

16 December 2022

John Stimpson
Chair
Planning Review

Planning Code Review

per email: DTI.PlanningReview@sa.gov.au

PLANNING CODE REVIEW

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1.0 INTRODUCTION

I have provided assistance to CASA to assist their feedback for the Planning Code Review Public Consultation, based on my professional experience.

This submission is my own personal submission.

I have degrees in both Town Planning and Architecture with honours in Conservation.

I have been a Development Assessment Planner and Heritage Advisor at the City of Adelaide and have been a member of the City of Adelaide Development Assessment Panel from 2007 until 2014 and the City of Unley Council Assessment Panel from 2019 to 2021. I am currently a Deputy Member on the Gawler CAP.

I established my design, heritage and planning practice, ALEXANDER WILKINSON DESIGN in 1999. I have appeared as an expert witness before the ERD Court particularly on matters of Streetscape and Heritage on a number of occasions.

In 2005 I undertook a comprehensive Character survey of the 12,000 properties for the City of Unley, which won a PIA award and a similar survey of the 14,000 properties in the Burnside Council Area for the City of Burnside with Ruan Consulting.

2.0 BACKGROUND

1

OFFICIAL

The Expert Panel would like your views on how Character and Heritage Policy is addressed in the Planning and Design Code.

Legislative Framework

Heritage in South Australia is protected by heritage specific legislation, primarily:

1. State Heritage – Heritage Places Act 1993; and
2. Local Heritage – Planning, Development and Infrastructure Act 2016.

This legislative framework provides protection to approximately 2,300 State Heritage Places, 17 State Heritage Areas and approximately 7,250 Local Heritage Places.

Planning and Design Code

The Planning and Design Code (the Code) has delivered a new way to protect heritage and character by:

1. transitioning existing contributory items from Development Plans as 'Representative Buildings'
2. creating a new Heritage Adjacency Overlay to provide a difference between heritage places and areas surrounding these places
3. creating a new Character Area Overlay and Historic Area Overlay to sit over zones which apply to areas of established heritage and character value
4. using accurate mapping to be more transparent and assessable for places of significance within the planning system
5. consistently and fairly applying demolition controls to State Heritage Places, State Heritage Areas, Local Heritage Places and Historic Areas
6. elevating the role of State Heritage Guidelines, Statements of Significance for State Heritage Areas and State Heritage Places in the planning system
7. including local policy that reflects the important elements of an area through the use of Historic Area and Character Area Statements (i.e. era,

built form, architectural styles, street patterns etc.)
that underpin the Overlays

State Planning Commission Proposal

Noting the significant public interest in character and heritage matters, the State Planning Commission (the Commission) has been working on a reform package for the consideration of the Minister for Planning (the Minister).

The Commission provided its proposed 'three (3) pronged' approach to character and heritage reform which includes:

Prong 1: Elevate Character Areas to Historic Areas

Support and help councils to undertake Code Amendments to elevate existing Character Areas to Historic Areas. This allows demolition controls across a broader area whilst maintaining the integrity of the Code.

This initiative is welcomed as Character Areas per say, do not protect or maintain the character presently as they provide no demolition protection to the very historic buildings which constitute that character.

The creation of 'Character Areas' was a construct of Planning SA as a way of endeavouring to appease those seeking the maintenance of historic character through demolition controls whilst satisfying the desire of the development in particular the new home building industry that sought to minimise demolition controls.

Ostensibly all 'Character Areas' should be changed to Historic Area Overlays (formerly Historic Conservation Zones HCZ's) as Character Zone's without demolition controls are pointless.

A new building can never replace the Character contribution of a historic property.

Only an authentic reproduction houses can maintain the 'historic character' yet it is widely considered that replicating historic styles in place of the genuine article is not a desirable planning outcome, and are rarely done well.





The term 'Character' should be amended to 'Historic Character' as that is what everybody, including the real estate industry, developers and public alike take it to be.



It cannot be taken that one can maintain Historic Character without retaining the very buildings which constitute that character.

Therefore, the elevation of existing Character Areas to Historic Overlay Areas is a logical and sensible move that will provide the necessary demolition control over the historic buildings that constitute the historic Character that is the intent of such zoning.

Prong 2: Character Area Statement Updates

Support and facilitate councils to review and update their Character Area Statements (and Historic Area Statements) to address gaps or deficiencies. This might include updating themes of importance, incorporating additional design elements, and including illustrations.

Character Area statements that do not compel the retention of the historic character buildings are pointless.

Stating that an area comprises various forms of historic housing stock whilst not requiring retention of same is meaningless.

There are various gaps and deficiencies in current Historic Area Statements, which are far too vague, and do not adequately enable refusal of inappropriate development to be upheld in the ERD Court. It is almost as though the current statements are designed to fail. Such that they sound like they achieve what the community seeks, yet in practice, deliver what the home building industry wants.

The building industry uses the term 'ceiling height', so too should the planning system.

Rather than reference to similar wall heights, the Code should reference 'ceiling heights' and perhaps eaves heights.

New infill development with clearly lower ceiling and eaves height featuring double garaging to the street frontage.

Some suggested Policies that would be appropriate and effective in Historic Area Overlays:

ANTICIPATED DEVELOPMENT

The area comprises single storey cottages and villas dating to the Late 19th and early 20th Century, which have consistent scale and architectural style of the period.

New development is anticipated only to replace the occasional later infill development, that is not consistent with the prevailing historic character.

Run down and or unsympathetically altered cottages and villas are anticipated to be retained and restored, rather than be demolished.

CEILING/EAVES HEIGHT

Ceiling heights should match the adjacent and prevailing ceiling historic ceiling heights, typically 3.67m (12 foot) with 4+m eaves height.

ROOF FORMS

Roof pitches are typically 30-38 degrees with 300 eaves.

Low pitched hipped roofs with large eaves to the street frontage are not appropriate.

GARAGING

Garaging does not historically feature as part of the street presentation.

Garaging is typically single driveway width.

Double width, side by side, garaging is not generally appropriate.

Double width garaging should be located to the rear of the driveway.

FRONT FENCING

Historic front fencing is typically low, 900mm-1.2m in areas of smaller cottages, 1.0-1.4m in areas of larger villas. The low front fencing should return to the front setback to maintain oblique views of the historic dwellings.

New front fencing for historic dwellings should be in keeping with the period of the house.

Front fencing for new dwellings should match the prevailing low height.

High front fencing, whether transparent or not is inappropriate.

Questions To Guide Your Feedback

1. In relation to prong two (2) pertaining to character area statements, in the current system, what is and is not working, and are there gaps and/or deficiencies?

Notwithstanding that Character areas should generally be replaced with Historic Areas or Overlays, the provisions are generally too vague, and lack the necessary prescription to ensure good and consistent planning outcomes.

DO 1 Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

2. Noting the Panel's recommendations to the Minister on prongs one (1) and two (2) of the Commission's proposal, are there additional approaches available for enhancing character areas?

Yes, Character areas should all become Historic Areas.

3. What are your views on introducing a development assessment pathway to only allow for demolition of a building in a Character Area (and Historic Area) once a replacement building has been approved?

Demolition should only be allowed where there is approval for a replacement development in any area.

It could not be asserted that requiring approval for demolition across the state would result in any less building activity, as perhaps was the argument to remove demolition from the definition of development in the Planning Code.

4. What difficulties do you think this assessment pathway may pose? How could those difficulties be overcome?

One would have to seek approval for demolition as part of the DA for the replacement development.

Staged Approvals whereby Demolition and site preparation is taken as the first Stage is also problematic. First stages must entail actual construction and expenditure on the replacement development, not just clearing the site or a temporary car park.



Prong 3: Tougher demolition controls in Character Areas

This proposal is to introduce a development assessment pathway that only allows for demolition of a building in a Character Area (and Historic Area) once a replacement building has been approved. This is to ensure that existing buildings in Character or Historic Areas are only demolished when the replacement building matches the character or historic value of the area.

Character Areas and Historic Areas are synonymous.

Whilst, as discussed above, the current premise of 'Character Areas' based on the assumption that character can be maintained, whilst demolishing and replacing existing historic housing stock is, in my view, fundamentally flawed, this move is a positive one.

However a replacement building cannot match the character or historic value of the area, unless the building it replaces, is not one of the historic buildings, regardless of its compromised (Italianated or Grecified) state or poor condition.

Therefore, these provisions can and should specifically apply to buildings that are later infill development within an historic character area.

Demolition is not just problematic in historic areas or, currently zoned character areas. Vacant sites are typically an eye-sore and make any area, whether historic, character, or otherwise, appear abandoned.

Cleared sites make any city or place look like it is going down the gurgler.

Demolition Controls, whilst wanting to be dispensed with by those in the development sector, for the sake of convenience or side-stepping potential calls to retain unlisted historic buildings, serve an important function.

Within the City of Adelaide there was a principle:

Former P10, then P203 required that required that no building shall be demolished until Development Approval (ie Planning & Building Consent) for the replacement development is approved:

PRINCIPLES OF DEVELOPMENT CONTROL

203 The demolition of any building should not occur unless Development Approval for a replacement development has been granted. Exceptions may only be granted:

- (a) for documented reasons of public health or safety agreed by the planning authority or alternatively agreed by a statutory order; or
- (b) where located within the Park Lands Zone.

This served the purpose on ensuring that sites were not prematurely demolished before the owner was at least able to secure planning approval for its replacement and be prepared to incur the cost of documentation and engineering for the replacement building.

Demolition Controls could ideally be extended beyond having all permissions in place to undertake the replacement development.





Without the legal requirement to seek at least Building Rules Consent for demolition, Councils and Government have no metrics as to the number, or nature of building demolitions that are occurring in South Australia and the resultant landfill or lost embodied energy.

Prong 4. using accurate mapping to be more transparent and assessable for places of significance within the planning system

It is imperative that buildings that are sought to be protected from demolition are clearly identified, for the benefit of would-be purchasers, both developers and home buyers, and the community, who all need clarity prior to a property going to market.

Real Estate Form 1's need to clearly identify that a property is a Representative Item as they do for a Local Heritage Item to enable purchaser's to know before they bid on a property such as this.

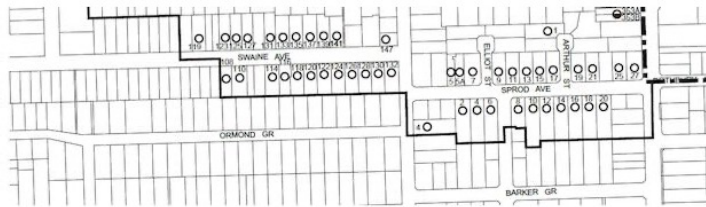


This 1880's stone cottage in Gray Street, Norwood, which is one of a group of four matching cottages, in a Historic Area overlay was marketed as vacant land and purchased by a foreign buyer on the basis that it could be demolished as it was not mapped or otherwise identified as a Representative Item.

The art deco house in Sprod Avenue, Toorak Gardens, over page was similarly purchased since the inception of the SA Planning Code on the basis that it could be demolished, as the Form 1's did not specifically identify it as a property that was a Representative Item, even though it was formerly listed and mapped as such in the Burnside Development Plan.

At the auction the Real Estate agents made no mention of the fact that it was a Representative Item. No doubt citing 'caveat emptor' which is no consolation for the inadvertent buyer.

The identification and mapping needn't be an onerous task for Councils as period of construction dating is typically all that is required to be identified.



**BURNSIDE (CITY)
POLICY AREAS OF
THE HISTORIC CONSERVATION ZONE
HISTORIC CONSERVATION
POLICY AREA 6
-TOORAK GARDENS (NORTH)
Fig Bur HCPA/6**

- State Heritage Place
- Local Heritage Place
- Contributory Item
- 23 House / Property Number
- Policy Area 6 Boundary
- Development Plan Boundary

Consolidated - 30 May 2017



Prong 5. consistently and fairly applying demolition controls to State Heritage Places, State Heritage Areas, Local Heritage Places and Historic Areas

The current demolition controls are being regularly exploited. Particularly the provision pertaining to structural condition.

For a Representative (formerly Contributory) Item the Planning Code specifies the following provision for demolition:

PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- a. the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or
- b. the structural integrity or safe condition of the original building is beyond reasonable repair.





TMK Consulting Engineers

ADELAIDE | MELBOURNE | RIVERLAND

TMK Ref. 2206213_R1/A | 29 August 2022

STRUCTURAL CONDITION ASSESSMENT OF EXISTING RESIDENCE

26 MAYFAIR STREET, MAYLANDS SA

for

PAREE VERGIS & MARK ANDERSEN



This Representative Item, Aviemore, the home of the Smith Aviation Brothers, was successfully argued for its demolition on the basis of structural condition.



Aviemore gone



Representative item in Edwin Terrace, Gilberton demolished despite being unaltered and good condition, it was argued by DASH that there were more impressive 'representative items' in the street.

For a Local Heritage Item the Planning Code specifies the following provision for demolition:

- b. the structural integrity or safe condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

Even this provision has been used to justify demolition of Local Heritage Items as follows:





RUSSELL STONework

8th December 2021

18 Peterson Street
Somerton Park, SA, 5044

Owner and/or Insurer
106 B Prospect Road
Prospect, SA

MOVE PARAPET FAÇADE BACK TO PLUMB

- Existing verandah to be removed.
- Establish stability of existing supporting walls.
- Use hydraulic jacks to tilt façade back to vertical.
- Pack resultant horizontal crack along the lifting points with mortar to stabilize the masonry.
- Make good render on all repaired areas.

Time, scaffold hire, materials

\$ 52,800.00 incl. GST

Note: access to the site would be required to confirm assumptions regarding the condition of the relevant masonry.

Tel. 0429 492 128

Lic. BLD 10957

Questions To Guide Your Feedback

Native Vegetation

1. What are the issues being experienced in the interface between the removal of regulated trees and native vegetation?

That the tree legislation is having no material effect in saving trees in a suburban context, where sites are typically completely cleared as a matter of course, and demolition contractors charge additional money to partially clear a block.

2. Are there any other issues connecting native vegetation and planning policy?

No comment

Tree Canopy

3. What are the implications of master planned/greenfield development areas also being required to ensure at least one (1) tree is planted per new dwelling, in addition to the existing provision of public reserves/park

This provision is inadequate, a tree should be required to be planted in the front and the rear in order to achieve a reasonable tree canopy on greenfield sites. The current sea of roofs in new subdivisions is testimony to the current trend.

New house footings need to be designed to allow for the planting of new trees within a domestic block context.

4. If this policy was introduced, what are your thoughts relating to the potential requirement to plant a tree to the rear of a dwelling site as an option?

This should be required as well as at the front.

Tree Protections

5. What are the implications of reducing the minimum circumference for regulated and significant tree protections?

The current practice of completely clearing residential blocks in established areas as a matter of course would hopefully cease as a lot more trees would be 'required' to be retained or at least permission sought for their removal.

Many in the planning profession were supportive of the 3m circumference current tree protection only for the reason of minimising their workload.

This is not an appropriate reason for setting tree legislation, ie to minimise the number of applications for tree removal.

A 2m metre circumference, whilst would theoretically increase the number of DA's for tree removal, would hopefully change the mindset of infill development where a block is almost invariably completely cleared.



6. What are the implications of introducing a height protection threshold, to assist in meeting canopy targets?

This could be added as a criteria, however a tree ought only satisfy one of the criteria.

7. What are the implications of introducing a crown spread protection, to assist in meeting canopy targets?

This could be also added as a criteria, however a tree ought only satisfy one of the criteria.

8. What are the implications of introducing species-based tree protections?

This could be added as a criteria, however a tree ought only satisfy one of the criteria. Presently the species based exemptions is undermining the tree legislation which is ostensibly only affording protection to eucalypt trees and not European exotic species worthy of protection.



The trees incorporated into this development design by ALEXANDER WILKINSON DESIGN, which successfully included *Shinus Molle* (Pepper Trees) which are defined as 'weed trees' and not protected and *Melia Azadarach* (white cedar), neither of which are protected.

Distance from Development

9. Currently you can remove a protected tree (excluding *Agonis flexuosa* (Willow Myrtle) or *Eucalyptus* (any tree of the genus) if it is within ten (10) metres of a dwelling or swimming pool. What are the implications of reducing this distance?

This distance provision should be removed altogether as the current 10m rule is effectively undermining the current tree legislation, as few trees in suburban allotments are more than 10m from existing structures or swimming pools.



Even this River Red Gum, that was retained less than 10m from this 1953 contemporary house has not damaged the house.

10. What are the implications of revising the circumstances when it would be permissible to permit a protected tree to be removed (i.e. not only when it is within the proximity of a major structure, and/or poses a threat to safety and/or infrastructure)?

More trees would be saved and incorporated into developments which would maintain the visual amenity and urban tree canopy they provide.

Demolition	
<p>PO 6.1</p> <p>Local Heritage Places are not demolished, destroyed or removed in total or in part unless:</p> <p>(a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or</p> <p>(b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>

The first provision 6.1 (a) is only applicable to later front additions such as the 1967 addition built in front of the 1867 bluestone cottage which was appropriately listed as a Local Heritage place and has since been restored and had townhouses developed behind which I did.





209 Melbourne Street BEFORE +AFTER removal of 1967 front addition.

The second provision 6.1 (b) should only be used on the rarest of occasions and as such the wording of this provision could be include the words: [on the rarest of occasions](#).

I have previously sought advice from Jay Viney of Viney Undersettlers (established 1915)and Terry Margryn Engineer in relation to a Local Heritage Item at 32 Bevington Road, Glenunga which had similar subsidence cracking due to leaking stormwater. Jay Viney provided pricing at that time which was evidence that undersetting repair was quite reasonable, in contrast to the applicant's conflated and inflated estimates.

I have had experience with undersetting and straightening walls in my 30 years dealing with historic buildings. I have dealt with numerous underpinning contractors and engineers, who, given a brief to help restore, rather than a brief to justify demolition, have almost invariably been able to find ways to repair masonry buildings suffering from subsidence as seen here.

The cause of subsidence, is more often than not, simply related to storm water drainage, as is likely the case here. When storm water pipes are not properly connected to the street water table they cause the soil at the base of the building in the vicinity of the downpipe to seasonally swell and shrink.

Whilst I am not an engineer, I have studied engineering as part of my architectural degree and understand that the bearing capacity of soil is reduced when it becomes wet or sodden. One experiences this when walking on a muddy field.

This common occurrence need not be justification for demolition of heritage properties like this, all of which, have stone footings, not concrete.

The costings as provided by the applicant's consultants are invariably overstated and based on a complete renovation, even of parts of the building that would obviously be demolished, as opposed to just the structural repairs, which is all that should matter in terms of establishing whether the house is beyond reasonable repair.

What is relevant for consideration of PO 6.1 (b) should only be the cost of structural repairs, that might render the building beyond reasonable repair, not general renovation costs, such as replacing ceilings, plastering, reroofing and repainting that would be expected with any renovation.

A heritage building would or should not be condemned simply because it is of need of renovation.

Indeed, it is only the unrenovated local heritage items, like the villa in Mayfair Street, Maylands, that need the heritage protection as those in renovated condition generally sell for more than land value and are generally not viable to demolish and redevelop anyway.

So, the question is whether perhaps a \$100K worth of structural repairs warrants condemning this property to demolition and establishing a very dangerous precedent for Local Heritage items in SA generally.

Council Assessments Panels have unfortunately been approving demolitions, often giving the applicant an undeserved financial windfall and undermining the whole purpose of Local Heritage listing properties such as these.

Given the lack of Legislative power to compel maintenance of Local Heritage Places, unlike State Heritage places, rewarding deliberate dereliction of properties by approving demolition of derelicted buildings, like this, would only encourage other similar minded property owners to follow suit.

The Bell's Plumbing Shop is another example of deliberate dereliction of a State Heritage Place, which demonstrates the imperative of enforcing any such legal provisions to compel maintenance should they be introduced for Local Heritage places.



Example of Local Heritage place being deliberately derelicted by the owner who even boarded up the windows to make it look like is was derelict rather than just putting in a kitchen and renting the house out.

Demolition of Local Heritage places should be Non Complying and have 3rd Party appeal rights against an approval to demolish.

The SCAP approval of the demolition of the Bank of South Australia below is evidence that considering demolition of a local heritage place on merit does not work.



MAIN STREETS

EG O'Connell Street, Melbourne Street, The Parade, Jetty Road, Unley Road etc

Currently most of Adelaide's Historic Main Streets have been re-zoned 6-storeys with provisions to go higher on larger sites but with inadequate stipulation of setbacks of such development behind the primary street frontage.

The historic buildings on these Main Streets must be identified and protected as historic places, either as Local Heritage Items or as Representative Items, so that they are included in the development, as many historic properties on Main Streets such as O'Connell Street are not currently listed and so not protected.

The recent approval of 120 The Parade Norwood is a good case in point.

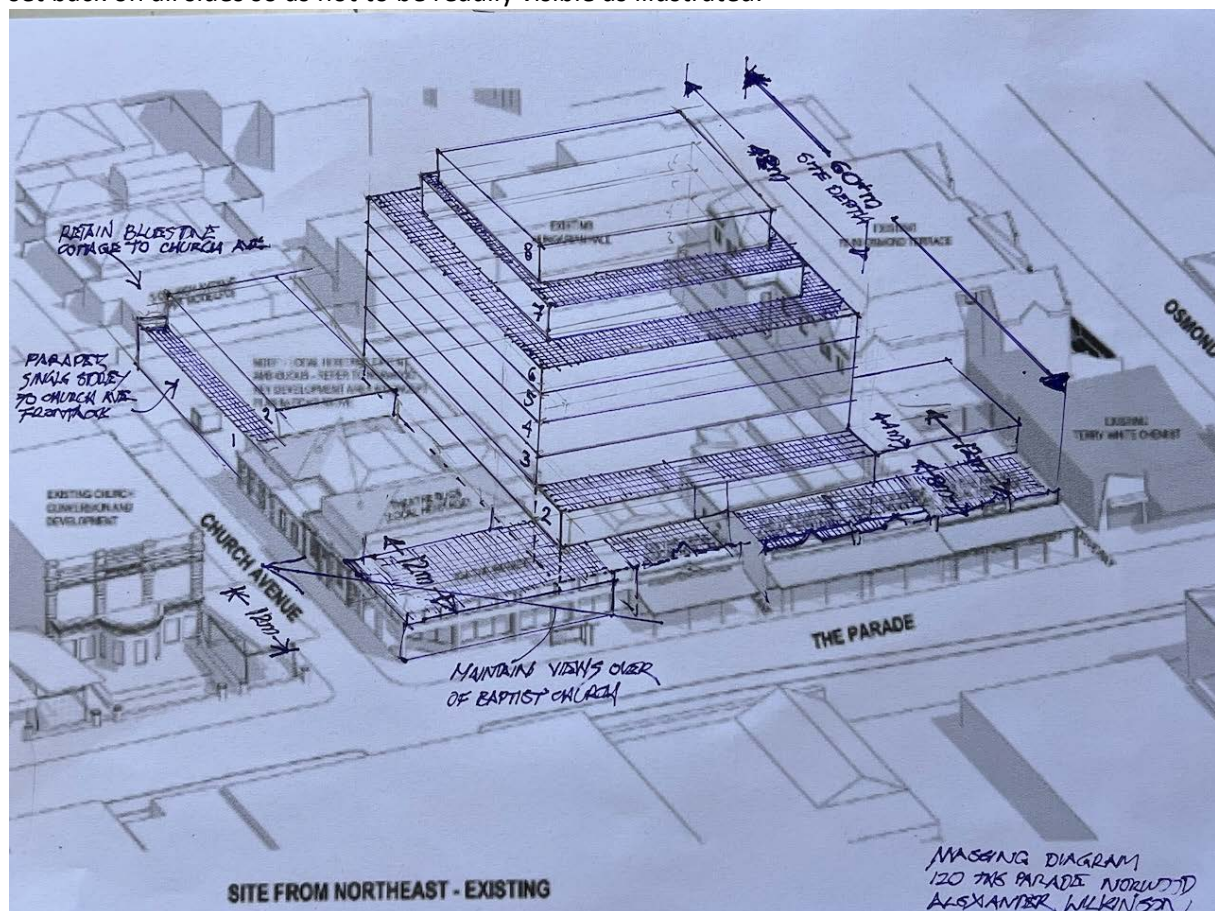
The Code only requires a 2m setback from the principal façade.

The attached blocking diagram indicates how this form of development could be better guided by the Code where by:

A 12m minimum setback is stipulated for taller components of the development above the Main Street historic façade scale, typically 1-2 storeys.

Smaller intermediate setbacks where the development steps up in height.

For larger, amalgamated sites over 2500sqm, development the additional 2 storeys must be further set back on all sides so as not to be readily visible as illustrated.



CORRIDOR DEVELOPMENT

Eg 125 Payneham Road, St Peters, 41-43 Kensington Road, Norwood,

The two examples provided here, which I designed, comprise what I consider an appropriate form of development on Main Road Corridors, whereby:

- the historic or original buildings to the street front are retained and incorporated into the development
- the development behind is 3 storeys, with under-croft or at grade parking with 2 levels of residential above.

3 storeys is akin to the height of a large Victorian era 2-storey house and is a scale that provides sufficient density to provide living opportunities for people whilst not unduly overbearing those people who live behind such development.

MIXED USE RESIDENTIAL/COMMERCIAL DEVELOPMENT

former MILTRONIX site
125 PAYNEHAM ROAD ST. PETERS



MIXED USE RESIDENTIAL/COMMERCIAL DEVELOPMENT

former MILTRONIX site
125 PAYNEHAM ROAD ST. PETERS



Aerial Perspective





CBD tower development

The South side of Grenfell Street and the State Bank building exemplify how taller development in the CBD should be required to be done by the Code where by:

Tower elements are set back at least 12m so as to read as buildings behind the original buildings rather than retained just as facades

Original historic buildings are identified and listed as Local Heritage items or Representative items. Many buildings in the CBD remain unlisted which should be.





Yours Faithfully

ALEXANDER WILKINSON
B.A(Planning)B.Arch.hons(Conservation)

Director

ALEXANDER WILKINSON DESIGN PTY LTD



Contributory Item in Edwin Terrace, Gilberton – argued by Dash to be demolished on the basis of it being at the lower end of the scale of Contributory items relative to others in the street and having been altered vis a vis the front window and replaced front verandah etc.

Attachment 2

Mark Butcher

112 Osmond Tc

To: Sandy Wilkinson

Reply-To: mark@bbsrchitects.com.au

Messages 12 July 2011 at 5:07 pm MB


Hi Sandy

Appeal Report attached.

Regards

Mark Butcher

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02 MAIN
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EXPERT WITNESS STATEMENT

IN THE MATTER OF AN APPEAL TO THE
ENVIRONMENT RESOURCES AND DEVELOPMENT COURT

ERD ACTION No. 99 of 2008

BETWEEN
MINICOZZI, APPELLANT
AND THE CITY OF NORWOOD, PAYNEHAM & ST. PETERS, RESPONDENT

AND

ERD ACTION No. 311 of 2008

BETWEEN
LAKSHMANAN, APPELLANT
AND THE CITY OF NORWOOD, PAYNEHAM & ST. PETERS, RESPONDENT

MARK ALARIC BUTCHER
4 NOVEMBER 2008

Job No. 2008.12

6. DASH ARCHITECT'S COMMENT ON NO. 114A 1995 ASSESSMENT

Comment on DASH Description of Place

I disagree with the DASH description of the existing house, ie:

- The style of Federation design seen in No. 114A is much more Arts-and-Crafts than Queen Anne. While the two sub-styles may appear similar, there are significant differences. As noted earlier, Arts and Crafts is more restrained and understated and focuses on honest expression of function, whereas Queen Anne is more flamboyant with extravagant decoration, typically seen in complex verandah posts, balustrades and valances, and dominating panelled feature roof gables.
- The verandah post metal feet are original, not later changes;
- Given that the building is a 1907 example of Federation Arts and Crafts, it cannot be described as "lacking the ornate timber fretwork expected on finer buildings..." If it were an example of Queen Anne, then I would agree, but it is not, in my opinion. Being an Arts and Crafts design, it is intentionally more simple and less showy. Arts and Crafts style cues can be seen in the simple fascia, the elegant verandah posts, the lack of ornate timber valances or decorative brackets, and the lack of terracotta tile or slate roofing;
- The hipped roof is clad in short-length corrugated iron, which indicates it is really very old corrugated iron. As early corrugated iron was thicker than that available today, it can easily last a century or more, if laid to a decent pitch and properly drained. In my opinion this is the original roofing iron.

Comment on DASH Advice on Criterion (a)

It displays historical, economic or social themes that are of importance to the local area;

DASH refer to the 1995 Kensington & Norwood Heritage Review and the "Norwood locality". In my opinion, this use of the term "Norwood locality" could be misleading, as this is in fact the entire former Kensington and Norwood council area. To call this a locality is confusing, as a locality in planning appeals usually refers to the immediate area surrounding a subject site, ie a very much smaller area.

DASH make three key points in their response, ie

".....it is evident that buildings constructed during the Victorian period provide the important heritage character of the locality."

"...it is our opinion that the subject building does not display themes that are of significant importance to the local area, as this has been established as lying in the building stock dating from the Victorian period. "

"Therefore, it is our opinion that the subject building does not adequately fulfill this criterion to warrant Local Heritage listing on this basis."

With this in mind, I note that the 1995 Review sets out the cultural significance of the City of Kensington and Norwood in seven succinct statements. The fourth of these states:

"It (ie the City of Kensington and Norwood) is physically representative of early Victorian Adelaide, accommodating one of Adelaide's best concentrations and broadest cross-sections of Early, Mid and Late-Victorian buildings. While its present character also incorporates an overlay of later styles, the predominant physical character today is based firmly on its initial development from 1839-1860 and its subsequent consolidation from 1860 to 1900."

This character was summarized in the 1995 Review in a key recommendation to council:

"It is recommended that the Kensington and Norwood Council recognize that Kensington and Norwood's historic character is the product of its original layout, subdivision and subsequent development, which occurred primarily over the period 1840-1890 and to a lesser extent from 1890-1910, and that the remaining elements of this today are reflected in the collective sum of its State Heritage Places, Local Heritage Places and Character / Contributory Items."

This indicates that the underlying historic character of Norwood in 1994 was a product of the 1840 – 1890 and 1890 - 1910 periods.

I agree that the broad underlying physical character of Norwood is based on development (but not just buildings) carried out during the Victorian period. However, I disagree with (1) the subject building does not display themes that are of significant importance to the local area, and (2) this has been established as lying in the building stock dating from the Victorian period.

The 1995 Review sets out a thematic overview history, identifies and describes the key periods within that, and establishes the key attributes and themes of Norwood's underlying Victorian character. It considers the city's overall cultural significance and identifies the key themes inherent in that, looking at its history up to the present.

In my opinion the subject property does indeed illustrate a key theme of the development of Norwood, ie the emergence of Osmond Terrace as a socially desirable address though its development as a "dress circle" location for the wealthy upper-middle class, as detailed earlier in this report. This is evident in the remaining high quality homes from that era seen nearby, some of which are Local Heritage-listed eg Nos. 83-85, 88-90, 92, 94-96, 103, 105, 107, 112, and 114A, 124.

The fact that the house concerned is not built in Victorian times but a few years later is neither here nor there. While there are subtle stylistic differences, the architectural language employed is very similar to the Victorian houses seen nearby, ie it has solid masonry walls of red brick with timber windows and a hipped /gable roof system clad in corrugated iron. More important is the fact that it is a high quality residence built to take advantage of (and reinforce) the emergence of Osmond Terrace as a desirable address for the wealthy middle-class.

I do not agree that themes that are of significant importance to the local area have been established as lying solely in the building stock dating from the Victorian period and that anything outside of this has no cultural significance. In my opinion this is overly simplistic and blurs the distinction between themes and character. While Norwood's physical character is historically rooted in the Victorian period, later periods and their development have also contributed to its present-day character. For example, the cultural diversification that occurred in Norwood after WW2 has contributed significantly to the character of Norwood today, physically, socially and politically, in my opinion.

History and matters of cultural significance do not stop at a particular date. It is an ongoing continuum which generates new places of cultural significance as time goes on.

Comment on DASH Advice on Criterion (b)

It represents customs or ways of life that are characteristic of the local area;

DASH architects state that the subject building is not an exceptional representation of the Federation style and that one would expect a greater degree of detail and ornamentation.

I disagree with this. In my opinion, this reflects DASH's identification of the building as a Federation Queen Anne design, rather than a Federation Arts and Crafts design, which is what I believe it to be. As an Arts and Crafts building, the house is deliberately simple. A greater degree of detail and ornamentation could certainly be expected if it were a Federation Queen Anne building, but it is not. The architect involved, Henry Fuller, was noted for his Arts and Crafts orientation.

Comment on DASH Advice on Criterion (d)

It displays aesthetic merit, design characteristics or construction techniques of significance to the local area;

DASH architects do not consider the house to display any aesthetic merit. I disagree with this, and consider that, as above, this reflects DASH's identification of the building as Federation Queen Anne design rather than Federation Arts and Crafts design. As noted above, as an Arts and Crafts building, the house is deliberately more simple. A greater degree of detail and ornamentation would be expected if it were a Federation Queen Anne building.

DASH consider the building to be a Character item (a lower level of significance when considering Historic Conservation Zones), and describe such places as "typical or average examples of an architectural style without any particular aesthetic merit". I disagree with this, noting the history of the building and that it is architecturally designed. Houses custom-designed by leading architects are rarely "average examples of a style without aesthetic merit". In my opinion the situation here is the converse, i.e. the subject building is in fact a very well designed building, exhibiting exemplary proportions and design characteristics of a Federation Arts and Crafts house. It would be more imposing if the white paint was removed and the original red brick-work with its feature charcoal pointing exposed.

The Planning Bulletin - Heritage which DASH refer to sets out a number of examples for meeting criteria (d), the last of which is "Buildings designed by significant local architects /designers". It has been demonstrated that the existing house at No. 114A has been designed by a significant local architect who was also a leading Adelaide architect.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Fence

Survey No.: 112osmon

Address: 112 Osmond Terrace, Norwood

C.T. No.: 3776/109

Present Status: Character Item

Date: April 1994



Description: An attractive single-storey Victorian stone house with simple hipped roof and later Georgian Porch. Notable for its formality and relative intactness. Set in a mature garden with its original cast-iron fence/masonry wall. Appears to be in good condition for its age.

History: Built by Thomas Pitman a local builder in 1882 for himself as his retirement home. His wife lived there until her death in 1921. The house is indicative of the higher quality houses erected on Osmond Terrace because of its social status. The land forms part of a larger section which was first subdivided in 1839 and then sold to various owners and subdivided further before being acquired by Pitman.

Streetscape Contribution: This intact residence forms part of an important group of imposing larger Victorian/Edwardian houses within the attractive streetscape of Osmond Tce.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent relatively-intact example of a well-built Victorian bluestone house. It is associated with an important period of Norwood's development, ie the boom times of the 1870's-1890's (4a). It is indicative of the way of life in Norwood at that time and in particular of the better quality house found on Osmond Terrace (4b). It is an attractive building architecturally (4d) forming part of an important group of imposing larger Victorian / Edwardian houses located in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

MARK BUTCHER ARCHITECTS 48 ELIZABETH STREET NORWOOD S.A. 5007 TEL 08 331 0485 FAX 08 331 0580

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Before



After



Thank you Jay,

I have just had a chat with Structural Engineer, Terry Magryn, per your suggestion this afternoon, who whilst not able to do anything in this short amount of time or speak at the Panel, was happy for me to cite his advice, namely that most buildings can be saved and that in 40 years he has only condemned one building.

He said you can always get a report to say whatever you want, as is well known.

He cited that most houses in need of structural repairs required about 5 underpins at a cost of about \$3k per underpin and that the most underpins they ever had to do was a house in Jamestown that needed 35 underpins.

He said:

a bad crack was one you could put your hand in.

a very bad crack was one you could put your fist in

a very very bad crack was one you could put your fist in sideways.

So probably for say \$100K you could undertake whatever structural repairs were necessary.

Terry advised that if the Panel deferred the decision for a month, that he could inspect the property or the photos and do a report on it.

I note your verbal advice, Jay, that the cost of the underpinning of this house would be more like \$50K*.

*Any figure would need to be established based upon a proper inspection of the building.

I am preparing my submission, which I will provide per my verbal presentation to the Burnside CAP meeting tonight at 6pm.

Regards

Sandy Wilkinson

B.A.(Planning) B.Arch.hons (Conservation)

Director

ALEXANDER WILKINSON DESIGN Pty Ltd

cc Terry Magryn – Margyn & Associates Engineers

cc Magnus Henrich – City of Burnside

cc Meredith Ide

From: Jay Viney [REDACTED] >
Date: Monday, 3 May 2021 at 3:21 pm
To: Sandy Wilkinson <[REDACTED]>
Subject: Re: pp241-250

Hi Sandy

Thank you for your time and advice regarding Alexandra Ave, Rose Park. It was very much appreciated.

After spending two hours viewing and discussing with you photos of Bevington Road, Glenunga on Friday, driving by to view the property and having a closer look at the photos over the weekend and today, my opinion on the property follows.

It's clear from zooming in on the photos that the house has severe structural and cracking concerns with the walls, ceiling and footings.

I believe that structural underpinning could be undertaken and wall and footing repairs would be required. Stormwater, garden maintenance and paving would then be required to control moisture to the perimeter of the dwelling.

I recommend you contact Terry Magryn and Associates for a detailed underpinning report as to be able to put a monetary value to the cost of structural repairs.

Sincerely, Jay Viney

Sent from my iPhone

On 1 May 2021, at 4:12 pm, Sandy Wilkinson [REDACTED] wrote: