified that may be amended by this DPA.

3.3.3 Ministerial DPAs

There are no Ministerial DPAs that currently affect the Burnside (City) Development Plan.

Released from confidence 18/11/2019

4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

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

- Investigations undertaken to inform the establishment of the existing Historic Conservation Zone and policy areas in the Burnside (City) Development Plan
- Investigations undertaken to inform the listing of existing Local Heritage Places in the Burnside (City) Development Plan
- Analysis of previous heritage surveys and historical data including:
 - Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
 - Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
 - McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.
 - McDougall & Vines, *Burnside Local Heritage Survey* 1999.
 - McDougall & Vines, City of Burnside, *Early 20th Century Residential Areas, Recommendations for Amendments to Historic (Conservation) Zone* November 2004.

4.1.2 Investigations Initiated to Inform this DPA

Additional investigations to inform this DPA will include the following:

- Review and analysis of existing council wide Burnside (City) Development Plan and policy
- Review and analysis of existing heritage, Historic Conservation Zone and policy area policy
- Streetscape audit of existing Historic Conservation Zone, Contributory Items and zone boundaries
- Further review and analysis of all existing heritage surveys and relevant historical data
- Review and analysis of proposed new Local Heritage Places against the relevant criteria set out in the *Development Act 1993*.

Investigations will be limited to the areas within the existing Historic Conservation Zone.

4.2 Consultation

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

- Department of Planning, Transport and Infrastructure – Planning and Land Use Services

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

- Affected Land Owners (within the existing Historic Conservation Zone)

Statement of Intent - Local Heritage Transition DPA
4. Investigations and Consultation

- Adjoining Councils
 - Adelaide Hills Council
 - City of Adelaide
 - City of Campbelltown
 - City of Mitcham
 - City of Norwood Payneham St Peters
 - City of Unley

- Additional Eastern Region Alliance Councils
 - City of Prospect
 - City of Tea Tree Gully
 - Town of Walkerville

- Members of Parliament
 - State Member for Bragg (The Hon Vickie Chapman MP)
 - State Member for Hartley (The Hon Vincent Tarzia MP)
 - State Member for Heysen (Mr Josh Teague MP)
 - State Member for Morialta (The Hon John Gardner MP)
 - State Member for Dunstan (The Hon Steven Marshall MP)
 - State Member for Unley (The Hon David Pisoni MP)
 - State Member for Waite (Mr Sam Duluk MP)

- Government Agencies / Departments
 - Department of the Premier and Cabinet
 - Department for Education
 - Department for Planning Transport and Infrastructure
 - Department for Environment and Water (Heritage South Australia)
 - Department for Health and Wellbeing
 - Department of Human Services
 - Department for Trade, Tourism and Investment
 - Office for Design and Architecture SA
 - Renewal SA
 - SA Heritage Council

- Community / Business Groups
 - Burnside Historical Society
 - Community Alliance SA
 - Conservation Council of SA
 - National Trust SA

Further individuals and/or organisations may be identified during the investigations. This list will be reviewed prior to the commencement of consultation.

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

- A notice in the Government Gazette.

- A notice in the Messenger(s) circulating throughout the Council area.

- Notices to the owners of any land that is within the affected area of the proposed amendment.

- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.
- In addition, notices/information will be included in the following forums:
 - Eastern Courier Messenger
 - Council Website, offices and library
 - Council newsletter and other Council media platforms
 - Any other Council publications that may be applicable

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5. Proposed DPA Process

5.1 DPA Process

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

Process A

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

Process B1 (with consultation approval)

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

Process B2 (consultation approval not required)

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

Process C

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

5.1.1 Rationale

Process B1 has been selected because of the unique circumstances and timeframe surrounding the implementation of this DPA and to facilitate the orderly transition to the new Planning and Design Code by 1 July 2020.

6. Professional Advice and Document Production

6.1 Professional Advice

The professional advice required will be provided by:

- Ms Sue Draper, Planner, Policy and Projects, City of Burnside and Mr Magnus Heinrich, Planner, Group Manager City Development & Safety City of Burnside.

These people satisfy the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. Neither is considered to have a conflict of interest or perceived conflict on interest in the DPA.

6.2 Document Production

The DPA (including the structure, amendment instructions and mapping) will be prepared in accordance with the *Technical Guide to Development Plan Amendments* and the *Heritage in Transition Practitioner Guide August 2019* issued by the Department for Planning, Transport and Infrastructure (the Department) and any templates, except as mutually agreed.

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

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

6.3 Mapping

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

Amendments to maps will be provided in the required format to the Planning Division of the Department. Mapping amendments for this DPA will be undertaken by:

- To be advised - this will be determined upon receipt of further advice from DPTI and the implementation of the Planning and Design Code.

7. Proposed DPA Timetable

Process B1 (with consultation approval) Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared and sent to the Department requesting agreement to commence public and agency consultation	Council	TBA SOI agreement – DPA lodged with the Department for consultation approval
DPA assessed and report prepared for Minister	Department	7 weeks
Public and agency consultation approved by Minister	Minister	4 weeks
DPA prepared for public consultation	Council	TBA Public consultation approved - public consultation commences
Public and agency consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with Department	Council	8 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks

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

Heritage Assessment Report

NAME: Rose Park Local Heritage Place

PLACE NO.: TBA

LOCATION:

Part suburbs of Rose Park, Dulwich and Toorak Gardens

LOCAL GOVERNMENT AREA:

City of Burnside

LAND DESCRIPTION:

Area of Rose Park, part Dulwich and part Toorak Gardens as detailed on map below. (Land identifiers to be provided at lodgement of DPA)

OWNER:

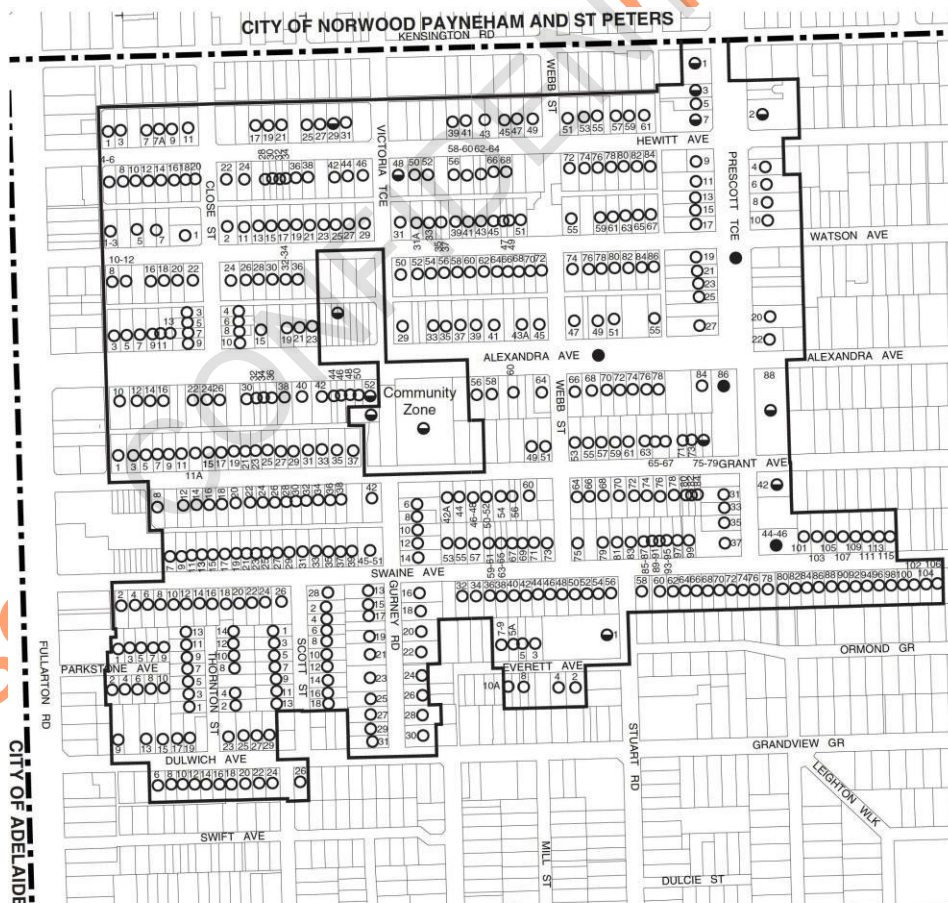
Various

REGISTER STATUS:

Current - Historic Conservation Zone
Proposed - Local Heritage Place

HERITAGE BRANCH FILE NO.:

TBA



0metres 159 300

Rose Park Local Heritage Place
(Boundary and significant historic elements indicated by dot.)

PHOTOGRAPHS:



Aerial image of Rose Park Local Heritage Place



Typical Rose Park Streetscape of Victorian Era Villas



DESCRIPTION:

Highly intact historic inner metropolitan suburb comprising prestigious late 19th and early 20th Century ornamented bluestone and freestone fronted villas and cottages situated along tree lined avenues on large allotments set out in the original pattern of subdivision. Dwellings feature attractive façades, many with brick quoins, ornate timberwork, elaborate window dressings and generous return verandahs.

STATEMENT OF HERITAGE VALUE:

This area is one of South Australia's most intact historical 19th and early 20th Century residential suburbs, evoking a sense of prestige throughout streets lined with substantial single storey ornamented stone villas and attractive cottages. The streetscapes of Rose Park, with substantial avenues, trees and gardens, are of importance in the public amenity of the suburb. The area includes churches, mews cottages and other community facilities, small sections of original bluestone kerbing, as well as double rows of mature trees planted along Alexandra Avenue and Prescott Terrace as a war memorial.

Buildings are predominantly large, detached dwellings located on generous allotments, with some smaller dwellings in streets to the south of the area. Dwellings are generally bluestone or freestone villas and cottages, many with brick quoinwork, elaborate window dressings and return verandahs. Rear lanes provided vehicular access to a large percentage of the area, enabling established front gardens and street set-backs of five metres to eight metres. There are also a small number of bungalows, dating from the 1920s and 1930s. Few intrusive elements disrupt the relatively consistent historic composition of this area.

Key building elements are the original forms and fabric of the late 19th and early 20th Century historic residences including the original front façades, side facades and roof forms, excluding later alterations and additions.

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

This place fulfils criteria **a**, **b**, **c**, **d** and **e** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- (a) It displays historical, economic or social themes that are of importance to the local area.
 - Illustrates the growth of an inner suburb through the pattern of subdivision and highly intact original dwellings, as well as public buildings including churches, school and war memorial avenues.
- (b) It represents customs or ways of life that are characteristic of the local area.
 - An early South Australian inner metropolitan residential suburb on the fringe of the Adelaide Parklands, with local community churches and school, and a commemorative war memorial avenue.
- (c) It has played an important part in the lives of local residents.
 - Served the local community as a place of residence for affluent South Australian citizens, as well as city workers and people retiring from the country, desirous to live close to the city of Adelaide. A place of gathering and socialising in the local churches, and concerts and recitals in larger residences. A place of commemoration in the central war memorial avenue.

- (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
- Of aesthetic merit as a highly intact historic inner metropolitan area comprising high quality residential buildings of late 19th and early 20th century architectural design and construction.
- (e) It is associated with a notable local personality or event.
- Original residents included notable South Australian professionals, wealthy business people, and politicians, including 'South Australia's five-hundred-thousandaire' and notable philanthropist Edward Spicer, (1817- 1906); politician William Sandover (1822-1909) M.L.C.; William Morrow M.L.C.; noted architect FW Danker.

BRIEF HISTORICAL BACKGROUND:

The Rose Park Local Heritage Place encompasses all of Section 262, the western boundary of Section 275 and the northern part of Section 263. The area was formerly the property of the South Australian Company. In 1840 the Company leased Sections 262 and 275 to William Prescott who built up the productive Prescott Farm. The area was subdivided after 1876 and the first sale of Rose Park allotments was held in November 1878 in the north-west section of the suburb. Further subdivisions occurred in 1883, 1889, 1909 and by 1890, sixty homes had been erected in Rose Park, mainly in Watson Ave, and Hewitt Ave. This suburb was close to the city and within the one penny fare section on the Tramway. Residential building continued in this area despite the economic recession which South Australia suffered in the 1890s. Farming activity only ceased in this area in 1938 with the final subdivision of Prescott's Farm.

The suburb was named after the chairman of the London Board of Directors of the South Australian Company at the time of subdivision, Sir John Rose. Board members Gurney, Close, Webb and Swaine as well as the Company's auditors Watson and Grant and its solicitor Hewitt were commemorated in street names.

Dwellings in Rose Park were constructed by both individual property owners, including Prescott family members, as well as a number of early speculative builders. Alexander Maddern built houses along Hewitt Ave and Prescott Tce, and Charles Boswarva also constructed houses in Dulwich and Toorak Gardens between 1900 and 1920. Original owners included Edward Spicer, (1817-1906), who was referred to as "South Australia's five-hundred-thousandaire', William Sandover (1822-1909) M.L.C, F.W.Danker, architect, H.D.Cook and Frank Rule.

The majority of the houses from the 1890s to 1910 are substantial 6-8 roomed villas of bluestone or free stone with brick quoins and window dressings embellished with rendered mouldings. Most of the houses have a projecting front gable and a return verandah, embellished with cast iron. Most are single storey although there are some two storey residences particularly along Prescott Tce. More modest residences located in the southern section of the subdivision appealed to city workers and people retiring from the country.

Rose Park Primary School was constructed in 1893 and the Gartrell Memorial Church on the corner of Alexandra Ave and Prescott Tce was erected in 1914 to the design of Woods, Bagot and Jury Architects. Other significant buildings within the zone include the Cottage Homes constructed on the corner of Alexandra Ave and Prescott Tce in 1908, originally named the Walter Hughes Duncan Homes. These small alms houses are a typical example of a popular form of philanthropy in Adelaide during the early twentieth century.

A significant landscape element within this area is the soldiers memorial avenue along Prescott Tce and the plantation along Alexandra Ave. These streets were planted with elms and oaks in 1919 in memory of the dead of the First World War, and the trees retain their number plaques. The War Memorial Statue entitled "Over The Top" was the work of the sculptor C. Web Gilbert. This memorial stands at the Prescott Tce end of the Alexandra Ave plantation.

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
McDougall & Vines, *Burnside Local Heritage Survey* 1999.
McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.

EXTENT OF LISTING:

Original forms and fabric of late 19th and early 20th Century historic residences, original bluestone kerbing and double rows of mature trees planted along Alexandra Avenue and Prescott Terrace as a war memorial. Key buildings elements include original front façades, side facades and roof forms of buildings constructed at times of original subdivision. Later alterations and additions and buildings constructed after 1939 are excluded.

Heritage Assessment Report

NAME: Eastwood Local Heritage Place	PLACE NO.: TBA
LOCATION:	Part suburb of Eastwood
LOCAL GOVERNMENT AREA:	City of Burnside
LAND DESCRIPTION:	Part suburb of Eastwood, as detailed in map below. (Lan identifiers to be provided at lodgement of DPA)
OWNER	Various
REGISTER STATUS:	Current - Historic Conservation Zone Proposed - Local Heritage Place
HERITAGE BRANCH FILE NO.:	TBA



Eastwood Local Heritage Place
(Boundary and significant historic elements indicated by dot.)

PHOTOGRAPHS:



Aerial image of Eastwood Local Heritage Place



Typical Eastwood Streetscapes of Victorian Era Workers Cottages



DESCRIPTION:

An intact historic late 19th Century inner metropolitan residential suburb of intimate scale, comprising rows of narrow allotments set out along narrow streets in the original subdivision pattern. Stone and brick single storey single-fronted worker's cottages, predominantly semi-detached or row dwellings, with some small double fronted villas.

STATEMENT OF HERITAGE VALUE:

One of South Australia's most intact historical 19th Century residential areas displaying a collection of worker's dwellings on the fringe of the city of Adelaide. Single fronted, semi-detached and row dwellings, with some small double fronted workers cottages on narrow allotments reflecting design and styles of the period. Original housing stock of an intimate scale, many built to the street and side boundaries. Rear lanes provide vehicular access to most dwellings. Original blue- stone kerbing in several streets. Few intrusive elements disrupt the relatively consistent historic composition of this area, which contains bluestone kerbing and pocket parks.

Key building elements are the original forms and fabric of the late 19th Century historic residences including the original front façades, side facades and roof forms, excluding later alterations and additions.

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

This place fulfils criteria **a, b, c, d** and **e** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- (a) It displays historical, economic or social themes that are of importance to the local area.
 - Reveals the establishment of a collection of workers dwellings located on the fringe of the city of Adelaide. Comprising intact intimate scaled original dwellings located on narrow streets set out on traditional subdivision patterns.
- (b) It represents customs or ways of life that are characteristic of the local area.
 - An early South Australian inner metropolitan residential suburb on the fringe of the Adelaide Parklands, providing housing for workers in the adjacent hospital and city.
- (c) It has played an important part in the lives of local residents.
 - Served the local community primarily as a place of residence for workers employed at the adjacent Glenside Hospital (former Parkside Lunatic Asylum).
- (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
 - Of aesthetic merit as an intact historic inner metropolitan area comprising workers dwellings of late 19th century architectural design and construction.
- (e) It is associated with a notable local personality or event.
 - Original residents included local builders John Wark and John Hogg, Moonta mine Captain James Rowe, East End Market businessman, Isaac Switzerland Brown, and members of the Burnside District Council, Ebenezer Birkin, Councillor 1869-75 and Chairman 1876-79 and George William Holton, Councillor from 1894-1913.

BRIEF HISTORICAL BACKGROUND:

The Eastwood Local Heritage Place was largely built-up in the 1880s. The area lies within section 254. Parts of the section were first subdivided around 1840, with the major subdivision occurring through the 1870s and 1880s. Builder, John Wark, who owned part of the section between Glen Osmond Road and Fullarton Road, began close subdivision in 1875 along John, Main and Markey Streets. In 1878-1879 he subdivided north of John Street and east of Mathilda Street into small allotments and built a quantity of low cost housing with some larger villas interspersed. John Hogg was the other builder in the area who constructed many small dwellings as well as shops along Glen Osmond Road.

Close proximity to the Glenside Hospital (former Parkside Lunatic Asylum), on which construction began during the early 1870s, was a prime impetus for this subdivision and residential development. The population of the area was made up of hospital attendants and groundsmen, as well as labourers, artisans, small builders and other small-business people. In 1880 there were 80 houses in Eastwood and by 1890 there were 212. Original residents included members of the Burnside District Council, Ebenezer Birkin, bootmaker, Councillor 1869-75 and Chairman 1876-79 and George William Holton, gatekeeper, Councillor from 1894-1913. Original residents of Mathilda Street included Mine Captain James Rowe from Moonta, and East End Market businessman, Isaac Switzerland Brown.

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
McDougall & Vines, *Burnside Local Heritage Survey* 1999.
McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.

EXTENT OF LISTING:

Original forms and fabric of late 19th Century historic residences and original bluestone kerbing. Key buildings elements include original front façades, side facades and roof forms of buildings constructed at times of original subdivision. Later alterations and additions and buildings constructed after 1939 are excluded.

Heritage Assessment Report

NAME: Wootoona Terrace Local Heritage Place

PLACE NO.: TBA

LOCATION: Part Wootoona Terrace, St Georges

LOCAL GOVERNMENT AREA: City of Burnside

LAND DESCRIPTION: Part Wootoona Terrace, St Georges
(Nos. 1A-15 north side of street, nos. 2-24 South side of street) as detailed on map below. (Land identifiers to be provided at lodgement of DPA)

OWNER: Various

REGISTER STATUS: Current - Historic Conservation Zone
Proposed - Local Heritage Place

HERITAGE BRANCH FILE NO.: TBA



Wootoona Terrace Local Heritage Place
(Boundary and significant historic elements indicated by dot.)

PHOTOGRAPHS:



Aerial image of Wootona Terrace Local Heritage Place



Typical images in Wootona Terrace



DESCRIPTION:

Wootona Terrace is a significant historic street, developed during the early 1900s, displaying large single-detached dwellings, located on large allotments, in a range of early 20th Century architectural styles, with varying degrees of ornamentation.

STATEMENT OF HERITAGE VALUE:

Wootoona Terrace is of historic importance to the City of Burnside as an area designated in the early twentieth century to be set aside as a significant wealthy enclave. Grand residences on large wide allotments, set back further from the street than most other areas, are single or two storey and with extensive gardens. The detailing and architectural features are of aesthetic significance, reflecting the design styles of the period.

Key building elements include the original front façades, side facades and roof forms of the early 20th Century buildings, excluding later alterations and additions.

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

This place fulfils criteria **a** and **d** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- (a) It displays historical, economic or social themes that are of importance to the local area:
 - Illustrates the growth of an early 20th Century area, in which minimum requirements were imposed in the area on the value and building materials of houses to ensure that substantial prestigious dwellings were built, in architectural styles and detailing of the period.

- (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area:
 - Of aesthetic merit displaying detailing and notable architectural features of a prestigious early 20th Century metropolitan area comprising large, grand dwellings of various designs, detailing and ornamentation, reflecting the architectural design and construction techniques of the period.

BRIEF HISTORICAL BACKGROUND:

Certain areas within suburban Burnside were established as expensive residential addresses with restrictions and requirements placed on them by the developers. These restrictions included minimum size allotments and a set minimum price for the land and value of the house to be constructed. This reinforced the social character of areas of Burnside as significant wealthy enclaves. Wootoona Tce is a precise and easily encapsulated example of the type of development controls on house size and quality which were prevalent during the 1910s and 1920s. Restrictions were imposed on the value and building materials of houses to ensure that substantial dwellings were built. This resulted in a street of very large dwellings on large blocks of land with extensive gardens.

Wootoona Tce was subdivided from the Woottonlea Estate, first established by Frances Faulding on the southern forty acres of section 294. Faulding's house still stands as part of Seymour College and Wootoona Tce was subdivided from the estate in 1916. This part of the estate had been a potato paddock. The first houses built on Wootoona Tce were at the corner of Portrush Road and the selling agents for the Terrace imposed restrictions on prospective home builders. A house was to be of not less than 1000 pounds in value, built of specified materials and placed well back from the front boundary. The garden was to be "a credit to the neighbourhood".

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
McDougall & Vines, *Burnside Local Heritage Survey* 1999.
McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.

EXTENT OF LISTING:

Original front façades, side facades and roof forms of early 20th Century buildings.
Later alterations and additions and buildings constructed after 1949 are excluded.

Released from confidence 18/11/2019

Heritage Assessment Report

NAME: Beulah Park Local Heritage Place

PLACE NO.: TBA

LOCATION: Part suburb of Beulah Park

LOCAL GOVERNMENT AREA: City of Burnside

LAND DESCRIPTION: Part area of Beulah Park as detailed on map below. (Land identifiers to be provided at lodgement of DPA)

OWNER: Various

REGISTER STATUS: Current - Historic Conservation Zone
Proposed - Local Heritage Place

HERITAGE BRANCH FILE NO.: TBA



Beulah Park Local Heritage Place
(Boundary and significant historic elements indicated by dot.)

PHOTOGRAPHS:



Aerial image of Beulah Park Local Heritage Place



Typical streetscapes in Beulah Park



DESCRIPTION:

A late 19th Century inner metropolitan residential suburb comprising a collective of modest scaled stone and brick single storey dwellings on small allotments reflecting the design and styles of the period. These include single-fronted row dwellings and semi-detached worker's cottages set out on narrow allotments along narrow streets, and clusters of double fronted villas on somewhat larger allotments. Dwellings are generally modest in character and scale and exemplify late Victorian worker housing.

STATEMENT OF HERITAGE VALUE:

A collection of modest scale late 19th and early 20th Century housing, containing a high percentage of late Victorian workers dwellings, many being built originally for rental, an unusual occurrence at the time within the Burnside District Council area. Rows of single fronted workers cottages, semi-detached and row dwellings on narrow allotments in Union Street and Dimboola Street with repetitious forms, design, detailing and setbacks. Significant clusters of carefully detailed semi-detached cottages and free standing houses constructed by renowned builder Edward Pemberton, using red bricks manufactured at the local brickworks within the area, and displaying decorative gable and timber fretwork barge boards distinguishing them from the more usual Victorian houses of the period. These dwellings are interspersed with groups of flat-fronted and bay-window double fronted villas constructed on larger allotments, and several early 20th Century bungalows reflecting the design and styles of the period. Bricks used for construction throughout the years of development were often sourced from the local brickyard in Howard Street. Original blue-stone kerbing in several streets.

Key building elements are the original forms and fabric of the late 19th Century and early 20th Century historic residences including the original front façades, side facades and roof forms, excluding later alterations and additions.

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

This place fulfils criteria **a**, **b**, **d** and **e** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- (a) It displays historical, economic or social themes that are of importance to the local area.
- This area represents the continued construction of residences on recently subdivided land from the late Victorian period through the early 20th Century, when it transitioned from farmland to become a suburb of modest dwellings predominantly providing housing for local working class people. Many dwellings were constructed specifically for rental, an unusual occurrence within the Burnside District Council. Most bricks used in construction were manufactured at the brickworks in Howard Street within the area.
- (b) It represents customs or ways of life that are characteristic of the local area.
- An early South Australian inner metropolitan residential area largely providing housing for working class people with a high proportion of dwelling constructed using bricks made within the area, and built specifically as rental accommodation, an unusual occurrence for a suburb within in the Burnside District Council.

- (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
- An area exhibiting clusters of intact historic inner metropolitan Victorian era workers cottages and early 20th Century dwellings displaying architectural design and construction techniques typical of the era. Includes important groups of dwellings constructed by builder Edward Abson Pemberton, displaying his unique designs and ornate detailing, including decorative gable and timber fretwork barge boards which distinguished them from the more usual Victorian houses of the period. Dwellings were frequently constructed of bricks produced locally at the brickworks in Howard Street. Housing stock also includes some notable bay-windows double fronted villas, examples of the work of builder John Ruthven.
- (e) It is associated with a notable local personality or event.
- Eminent builder, Edward Abson Pemberton, constructed a notable number dwellings in the area were constructed by displaying his unique designs and detailing.

BRIEF HISTORICAL BACKGROUND:

Section 288 was initially owned by Henry Horsfall, a boot and shoe maker from Halifax, Yorkshire, who in 1851 sold the freehold for subdivision. Small villages were initially planned between farm paddocks. Most of the buyers came from the building trades: brickmakers, stonemasons, carpenters, a sawyer and a few labourers. The most intense period of development occurred during the late 1870s when narrow streets were created from farmland and workers cottages were constructed. The general pattern that developed was one of modest worker housing in narrow streets, with stone and brick cottages, many using local made bricks from Reedy's brickyard in Howard Street, where Mellor Park is now located. This locality was one of the few working class areas within the Burnside District Council area, and presented a higher than average number of cottages built specifically to rent. Rate books of the 1870s and 80s show a spate of three and four roomed dwellings built in rows for renting at 5 to 10 shillings per week.

Along Union Street and Dimboola Street rows of small single-fronted cottages that are virtually identical in design and set-back were constructed. There were also several larger double-fronted villas located in clusters, particularly along Howard Street. A notable feature of the area is the collection of cottages and other buildings built by Edward Abson Pemberton, a distinguished builder from Lancashire. These buildings were generally dark red brick sourced from Reedy's Brick Works and had decorative white tiles, friezes ornamenting walls, gables and eaves. Pemberton built a range of other dwellings in the area, including some for rental. Speculative builder, John Ruthven (1836-1923), of Scottish origin, built a number of villas in and around Beulah Park, characterised by a stylish front bay window, a contrast to his own flat-fronted family villa at 44 Glyde Street. Further subdivision occurred in 1910, followed by the construction of a mixture of modest freestanding and semi-detached early 20th Century dwellings.

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
McDougall & Vines, *Burnside Local Heritage Survey* 1999.
McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.

EXTENT OF LISTING:

Original forms and fabric of late 19th and early 20th Century historic residences and original bluestone kerbing. Key buildings elements include original front façades, side facades and roof forms of buildings constructed at times of original subdivision. Later alterations and additions and buildings constructed after 1939 are excluded.

Released from confidence 18/11/2019

Heritage Assessment Report

NAME: Tusmore Local Heritage Place

PLACE NO.: TBA

LOCATION: Part suburb of Tusmore

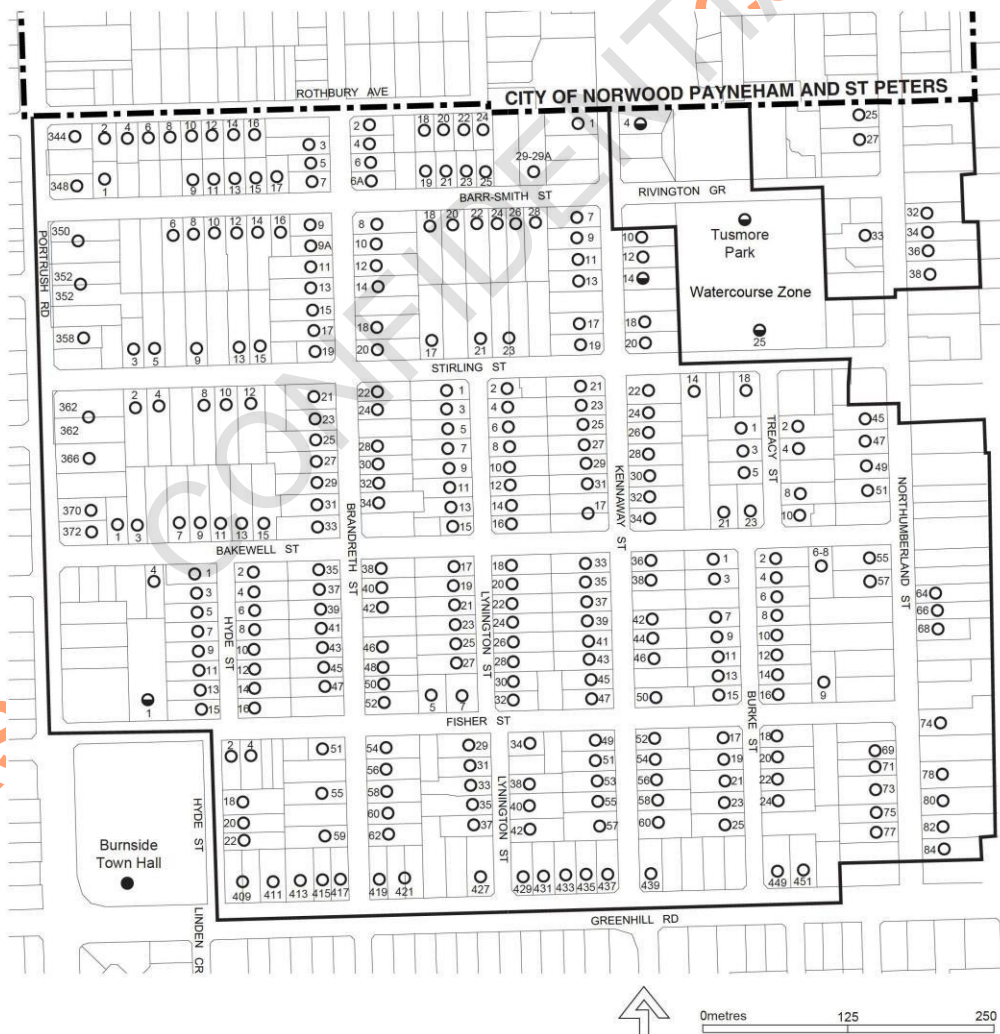
LOCAL GOVERNMENT AREA: City of Burnside

LAND DESCRIPTION: Part suburb of Tusmore as detailed on map below. (Land identifiers to be provided at lodgement of DPA)

OWNER: Various

REGISTER STATUS: Current - Historic Conservation Zone
Proposed - Local Heritage Place

HERITAGE BRANCH FILE NO.: TBA



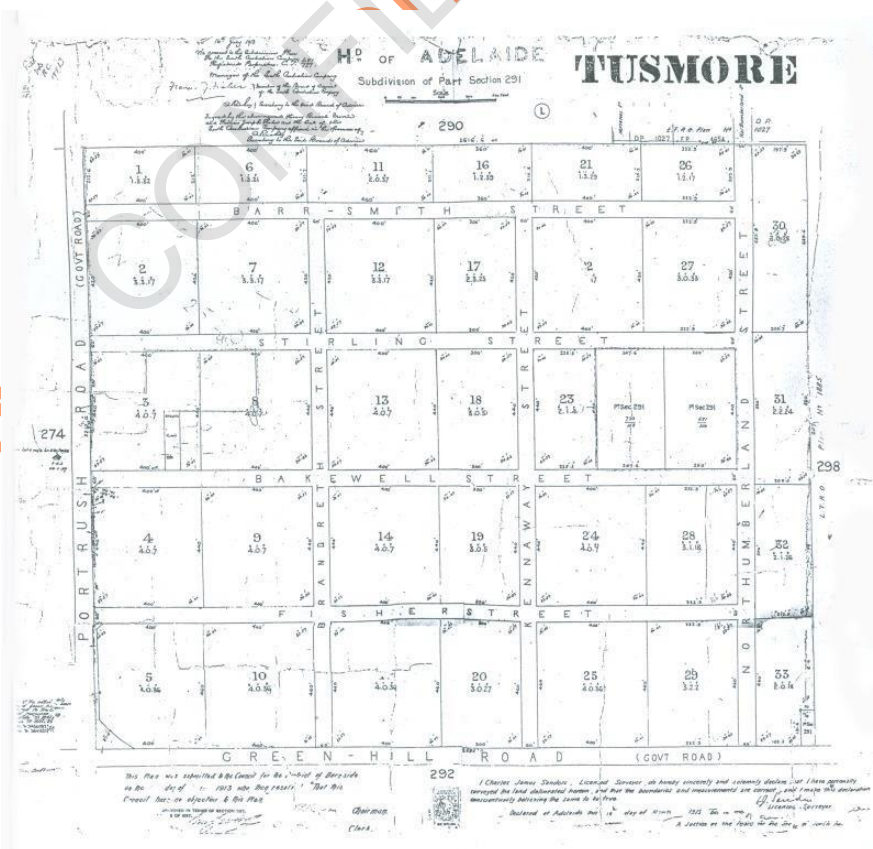
Tusmore Local Heritage Place Map
(Boundary and significant historic elements indicated by dots.)

PHOTOGRAPHS:



Aerial image of Tasmore Local Heritage Place

1/2019



Original 1913 subdivision of Section 291



Typical streetscapes in Tusmore



DESCRIPTION:

Tusmore is one of South Australia's most intact Interwar inner metropolitan suburbs set out on a regular grid of streets and allotments in the original pattern of subdivision. Streets are lined with uniform rows of appealing Interwar residences in predominantly Tudor Revival and Californian Bungalow architectural styles. There is repetition and consistency of architectural forms, grid pattern, allotment size and setbacks of dwellings from front boundaries, with low or open front fences or low masonry boundary walls. Dwellings are red-brick and sandstone-fronted, with minor variations in detailing and material placement and colours, and display a high standard of Interwar architectural design and construction. Located on medium to large allotments generally in excess of 750 square metres, many with private tennis courts at the rear. Established street trees are traditionally Jacarandas or Ash. Few intrusive elements disrupt the consistent historic composition and repetitive architectural forms of this area.

STATEMENT OF HERITAGE VALUE:

Tusmore is a significant historic inner suburban area and is one of South Australia's most intact residential suburbs developed during the Interwar Period. Streets display consistent rows of uniform high quality detached single storey Tudor Revival and Californian Bungalow style dwellings, with some mid 1940s art deco maisonettes. Red-brick and sandstone-fronted residences consistently exhibit Interwar design and construction techniques built to a higher than average standard in this area. The

scale, detailing and architectural features of dwellings are of aesthetic significance and reflect the design styles of the period. This area is of additional significance to the City of Burnside being subdivided and developed in conjunction with the construction of the local Council Offices, Town Hall and community ballroom located in the south west corner of the suburb.

Key building elements are the original form and fabric of dwellings constructed during the Interwar Period and 1940s, including the original front façades, side facades and roof forms. Excludes later alterations and additions.

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

This place fulfils criteria **a**, **b** and **d** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- (a) It displays historical, economic or social themes that are of importance to the local area.
 - Illustrates the growth of a significant historic South Australian residential suburb, subdivided and developed immediately after the first World War, and displaying consistent rows of highly intact original dwellings in architectural styles of the period, set out within the original pattern of subdivision. Located directly adjacent central local Council Offices, Town Hall and community ballroom.
- (b) It represents customs or ways of life that are characteristic of the local area.
 - A residential suburb subdivided and developed during the Interwar period in conjunction with the development of the adjacent local Council Offices, Town Hall and community ballroom.
- (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
 - Of aesthetic merit as a significant and highly intact historic inner metropolitan area displaying consistent rows of original high quality Interwar dwellings of Tudor Revival and Californian Bungalow architectural design and construction, with detailing and notable architectural features reflecting the era.

BRIEF HISTORICAL BACKGROUND:

The Tusmore area encompasses all of Section 291. The area was formerly the property of the South Australian Company. William Rogers, an experienced farmer and pastoralist from Tusmore, Oxfordshire, initially took out a twenty one year lease of the land with right to purchase. Following Rogers untimely death in 1854, rather than exercising their right to purchase, the Rogers family continued the lease on Tusmore Farm until 1889. It was subsequently leased to dairyman Edward Treacy. Treacy subsequently purchased five acres of the land and continued to lease a portion in the western part of Tusmore. The South Australian Company proceeded to then subdivide the remainder of the section in 1913, 1919 and 1920.

In 1916, Burnside District Council embarked on negotiation to purchase the south west corner of Tusmore for their new Council Offices and Town Hall. Construction began in 1920. The subdivision of Treacy's land began in 1924. Census returns indicate that Burnside experienced a residential building boom during the 1920s in contrast to other suburbs which were suffering from the effects of economic depression.

Because the majority of houses were built within Tusmore during the 1920s it is a highly consistent suburb of Californian and Tudor Style Bungalows with few intrusive elements. It is one of the most intact and representative Interwar residential areas in the whole Adelaide region. The majority of the houses are freestone fronted, with front gable elements particularly over entry verandahs. Originally most dwelling comprised five main rooms with bathroom under main roof and lean-to at the rear.

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
McDougall & Vines, *Burnside Local Heritage Survey* 1999.
McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.

EXTENT OF LISTING:

Original form and fabric of dwellings constructed during the Interwar Period and 1940s, including the original front façades, side facades and roof forms. Excludes later alterations and additions and buildings constructed after 1949 are excluded.

Heritage Assessment Report

NAME: Toorak Gardens North Local Heritage Place

PLACE NO.: TBA

LOCATION:

Part suburb of Toorak Gardens (North)

LOCAL GOVERNMENT AREA:

City of Burnside

LAND DESCRIPTION:

Northern part of Toorak Gardens as detailed on map below. (Land identifiers to be provided at lodgement of DPA)

OWNER:

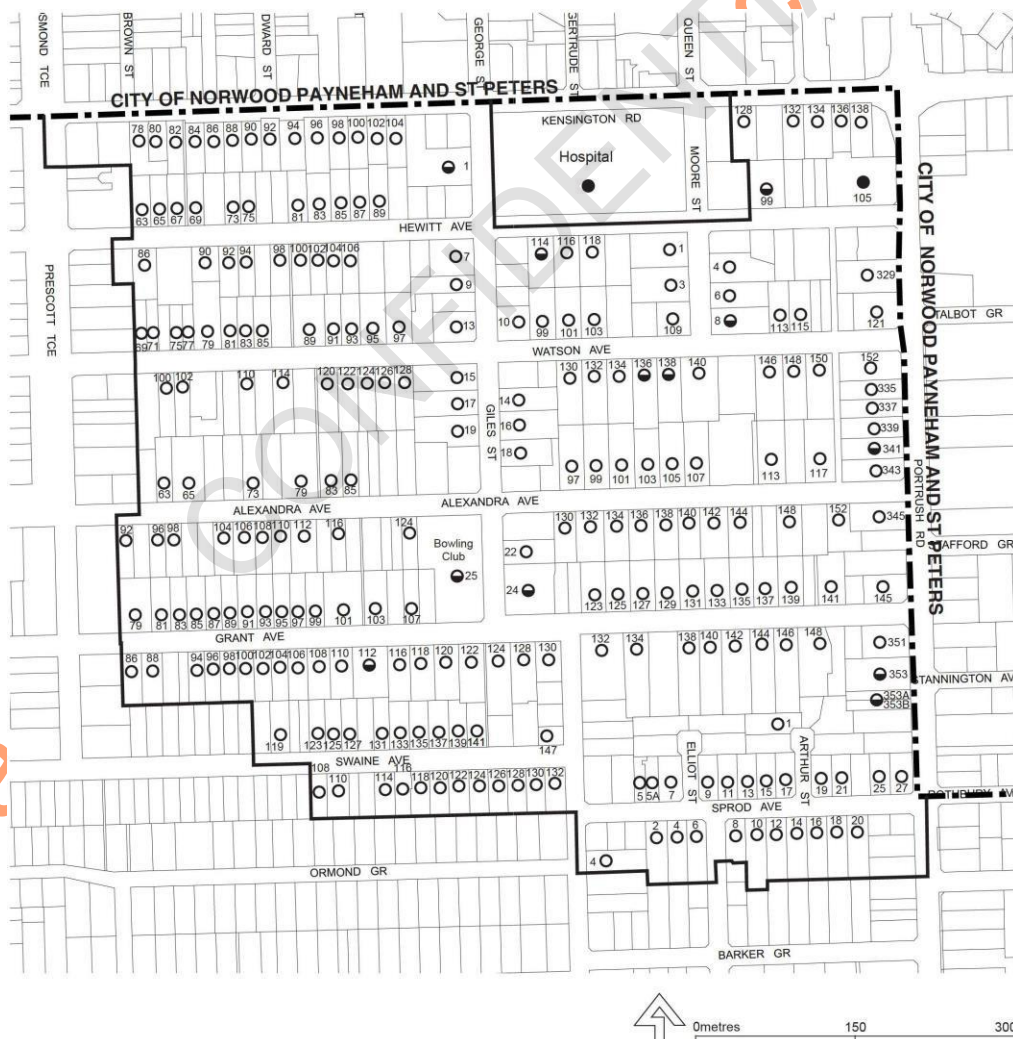
Various

REGISTER STATUS:

Current - Historic Conservation Zone
Proposed - Local Heritage Place

HERITAGE BRANCH FILE NO.:

TBA



Toorak Gardens North Local Heritage Place
(Boundary and significant historic elements indicated by dot.)

PHOTOGRAPHS:



Aerial image of Toorak Gardens North Local Heritage Place



Typical streetscapes in Toorak Gardens North



DESCRIPTION:

Toorak Gardens North is a significant historic inner metropolitan area, developed during the early 1900s, with streets and allotments set out in the original grid pattern of subdivision. Large single-detached dwellings, located on large allotments, in a range of early 20th Century architectural styles including Federation Villa, Tudor Revival, Californian Bungalow and Old English Revival residential styles. Size and detailing variations include grand Gentleman's Bungalows and Tudors, Kentish Gable Tudors, with varying degrees of ornamentation.

STATEMENT OF HERITAGE VALUE:

Toorak Gardens North is a significant historic residential area developed during the early 20th Century. Residences dating from the period of original subdivision are generally large single storey houses, located on large allotments, constructed in stone and brick with large simple roof planes and broad eaves. The range of dwelling designs includes Federation Villas and Bungalows, Edwardian Transitional, Queen Anne, Art & Crafts, Tudor Revival, Kentish Gable Tudors, Inter War Bungalow and Old English Revival architectural styles, with many examples of grand Gentleman's Bungalows and Tudors. Dwellings vary in size, detailing and degree of ornamentation, including a notable number exhibiting elaborate and decorative brick chimneys and verandah columns. The detailing and architectural features are of aesthetic significance, reflecting the design styles of the period.

Key building elements include the original front façades, side facades and roof forms of the early 20th Century buildings, excluding later alterations and additions.

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

This place fulfils criteria **a**, **d** and **e** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- It displays historical, economic or social themes that are of importance to the local area: Illustrates the growth of a significant early 20th Century suburb, displaying prestigious dwellings in architectural styles of the period, set out within the original pattern of subdivision.
- (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area:
- Of aesthetic merit displaying detailing and notable architectural features of an important early 20th Century inner metropolitan area comprising high quality residential buildings of various designs, detailing and ornamentation, reflecting the architectural design and construction techniques of the period.
- (e) It is associated with a notable local personality or event:
- An area displaying the work of a number of renowned South Australian architects, including F.W. Danker, Eric McMichael and Phillip Claridge who also designed their own homes in this area.

BRIEF HISTORICAL BACKGROUND:

Toorak Gardens subdivision was laid out in Section 275 within the eastern half of Prescott Farm which ran through Rose Park. It was initially divided into large blocks in 1909, which established the street pattern and the roads between Prescott Terrace and Portrush Road, north of Swaine Avenue to Kensington Road. The first subdivision of the areas within the blocks was undertaken in 1912 by the Real Estate firm of Jackman and Treloar, and the allotments were made available for purchase. The planning and building controls at the time were aimed at developing this subdivision into an area “*where superior homes can be built or bought without fear of getting undesirable surroundings*”, according to the Real Estate Agents, who stated that: “*only one house is allowed on each block, to cost not less than 600 pounds. Wood is naturally tabooed, the materials being set down as either brick, stone or reinforced concrete, with slate, iron or tiled roofs.*” Burnside District Council began the planting of street trees in Alexandra and Grant Avenues in 1912, and the beautification of nature strips in 1914. The area was popular with renowned architects such as F.K. Milne, and several including F.W. Danker, Eric McMichael, Phillip Claridge designed their own homes in this new suburb.

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
McDougall & Vines, *Burnside Local Heritage Survey* 1999.
McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.
McDougall & Vines, *City of Burnside Early 20th Century Residential Areas: Recommendations for Amendments to Historic (Conservation) Zone* November 2004

EXTENT OF LISTING:

Original front façades, side facades and roof forms of early 20th Century buildings. Later alterations and additions and buildings constructed after 1949 are excluded.

Heritage Assessment Report

NAME: Toorak Gardens Fergusson Square Local Heritage Place **PLACE NO.:** TBA

LOCATION: Part suburb of Toorak Gardens (South)

LOCAL GOVERNMENT AREA: City of Burnside

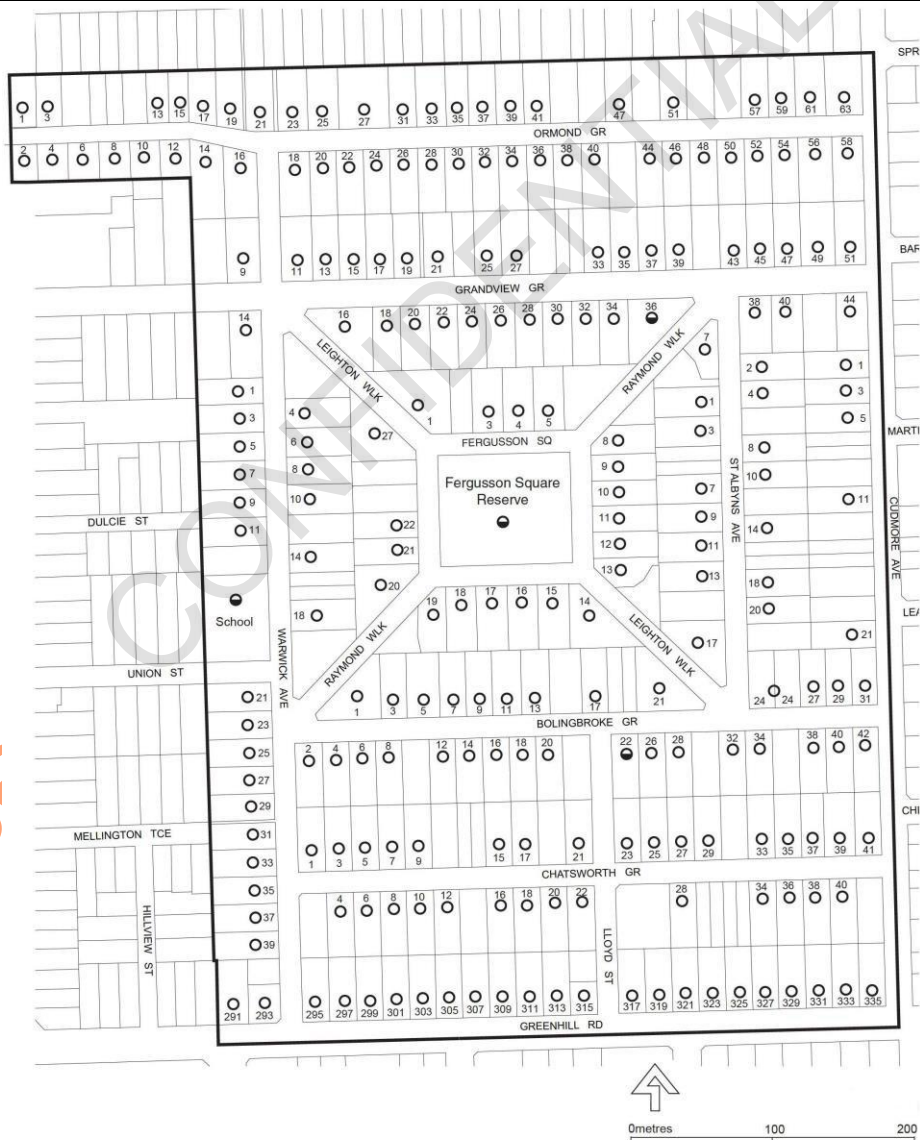
LAND DESCRIPTION: South-western section of Toorak Gardens as detailed on map below. (Land identifiers to be provided at lodgement of DPA)

OWNER: Various

REGISTER STATUS: Current - Historic Conservation Zone

Proposed - Local Heritage Place

HERITAGE BRANCH FILE NO.: TBA



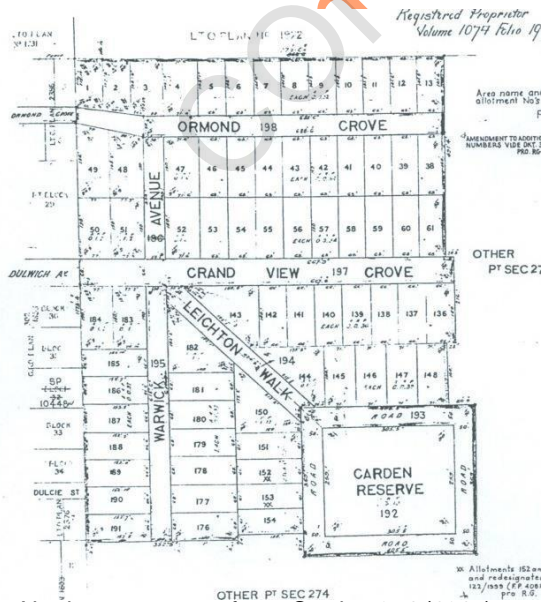
Toorak Gardens Fergusson Square Local Heritage Place
(Boundary and significant historic elements indicated by dot.)

PHOTOGRAPHS:

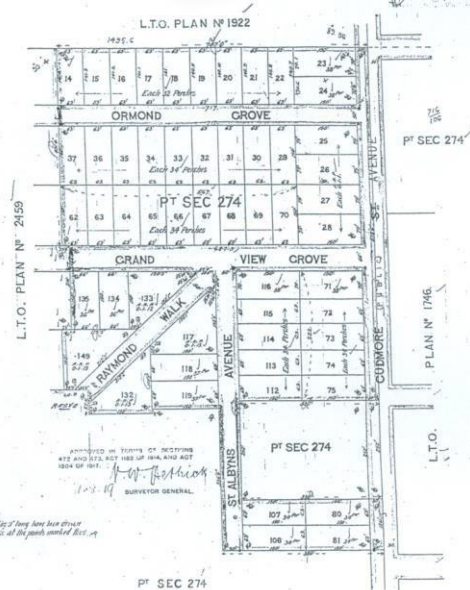


Aerial image of Toorak Gardens Fergusson Square Local Heritage Place

1/12/2019

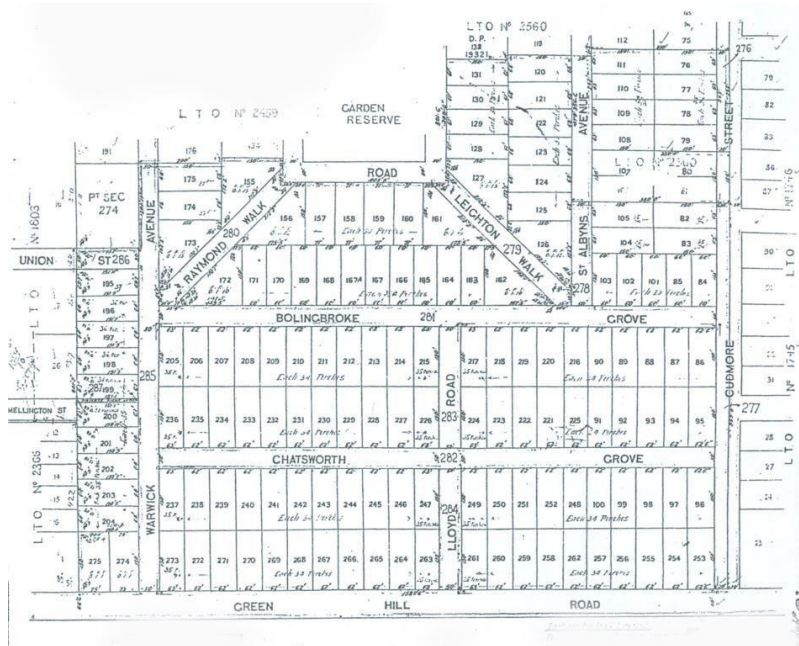


North west corner of part Section 274 (1917)



North east corner of part Section 274 (1919)

Released



Southern part of part Section 274 (1919)



Toorak Gardens Fergusson Square Streetscapes



DESCRIPTION:

Toorak Gardens Fergusson Square is a significant historic Interwar inner metropolitan area, with streets and allotments set out in the original pattern of subdivision, surrounding a central formal Garden Square. Detached dwellings, largely Interwar Bungalows and some Tudor Revival and Old English Revival styles, of consistent height, scale, set-back and appearance. Most homes are single storey with some larger two-storey residence adjacent the Square. Generous grassed verges and some original masonry front fencing in the area.

STATEMENT OF HERITAGE VALUE:

Toorak Gardens Fergusson Square is a significant historic South Australian residential area developed during the Interwar period, when it was advertised as a “New Garden Suburb”. Residences dating from the period of original subdivision surround a formal Garden Square and adjacent concentric streets. Dwellings are generally large houses, built of stone and brick in Interwar architectural styles, predominantly Interwar Bungalows and some Tudor and Old English Revival styles. Repetition and consistency of heights, scale, set-back and appearance. The scale, detailing and characteristic architectural features are of aesthetic significance, reflecting the design styles of the period. Few intrusive elements disrupt the consistent historic composition of this area.

Key building elements include the original front façades, side facades and roof forms of the early 20th Century buildings, excluding later alterations and additions.

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

This place fulfils criteria **a** and **d** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- (a) It displays historical, economic or social themes that are of importance to the local area:
 - Displays the growth of a significant City of Burnside Interwar Era inner metropolitan suburb, revealing prestigious dwellings in architectural styles of the period, set out as a “New Garden Suburb” around a formal garden square.

 - (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area –
 - Of aesthetic merit as an intact historic inner metropolitan area set out around a central formal garden square, with dwellings displaying detailing and notable architectural features reflecting the architectural design and construction techniques of the Interwar period.
-

BRIEF HISTORICAL BACKGROUND:

This section of Toorak Gardens was closely built up during the 1920s when it was advertised as a 'New Garden Suburb' and was described as 'having a fine type of bungalow being erected'. The area is dominated by large residences on generous allotments, reflecting the original subdivision pattern and development.

Fergusson Square sits within Section 274 and forms a central element of the initial subdivision of Monreith Farm. The farm belonged to Andrew and Margaret Fergusson who came from Monreith in the County of Wigtown, Scotland. This Section was subdivided in 1917 by a Melbourne syndicate represented in Adelaide by Edward Solomon and the local real estate Agents were Parsons and Willcox. The Square is nearly two acres in size and is a reservation at the centre of the subdivision with four streets radiating from the corners. The Square initially was used for tennis, but by the wish of the local Progress Association of the 1920s, was changed to a formal garden.

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.

Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.

McDougall & Vines, *Burnside Local Heritage Survey* 1999.

McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.

McDougall & Vines, *City of Burnside Early 20th Century Residential Areas: Recommendations for Amendments to Historic (Conservation) Zone* November 2004

EXTENT OF LISTING:

Original front façades, side facades and roof forms of early 20th Century buildings. Later alterations and additions excluded and buildings constructed after 1949 are excluded.

Released from confidence 19/11/2019

Heritage Assessment Report

NAME: Glenunga Park Local Heritage Place **PLACE NO.:** TBA

LOCATION: Part suburb of Glenunga

LOCAL GOVERNMENT AREA: City of Burnside

LAND DESCRIPTION: Part suburb of Glenunga as detailed on map below.
(Land identifiers to be provided at lodgement of DPA).

OWNER: Various

REGISTER STATUS: Current - Historic Conservation Zone
Proposed - Local Heritage Place

HERITAGE BRANCH FILE NO.: TBA

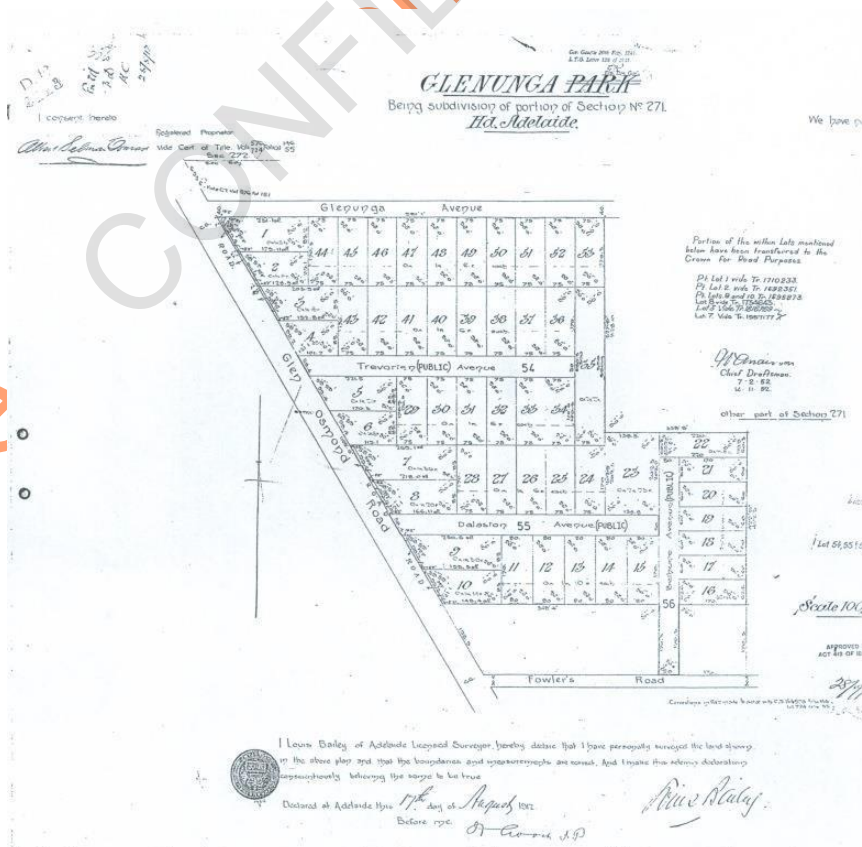


Glenunga Park Local Heritage Place
(Boundary and significant historic elements indicated by dot.)

PHOTOGRAPHS:



Aerial image of Glenunga Park Local Heritage Place



First stage of Glenunga Park Subdivision, 1912



Typical streetscapes in Glenunga Park



DESCRIPTION:

Glenunga Park is a historic residential area developed during the early 20th Century within the suburb of Glenunga. Residences are bungalows of the Federation, Edwardian and Interwar eras with several English Revival and 1890s' Villas. A core group of Bungalow style houses on regularly sized allotments, were designed by renowned architect, Albert Selmar Conrad, between 1916 and 1926. Consistent and generous front and side set-backs of houses exists within the area, which has a landscaped quality with avenues of cedar trees lining most of the streets, and grassed nature strips provide a generally consistent streetscape character.

STATEMENT OF HERITAGE VALUE:

Glenunga Park is a significant historic residential area reflecting the early 20th Century period of settlement. Dwellings are generally large brick bungalows in designs and details reflecting the era of construction, including Federation, Edwardian and Interwar with several other English Revival styles. Buildings are one and two storeys, generally with original detailing intact. Of particular note are a core group of residences dating from 1916 to 1926 and designed by renowned architect, Albert Selmar Conrad. Several original late 19th Century dwellings remain. The predominance of pitched roofs, dominant chimneys and timber framed windows and doors, with the use of verandahs are significant elements in the design of the houses.

Key building elements include the original front façades, side facades and roof forms of the early 20th Century buildings, excluding later alterations and additions.

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

This place fulfils criteria **a**, **d** and **e** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- (a) It displays historical, economic or social themes that are of importance to the local area:
 - Displays the growth of a significant City of Burnside early 20th Century area, revealing dwellings in architectural styles of the period.

- (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area:
 - Detailing and notable architectural features of an important early 20th Century inner metropolitan area comprising high quality residential buildings of detailing and ornamentation reflecting the architectural design and construction techniques of the period, and located along striking avenues of cedar trees. Of particular note is a core group of bungalow style residence designed by renowned architect Albert Selmar Conrad.

- (e) It is associated with a notable local personality or event:
 - Core group of dwellings designed by renowned architect Albert Selmar Conrad.

BRIEF HISTORICAL BACKGROUND:

Glenunga was formed by subdivision of the last remaining farmland within Burnside at the turn of the century. It retains a large number of residences from the early twentieth century but has also been an area where new development has replaced earlier dwellings, due to the generous sized allotments.

The suburb of Glenunga was subdivided from the farm of Daniel Ferguson which was established in the late 1840s on Section 271. The farm was divided into substantial blocks in 1893. A few early dwelling were constructed in the northern part of the area, along Bevington Road and Rowell Avenue. Albert Selmar Conrad, a notable architect who designed a variety of buildings in the locality, purchased twenty four acres between Glenunga Avenue and Fowlers Road. This area remained undeveloped until 1912 when Conrad began to subdivide his land. The first subdivision of 53 allotments was the western side of the section and created Trevorten, Bethune and Dalaston Avenues. This subdivision was initially known as

Glenunga Park. Conrad built himself a large house in the eastern section facing the new Bethune Avenue and subdivided through to Portrush Road soon after. In 1922, after he had purchased the old Glenunga farmhouse, he subdivided the area south of his original subdivision into thirteen allotments. Most houses within this part of the subdivision were built from 1916 onwards and reflect the architectural design idiom of the time. The core section of Glenunga Park retains a consistent grouping of houses from 1916-1926, many of which were designed by Conrad.

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
McDougall & Vines, *Burnside Local Heritage Survey* 1999.
McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.
McDougall & Vines, *City of Burnside Early 20th Century Residential Areas: Recommendations for Amendments to Historic (Conservation) Zone* November 2004

EXTENT OF LISTING:

Original front façades, side facades and roof forms of the late 19th and early 20th Century buildings. Later alterations and additions and buildings constructed after 1949 are excluded.

Heritage Assessment Report

NAME: Kensington Gardens – The Terraces Local Heritage Place **PLACE NO.:** TBA

LOCATION: Part suburb of Kensington Gardens

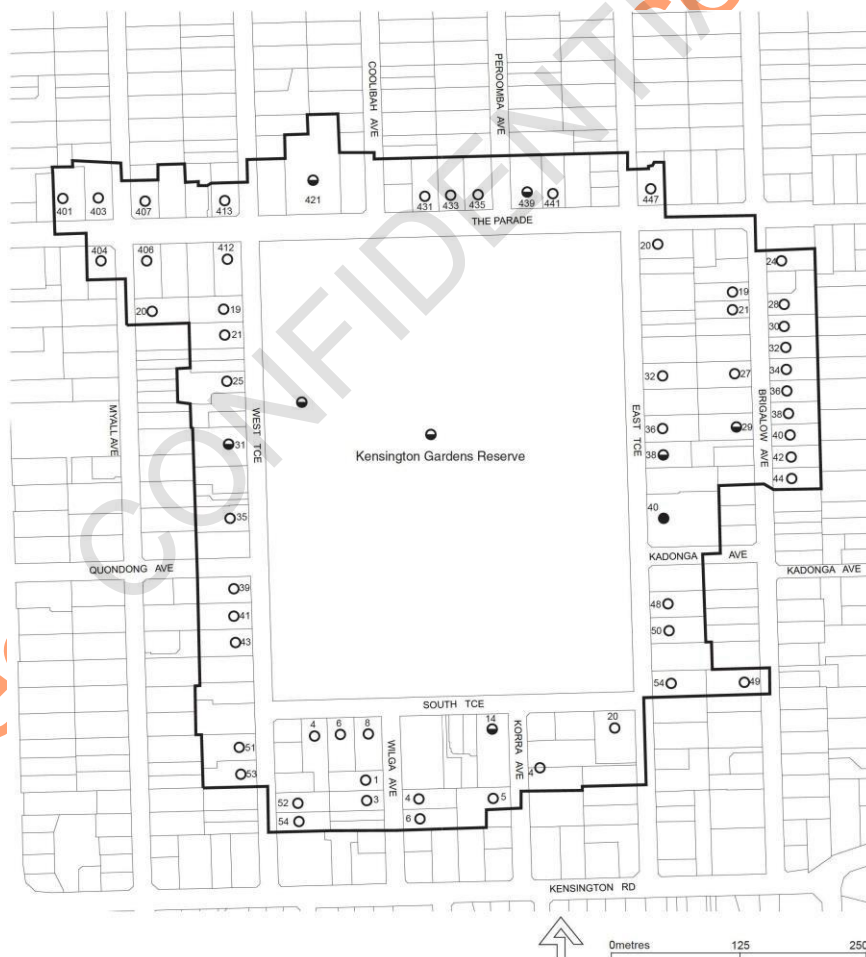
LOCAL GOVERNMENT AREA: City of Burnside

LAND DESCRIPTION: Kensington Gardens Reserve and surrounding terraces and part Brigalow Avenue as detailed on map below. (Land identifiers to be provided at lodgement of DPA)

OWNER: Various

REGISTER STATUS: Current - Historic Conservation Zone
Proposed - Local Heritage Place

HERITAGE BRANCH FILE NO.: TBA



Kensington Gardens – The Terraces Local Heritage Place
(Boundary and significant historic elements indicated by dot.)

PHOTOGRAPHS:

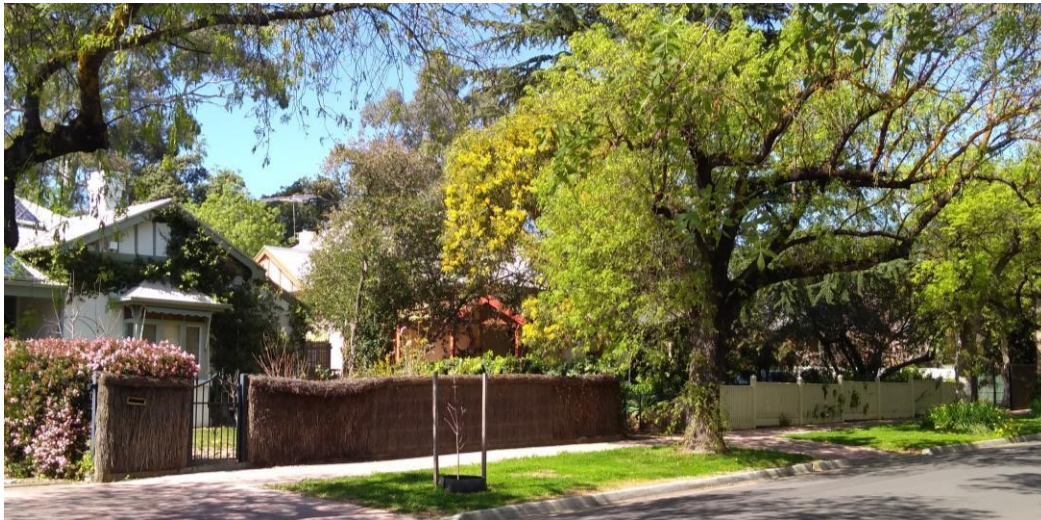


Aerial image of Kensington Gardens - The Terraces Local Heritage Place

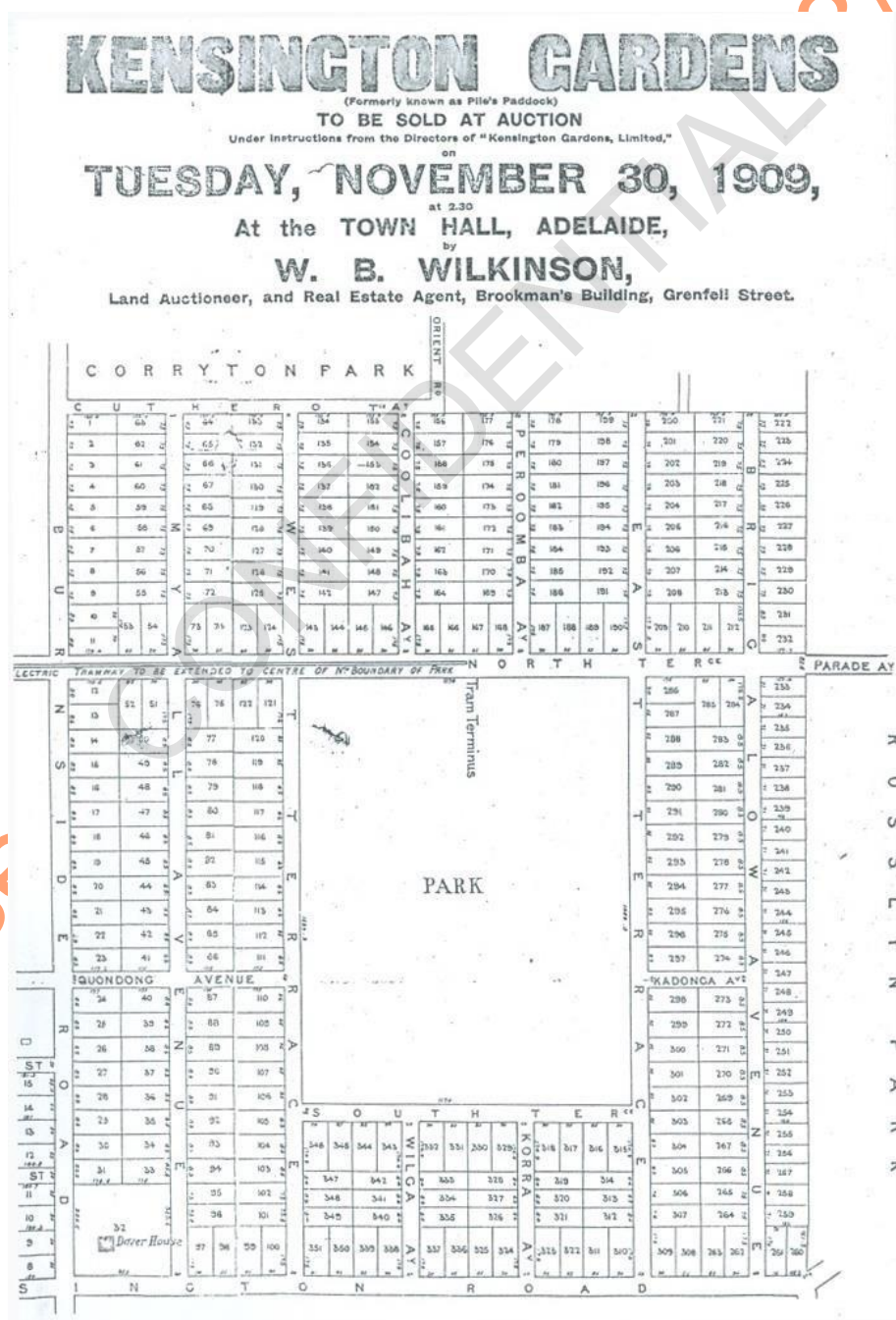


View from Terraces to Kensington Gardens Reserve





Typical streetscapes around Kensington Gardens Reserve



Plan of 1909 Subdivision

DESCRIPTION:

This place is the core of the original Kensington Gardens subdivision comprising the early twentieth century residential development surrounding Kensington Gardens Reserve, and part Brigalow Avenue. The large reserve has a distinctly Australian character with informal areas of natural vegetation, groupings of mature eucalypts and creek line, as well as more formally sited sporting facilities scattered throughout. The surrounding dwellings reflect the early twentieth century date of establishment, and are generally large houses, one or two storey, with intact detailing. Houses along the Terraces address the very substantial Kensington Gardens reserve and are predominantly of the 'gentlemen's bungalow' style, using terra cotta Marseilles tiled pitched roofs, often with ridge cresting, rock faced stone or face brick walls, expansive verandahs, second storeys incorporated into the roof form and other typical design elements. Street frontages have a landscaped quality with substantial, mature trees, generally white cedars and eucalypts, and wide grassed verges. Due to the substantial set-back of the houses, the area retains an openness and attractive visual quality with a high degree of pedestrian amenity.

STATEMENT OF HERITAGE VALUE:

Kensington Gardens, The Terraces is a significant historic area developed in the early twentieth Century around a large recreational reserve of distinctly Australian character, and contains an original c1910 tram switching station. The reserve is flanked by large houses which are one and two storey, with detailing characteristic of the period of development. A row of intact dwellings constructed at the turn of the century along the eastern side Brigalow Avenue creates a notable historic streetscape.

Key residential building elements include the original front façades, side facades and roof forms of the early 20th Century buildings, excluding later alterations and additions.

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

This place fulfils criteria **a** and **d** under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

- (a) It displays historical, economic or social themes that are of importance to the local area:
 - Displays the growth of a significant City of Burnside early 20th Century residential suburb, surrounding a large reserve of distinctly Australian character (formerly known as Pile's Paddock), which was designated as the key tramway terminus in an agreement with the Municipal Tramways Trust.
 - (d) It displays aesthetic merit, design characteristics or construction techniques of significance to the local area:
 - Of aesthetic merit as an historic residential area set out around a large reserve displaying particular Australian character. Dwellings display detailing and notable architectural features reflecting the architectural design and construction techniques of the early twentieth century period.
-

BRIEF HISTORICAL BACKGROUND:

The suburb of Kensington Gardens was created through the subdivision of parts of Sections 270, 271 and 2040. The allotments were set out around the Kensington Gardens Reserve, originally known as Pile's Paddock. The first sale of land in the subdivision of Kensington Gardens was held in 1909 through a company known as Kensington Gardens Limited. The Chairman of this company was Henry J. Holden, who was Mayor of Kensington and Norwood at the time. The forty acres of the Reserve was presented by Kensington Gardens Limited to the Municipal Tramways Trust in return for a guarantee that the Trust would extend the tramway to the site and dedicate it as a public reserve. This then also guaranteed public transport for the new subdivision. The original c1910 tram switching station building remains within the reserve.

The land sold incrementally from the time of initial subdivision, and by 1912 more than half of the allotments had been sold. The prime real estate was the allotments facing the Park, on the streets known as North, South, East and West Terrace. North Terrace later became named The Parade. The allotments closest to the Park were larger than those to the north of North Terrace (The Parade).

REFERENCES:

Warburton, Elizabeth, *The Paddocks Beneath*, 1981.
Dallwitz, John and Marsden, Alexandra, *Burnside Heritage Survey* 1987.
McDougall & Vines, *Burnside Local Heritage Survey* 1999.
McDougall & Vines, *Burnside Historic (Conservation) Zones Analysis and Recommendations* May 1990.
McDougall & Vines, *City of Burnside Early 20th Century Residential Areas: Recommendations for Amendments to Historic (Conservation) Zone* November 2004

EXTENT OF LISTING:

Extent of reserve including external form and fabric of c1910 Tram Switching Station. Original front façades, side facades and roof forms of early 20th Century residential buildings. Later alterations and additions and buildings constructed after 1949 are excluded.
