

CITY OF NORWOOD PAYNEHAM & ST PETERS
HERITAGE CONSERVATION WORKSHOP 07

HERITAGE LISTING



THE BURRA CHARTER

The Australia ICOMOS Charter for
Places of Cultural Significance 2013



Australia ICOMOS Incorporated
International Council on Monuments and Sites



LEVELS OF HERITAGE LISTING NATIONALLY

- ❑ WORLD HERITAGE LIST (UNESCO)
- ❑ NATIONAL HERITAGE LIST
- ❑ COMMONWEALTH HERITAGE LIST
- ❑ REGISTER OF THE NATIONAL ESTATE (ARCHIVE)



LEVELS OF HERITAGE LISTING CITY OF NORWOOD PAYNEHAM & ST PETERS

- ❑ STATE HERITAGE PLACE
- ❑ LOCAL HERITAGE PLACE
- ❑ CONTRIBUTORY ITEM
- ❑ HISTORIC CONSERVATION ZONE
PRE 1920/40



THE HISTORY OF HERITAGE LISTING

- ❑ Aboriginal and Historic Relics Preservation Act, 1967
- ❑ South Australian Heritage Act 1978 (State Heritage listing)
- ❑ Heritage Act 1993
- ❑ Development Act 1993 (Local Heritage listing)
- ❑ Heritage Places Act 1993 (Reviewed in 2005, inclusion of SA Heritage Council)

SA HERITAGE PLACES DATABASE SEARCH



City of
Norwood
Payneham
& St Peters

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ARCHITECTURE CONSERVATION URBAN DESIGN

STATE HERITAGE LISTING CRITERIA

Heritage Places Act 1993—1.2.2010

Part 4—Registration of places

Division 1—Criteria for registration

Part 4—Registration of places

Division 1—Criteria for registration

16—Heritage significance

- (1) A place is of heritage significance if it satisfies one or more of the following criteria:
- (a) it demonstrates important aspects of the evolution or pattern of the State's history;
or
 - (b) it has rare, uncommon or endangered qualities that are of cultural significance; or
 - (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
 - (d) it is an outstanding representative of a particular class of places of cultural significance; or
 - (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or
 - (f) it has strong cultural or spiritual associations for the community or a group within it; or
 - (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

STATE HERITAGE PLACE - EXAMPLES

73 State Heritage Places in the Council Area



TABLE NPSP/5

List of State Heritage Places located within the City of Norwood, Payneham & St Peters
shown on [Figures Her/10, 11, 12, 15, 16, 17, 18, 20, 21, 22, 23 and 24](#).

Note: This table was last updated in April 2005 and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

| Property Address | Description of Place of Value | Certificate of Title Reference |
|--|--|--------------------------------|
| COLLEGE PARK | | |
| 1-13 Payneham Road | Bon Marche Building | 5198/395 |
| 15 Payneham Road | Bell's Plumbers Shop | 5701/500 |
| 9 Trinity Street | Dwelling (former Airlie Hostel) | 5691/563 |
| FELIXSTOW | | |
| 160 O G Road | ('Forsyth House' former dwelling), Aldersgate Nursing Home | 5664/479 5828/286 |
| GLYNDE | | |
| 54 Avenue Road | Dwelling ('Glynde House') | 5892/927 |
| HACKNEY | | |
| Hackney Road | Hackney Bridge (former New Company Bridge) | N/A |
| Hackney Road | Old School House, St Peters College | 5878/330 |
| Hackney Road | St Peter's College – Big Quad Precinct | GM 2/71 H105100 |
| North Terrace | Palm House, (former dwelling) St Peters College | 5894/984 |
| 1 North Terrace | Former Romilly House | 5376/910 |
| HEATHPOOL | | |
| 11 Northumberland Street | Dwelling | 5693/60 |
| KENSINGTON | | |
| 39-49 Bishops Place | Dwellings – six row houses | 5866/763 |
| 53 Bridge Street | Shop (former Boot Factory & Dwelling) | 5549/329 |
| Adjacent 53 & 55 Bridge Street | Bridge, Kensington [Brick Arch] | 5549/329 5879/568 |
| 60 Bridge Street | Rising Sun Inn | 5378/431 |
| 36 High Street | Shops (former Rising Sun Hotel) | 5376/125 |
| 38-40 High Street (also known as Unit 1/38 & Unit 2/38 High Street) | Shops (former Shops & Dwellings) | 5167/502 5027/902 |

LOCAL HERITAGE LISTING CRITERIA

18.9.2014—Development Act 1993

Planning schemes—Part 3

Development Plans—Division 2

Division 2—Development Plans

Subdivision 1—Creation of plans

23—Development Plans

- (4) A Development Plan may designate a place as a place of local heritage value if—
- (a) it displays historical, economic or social themes that are of importance to the local area; or
 - (b) it represents customs or ways of life that are characteristic of the local area; or
 - (c) it has played an important part in the lives of local residents; or
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
 - (e) it is associated with a notable local personality or event; or
 - (f) it is a notable landmark in the area; or
 - (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

A Development Plan may designate a place as a place of State Heritage value if—

- (a) it demonstrates important aspects of the evolution or pattern of the State's history; or
- (b) it has rare, uncommon or endangered qualities that are of cultural significance or
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
- (d) it is an outstanding representative of a particular class of places of cultural significance; or
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or
- (f) it has strong cultural or spiritual associations for the community or a group within it; or
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

A Development Plan may designate a place as a place of local heritage value if—

- (a) it displays historical, economic or social themes that are of importance to the local area; or
- (b) it represents customs or ways of life that are characteristic of the local area; or
- (c) it has played an important part in the lives of local residents; or
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
- (e) it is associated with a notable local personality or event; or
- (f) it is a notable landmark in the area; or
- (g) in the case of a tree—it is of special historical or social significance or importance within the local area.

LOCAL HERITAGE PLACE - EXAMPLES

664 Local Heritage Places



TABLE NPSP/6

List of Local Heritage Places located within the City of Norwood, Payneham and St Peters shown on [Figures Her/2 to 24](#).

| | Property Address | Description of Place of Value and Extent of Listing | Certificate Of Title Reference | Section 23(4) Criteria | Survey Reference |
|-------|---|---|---|------------------------|------------------|
| 19 | Albermarle Avenue Trinity Gardens | Dwelling Original external form, materials and details of c1910 pressed metal clad cottage. | 5295/681 | a,d | TG01 |
| 21 | Albermarle Avenue Trinity Gardens | Dwelling Original external form, materials and details of c1910 pressed metal clad cottage. | 5136/454 | a,d | TG01 |
| 23 | Albermarle Avenue Trinity Gardens | Dwelling Original external form, materials and details of c1910 pressed metal clad cottage. Excludes later verandah and tiled roof. | 5373/484 | a,d | TG01 |
| 3a-3b | Alfred Street Norwood | Bridge & Parapet | 5017/979 5914/193 5914/194 | a,b | 3alfred |
| 33a | Ann Street Stepney | Attached Dwelling Whole of exterior including front fence. | 5294/348 | b,c,d | S/5 |
| 33b | Ann Street Stepney | Attached Dwelling Whole of exterior including front fence. | 5294/348 | b,c,d | S/5 |
| 49 | Ann Street Stepney | Former Shop/Dwelling Whole of exterior. | 5749/746 | a,b,d | S/6 |
| 28 | Arthur Street Payneham | Dwelling Original external form, materials and details of c1910 pressed metal cottage, excluding later additions. | 5069/223 | a,d | PA01 |
| | Ashbrook Avenue Trinity Gardens | Koster Park (formerly Kusters Pottery) Extent of park and remnants of 1945 red brick bottle kiln. | 5731/14 5840/263 5821/666 5793/944 5785/299 | a,c,e | TG03 |
| 55 | Ashbrook Avenue Payneham | Apartments External form, materials and details of 1947-48 rockfaced sandstone two storey apartment building including remaining metal framed windows. Excludes later extensions. | 5942/967 (1) 5942/968 (2) | a,d,f | PA02 |
| 8 | Athelney Avenue (2a Rugby Street) Hackney | Dwelling ('Athelney') & Coachhouse All dwellings. | 5894/990 | a,d,e | H/19 |
| 17a | Augusta Street Maylands | Former Uniting Church Whole of exterior of both churches and hall. | 5471/230 | a,c,d,f | M/9 |
| 27 | Augusta Street Maylands | Former Church Whole of exterior. | 5187/177 | a,c,d | M/10 |
| 39 | Avonmore Avenue Trinity Gardens | Dwelling External form, materials and details of c1910 pressed metal cottage. Excludes later extensions. | 5156/137 | a,d | TG07 |

HERITAGE IN TRANSITION

PRACTITIONER GUIDE

AUGUST 2019

HERITAGE IN TRANSITION

CONTEXT

South Australia has a long and proud legacy of heritage protection since 1978, when places of State heritage value were first entered in the then Register of State Heritage Items. Local heritage recognition followed in 1993, through the newly established Development Act.

The precinct-focused heritage protection, at a state and also at a local level, has existed since early 1980s.

The following Local Heritage Place guidelines provides a useful framework to assist with the identification and evaluation of the potential heritage value of a place. The guide builds upon the material published in the 2001 South Australian 'Planning Bulletin - Heritage' document. Local heritage criteria are unchanged, but are now supported by a series of inclusion and exclusion tests, to provide an analytical framework to assist in the determination of the relative heritage significance of a place against the criteria. This approach has been used to evaluate places nominated for State heritage listing in the South Australian Heritage Register for several years and is supported by the SA Heritage Council.

This guide will also promote consistency in heritage assessment decisions and ensure clarity in the use of the most appropriate local heritage criteria. It is a step towards providing a degree of uniformity between the State and local heritage listing processes and open the way to a long sought after integrated system for South Australia.

Keith Conlon

Chair, South Australian Heritage Council



City of
Norwood
Payneham
& St Peters

bbarchitects
ARCHITECTURE - CONSERVATION - URBAN DESIGN

Local Heritage Places - criteria – assessment guidelines

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

Guidelines for inclusion

The place should be closely associated with events, developments or cultural phases which have played a significant part in local history. Ideally, it should demonstrate those associations in its fabric, although in some cases there may be no such evidence.

The history of a particular place must be understood through an overview history of the local area, including the identification of important themes. The significance of the place must be demonstrated in relation to the overview history and themes. A place is likely to satisfy this criterion if the following steps are met.

Step 1: A Basic Test for satisfying Criterion A

Does the place have a CLEAR ASSOCIATION with an historic event, phase, period, process, function, movement, custom or way of life in the local area, as supported by the overview history and identified themes?

AND

Is the place's association to the historic event, phase, etc. EVIDENT in the physical fabric of the place or in documentary sources or oral history?

CRITERION MAY BE SATISFIED

Step 2: A Basic Test for determining Local Significance

Is the event, phase etc. of HISTORICAL IMPORTANCE to the local area, having made a strong, noticeable or influential contribution to the evolution or pattern of the local community or environment, with reference to the overview history and themes?

AND

Does the place allow the association with the important event, phase etc. to be BETTER APPRECIATED THAN MOST OTHER PLACES IN THE LOCAL AREA WITH SUBSTANTIALLY THE SAME ASSOCIATION? IS IT AN EXEMPLAR?

CRITERION IS LIKELY TO BE MET

Step 3: Exclusion Guidelines for Criterion A

The place may not satisfy this criterion if any of the following apply.

| | |
|---|---|
| Not related to important local history | It does not relate to an <u>important</u> theme in local history. |
| Common place | It is of a class of places that is <u>common or frequently replicated</u> across the local area. |
| Little local interest | It is associated with events that are only of <u>interest to a disparate or small number of people</u> and not to a local community. |
| Low or questionable importance | It is associated with an historical event, phase etc. of <u>low or questionable</u> importance. |
| Incidental, indirect or unsubstantiated associations | Its associations to the significant event, phase etc. are either incidental, indirect or <u>cannot be substantiated</u> . |
| No evidence | There is no surviving reliable or verifiable physical, documentary or oral history evidence to <u>demonstrate the association</u> of the place with the historical event, phase, etc. |

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: St Mary's Church Survey No.: 49beulah
 Address: 49 Beulah Road, Norwood C.T. No.: 265/23, 349/250
 Present Status: Local Item Date: February 1994



Description: A relatively plain two-storey red brick Late-Victorian church. Notable for its contemporary (in 1889 terms) design, the quality of its construction and the entrance porch with its elegant front window and scrolled parapet wall. Appears in good condition for its age.

History: The first church was built on this site in 1868 when a Miss Waller opened a Catholic School in a converted blacksmith's forge. The present church was erected in 1888-1889 and functioned as a school and church until 1922. The foundation stone was laid by the Bishop of Adelaide, Dr Reynolds in July 1888. Mary MacKillop and the Josephites took over the school in 1872 and was involved in its management until 1897.

Streetscape Contribution: Like the nearby former Salvation Army Hall, it is a prominent building in this part of Beulah Road. It contributes to the remaining Victorian character in this part of Beulah Road.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): A good example of a plain but well designed church of the late Victorian period. It is associated with the growth of West Norwood in the 1880's-1890's boom period (4a) and is indicative of the way of life found in Norwood at that time (4b). It is also attractive in its own way (4d).

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: Heritage Investigations (1983-84) Heritage Survey; Notes from Denise Schuman. Manning, D., Kensington & Norwood Sketchbook, p.40; Blackburn, 100 Years History pp.97-98.



| Property Address | | Description of Place of Value and Extent of Listing | Certificate Of Title Reference | Section 23(4) Criteria | Survey Reference |
|------------------|---------------------|---|--------------------------------|------------------------|------------------|
| 49 | Beulah Road Norwood | St Mary's Church (formerly Catholic School/Church) | 5358/206 5358/162 | a,b,d | 49beulah |

B) It represents customs or ways of life that are characteristic of the local area.

Guidelines for inclusion

The place should demonstrate a way of life or social custom, which is distinctive locally, being one of a small number of places remaining that demonstrates specific customs or a way of life which reflects the cultural history and identity of the local area.

A place is likely to satisfy this criterion if the following steps are met.

Step 1: A Basic Test for satisfying Criterion B

Is the place's association to the distinctive characteristic custom/way of life **EVIDENT** in the physical fabric of the place and/or in documentary sources or oral history?

AND

Is the place **DISTINCTIVE** locally, being one of a small number of places remaining that demonstrates the particular customs or way of life, etc?

CRITERION MAY BE SATISFIED

Step 2: A Basic Test for determining Local Significance

Is the **CUSTOMS** or **WAY OF LIFE** a noticeable or influential part of the evolution or pattern of the local community or environment?

CRITERION IS LIKELY TO BE MET

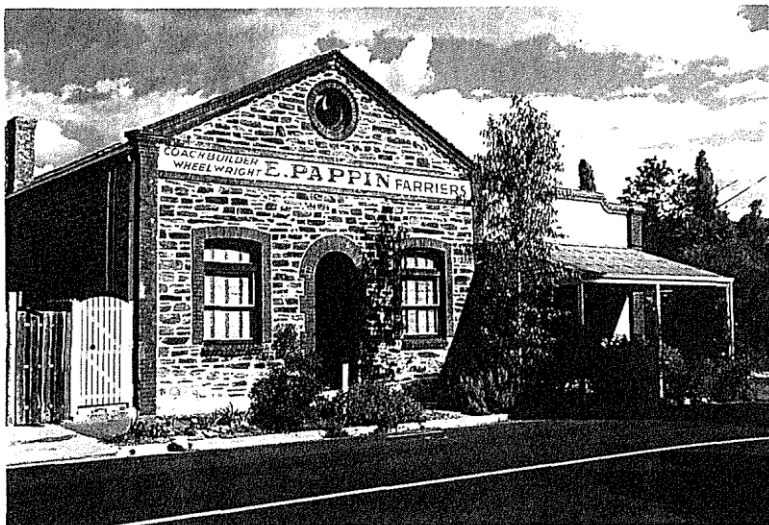
Step 3: Exclusion Guidelines for Criterion B

The place may not satisfy this criterion if any of the following apply.

| | |
|---|---|
| Not related to important local history | It does not relate to an important theme in local history. |
| Common place | It is of a class of places that is common or frequently replicated across the local area and other areas. |
| Little local interest | It is associated with customs and the ways of life only of interest to a disparate number of people and not to a local community. |
| Low or questionable importance | It is associated with a custom and ways of life of low or questionable importance. |
| Incidental, indirect or unsubstantiated associations | Its associations to the customs or ways of life are either incidental, indirect or cannot be substantiated. |
| No evidence | There is no surviving reliable or verifiable physical, documentary or oral history evidence to demonstrate the association of the place with the custom or way of life. |

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Former Blacksmith Shop Survey No.: 36bridge
 Address: 36 Bridge Street, Kensington C.T. No.: 4207/693
 Present Status: Nominated for State Register Date: February 1994



Description: Substantial gable-fronted bluestone commercial premises and attached parapet-walled shop sited on front boundary. The gable-front section has been carefully designed and exhibits attractive high-quality detailing, as seen in the capitals and coping. The two buildings have been well maintained and are now used as a private residence.

History: Erected in 1874 for James Pappin, the local blacksmith and one-time member of the local council. Originally a Farrier's shop, it replaced an earlier wooden forge.

Streetscape Contribution:

The two buildings contribute significantly to the historic character of Bridge Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),(e)): There are few blacksmith shops of this calibre left in Adelaide or in the inner suburbs. The building is associated with the peak of development in Kensington (4a) and is indicative of mid-late Victorian life in Kensington (4b). It is a particularly attractive building (both parts of it) (4d). It is also associated with James Pappin (4e).

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:

Council Assessments
 Heritage Investigations (1983-84) Heritage Survey
 Gooden, G., Fifty Years History, p.142



| Property Address | | Description of Place of Value and Extent of Listing | Certificate Of Title Reference | Section 23(4) Criteria | Survey Reference |
|------------------|--------------------------|--|--------------------------------|------------------------|------------------|
| 36 | Bridge Street Kensington | Gable-fronted Bluestone - Commercial Premises & attached Parapet-Walled Shop | 5063/941 | a,b,d,e | 36bridge |

C) It has played an important part in the lives of local residents.

Guidelines for inclusion

The place should form the basis of community structure which is important in the cultural history of the local area. These building types are often repeated in each local government area, but each community will also have specific places to which they will have special attachment due to the particular circumstances of local development and sense of place. This may encompass early schools, hotels, institutes, hospitals and churches.

A place is likely to satisfy this criterion if the following steps are met.

Step 1: A Basic Test for satisfying Criterion C

Is the place's association to community structure, etc EVIDENT in the physical fabric of the place and/or in documentary sources or oral history?

AND

Is the place SPECIAL locally, being a place that is a key part of community establishment or the social structure of importance to many ?

CRITERION MAY BE SATISFIED

Step 2: A Basic Test for determining Local Significance

Is the place's reflection of COMMUNITY STRUCTURE a noticeable or influential part of the evolution or pattern of the local community or environment?

CRITERION IS LIKELY TO BE MET

Step 3: Exclusion Guidelines for Criterion C

The place may not satisfy this criterion if any of the following apply.

| | |
|---|--|
| Not related to important local history | It does not relate to an important part in the lives of local residents. |
| Common place | It is of a class of places that is common or frequently replicated across the local area and other areas. |
| Little local interest | It is associated with an important of life of only a disparate number of people and not to a local community. |
| Incidental, indirect or unsubstantiated associations | Its association's lives of local residents are either incidental, indirect or cannot be substantiated. |
| No evidence | There is no surviving reliable or verifiable physical, documentary or oral history evidence to demonstrate the association of the place with the lives of local residents. |

Fogolar Furlan Club

Place no.: FE03

LOCATION

Address 69 Briar Road, Felixstow
Land Description Lot 108, Section 306, Hundred of Adelaide
Certificate of Title CT 1596/194

OWNER Fogolar Furlan Inc
 69-77 Briar Road
 FELIXSTOW SA 5070

State Heritage Status Nil
Other Assessments Nil

HSA File No.: Nil

PHOTOGRAPH NOS Film 3



View from Briar Road, looking South

Fogolar Furlan Club

Place no.: FE03

HISTORY AND DESCRIPTION

This Italian national club was founded in 1958 by members of the Associazione Nazionale Alpini on land purchased at the river end of Briar Road in Felixstow. It was established by Italian migrants from the north-east of Italy. The Club is housed in large, modern facilities, adjacent to the riverside park, and is significant for its ethnic associations rather than its architectural pretensions.

STATEMENT OF HERITAGE VALUE

The Fogolar Furlan Club is an important representative of the establishment of social institutions to cater for post-Second World War migrant groups in Payneham.

RELEVANT CRITERIA

- (a) The Fogolar Furlan Club displays historical and social themes of importance to Payneham as it is indicative of the extent of Italian migration and settlement in the Payneham area during the 1950s.
- (c) The Fogolar Furlan Club has played an important part in the lives of local residents of Italian descent.

REFERENCES

- Warburton, James W, *Payneham: Garden Village to City*, Corporation of the City of Payneham 1983



| Property Address | | Description of Place of Value and Extent of Listing | Certificate Of Title Reference | Section 23(4) Criteria | Survey Reference |
|------------------|-------------------------|--|--------------------------------|------------------------|------------------|
| 69 | Briar Road Felixstow | Fogolar Furlan Club The initial purpose and use of the Club, focusing on its links with the Italian migration to the area during the 1950s and 60s. Does not exclude upgrading of buildings. | 5848/24 5847/552 | a,c, | FE03 |

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

Guidelines for inclusion

The place should:

- display important aesthetic qualities (e.g. natural or designed qualities of merit), reflecting the distinctive conditions or materials available within the district. These places will often immediately come to mind when the locality is mentioned as being 'typical' of the area, or
- display design qualities of acknowledged merit, creative invention, formal design, or represent a new design achievement of its time. Developments in technology or the application of new techniques in design or construction would also qualify, if clearly illustrated in the place.

A place is likely to satisfy this criterion if the following steps are met.

Step 1: A Basic Test for satisfying Criterion D

Does the FABRIC of the place exhibit EVIDENCE that clearly demonstrates aesthetic, design or construction ACHIEVEMENT?

or

Does the PHYSICAL FABRIC of the place clearly exhibit particular construction techniques or design characteristics distinctive to the local area,

or

contain VISIBLE PHYSICAL EVIDENCE that clearly demonstrates creative or technical ACHIEVEMENT for the period in which it was created?

... AND

Does the visible physical evidence demonstrate a HIGH DEGREE OF INTEGRITY and is intact?

CRITERION MAY BE SATISFIED

Step 2: A Basic Test for determining Local Significance

Is there evidence that the characteristics have been APPRECIATED OR VALUED by the wider local community or recognised by an appropriately expert discipline group e.g.

- wide local community ACKNOWLEDGEMENT OF THE MERIT in mediums such as songs, poetry, literature, painting, sculpture, publications, print media etc
- Is the nature and/or scale of the achievement OF A HIGH DEGREE or 'beyond the ordinary' for THE PERIOD IN WHICH IT WAS UNDERTAKEN
- CRITICAL RECOGNITION of the technical or creative characteristics of the place by an appropriately expert discipline group (such as peer awards, or critical publications) as an important example within the local area.

CRITERION IS LIKELY TO BE MET

Aesthetic characteristics are the visual qualities of a place that invite judgement against the ideals of beauty, picturesqueness, evocativeness, expressiveness, grotesqueness, sublimeness and other descriptors of aesthetic judgement. The visual qualities of a place lie in the form, scale, setting, unity, contrast, colour, texture and material of the fabric of a place.

RESIDENCE, 'BAROONA'

Item No. SP/27

LOCATION

| | |
|--------------|------------------------------------|
| Address | 43 & Units 2,3 & 4/43 Fifth Avenue |
| Suburb | St Peters |
| Plan No | FP 21471 |
| Allotment No | 847 |
| CT | Volume: 5808 Folio: 869 |
| Hundred | Adelaide |

| | |
|-----------------------|---------------------------|
| State Heritage Status | None |
| Other Assessments | St Peters Heritage Survey |

Map No LHR/SP



9343/6

DESCRIPTION

A large two storey, multi-fronted, asymmetrical house situated on a large allotment, constructed in the Federation Free Style. Walls are constructed of brick and rusticated sandstone with a bluestone base and rendered elements. A large corner porch forms the entrance, above which is a balcony and prominent tower. Window and door openings vary in shape from semi circular arches to flat headed. The corrugated iron roof is hipped and gabled with wide eaves.

A coachhouse and stables are situated at the rear of the property.

HISTORY

This house was constructed in 1902 for R.J. Coombes, a prominent local businessman, at a cost of 8,000 pounds. Coombes served on the St Peters Council and was Mayor of St Peters from 1896 to 1898. He was involved in the formation of the Adelaide Bowling Club in 1897.

STATEMENT OF HERITAGE VALUE

An unusual and important example of an imposing two storey bungalow style residence, illustrating the start of the post Federation shift in social attitudes away from conservative Victorian traditions, towards "new world" ideas and design styles.

RELEVANT CRITERIA

- (d) it displays design characteristics of significance to the local area, and
- (e) it is associated with a notable local personality.

REFERENCES

St Peters Heritage Survey, 1984-85, prepared by Danvers Architects.

St Peters Heritage Survey - Identification of Conservation Areas, 1988, prepared by Bechervaise & Associates.

Historical Records of the St Peters Council, compiled by Elizabeth Warburton.

St Peters – A Suburban Town, Elizabeth Warburton, p 92.

| Property Address | | Description of Place of Value and Extent of Listing | Certificate Of Title Reference | Section 23(4) Criteria | Survey Reference |
|------------------------|------------------------|--|--------------------------------|------------------------|------------------|
| 43 & Units 2, 3 & 4/43 | Fifth Avenue St Peters | Dwelling 'Baroona' Whole of exterior including front fence, coachhouse and stables situated at the rear of the property. | 5808/869 | d,e | SP/27 |



E) It is associated with a notable local personality or event.

Guidelines for inclusion

The place must have a:

- Close association with a person, group or organisation which played an important part in past local events that is readily demonstrated in the fabric of the place. The product of a creative or sports person, would be more closely associated with that person's workplace or sporting venue than would his or her home, grave, school etc.
Most people are associated with many places in their lifetime, and it must be demonstrated why one place has a special association. As an example, architects are associated with every place they design and there must be a special association beyond the ordinary or common association between an architect and the place they designed, such as a design exemplar; or the first or a rare example of a design style they are noted for, or
- The place should be closely associated with a notable event which has played a significant part in local history. Ideally it should demonstrate those associations in its fabric, although in some cases there may be no such evidence.

The history of a particular place must be understood through an overview history of the local area, including the identification of important themes. The significance of the place must be demonstrated in relation to the overview history and themes.

A place is likely to satisfy this criterion if the following steps are met:

Step 1: A Basic Test for satisfying Criterion E

Does the place have a CLEAR ASSOCIATION with the life or work of a person, group or organisation?

or

Does the place have a CLEAR ASSOCIATION with an historic event, as supported by the overview history and themes?

... AND

Is the ASSOCIATION of the place to the person, group or organisation EVIDENT in the physical fabric of the place and/or in documentary sources and/or oral history?

or

Is the place's association to the historic event, EVIDENT in the physical fabric of the place and/or in documentary sources or oral history?

CRITERION MAY BE SATISFIED

Step 2: A Basic Test for determining Local Significance

Is the person, group of persons or organisation clearly IMPORTANT, having made a strong, notable or influential CONTRIBUTION to the course of local history?

or

Is the event, of HISTORICAL IMPORTANCE to the local area, having made a strong, noticeable or influential contribution to the evolution or pattern of the local community or environment, with reference to the overview history and themes?

... AND

Is the association SPECIAL being directly related to achievements of the relevant person, group or organisation at the place, or to an ENDURING and/or CLOSE INTERACTION between the place and the person, group or organisation?

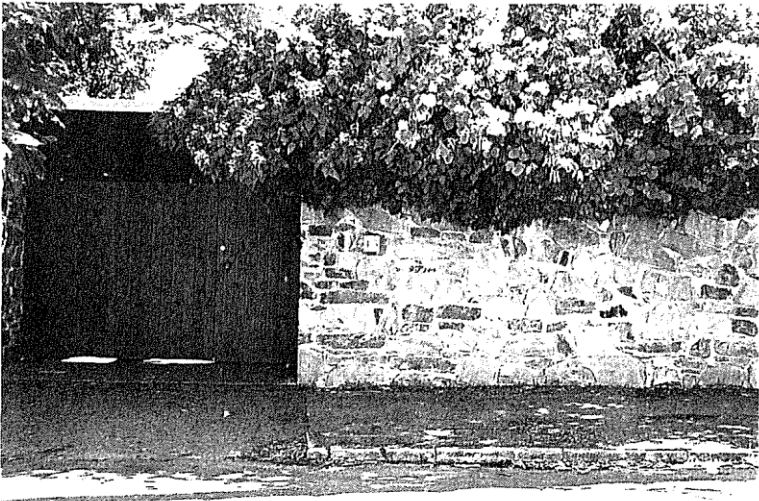
or

Does the place allow the association with the important event to be BETTER APPRECIATED THAN MOST OTHER PLACES IN THE LOCAL AREA WITH SUBSTANTIALLY THE SAME ASSOCIATION?

CRITERION IS LIKELY TO BE MET

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 15clara
Address: 15 Clara Street, Norwood C.T. No.: 4005/F446
Present Status: Local Item Date: February 1994



Description: Modern Movement two-storey house set behind a high randomly-coursed stone wall. The house cannot be seen from the street.

History: This house is the home of the former Member for Norwood and Premier of South Australia, Donald Alan Dunstan, who still lives here. He was Attorney-General in the Walsh Government and Premier from 1970 to 1979, after which he retired due to ill health. He introduced a great many reforms in the areas of social welfare, the public service and aboriginal affairs as well as promoting the arts in South Australia. He also initiated significant electoral reforms.

Streetscape Contribution: The attractive front wall is a significant streetscape element in Clara Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This property is the home of one of South Australia's most outstanding politicians and longest serving premiers, Don Dunstan. It is thus associated with a notable local personality (4e).

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: Heritage Investigations (1983-84) Heritage Survey



| Property Address | | Description of Place of Value and Extent of Listing | Certificate Of Title Reference | Section 23(4) Criteria | Survey Reference |
|------------------|----------------------|---|--------------------------------|------------------------|------------------|
| 15 | Clara Street Norwood | Modern Movement Dwelling including front wall | 5351/776 | a,b,d,e | 15clara |

F) It is a notable landmark in the area.

Guidelines for inclusion

The place should be a notable landmark in the area which has played a significant part in local history. A landmark building, landscape feature or structure should be visually prominent and a reference point for the whole community or a significant part of it.

The history of a particular place must be understood through an overview history of the local area, including the identification of important themes. The significance of the place must be demonstrated in relation to the overview history and themes.

A place is likely to satisfy this criterion if the following steps are met.

Step 1: A Basic Test for satisfying Criterion F

Does the place CLEARLY identify as a notable landmark in the area, as supported by the overview history and themes?

AND

Is the place's notable value EVIDENT in the physical fabric of the place and/or in documentary sources or oral history?

CRITERION MAY BE SATISFIED

Step 2: A Basic Test for determining Local Significance

Is the landmark of IMPORTANCE to the local area, having made a strong, noticeable or influential contribution to the evolution or pattern of the local community or environment, with reference to the overview history and themes?

CRITERION IS LIKELY TO BE MET

Step 3: Exclusion Guidelines for Criterion F

The place may not satisfy this criterion if any of the following apply.

| | |
|---|---|
| Not related to important local history | It does not relate to an important theme in local history and culture. |
| Common place | It is of a class of places that is common or frequently replicated across the local area. |
| Little local interest | The landmark is of interest to a disparate number of people and not to a local community. |

FORMER CONGREGATIONAL CHURCH

Item No. C/17

LOCATION

| | |
|-----------------------|---------------------------|
| Address | 3 Baliol Street |
| Suburb | College Park |
| Plan No | FP 136361 |
| Allotment No | 10 |
| CT | Volume: 5739 Folio: 483 |
| Hundred | Adelaide |
| State Heritage Status | None |
| Other Assessments | St Peters Heritage Survey |

Map No LHR/C



9341/16

DESCRIPTION

The Church is symmetrical, with a central nave and was constructed in the Victorian Gothic style. The front façade is gable ended with a central hipped and gabled entrance porch above which are two fleches to either side of a large (modified) rose-window. The walls are buttressed. The roof is steeply pitched and now tiled. The Church is constructed of sandstone, randomly coursed with rendered quoins to corners, windows and doors and brick string courses. Windows and doors have pointed arches and carved stone hood moulds.

To the side and rear of the Church remnants of another wing remain.

HISTORY

The College Park Congregational Church was built in response to a rapid rise in population in the area during the late 1870's. Sir Edwin Smith and J. Miller Anderson offered an allotment in Baliol Street and donated 600 pounds towards the cost of building a church. The architect, Edwin Davies, won the competitions for its design, while he was a draughtsman for James Cummings. The Church was constructed in 1879 and opened by the Rev. James Jeffries on June 13, 1880.

Since 1967 the Church has been in use by a group of Polish Seventh Day Adventists.

STATEMENT OF HERITAGE VALUE

An important example of the status and role of congregational religion in the social development of the local community.

The Church is also a prominent architectural feature in the townscape.

RELEVANT CRITERIA

- (a) it displays historical, economic and social themes that are of importance to the local area,
- (c) it has played an important part in the lives of local residents,
- (d) it displays aesthetic merit and design characteristics of significance local area, and
- (f) it is a notable landmark in the area.



| Property Address | | Description of Place of Value and Extent of Listing | Certificate Of Title Reference | Section 23(4) Criteria | Survey Reference |
|------------------|-------------------------------|--|--------------------------------|------------------------|------------------|
| 3 | Baliol Street College Park | Former Congregational Church Whole of exterior (excluding addition) including front fence. | 5739/483 | a,c,d,f | C/17 |



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G) In the case of a tree (without limiting a preceding paragraph) - it is of special historical or social significance or importance within the local area.

Guidelines for inclusion

The tree should be one held in high regard by the local community or significant cultural group within it, for an extended period. This must be stronger than people's frequent attachment to their usual surroundings. The association may in some instances be in folklore rather than in reality.

A tree is likely to satisfy this criterion only if the following steps are met.

Step 1: A Basic Test for satisfying Criterion G

Does the tree demonstrate a DIRECT social, cultural or spiritual association with the PARTICULAR COMMUNITY OR CULTURAL GROUP?

AND

Is the tree an IMPORTANT EXAMPLE of the association between it and the community or cultural group by reason of its regular or long term use of/engagement with the tree, or the enduring ceremonial, ritual, commemorative, spiritual or celebratory use of the tree?

CRITERION MAY BE SATISFIED

Step 2: A Basic Test for determining Local Significance

Is the particular community or cultural group of HISTORICAL IMPORTANCE, having made a notable or influential CONTRIBUTION to the course of local history?

CRITERION IS LIKELY TO BE MET

Step 3: Exclusion Guidelines for Criterion G

The place may not satisfy this criterion at the local level if any of the following conditions apply.

| | |
|--|--|
| Associations common or not widely held | Its associations are commonplace or not widely held within the community. |
| No enduring attachment | An enduring attachment is not substantiated, or the associations are of recent origin. |
| Associations not widely held/not strong | Its associations are recognised by only a small number of people or are not held very strongly. |
| Weak community or cultural group | The community or cultural group lacks definition or is not widely recognised. |
| Associations cannot be demonstrated | The associations cannot be demonstrated satisfactorily to others or are not considered relevant to the current generation. |

What is Social Value?: A discussion paper (Australian Heritage Commission, Technical Publications Series Number 3, 1992) may be of assistance when considering Criterion G. It points out that examples of places of 'social value' can be grouped into the following categories (see pages 7-10): public places, places of 'meeting', places of 'resort' and public entertainment, 'communities', places associated with recent significant events, commemorative places and places with special meaning for particular communities.



| Property Address | | Description of Place of Value and Extent of Listing | Certificate Of Title Reference | Section 23(4) Criteria | Survey Reference |
|------------------|---------------------------|--|--------------------------------|------------------------|------------------|
| 6 | Third Avenue St Peters | Former College & Palm Trees (3) Whole of exterior of College (excluding addition) including three Cotton Palm Trees. | 5839/774 5823/400 | a,b,c,d,g | SP/20 |



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LOCATION

| | |
|-----------------------|---|
| Address | 4-6 Third Avenue |
| Suburb | St Peters |
| Plan No | DP 1142 |
| Allotment No | 100, 101, 102 |
| CT | Volume: 5839 Folio: 774 & Volume: 5823 Folio: 400 |
| Hundred | Adelaide |
| <hr/> | |
| State Heritage Status | None |
| Other Assessments | St Peters Heritage Survey |

Map No LHR/SP



9342/10

DESCRIPTION

An imposing two storey, bluestone and brick building on a large allotment with a prominent corner tower. The tower has a projecting bay window and crenellated parapet. Walls are roughly coursed to front facade and random rubble elsewhere with brick quoins, bay window and banding. Doors and windows have slightly arched heads with label moulds. The corrugated iron roof is hipped.

Three mature cotton palms stand adjacent the street boundary.

HISTORY

This building was constructed as Hardwicke College, in 1883 by the Misses Tilly and was the first ladies collegiate school in the colony. The building was apparently designed by the misses Tilly's father and cost 4,000 pounds. In 1884, "Frearson's Weekly" wrote "... it occupies a central position and has a somewhat imposing appearance though the site is not conspicuous...". The Misses Tilly retired from full-scale teaching in around 1910 and sold the building about 10 years later to a furniture removalist who used it for storage. It is now used by the Lithuanian community as a cultural centre.

The trees were probably planted around the time of the building's construction.

STATEMENT OF HERITAGE VALUE

The building is of significance for the important role it has played in the education and social development of the community.

The trees are representative examples of the landscaping attitudes of the period.

RELEVANT CRITERIA

- (a) it displays historical and social themes that are of importance to the local area,
- (b) it has played an important part in the lives of local residents,
- (c) it displays aesthetic merit and design characteristics of significance to the local area,
- (d) it is associated with a notable local personality, and
- (g) the palm trees are of special historical importance within the local area.

CONTRIBUTORY ITEMS - EXAMPLES

1475 Contributory Items



TABLE NPSP/7

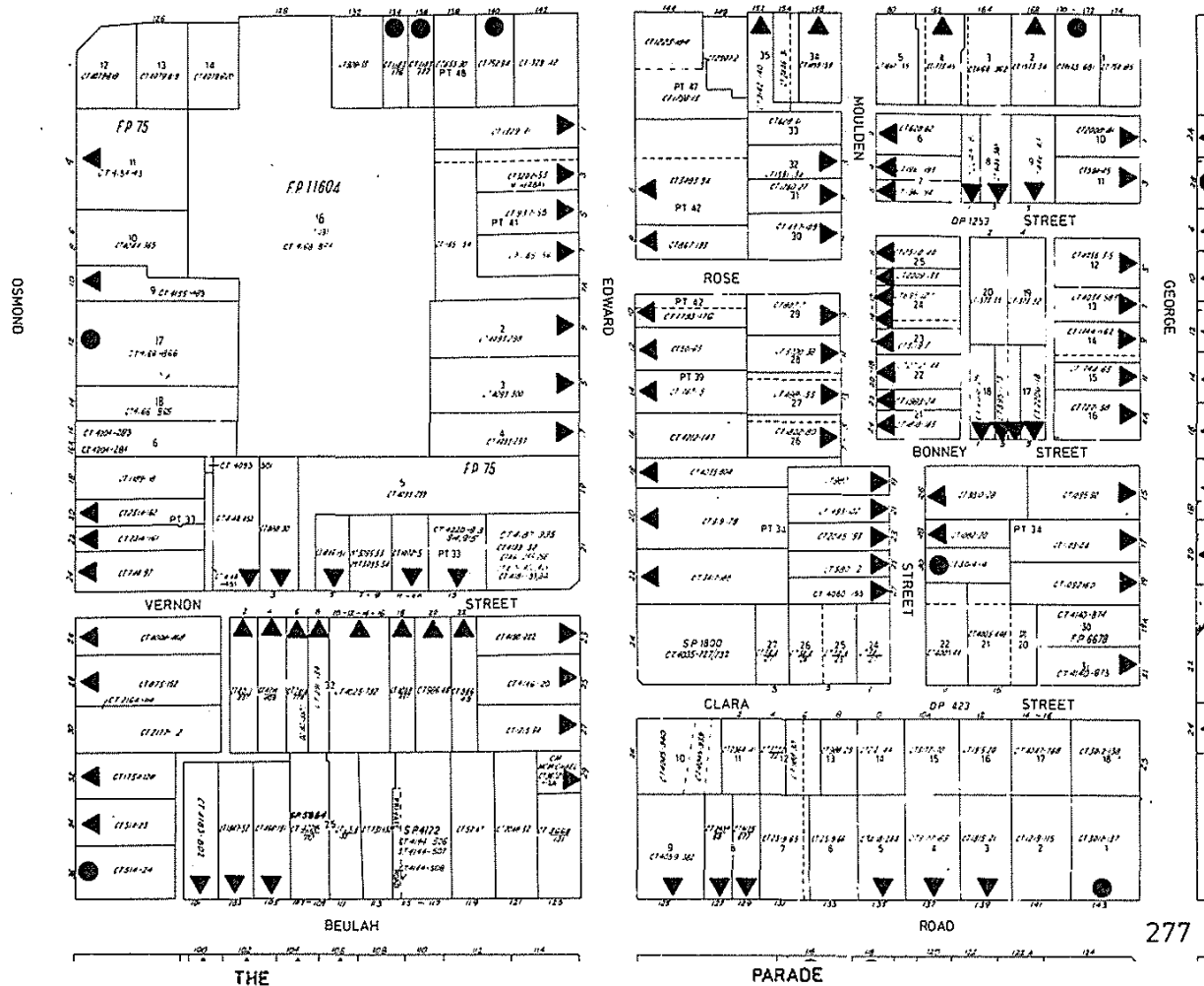
List of Contributory Items located within the City of Norwood, Payneham & St Peters

shown on [Figures 6, 7, 8, 10, 11, 12, 15, 16, 17 and 23](#)

| Property Address | | | Description of Place of Value | Certificate of Title Reference |
|------------------|------------|---------|-------------------------------|--------------------------------|
| 12 | Ann Street | Stepney | Dwelling | 5780/601 |
| 14 | Ann Street | Stepney | Dwelling | 5690/210 |
| 15 | Ann Street | Stepney | Dwelling | 5454/328 |
| 16 | Ann Street | Stepney | Dwelling | 5781/536 |
| 17 | Ann Street | Stepney | Dwelling | 5454/328 |
| 19 | Ann Street | Stepney | Dwelling | 5150/434 |
| 21 | Ann Street | Stepney | Dwelling | 5416/395 |
| 23 | Ann Street | Stepney | Dwelling | 5223/3 |
| 24 | Ann Street | Stepney | Dwelling | 5430/771 |
| 25 | Ann Street | Stepney | Dwelling | 5743/579 |
| 26 | Ann Street | Stepney | Dwelling | 5113/311 |
| 28 | Ann Street | Stepney | Dwelling | 5083/905 |
| 30 | Ann Street | Stepney | Dwelling | 5083/904 |
| 32 | Ann Street | Stepney | Dwelling | 5000/910 |
| 34 | Ann Street | Stepney | Dwelling | 5000/909 |
| 36 | Ann Street | Stepney | Dwelling | 5909/856 |
| 38 | Ann Street | Stepney | Dwelling | 5909/855 |
| 39 | Ann Street | Stepney | Dwelling | 5021/868 |
| 40 | Ann Street | Stepney | Dwelling | 5909/854 |
| 41 | Ann Street | Stepney | Dwelling | 5021/867 |
| 43 | Ann Street | Stepney | Dwelling | 5462/931 |
| 44 | Ann Street | Stepney | Dwelling | 5567/144 |
| 45 | Ann Street | Stepney | Dwelling | 5454/408 |
| 46 | Ann Street | Stepney | Dwelling | 5780/105 |
| 47 | Ann Street | Stepney | Dwelling | 5081/79 |
| 48 | Ann Street | Stepney | Dwelling | 5707/879 |
| 50 | Ann Street | Stepney | Dwelling | 5317/7 |
| 51 | Ann Street | Stepney | Dwelling | 5454/565 |
| 55 | Ann Street | Stepney | Dwelling | 5195/154 |
| 57 | Ann Street | Stepney | Dwelling | 5191/738 |
| 58 | Ann Street | Stepney | Dwelling | 5779/568 |
| 59 | Ann Street | Stepney | Dwelling | 5144/568 |
| 60 | Ann Street | Stepney | Dwelling | 5950/800 |
| 62 | Ann Street | Stepney | Dwelling | 5950/799 |
| 64 | Ann Street | Stepney | Dwelling | 5950/799 |
| 66 | Ann Street | Stepney | Dwelling | 5878/892 |
| 67 | Ann Street | Stepney | Dwelling | 5129/966 |
| 68 | Ann Street | Stepney | Dwelling | 5256/340 |

1985 Kensington and Norwood Survey, Character Items were identified

Note that most of the recommended character items are drawn from the inventory in the Kensington and Norwood Heritage Survey prepared by Daniel Manning (1980),



277

1985



KENSINGTON AND NORWOOD HERITAGE SURVEY

● Heritage Item location
Heritage Investigations

▲ Character Item location
Adelaide 1985

Scale 1:2,500

MAP NO.

7



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ASSESSMENT OF POSSIBLE HERITAGE ITEMS

Character Items

Another consideration is the importance of character or contributory items in defining attractive groups of older buildings and local conservation zones. For the purposes of this study all properties which contribute positively to the historic character of Kensington and Norwood have been identified as either Local Heritage Places or Character/Contributory Items, except for possible State Heritage Items. Local Heritage Places are the best of the City's heritage resource which needs to be retained in order to protect the historic character of the city. This includes all development of quality. Character Items, on the other hand, contribute positively to that character but are usually more typical or average examples without any particular outstanding qualities. Some may have been significantly altered or changed. As a group however they contribute significantly to the character of an area.

PLANNING BULLETIN

Heritage



Government
of South Australia

Contributory Items

Where contributory items have been identified it is expected that they would only be located within Historic (Conservation) Zones or Policy Areas.

Contributory items are not a near equivalent to a Local Heritage Place, but are surviving examples of the particular period and its character. Policies applying to contributory items should be directed at preserving the historic elements identified through investigations as contributing to the historic character of an area. For example, policies may state:

- that contributory items should be retained;
- that alterations and additions to contributory items should be developed to reflect and or complement the style and historic era of the item/area; and
- that redevelopment of places and sites that are not deemed as 'contributory' should reflect and or complement the historic character of the Zone.

Also, as with State and local places, different categories of public notification assigned to development affecting contributory items may be applied through policy. For example in some circumstances it may be appropriate to recommend that 'demolition' of a contributory item be designated as a Category 2 development, supported by policies seeking retention of contributory items.



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Heritage listed properties – Current Planning SA website:

Contributory items

Some development plans contain contributory items. They are listed in development plans as part of historic conservation areas, zones or policy areas, however, they are not defined by the Development Act. As such, since 2012, no new contributory items have been added to development plans.

Contributory items are legacies of earlier approaches to development plan policy. They were identified as examples of particular forms of development, representing a defined period and its built-form character.

We are an umbrella organisation representing resident and community groups. Dedicated to 'Putting the People back into Planning and Development in SA', our goal is a planning and development process which is accountable, transparent and sustainable, and that guarantees genuine community engagement.

LATEST NEWS

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2019-11-02

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2019-09-28

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Minister for Planning He
said, He said?
2019-09-16

"There needs to be more
advocacy for Contributory
Items"
2019-09-12

Sandy Wilkinson's
presentation at the Bragg
Forum
2019-08-29

NEWS

CRACKS IN THE CODE

🕒 2019-11-07 👤 TOM MATTHEWS

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<https://communityalliancesa.org.au/>



Nearly 70 people attending our AGM on 6 November to 'Crack the Code' and understand what to look out for in the newly released draft Planning and Design Code. Changes of this magnitude only happen once in a generation, and everyone agreed it is important to get it right.

Our first panelist was the Hon Mark Parnell MLC, who briefed us on changes to public accountability in the new planning reforms and the ever-increasing "culture of secrecy". He confirmed that we have lost appeal rights, and the public's right to know is getting whittled away. "Our planning system fails on all three counts, the right to information, public participation in decision making and access to justice". Mr Parnell strongly advocated for a delay of the Code's implementation, as the due date of 1 July 2020 does not allow enough time to get it right due to the high volume of errors and