

**From:** [rowenad](#) [REDACTED]  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** [REDACTED], Norwood with addenda  
**Date:** Friday, 28 February 2020 10:30:14 AM  
**Attachments:** [STATE PLANNING COMMISSION re 78 BEULAH ROAD.docx](#)

---

Please note

Solar gas and hot water

Watering system to prevent house cracking

Installation of rain water tanks

R Dunk

## **STATE PLANNING COMMISSION re 78 BEULAH ROAD, NORWOOD**

State Planning Commission

77 Grenfell St Adelaide

Dear Sir,

In receipt of your letter re our property it was built in 1881 of bluestone and is a Local Heritage Item under the Norwood Payneham and St Peters Council in the NPSP 13 area. We understand that it and other local buildings designated Local heritage have been transferred under the proposed Planning and Design Code to Historic Conservation Zone.

This building (No 78 Beulah Road) is a classic a bay window and a return veranda, together with a wide driveway making it a joy for us to renovate over the years.

Historically it was built by William Clarke, who had the original subdivision in the area at the Primary School. There is a grapevine in the back yard that is as old as the house, so almost as historic as that in the Norwood Primary School, which is the oldest living grapevine in the state, still bearing grapes as well. It was also the home of Dudley Freeman Hardy, who was killed on the Western front but went to Gallipoli and is mentioned in Anne Summers' book "The Lost Mother" (the house is mentioned as well as having been 'lovingly restored' and this was by observation and not referral to us).

All these houses (64 -82) may have been lost under a previous plan for Adelaide, when the Woodroffe soft drink company acquired them all for industrial expansion. Things changed and this section of Norwood was rezoned, people bought the houses with a vision, renovations in sympathy occurred and the result is what you see today and this has applied to every house along the eastern side of Beulah Road, numbered from 66-82 Beulah Road.

For ourselves renovation in keeping with its architecture has taken time but has been enjoyable. Fortunately the house is large enough to live in while various projects have been undertaken but the decision was made at the outset to buy the biggest house block on the Sydenham Road-Woods St block. The house was determined to be of sound construction with no serious faults such as major salt damp. Projects undertaken since 1981 have included:-

- Replacement of roof and gutter
- Replacement of plumbing
- Total rewire
- Replacement of hall floor
- Restoration of the lounge room/paint, refixing of bay windows
- Restoration of bedroom two and installation of ceiling rose
- Repainting throughout
- Front hall, repainting and plastering
- Centre hall, replacement of ceiling due to water damage
- Installation of air conditioning,
- Wall to wall carpeting,
- Addition of an internal laundry and second bathroom,
- Removal of stables and addition of an architect designed garage,
- Landscaping of the front garden
- Repair of side veranda by removal of old concrete and installation of fresh concrete
- External painting

are among the many projects that have been carried out over the 37 years since we took possession.

We have always worked in collaboration with the heritage architect of NPSP Council and also received advice from their historian Ms Denise Schumann.

In response to climate change and water needs we have installed

- Gas & solar electricity
- Sufficient rainwater tanks to maintain the whole house (allowing for 4 adults)except the toilets

We have also installed a watering system around the house similar to that at the Sir Samuel Way building, under the advice of a retired government architect to prevent cracking.

With the historic nature of the street, St Bartholomew's Church, being immediately opposite, which I understand has windows which are part of the State's artistic heritage apart from the fact that it has played an important part in the life and worship of the City over the last 150+ years, since it was established in 1856 and Norwood Primary School (1877) on the corner, the street needs to be maintained with no threat to its historicity. I trust that at no time in the future will subdivisions be allowed that abut any of the buildings along here thus allowing high rise development.

I understand that the Draft Planning and Development Code allows for allotments smaller than 200 square metres, surely this is far too small and provision is being made for the slums of the future. I accept the fact that some of our buildings, due to the fact that there were no building regulations when they were built e.g. 71 Beulah Road, Norwood (extremely small and almost on street level) but they are accepted for their time.

I am concerned that 76 Beulah Road which is also a house built in the 1880's but which the owners did not choose to have listed as to the position in which it could be in the future and by extension what it might mean not only for us but also for the residents at No 74

A propos No 76 does the new Code mean

- No notification
- Able to be demolished because it is not a classified building
- What would be able to be erected on a 17m frontage block with a depth of 50m
- No Council/DPTI power to stop demolition of this cottage in the middle of a Local Heritage Zone
- Street trees here are mature plane trees and oak trees,(100 years) so how easy would it be for developers to apply for removal of trees with the promise of replacement of 2 medium trees?

Yours faithfully

*Rowena Dunk*

Rowena Dunk

Joint Owner with James Allen Dunk

██████████, Norwood