

Agenda Report for Decision

Meeting Date: Tuesday 14 September 2021

Item Name	Development Plan Amendment Advice to the Minister – Heritage in Transition Development Plan Amendment by the City of Holdfast Bay
Presenters	Brett Steiner and Nadia Gencarelli
Purpose of Report	Decision
Item Number	3.1
Confidentiality	Not Confidential (Release Delayed). To be released following final decision by the Minister on initiation of the Code Amendment. Anticipated by November 2021
Related Decisions	City of Holdfast Bay – Heritage in Transition Statement of Intent – 1 October 2020

Recommendation

It is recommended that the Commission resolves to:

1. Approve the designation of the item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister on the approval of the Development Plan Amendment.
2. Advise the Minister that a review has been undertaken of the two properties for which an owner objection was received in relation to the proposed Local Heritage listing as part of the Heritage in Transition Development Plan Amendment by the City of Holdfast Bay, and the Commission:
 - a. Recommends that the following properties are listed as local heritage places:
 - 74 Penzance Street, Glenelg South
 - 36 Byron Street, Glenelg
3. Authorise the Chair to approve any minor amendments and sign the advice of the Commission as detailed in the letter to the Minister – **Attachment 1** to this Agenda Report.

Background

The City of Holdfast Bay submitted the Heritage in Transition Development Plan Amendment (DPA) to the Minister for Planning and Local Government (the Minister) for approval on 25 June 2021. A copy of the Amendment is provided in **Attachment 2**.

The Commission's Heritage Sub-Committee Panel (the Panel) met on Tuesday 10 August 2021 to hear Council representatives and to inspect and consider the Local Heritage listing of the two objector properties. There were no objectors that wished to be heard. The members of the Panel

comprised Craig Holden (Chair), Deborah Lindsay and Hamish Angas. A copy of the minutes from the Panel meeting is provided in **Attachment 3**.

The City of Holdfast Bay Development Plan was repealed with the introduction of the Planning and Design Code (the Code) on 19 March 2021. Accordingly, if approved, the proposed Local Heritage Places will be directly translated into the Code as a Code Amendment. Discussion about the legislative context and the Commission's role is provided in **Attachment 4**.

The Commission's Heritage Sub-Committee Panel's (the Panel) advice is provided in relation to the two properties for which an owner objection was received, and is based upon an assessment against the Local Heritage criteria. The Criteria have transitioned in full from Section 23(4) of the *Development Act 1993* (Development Act) to section 67(1) of the *Planning, Development and Infrastructure Act 2016* (PDI Act) and are outlined in **Attachment 5**.

Discussion

There were 534 contributory items located within the City of Holdfast Bay in the suburbs of Glenelg, Glenelg East and Glenelg South.

In response to development of the Code, Council commissioned a heritage survey of the 534 existing contributory items and proceeded with the Heritage in Transition DPA, which proposes the following amendments to the Code:

- The addition of 29 new Local Heritage Places (identified by application of the Local Heritage Place Overlay and listing within Part 11 of the Code)
- Associated amendments to the South Australian Property and Planning Atlas (SAPPA) including deletion of Representative Buildings identified as Local Heritage Places, and application of the Heritage Adjacency Overlay to adjoining properties.

There are no changes proposed to Code policy.

Further detail on the rationale for the DPA is contained within the Panel Agenda Report provided in **Attachment 6**. Detail about the transition to the Code is contained in **Attachment 4**.

Panel Hearing

For the purposes of Heritage in Transition DPAs, the Commission provides the owner of the land (if an objection was received) reasonable opportunity to make a submission to the Commission on the proposed designation. This is not a statutory requirement under the PDI Act. However, the Commission previously had a role in fulfilling the functions of the former Local Heritage Advisory Committee under the Development Act, and it is considered appropriate for the Commission to continue to provide such advice for transitional DPAs. To that end the Department will continue to seek the Commission's advice on any properties for which an owner objection has been received during consultation, prior to providing the DPA to the Minister for approval. This is to ensure consistency in the Local Heritage listing process and to manage public expectations about being heard by an independent body (refer **Attachments 4** and **5**).

In this case, all property owners who objected to the proposed listing of their property were invited to make further written and/or verbal submission to the Panel. Submissions closed on Monday 2 August 2021. The land owner of 36 Byron Street, Glenelg reiterated his strong opposition to the property being listed, however, did not seek to be heard. The owner of 74 Penzance Street, Glenelg South made no further submission. Council's administrative planning staff and the heritage advisor were also invited to attend the Hearing.

The key reasons for objection concerned:

- Potential reduction in property value

- Potential restrictions on future development and increased assessment time
- Concerns over eligibility for a heritage grant.

The Panel considered that the objector properties put forward by Council for Local Heritage listing satisfy the Local Heritage criteria as set out in section 67(1) of the PDI Act.

The Panel's deliberations on the Hearing are recorded in the Panel minutes provided in **Attachment 3**.

Information on each property objected to is provided in **Attachment 7**.

Attachments:

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| 1. Letter of advice to the Minister | #17547542 |
| 2. Heritage in Transition DPA by the City of Holdfast Bay – Amendment for Approval | #17291553 |
| 3. Panel meeting minutes | #17553230 |
| 4. Legislative Context and Code Transition | #17547301 |
| 5. Section 67(1) Criteria – PDI Act 2016 | #17453965 |
| 6. Heritage Sub-Committee Panel Agenda Report | #17454640 |
| 7. Objector Properties Summary Table | #17447281 |

Prepared by:	Catherine Hollingsworth
Endorsed by:	Anita Allen
Date:	1/09/2021

23 September 2021

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Hon Vickie Chapman MP
Deputy Premier
Minister for Planning and Local Government

By email: AttorneyGeneral@sa.gov.au

Dear Minister

City of Holdfast Bay—Heritage in Transition Development Plan Amendment

Pursuant to section 22(2)(c) of the *Planning, Development and Infrastructure Act 2016* (the PDI Act), the State Planning Commission (the Commission) has met and considered two properties for which owners have objected to proposed Local Heritage listing as part of the Heritage in Transition Development Plan Amendment (DPA) by the City of Holdfast Bay.

The Commission's advice to you is based upon an assessment against the Local Heritage criteria prescribed in Section 67(1) of the PDI Act, and is intended to inform your decision to either adopt, alter and adopt or decline to adopt the DPA.

While the DPA proposes 29 listings, the Heritage Sub-Committee Panel (the Panel) of the Commission only considered the two properties for which an owner objection was received. This approach is consistent with the DPA review process that was required under the former *Development Act 1993*. On 10 August 2021, the Panel undertook inspections and considered submissions provided by the objecting property owners. Having completed its review, the Panel considered that both properties should be retained for Local Heritage listing.

The Commission subsequently considered and concurred with the Panel's advice, and recommends Local Heritage Listing of the following properties:

- 74 Penzance Street, Glenelg South (Dwelling).
- 36 Byron Street, Glenelg (Dwelling).

Copies of the Panel Agenda Reports are provided in **Attachments A and B**, outlining the process followed.

The Commission would welcome the opportunity to discuss this matter further with you.

Yours sincerely

A handwritten signature in black ink that reads "Helen R. Dyer". The signature is written in a cursive, slightly slanted style.

Helen Dyer
Chair

Att A. Heritage Sub-Committee Panel—Agenda Report to the State Planning Commission, 10 August 2021
 B. Heritage Sub-Committee Panel—Agenda Report to the State Planning Commission, 14 September 2021

Development Plan Amendment

By the Council

Holdfast Bay Council

Heritage in Transition
Development Plan Amendment

The Amendment

Amendment Instructions Table

Name of Local Government Area: Holdfast Bay Council

Name of Development Plan: Holdfast Bay Council Development Plan

Name of DPA: Heritage in Transition – Heritage DPA

The following amendment instructions (at the time of drafting) relate to the Holdfast Bay Council Development Plan consolidated on [2 June 2016](#).

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted. If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): **No**

ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): **No**

TABLES

Amendments required (Yes/No): **Yes**

Table HoB/4 – Local Heritage Places

1.	REPLACE	Table HoB/4	With contents of Attachment A	N	N
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MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)

Amendments required (Yes/No): **Yes**

Attachment A

Replace Table HoB/4 – Local Heritage Places

Black Text – Existing LHPs already listed in the Development Plan

Red Text – Additions / Amendments to the listing of existing LHPs

Blue Text – New LHPs proposed by DPA

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Alfreda Street BRIGHTON	Row of Eucalypts; Mature trees	Sec 239	H105500	a e f		4407
2 Athelney Avenue BRIGHTON	House (Athelney); External form, materials and detail of the earliest sections of the house	A31	F145859	CT 5806/820	a d e	4423
411 Brighton Road BRIGHTON	Institute Library; External form, materials and detailing of the original 1929 building	A22	F145950	CT 5826/627	a c e	4436
442 Brighton Road BRIGHTON	Brighton Public School and Residence; External form, materials and original detailing of the school building and the Headmaster's residence	A72	F145200	CT 5704/936	a c d f	4437
443 Brighton Road BRIGHTON	Uniting Church; External form, materials and original details of the Church	A62	F145890	CT 5819/729	a c d f	4438
2/ 444 Brighton Road BRIGHTON	Anglican Church Complex; External form, detail and original materials of French Hall and the earliest rear sections of St Jude's Church	A90	F15105	CT 5784/949	a c d f	4439
448 Brighton Road BRIGHTON	Three Moreton Bay Fig Trees; The three trees in their entirety and an appropriate curtilage	A92	F15105	CT 5463/944	a e f	4581
507 Brighton Road BRIGHTON	Former Police Station; External form, materials and original detailing	A102	D32984	CT 5055/343	a c	4440
20-20a Cedar Avenue BRIGHTON	Attached Shops and Residence; External form, materials and original detailing	A73	F20754	CT 5399/221	a c d	4451
40 Cedar Avenue BRIGHTON	House; Overall external form, materials and original detailing of the house	A115	F41812	CT 5865/124	a d e	4452
1 Commercial Road BRIGHTON	Windsor Theatre and Freemasons Lodge; Overall external form of the structure	A93	F145821	CT 5928/133	a c f	4455
Esplanade BRIGHTON	War Memorial & Drinking Fountain; The overall form of the arch and attached tablets and decoration and the entire form of the fountain	239 240	H105500 H105500	a e f		4463
136 Esplanade BRIGHTON	Shop and Flats (Pier Building); External form, material and all original details which remain	A100	D79393	CT 6065/742	a b c f	4462
154 Esplanade BRIGHTON	House; Overall external form, materials and original detailing of the house	A23	D42422	CT 5373/35	a d e	4464
156 Esplanade BRIGHTON	House; External form, materials and original detailing of the 1900's house	A11	F145739	CT 5709/874	a d	4465
158 Esplanade BRIGHTON	House; External form, materials and original detailing of the 1918 structure	A12	F108512	CT 5197/598	a d	4466
161 Esplanade BRIGHTON	House; Overall form and original materials and detailing of the circa 1913 house	A81	F23486	CT 5629/779	a d e	4467
1-5 Hartley Road BRIGHTON	Telephone Exchange; Overall form and detailing of the Telephone Exchange	A184	F20754	CT 5395/876	a c	4479

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
14 Jetty Road BRIGHTON	Former Residence (Ringwood); Overall external form, original materials and details of the 1924 house	A33	D18573	CT 5775/261	a d e	4488
47 Jetty Road BRIGHTON	Shop and Attached Residence; Overall external form and materials and original detailing of the shop and house	A20	D2061	CT 5216/595	a c d	4489
49 Jetty Road BRIGHTON	Butcher's Shop; Overall form of the single storey section of the shop	A19 A18	D2061 D2061	CT 5137/342 CT 5137/343	a c d	4490
67-69 Jetty Road BRIGHTON	Two Storeyed Shops; Overall external form and detailing	A10	D2061	CT 5211/69	a c d	4491
71-73a Jetty Road BRIGHTON	Three Attached Shops; Any original elements which remain from the 1920's	A80 A81	D71536 D71536	CT 5969/247 CT 5969/248	a c	4492
11-17 Keelara Street BRIGHTON	Brighton Bowling Club Memorial Gates; The Memorial Gates including their rendered finish	A4	F128504	CT 5260/795	a c	4589
15 Margate Street BRIGHTON	House; Overall external form, original materials and detailing of the circa 1889	A63	F145591	CT 5305/935	a b d	4505
21 Old Beach Road BRIGHTON	House; Overall external form and original materials and detailing of the 1840's cottage	A151	F20754	CT 5396/852	a d e	4527
42 Sturt Road BRIGHTON	House (Wiluna); Overall external form, original materials and detailing	A1	F11745	CT 5495/342	a d e	4548
34 The Crescent BRIGHTON	House; Overall external form, original materials and detailing of the 1914 house	A15	D2129	CT 6043/398	a d e	4559
44 The Crescent BRIGHTON	Place of Worship - Baptist Church; Original external form, terracotta tile roof, pointed head windows and glazing, face brick and stucco walling of 1918 building and 1927 additions same to rear. Exclusions – 1924 Church hall to rear, 1957 hall to north, all other later structures linking buildings, dating from 1950 onwards	A92 A44	F145820 F145872	CT 5367/524 CT 5791/801	a c	26246
12 Yester Avenue BRIGHTON	House (Dunluce); Overall external form and original materials and details	A10	F102062	CT 5118/670	a d e	4571
12-16 King George Avenue BRIGHTON NORTH	Frank Hayward House, Minda Home; Overall external form, original materials and detailing which remain of the 1860's residence	102 S235	H105500	CT 5315/870	a c d e	20712
10 Augusta Street GLENELG	St Peters Rectory; external form, original materials and detailing	A102	D14268	CT 5668/672	a c d e	4424
33 Brighton Road GLENELG	Telephone Exchange; external form, materials and detailing of the original 1925 section	A100	D12261	CT 5544/974	a c	4428
24 Byron Street GLENELG	Dwelling; external form, materials and detailing	A63	F5422	CT 5305/79	a d	4449
26-28 Byron Street GLENELG	Dwelling (Rest Home); external form, materials and detailing	A61 A62	F5422 F5422	CT 5178/731 CT 5178/731	a d e	4450

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
36 Byron Street GLENELG	Single storey sandstone fronted return verandah villa, with stepped painted quoins and window and door surrounds, detailed rendered chimneys. Includes whole of exterior. Excludes lower rear addition	A57	F5422	CT 5087/51	a d	4621
39-41 Byron Street GLENELG	Single level bluestone maisonette, with unpainted calcrete side walls, stepped red brick quoins, and original red brick chimneys includes whole of exterior , excludes front fence	A114 A302	D43777	CT 5394/961 CT 6037/45	a d	4626
43 Byron Street GLENELG	Victorian bluestone dwelling, stepped rendered quoins and window surrounds. Asymmetrical façade presenting as a wide single fronted cottage. House was high quality building when contrasted and of unique design. Includes whole exterior viewed from the street. Excludes rear additions built-in side verandah and front fence	A303	D80301	CT 6037/46	a d	4627
2A College Street GLENELG	Coach House; external form, materials and detailing of the former Coach House	F23	C25026	CT 6052/714	a d e	4453
3 College Street GLENELG	Semi-detached dwelling; Original two-storey dwelling under hipped roof, timber verandah balcony with cast iron filigree decoration, stucco faced walls and decoration to eaves and window openings, masonry front fence and cast iron fencing and gates. Exclusions: later side and rear addition, where not under the main hipped roof.	A2	D40935	CT 5231/350	a d	26231
5 College Street GLENELG	Semi-detached dwelling; Original two-storey dwelling under hipped roof, timber verandah balcony with cast iron filigree decoration, stucco faced walls and decoration to eaves and window openings, masonry front fence and cast iron fencing and gates. Exclusions: later side and rear addition, where not under the main hipped roof.	A1	D40935	CT 5231/349	a d	26232
Colley Reserve GLENELG	Colley Reserve; the early elements which remain	Q900	F48304	CT 5972/927	a b c e	4583
2 Durham Street GLENELG	Shops (Former Residences); external form, materials and original detailing	A174 A173	F6526 F6526	CT 5079/219 CT 5085/911	a d e	4460
17 Giles Avenue GLENELG	Dwelling (Former Stables); The external form, materials and detailing of the former stables to the Bromley' residence.	A2	D46584	CT 5824/592	a d	26226
GLENELG Jetty Moseley Square GLENELG	Glenelg Jetty ; the full length of the Jetty structure and its approach		H105500	CT 5733/344	a b c e f	4592

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
11 Gordon Street GLENELG	Victorian symmetrical bluestone duplex, with ornate brick chimneys, detailed feature gables over twin brick bay windows. Front fence and gate original. Includes whole of exterior as viewed from the street including front fence and gates. Excludes rear addition and bullnose verandah roofing.	A29	F6529	CT 5495/490	a d	20719
2/ 14 Gordon Street GLENELG	Former Dwelling; external form and original materials and detailing		S5406	CT 5017/31	a d	4585
18 Gordon Street GLENELG	Semi-detached dwelling; The external form and original materials and detailing of the pair of semi-detached dwellings.	A11	D51722	CT 5641/959	a d	26236
20 Gordon Street GLENELG	Semi-detached dwelling; The external form and original materials and detailing of the pair of semi-detached dwellings.	A10	D51722	CT 5641/958	a d	26237
22 Gordon Street GLENELG	Former Rechabite Meeting Hall; the rendered frontage to the Hall is the most significant part of the structure	A6	D966	CT 5440/428	a d	4475
26 Gordon Street GLENELG	Former Fire Station; original external elements which remain from the Fire Station	A43	F6529	CT 5137/121	a d f	4476
28 Gordon Street GLENELG	Garage; the frontages to Gordon Street and Augusta Street and the overall enclosing corrugated iron roof form	A97	F6530	CT 5480/294	a c d	4477
36 Gordon Street GLENELG	Dwelling; overall form, detailing and materials	A94	F6530	CT 5790/789	a d	4478
43 Gordon Street GLENELG	Dwelling, two storey Edwardian style with feature Dutch gable and decorated rendered chimney. Includes exterior as viewed from street. Excludes non original verandah balustrade and infill	A68	F5422	CT 5178/756	a d e	4612
1/ 16 Gordon Street GLENELG	Dwelling; external form and original materials and detailing		S5406	CT 5017/30	a d	4586
9 High Street GLENELG	MacDonnell Lodge Hall; external form and materials	A229 A216 A215 A214	F6538 F6538 F6538 F6538	CT 5437/684 CT 5437/685 CT 5437/687 CT 5437/688	a c e	4480
13-15 High Street GLENELG	Our Lady of Victories Church; external form, materials and detailing of the original church	Q170	F21700 3	CT 5671/950	a c d f	4587
17 High Street GLENELG	St Dominic's Community Centre; external form, materials and detailing of the original c.1900 building	A219	F6538	CT 5157/808	a c	4481
19 High Street GLENELG	St Mary's Hall; External form, materials and detailing of St Mary's Hall	Q171	F21700 3	CT 5671/950	a c d	4482
28 High Street GLENELG	Dwelling; external form, materials and detailing of the original front section of the house	A119	F7181	CT 5171/500	a d	4483
25 Jetty Road GLENELG	Shops; Those elements of the building which are retained from the 1870's	A170	F6526	CT 5434/654	a d e	4493

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
27 27A 29 31 & 31A Jetty Road GLENELG	Shop; those elements of the building which are retained from the 1870's	A171	F6526	CT 5325/632	a d e	4494
33 33a Flats 1 & 2/33 35 Jetty Road GLENELG	Shops; those elements of the building which are retained from the 1870's	A172	F6526	CT 5452/153	a d e	4495
42 Jetty Road GLENELG	Shop; external form of the building and the early detailing	A200	F6538	CT 5183/254	a c d	4496
79 Jetty Road GLENELG	Office/Shops; original external form and detailing and materials which remain from the 1922 structure	A2	F6529	CT 5199/726	a d	4497
92 & 92A Jetty Road GLENELG	Uniting Church & Hall; external form, materials and detailing	A60 A61	F5539 F5539	CT 5268/542 CT 5268/542	a c d e f	4535
97 Jetty Road GLENELG	Office/Shops; overall original external form of building and original detailing	A36	F6529	CT 5346/500	a d	4499
118 Jetty Road GLENELG	Office/Shops; overall original external form of building and original detailing	A81	F6535	CT 5368/922	a d	4500
4 Kent Street GLENELG	Dwelling; external form and detailing of the building	A293	F7180	CT 5856/297	a d	4502
5 Maturin Road GLENELG	Murray Mudge House; the exterior elements and details which remain from the original design of the house	A146	F7181	CT 5353/936	a d	4591
12 Maturin Road GLENELG	Two storey Arts and Craft style dwelling, large curved casement leadlight bay window. Tiled roof with large louvered vent almost half the width of the house, twin rendered chimneys with terracotta pots. The brick arched and gabled side entry has recessed porch and curved stairs. Includes whole of exterior. Excludes front fence	A10	D2012	CT 5778/891	a d e	4664
13 Maturin Road GLENELG	Single storey interwar Spanish Mission dwelling with pyramid roof over entry. Feature gable with 3 part arched windows. Terracotta tiled roof with gabled chimney stack. Includes whole of exterior, excludes later addition to the rear	A136	F7181	CT 5844/50	a d	4669
18 Maturin Road GLENELG	Dwelling; The external form, materials and detailing of the 1927 dwelling.	A1	D46584	CT 5413/191	a d	4508
1-7 Moseley Street GLENELG	Alexandra Terrace; external form, materials and detailing of the original 1880's section	A45 A44	F6537 F6537	CT 5162/245 CT 5162/247	a d e f	4509
1-5/ 15 Moseley Street & 15 GLENELG	Art Gallery; external form, materials and detailing of the building itself	A152	F6859	CT 5082/173	a d	4510
25 Moseley Street GLENELG	Trinity Church; external form, face brick and terra cotta tiled roof of the 1958 church	A147 A148	F6859 F6859	CT 5831/810 CT 5831/810	a c d	4511
1/ 33 Moseley Street GLENELG	Dwelling; external form and original materials of the house and fence		S4955 S4955 S4955	CT 5025/95 CT 5025/96 CT 5025/97	a d	4512
2/ 33 Moseley Street GLENELG	Dwelling; external form and original materials of the house and fence		S4955 S4955 S4955		a d	4513

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
37 Moseley Street GLENELG	Dwelling; external form and original detailing of the house	A291	F7180	CT 5639/373	a d	4514
39 Moseley Street GLENELG	Dwelling; external form and original detailing	A290	F7180	CT 5282/835	a d	4515
42 Moseley Street GLENELG	Dwelling; external form, materials, and original details	A236	F7182	CT 5496/492	a d	4516
51 Moseley Street GLENELG	Dwelling; external form, materials and details of original dwelling	A268	F7180	CT 5493/509	a d	4517
29 Partridge Street GLENELG	Dwelling; external form, original materials and detailing	A124 A125	F7181 F7181	CT 5071/225 CT 5071/226	a d	4528
37-39 Partridge Street GLENELG	Woodlands Church of England Girls School-St Margaret of Scotland Church; external form of the house as originally constructed-external form, materials and detailing of the chapel	A901	D52314	CT 5098/828	a c d	4530
38 Partridge Street GLENELG	Partridge House; external form, detailing and materials of the house as constructed in 1899	A250	F7381	CT 5798/196	a c d f	4529
50 Partridge Street GLENELG	Dwelling; external form of building and any elements which remain from 1874 and 1895 period	A301	F7589	CT 5439/745	a d	4531
9-9a Pier Street GLENELG	Dwelling; original form, materials and detailing	A266	F7180	CT 5663/11	a d	4537
22-23 South Esplanade GLENELG	Seawall Apartments; original external form and detailing of the dwellings	A254 A255 A256	F7180 F7180 F7180	CT 5447/494 CT 5447/494 CT 5447/494	a d	4546
14 St Johns Row GLENELG	Dwelling; overall form of the two storey dwellings including their verandah form	A134	F6859	CT 5660/374	a d e	4540
15 St Johns Row GLENELG	Dwelling; overall form of the two storey dwellings including their verandah form	A135	F6859	CT 5095/629	a d e	4541
16 St Johns Row GLENELG	Dwelling; overall form of the two storey dwellings including their verandah form	A136	F6859	CT 5103/579	a d e	4542
17-17A St Johns Row GLENELG	Dwellings; overall form of the two storey dwellings including their verandah form	A137	F6859	CT 5186/306	a d e	4543
18 St Johns Row GLENELG	Dwelling; external form, materials and original detailing	A138	F6859	CT 5211/888	a d	4544
7-9 Sussex Street GLENELG	Edwardian/Arts and Crafts maisonette, constructed with bluestone and red brick quoins and windows and surrounds. Mix of render brick and stone, includes whole of exterior viewed from the street. Excludes roof tiles and front fence		S5221 S5221	CT 5028/438 CT 5028/439	a d	26438 26437
11 Sussex Street Glenelg	Edwardian/Arts and Crafts maisonette, constructed with bluestone and red brick quoins and windows and surrounds. Mix of render brick and stone, includes whole of exterior viewed from the street. Excludes roof tiles and front fence		S5221	CT 5221/440	a d	26436

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
16-18 Sussex Street GLENELG	Two storey duplex with twin return verandahs. Constructed with bluestone to front and side walls, with red brick quoins, windows and door surrounds. Parapet dividing wall red brick and large red brick chimney shared by each house. Detailed straight roof verandah. Includes whole of exterior as viewed from street Excludes roof tiles and front fence	A1	F3466	CT 5508/195 CT 5186/621	a d	4646 4647
17 Sussex Street GLENELG	Rothesay; external form, materials and detailing	A3	F6274	CT 5504/370	a d e	4549
22 Sussex Street GLENELG	Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations	A200	F6526	CT 5167/209	a d	4550
24 Sussex Street GLENELG	Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations	A201	F6526	CT 5431/461	a d	4551
26 Sussex Street GLENELG	Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations	A202	F6526	CT 5093/157	a d	4552
27-29 Sussex Street GLENELG	The Stables to the former Simms house, comprise two bluestone building with red brick quoins. Includes whole of exterior, excludes houses at 27 & 29 Sussex Street and recent garage door	A120	F3465 S11209	CT 5157/759 CT 5009/91	a d e	4659
28 Sussex Street GLENELG	Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations	A203	F6526	CT 5151/734	a d	4553
37-39 Sussex Street Glenelg	Large symmetrical mid-Victorian Italianate Mansion constructed from stone with rendered quoins, detailed windows and door surrounds, with large balcony and verandah on three sides. Includes external form as seen from the street. Excludes verandah structure, front fence and later additions	A127	F3465	CT 5697/36	a d e	4660
38-40 Sussex Street GLENELG	Symmetrical two storey duplex with bluestone façade and simple hipped roof balcony and verandah across the front. Includes whole of exterior. Excludes front fence and later additions.	A137 A136	F3465 F3465	CT 5275/769 CT 5610/692	a d	4651 4652
1-4/ 2 Torrens Square GLENELG	Two storey face brick building; with hipped Marseilles tiled roof, masonry curved external stairs, stucco balcony balustrade & columns, cantilevered masonry balcony, timber windows and doors, brick chimneys. Front fence of brick construction. Exclusions: timber staircases, garages, external plumbing and gutters.	A205	F6526	CT 5082/174	a d	26247

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37 Vincent Street GLENELG	Good Neighbour Garden Reserve; The full extent of the Garden Reserve area	A4	F146232	CT 5709/10	a e	4603
25-27 Waterloo Street GLENELG	Red brick Edwardian set of maisonette with side gable and curved roof verandah to Augusta Street. Verandah under main roof to the front and rendered quoins, and ornate red brick chimneys. Includes whole of exterior. Excludes front and side fences, later additions	A2	D46989	CT 5398/591	a d	4659
34 Waterloo Street GLENELG	Single fronted two level dwelling, constructed from calcrete & exposed red brick quoins. Inset porch with brick arch over the entry. Includes whole of exterior. Exclusions none.	A29	F5422	CT 5163/32	a d	4633
Brighton Road GLENELG EAST	Glenelg Oval; overall area of the oval and its associated sporting facilities	A100	D46662	CT 5869/949	a b c d e f	4578
Brighton Road GLENELG EAST	Glenelg Primary School; external form, materials and detailing of original headmaster's residence and 1929 infant school	A99	D46662	CT 5402/627	a c f	4430
4 – 6 Rugless Terrace GLENELG EAST	Single storey Interwar Spanish Mission maisonette. No 4 has feature front verandah Art Deco influenced arches. Both display features of high end Interwar Spanish Mission design with curved parapet walls, feature rendered details and arched windows	A1 A2	D27660 D27660	CT 5144/314 CT 5399/621	a d	4708 4709
5 Wyatt Street GLENELG EAST	Generously designed Californian Bungalow constructed with pudding face sandstone on main facades, partial hip front verandah. Includes whole of exterior viewed from the street. Excludes later additions	A108	D3010	CT 5499/598	a d	4724
Adelphi Crescent GLENELG NORTH	Pumping Station; external form, materials and detailing	A147	D3568	CT 825/109	a c d	4406
1-3 Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing	A112	F1884	CT 5350/985	a c d	4408
1A Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing	A112	F1884	CT 5350/985	a c d	4409
1/ 9 Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing		S5683	CT 5027/686	a c d	4410
2/ 9 Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing		S5683	CT 5027/685	a c d	4411
13 15 & 17 Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing	A109	F1884	CT 5514/166	a c d	4412
44 Alison Street GLENELG NORTH	Dwelling; external form	A3	D965	CT 5477/606	a d	4413
77 Alison Street GLENELG NORTH	Grayleigh; external form, materials and detailing	A4	D28731	CT 5314/958	a d e	4414
585 Anzac Highway GLENELG NORTH	Attached Residence; external form, materials and detailing	A78	F1883	CT 5498/438	a d	4416
587 Anzac Highway GLENELG NORTH	Attached Residence; external form, materials and detailing	A79	F1883	CT 5075/305	a d	4417
589 Anzac Highway GLENELG NORTH	Attached Residence; external form, materials and detailing	A80	F1883	CT 5430/675	a d	4418
591 Anzac Highway GLENELG NORTH	Attached Residence; external form, materials and detailing	A81	F1883	CT 5191/407	a d	4419

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1-7/ 617 Anzac Highway GLENELG NORTH	Berkshire Court; external form, materials and detailing	A40	F1437	CT 6006/560	a c d e	4420
619 Anzac Highway GLENELG NORTH	House (Former Shop & House); external form, materials and detailing	A39	F1437	CT 5866/642	a c d	4421
621 Anzac Highway GLENELG NORTH	House (Former Shop & House); external form, materials and detailing	A38	F1437	CT 5083/33	a c d	4422
2 Darwin Street GLENELG NORTH	Dwelling; external form of the cottage	A27	F1885	CT 6007/645	a d	4456
1 Edison Street GLENELG NORTH	Dwelling; external form, materials and detailing of the original section of the Mission	A700	D57711	CT 5867/145	a d	5079
15 Fulton Street GLENELG NORTH	Dwelling; external form, materials and detailing	A4	F7192	CT 5577/83	a d	4474
Jervois Street GLENELG NORTH	St Leonard's School; external form, materials and detailing of the original section	A136 A137 A138 A139 A140 A141	D828 D828 D828 D828 D828	CT 5876/393 CT 5876/393 CT 5876/393 CT 5876/393 CT 5876/393 CT 5876/393	a c d e	4487
26 Mary Street GLENELG NORTH	House; The overall external form of the house, including materials and detailing	A101	F1437	CT 5355/401	a d	20713
1 Pasquin Street GLENELG NORTH	Attached Residence; external form, materials and detailing	A77	F1883	CT 5391/160	a d	4532
3 Pasquin Street GLENELG NORTH	Attached Residence; external form, materials and detailing	A76	F1883	CT 5554/18	a d	4533
1/ 5 Pasquin Street GLENELG NORTH	Attached Residence; external form, materials and detailing	U1	S5501	CT 5017/467	a d	4594
2/ 5 Pasquin Street GLENELG NORTH	Attached Residence; external form, materials and detailing	U2	S5501	CT 5017/467	a d	4595
Patawalonga Frontage GLENELG NORTH	Patawalonga Reserve; the Reserve, including the area occupied by the water body between Adelphi Terrace and the Patawalonga frontage	S1524 A140 A501 A12 A139 Q1100 Q700 Q1100 Q700 A100 A1001	H105500 D3568 D52221 D53445 D3568 D55022 D55022 D55022 D55022 D55022 D55022 D49600	CR 5753/918 CT 5494/417 CT 5691/367 CT 5711/332 CT 5740/458 CT 5766/778 CT 5766/778 CT 5798/64 CT 5798/64 CT 5798/65 CT 5935/965	a c f	4596
Patawilya Reserve GLENELG NORTH	Patawilya Reserve; the full area of the Reserve as indicated on Certificate of Title	A50	F1194	CR 5776/93	a c f	4534
Wigley Reserve GLENELG NORTH	Wigley Reserve; the early elements which remain	A1001	D49600	CT 5935/965	a b c e	4600
30 Broadway GLENELG SOUTH	Dwelling; external 1880's form, materials and detailing	A20	F14344	CT 5096/773	a d	4444
32 Broadway GLENELG SOUTH	Dwelling; external 1880's form, materials and detailing	A21	F14344	CT 5458/94	a d	4445
61 Broadway GLENELG SOUTH	Broadway Hotel; external form of the earliest part of the hotel, dating from 1878	A1335 A1336 A1334	F15391 F15391 F15391	CT 5450/688 CT 5450/688 CT 5458/693	a c d	4446
40 Bath Street GLENELG SOUTH	Primitive Methodist Church; original form and detailing of the Chapel	A250	F12522	CT 5151/360	a c d	4426
83-89 Brighton Road GLENELG SOUTH	Holdfast Hotel; external form, materials and detailing of original 1881 section	A125 A126 A127	F15385 F15385 F15385	CT 5999/506 CT 5999/506 CT 5999/507	a c d f	4429

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10 Bristol Street GLENELG SOUTH	Dwelling; external form, materials and detailing of the 1880's	A98	F14344	CT 5470/753	a c d	4443
12 Bristol Street GLENELG SOUTH	Bluestone symmetrical cottage with stepped red brick quoins, previously used as school building. No visible front door and no front verandah. Integrated roof form with 10 Bristol Street	A97	F14344	CT 5063/91	a c d	4801
38 Broadway GLENELG SOUTH	Edwardian return verandah Villa constructed with bluestone with red brick quoins and surrounds. Symmetrical floor plan at the front with feature gable. 4 sets of symmetrical French doors and side entry. Includes whole of exterior as view from street. Excludes later additions and front fence	A307	F12522	CT 5478/492	a d e	5066
45 Hastings Street GLENELG SOUTH	Gothic hall that was later converted to a church. The building has calcrete walls with red brick detailing, heritage listing includes the front original section of the building, but excludes the later addition to the rear of the site	A224	F12522	CT 5473/261	a c d	5002
62 Hasting Street GLENELG SOUTH	1880s bluestone parapet wall fronted dwelling, which has been renovated in the early 20th century with some unusual polychromatic brick window and door surrounds. heritage listing includes all of the exterior as viewed from the street, but excludes the new opening to the front door, front verandah and fence, carport and later addition to the rear	A207	F12522	CT 5472/368	a d	4998
71 Moseley Street GLENELG SOUTH	Shop; external form of building and all early materials and detailing	A150	D32101	CT 5415/789	a c d	4518
72 Moseley Street GLENELG SOUTH	Victorian Italianate return verandah villa with dressed stone corners, painted brick window and door surrounds and bay window. The dwelling was designed by well-known Architects English and Soward. heritage listing includes all of the exterior as viewed from the street, but excludes the front gable structure, front fence and later rear addition	A1317	CT 5276/513	F15390	a d	4831
80 Moseley Street GLENELG SOUTH	Kapara Nursing Home; external materials, detailing and form of the major elevation fronting Moseley Street	A287 A288 A289 A290 A300 A301 A302 A303	F12522 F12522 F12522 F12522 F12522 F12522 F12522 F12522	CT 5690/555 CT 5690/555 CT 5690/555 CT 5690/555 CT 5690/555 CT 5690/555 CT 5690/555 CT 5690/555	a c d e	4519
1-4/ 88 Moseley Street GLENELG SOUTH	Residential Flat Building - Shandon; Original external form, materials and detailing of the c1930 apartments.	U1 U2 U3 U4 CP	S6681 S6681 S6681 S6681 S6681	CT 5014/565 CT 5014/566 CT 5014/567 CT 5014/568 CT 5014/569	a d	26242

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101 Moseley Street GLENELG SOUTH	Interwar set of apartments built of red brick and render in the Interwar Freestyle classical style with large porch supported on Doric columns. There are influences of Art Deco in the design. heritage listing includes the whole of the exterior as viewed from the street, but excludes the later additions		S14183	CT 5505/623, 5507/624, 5507/625, 5507/626, 5507/627, 5507/628, 5507/629, 5507/630		26415, 26416, 26417, 26418, 26419, 26420, 26421 & 26422
88 88a & 88b Partridge Street GLENELG SOUTH	Shop; external form of original building	A402	D27335	CT 5816/859	a c	4593
66 Penzance Street GLENELG SOUTH	Victorian Italianate symmetrical cottage constructed of bluestone with render detailing. The verandah has an ogee profile roof. heritage listing includes all of the exterior of the dwelling when viewed from the street, but does include the later additions and carport.	A76	F15387	CT 5074/122	a c	4954
74 Penzance Street GLENELG SOUTH	Early limestone gable ended cottage, now relatively rare in the area. heritage listing includes all of the exterior as viewed from the street, but excludes the later additions and outbuildings on the site	A124	F12522	CT 5312/181		4970
6 Ramsgate Street GLENELG SOUTH	Federation return verandah villa constructed of cast stone, with unusual detailing to the verandah excludes the later addition to the rear of the dwelling, the rear carport, or the front boundary	A1178	F15389	CT 5077/448	a d	4855
16 Ramsgate Street GLENELG SOUTH	Dwelling; external form, materials and details	A1319	F15391	CT 5545/251	a d e	4538
15 Robert Street GLENELG SOUTH	Restormel; external form, materials and detailing of the two storey, faced stone section of the house	A93	F14344	CT 5458/188	a d	4539
South Esplanade GLENELG SOUTH	South Esplanade Foreshore Reserve; the Reserve including the area between the western property boundaries along South Esplanade to the Broadway	Q102	D76687	CT 6054/23	a c f	4545
36 South Esplanade GLENELG SOUTH	Dwelling constructed of rock faced sandstone with a curved corner bay window facing the sea, and a heavy rusticated return verandah of the same stone. heritage listing includes the whole of the exterior as viewed from the street, but excludes later additions, solar panels and brush fence	A51	D61397	CT 5896/956	a d	5078
9 Weewanda Street GLENELG SOUTH	Two storey face brick building; with hipped tiled roof, timber wrap-around corner windows, timber lined eaves, fluted brick chimneys, brick balcony balustrades. Front fence of brick construction. Exclusions: External timber staircases, garages, external plumbing and gutters.	A6	D3041	CT 5082/171	a d	26249

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1-4/ 32 Weewanda Street GLENELG SOUTH	Residential Flat Building - Pennsylvania Apartments; Original external form, materials and detailing of the 1938 apartment block.	U1 U2 U3 U4	S14301 S14301 S14301 S14301	CT 5637/147 CT 5637/148 CT 5637/149 CT 5637/150	a d	26250
387 Brighton Road HOVE	House; Overall external form and any original materials and details which remain	A1	D2214	CT 5203/6	a d	4433
388 Brighton Road HOVE	Former Town Hall; The earliest section of the Hall	A1	D36909	CT 5148/889	a c d e f	4434
389 Brighton Road HOVE	Former Post Office; Overall external form and original materials and details of the former Post Office	A2	D59465	CT 5890/971	a c d	4435
410-420 Brighton Road HOVE	Row of Stone Pine Trees on Stopford Road, Hove; All sixteen trees in this row	A13 A14	F40109 F40109	CT 5733/512 CT 5750/187	a f	4580
8 Downing Street HOVE	House; Overall external form, original materials and detailing	A6	D770	CT 5189/493	a d	4457
58 Downing Street HOVE	Tower House; Overall external form of the 1880's structure including the attached rear extensions	A31 A32	D770 D770	CT 5677/46 CT 5677/46	a d e	4458
70-70a Downing Street HOVE	Cottages (Attached); Overall external form and any original materials and detailing that remains		S13283 S13283		a d	4459
48-50 Dunrobin Road HOVE	Alwyndor House and Garden; Overall external form of the 1900 house	A85 A85	F146113 F146113	CT 5479/801 CT 5994/987	a c e	4584
2 Hulbert Street HOVE	Cottages; Overall external form and any original detailing which remains	A99	F146027	CT 5465/281	a d	4484
21 Illawarra Avenue HOVE	Cottage; Overall external form of cottage	A100	D42347	CT 5273/446	a d	4486
16-18, 4-8 Burnham Road KINGSTON PARK	Kingston Park, Monument, Spring and Norfolk Island Pine Trees; The whole of Kingston Park Reserve	S1540 S1662 S1540	H105500 H105500 H105500	CT 5217/360 CT 5217/360 CT 5557/560	a c e f	4582
37 Burnham Road KINGSTON PARK	Dwelling; External form, materials and detailing of the c1962 house. The three bay garage is included in the listing.	A3	F131748	CT 5909/729	d	26230
Esplanade KINGSTON PARK	Stone Jetty ; The projection of the jetty and any evidence of the shipping facility	Offshore 244	H105500		a d e	4471
19 Forrest Avenue KINGSTON PARK	Pritchard House; External form, materials and detailing of the 1990 residential structure should be included in the listing	A60	F146494	CT 5812/714	a d f	4473
301 Brighton Road NORTH BRIGHTON	North Brighton Cemetery; The earliest sections of the cemetery from Brighton Road through to the cypress row	A107	F2997	CT 5791/500	a c d f	4431
305-311 Brighton Road NORTH BRIGHTON	Brighton High School; The 1952 section of the building	A112	F2997	CT 5609/930	a c d	4579
313 Brighton Road NORTH BRIGHTON	House (Former Gate House); The overall external form of all sections of the earliest building	A116	D44651	CT 5315/873	a d e	4432
13 Gladstone Road NORTH BRIGHTON	Single storey residence; Including later additions, masonry walls, plate glass walls with timber louvres and raised monitor roof. Exclusions: roof sheeting, rear garage	A53	F146081	CT 5768/94	d	26235
Ilfracombe Avenue NORTH BRIGHTON	Avenue of River Red Gum Trees ; All mature River Red Gums along Ilfracombe Avenue	Sec 236	H105500		a e f	4485

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3 Warwick Court NORTH BRIGHTON	House (Woodhurst); The overall external form of the original 1901 house	A4	D5642	CT 5197/668	a d e	4562
Barwell Avenue SEACLIFF	Educational Establishment - Seacliff Primary School; The original external form, materials and detailing of the 1960 school building. The later additions and single storey infant school building are not included.	A99 A100 A98 A97 A97 A98 A99 A96	D2823 D2823 D2823 D2823 F146731 F146731 F146731 F146730	CT 5273/467 CT 5713/966 CT 5726/467 CT 5773/670 CT 5823/148 CT 5823/148 CT 5823/148 CT 5823/149	a c d	26243
Brighton Road SEACLIFF	War Memorial ; The War Memorial and plinth and plaques	Sec 244	H105500		a d e f	4442
Esplanade SEACLIFF	Concrete Sea Wall and Rotunda Relics ; All elements which remain from the original structure	242 243	H105500 H105500		a c d e f	4468
221 Esplanade SEACLIFF	Seacliff Hotel; The remaining overall external form	A130 A131 A132	F24004 F24004 F24004	CT 5062/220 CT 5062/220 CT 5062/220	a b c f	4469
241 Esplanade SEACLIFF	Brighton & Seacliff Yacht Club; External form and original details and materials of the corrugated iron 1920's Yacht Club	S1539	H105500	CT 5590/814	a c e	4470
29 Kauri Parade SEACLIFF	Seacliff Presbyterian Church Hall; Overall external form and original materials and detailing	A385	F37416	CT 5649/669	a c d	4588
40A Kauri Parade SEACLIFF	Centenary Reserve; The whole of the reserve area and current planting	A514	F35108	CT 6016/190	a e f	4501
Maitland Terrace SEACLIFF	Zig Zag Pedestrian Ramp; The full length of the Zig Zag Pedestrian Ramp	A1	D41653	CR 5330/746	a c f	4590
23-25 Marine Parade SEACLIFF	House (Former Little Company of Mary Convent); The overall external form, materials and detailing of the original building	A4 A5	D43412 D43412	CT 5291/453 CT 5291/453	a d	4506
53-53A Marine Parade SEACLIFF	House; Overall external form, materials and detailing	A255	F38192	CT 5667/788	a e	4507
40 Myrtle Road SEACLIFF	House; The overall external form and any original materials and details	A56	F146790	CT 5708/399	a d e	4520
2-8 Wheatland Street SEACLIFF	Row Housing; Overall external form, original materials and details		C21777 C21777 C21777 C21777	CT 5944/772 CT 5944/773 CT 5944/774 CT 5944/775	a d	4563
5 Wheatland Street SEACLIFF	Uniting Church; Overall external form, original materials and detailing of the 1928 Church	A402	F37690	CT 5648/332	a c d	4564
9 Wheatland Street SEACLIFF	Community Centre (Former Police Station); Original external form, materials and detailing of the 1937 police station.	A400	F37690	CT 5649/713	a c d	26251
10 Wheatland Street SEACLIFF	Former Shop and Residence; Overall external form and detailing of both the shop and attached residence	A583	F38015	CT 5683/885	a c d	4565
33 Wheatland Street SEACLIFF	Public Square and Moreton Bay Fig Trees; The whole of the existing allotment/reserve	A338	F37421	CT 5647/255	a e f	4566
43 Wheatland Street SEACLIFF	House; Overall external form and original materials and detailing of the 1896 cottage		C21265 C21265 C21265 C21265	CT 5871/765 CT 5904/602 CT 5904/603 CT 5904/604	a d e	4567

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44-46 Wheatland Street SEACLIFF	Shops; Overall external form of shops	A68	F146802	CT 5355/819	a c d	4568
48 Wheatland Street SEACLIFF	Shop; Overall external form of the shop including original materials and detailing which remain	A58	F146792	CT 5327/692	a c d	4569
6b Mann Street SEACLIFF PARK	Canary Island Date Palm; Canary Island Date Palm	A11	D54635	CT 5792/604	a e f	4503
18 Mann Street SEACLIFF PARK	House; External form of the earliest part of the structure which formed the stables	A36	F146670	CT 5397/867	a e	4504
2A Angove Road SOMERTON PARK	River Red Gum; overall form of the tree	A242	F11090	CT 5887/139	a f	4415
1/ 11 - 13 Angove Road SOMERTON PARK	Semi-detached dwelling; External form, materials and detailing of the pair of semi-detached dwellings.	U1	S13480	CT 5269/976	a d	26227
2/ 11 - 13 Angove Road SOMERTON PARK	Semi-detached dwelling; External form, materials and detailing of the pair of semi-detached dwellings.	U2	S13480	CT 5269/977	a d	26228
1a Baker Street SOMERTON PARK	Masonic Memorial Village Complex; Corner Facade of the Alexander Russell Hall located on the north eastern corner of the intersection of Diagonal Road and Baker Street-including the entrance, windows, inscription and square and compass.	Q91	F214422	CT 5974/555	a c	4425
4 Bickford Terrace SOMERTON PARK	Dwelling and Fence; External form, materials and detailing of the 1939 house, including the front masonry fence.	A59	D3915	CT 5130/840	a d	26229
26 Boundary Road SOMERTON PARK	House; Overall form, original materials and details which remain	A11	F31683	CT 5426/820	a d	4427
81 College Road SOMERTON PARK	House; Overall external form, original materials and details of the cottage	A101	D14490	CT 5343/362	a d	4454
2 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house should be retained where these still exist	A25	D494	CT 5290/352	a d	4521
4 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	A24	D494	CT 5393/563	a d	4522
6 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	A23	D494	CT 5610/354	a d	4523
8 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	A22	D494	CT 5387/885	a d	4524
10 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	A21	D494	CT 5837/785	a d	4525
12 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	A20	D494	CT 5270/444	a d	4526
20-22 Phillipps Street SOMERTON PARK	Apartments; Overall external form and original materials and detailing	U1 U2 U3 U4 U5 U6 U7 U8 CP	S5917 S5917 S5917 S5917 S5917 S5917 S5917 S5917	CT 5027/663 CT 5027/664 CT 5027/665 CT 5027/666 CT 5027/667 CT 5027/668 CT 5027/669 CT 5027/670 CT 5027/671	a d	4597

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21 Phillipps Street SOMERTON PARK	House; Overall external form and original materials and detailing of the 1880's house	A107	F11328	CT 5846/955	a d e	4536
42-48 Scarborough Street SOMERTON PARK	Row of Moreton Bay Fig Trees; Entire row of Moreton Bay Fig trees	A200 A223 A201 A202 A206	F8981 F8981 F8981 F8981 F8981	CT 5669/917 CT 5797/69 CT 5841/822 CT 5841/822 CT 5841/822	a e f	4602
3 Stimson Grove SOMERTON PARK	House (Former "Fairfield" Quarters); Overall external form and original materials and detailing	A1	F14192	CT 5225/846	a d	4547
12-14 Sullivan Street SOMERTON PARK	Stables; The earliest sections of the corrugated iron structures	A17 A18	D2989 D2989	CT 5588/642 CT 5588/642	a b	4598
Tarlton Street SOMERTON PARK	Pine Trees (Seaforth Park); overall form of both trees	A25	D49576	CT 5524/567	a e f	4554
1-5/ 6 Tarlton Street SOMERTON PARK	Apartment; Overall external form and original materials and details of the 1936 block of flats	U1 U2 U3 U4 U5 CP	S11051 S11051 S11051 S11051 S11051 S11051	CT 5000/931 CT 5000/932 CT 5000/933 CT 5000/934 CT 5000/935 CT 5000/936	a d	4555
21 Tarlton Street SOMERTON PARK	House; Overall external form and original materials and detailing	A35	F8993	CT 5286/734	a d	4556
33 Tarlton Street SOMERTON PARK	Pump House; External form and detailing	A41	F8993	CT 6055/386	a c	455
1-7/ 55 Tarlton Street SOMERTON PARK	Apartment (West Lynton); Overall external form and original face red brick and metal and timber window	U1 U3 U4 U5 U6 U7 CP U2	S7884 S7884 S7884 S7884 S7884 S7884 S7884 S7884	CT 5004/565 CT 5004/567 CT 5004/568 CT 5004/569 CT 5004/570 CT 5004/571 CT 5004/572 CT 5996/240	a d	4558
59 Tarlton Street SOMERTON PARK	Semi-detached dwelling; under main hipped roof, stucco finished masonry front porch and associated architectural elements, glazed brick detailing to walls. Exclusions: rear additions beyond main roof, later roof tiles.	A639	F10243	CT 5246/890	a d	26244
61 Tarlton Street SOMERTON PARK	Semi-detached dwelling; under main hipped roof, stucco finished masonry front porch and associated architectural elements, glazed brick detailing to walls. Exclusions: rear additions beyond main roof, later roof tiles.	A639	F10243	CT 5246/890	a d	26245
23 Walkers Road SOMERTON PARK	House (Inverurie); Overall external form and original materials and detailing of both sections of the house	A12	D4400	CT 5254/810	a d	4560
56 Walkers Road SOMERTON PARK	Dwelling; Original external form, materials and detailing of the 1956 residence.	A260	F11090	CT 5272/428	a d	26248
65 Walkers Road SOMERTON PARK	House; Overall external form of the house and the original construction materials	A1	D43645	CT 5284/66	a d	4561
75 Whyte Street SOMERTON PARK	House (Somerslea); Overall external form of Somerslea including original materials and details	A650	F10243	CT 5604/134	a d e	4570

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
45a Broadway SOUTH BRIGHTON	Dover Square Gardens; The full extent of Dover Square Gardens	A146	D642	CT 5494/542	a c	4448
561 Brighton Road SOUTH BRIGHTON	House; External form of the earliest sections of the house and any original materials and detailing	A555	D55359	CT 5819/271	a e	4441
Broadway SOUTH BRIGHTON	Olive Grove Relics; All the remnant Olive Trees in Broadway	Sec 203	H105500		a b f	4447
41-43 Edwards Street SOUTH BRIGHTON	House; Overall external form of the 1917 house	A43	D66576	CT 5937/253	a d	4461

Attachment B

Replace Table HoB/3 – Contributory Items

Black Text – Existing Contributory already listed in the Development Plan

Red Text – Additions / Amendments to the listing of existing Contributory Items

Blue Text – New Contributory Items proposed by DPA

Table HoB/3 – Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage
17 Augusta Street GLENELG	Dwelling	CT 5095/925	26354
17a Augusta Street GLENELG	Dwelling	CT 5095/925	26353
9 Augusta Street GLENELG	Dwelling	CT 5129/75	4638
11 Augusta Street GLENELG	Dwelling	CT 5488/560	4639
13 Augusta Street GLENELG	Dwelling	CT 5115/59	4640
15 Augusta Street GLENELG	Dwelling	CT 5255/779	4641
1/ 1 Byron Street GLENELG	Dwelling	CT 5025/610	26369
2/ 1 Byron Street GLENELG	Office	CT 5025/611	26370
1/ 20 Byron Street GLENELG	Dwelling	CT 5019/334	26372
2/ 20 Byron Street GLENELG	Dwelling	CT 5019/335	26371
1/ 22 Byron Street GLENELG	Dwelling	CT 5102/766	26373
2/ 22 Byron Street GLENELG	Dwelling	CT 5102/767	26374
2/ 33 Byron Street GLENELG	Dwelling	CT 5017/398	26377
5 Byron Street GLENELG	Office	CT 5063/350	4615
7 Byron Street GLENELG	Dwelling	CT 5038/477	4616
16 Byron Street GLENELG	Dwelling	CT 5720/762	4617
1/ 27-29 Byron Street GLENELG	Dwelling	CT 5020/505	26375
2/ 27-29 Byron Street GLENELG	Dwelling	CT 5020/506	26376
1/ 33 Byron Street GLENELG	Dwelling	CT 5017/397	26378
34 Byron Street GLENELG	Dwelling	CT 5087/52	4620
35-37 Byron Street GLENELG	Dwelling	CT 5504/178	4625
36 Byron Street GLENELG	Dwelling	CT 5087/51	4621
38 Byron Street GLENELG	Dwelling	CT 5212/511	4622
39 Byron Street GLENELG	Dwelling	CT 5394/961	4626
43 Byron Street GLENELG	Dwelling	CT 6037/46	4627
43A Byron Street GLENELG	Dwelling	CT 5813/271	26382
45-45a Byron Street GLENELG	Dwelling	CT 5139/655	4628
34 Durham Street GLENELG	Dwelling	CT 5178/820	4662
36 Durham Street GLENELG	Dwelling	CT 5209/128	4663

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
11 Gordon Street GLENELG	Dwelling	CT 5495/490	20719
1/ 13 Gordon Street GLENELG	Dwelling	CT 5026/110	26390
2/ 13 Gordon Street GLENELG	Dwelling	CT 5026/111	26389
2/ 17 Gordon Street GLENELG	Dwelling	CT 5027/463	26392
1/ 19 Gordon Street GLENELG	Dwelling	CT 5027/462	26391
1/ 21 Gordon Street GLENELG	Dwelling	CT 5028/432	26387
2/ 21 Gordon Street GLENELG	Dwelling	CT 5028/433	26388
1/ 25 Gordon Street GLENELG	Dwelling	CT 5018/119	26393
2/ 25 Gordon Street GLENELG	Dwelling	CT 5018/120	26394
1/ 29 Gordon Street GLENELG	Dwelling	CT 5017/623	26396
2/ 29 Gordon Street GLENELG	Dwelling	CT 5017/624	26395
1/ 33 Gordon Street GLENELG	Dwelling	CT 5008/781	26397
2/ 33 Gordon Street GLENELG	Dwelling	CT 5008/782	26398
35-37 Gordon Street GLENELG	Dwelling	CT 5872/103	4610
39 Gordon Street GLENELG	Dwelling	CT 5895/849	26399
41 Gordon Street GLENELG	Dwelling	CT 5895/848	26400
43 Gordon Street GLENELG	Dwelling	CT 5178/756	4612
45 Gordon Street GLENELG	Dwelling	CT 5178/661	4613
9 Maturin Road GLENELG	Dwelling	CT 5957/647	4667
11 Maturin Road GLENELG	Dwelling	CT 5443/431	4668
12 Maturin Road GLENELG	Dwelling	CT 5778/891	4664
13 Maturin Road GLENELG	Dwelling	CT 5844/450	4669
14 Maturin Road GLENELG	Dwelling	CT 5824/593	4665
15 Maturin Road GLENELG	Dwelling	CT 5856/64	4670
16 Maturin Road GLENELG	Dwelling	CT 5642/857	4666
17 Maturin Road GLENELG	Dwelling	CT 5321/91	4671
19 Maturin Road GLENELG	Dwelling	CT 5498/180	4672
21 Maturin Road GLENELG	Dwelling	CT 5214/788	4673
22 Maturin Road GLENELG	Dwelling	CT 5609/991	20720
1/ 56-58 Moseley Street GLENELG	Dwelling	CT 5139/769	26414
2/ 56-58 Moseley Street GLENELG	Dwelling	CT 5139/770	26413
99 Moseley Street GLENELG	Dwelling	CT 5942/679	26427

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
99A Moseley Street GLENELG	Dwelling	CT 5942/680	26426
1/ 101 Moseley Street GLENELG	Dwelling	CT 5507/623	26415
2/ 101 Moseley Street GLENELG	Dwelling	CT 5507/624	26416
3/ 101 Moseley Street GLENELG	Dwelling	CT 5507/625	26417
4/ 101 Moseley Street GLENELG	Dwelling	CT 5507/626	26418
5/ 101 Moseley Street GLENELG	Dwelling	CT 5507/627	26419
6/ 101 Moseley Street GLENELG	Dwelling	CT 5507/628	26420
7/ 101 Moseley Street GLENELG	Dwelling	CT 5507/629	26421
8/ 101 Moseley Street GLENELG	Dwelling	CT 5507/630	26422
19 Nile Street GLENELG	Office	CT 5173/352	4643
1/ 7 Sussex Street GLENELG	Dwelling	CT 5028/438	26438
2/ 7 Sussex Street GLENELG	Dwelling	CT 5028/439	26437
3/ 7 Sussex Street GLENELG	Dwelling	CT 5028/440	26436
12 Sussex Street GLENELG	Office	CT 5119/196	4645
13 Sussex Street GLENELG	Dwelling	CT 5275/691	4656
16 Sussex Street GLENELG	Dwelling	CT 5508/195	4646
18 Sussex Street GLENELG	Dwelling	CT 5186/621	4647
19 Sussex Street GLENELG	Dwelling	CT 5663/187	4657
1/ 20 Sussex Street GLENELG	Dwelling	CT 5009/38	26439
2/ 20 Sussex Street GLENELG	Dwelling	CT 5009/39	26440
3/ 20 Sussex Street GLENELG	Dwelling	CT 5009/40	26441
4/ 20 Sussex Street GLENELG	Dwelling	CT 5009/41	26442
1/ 21 Sussex Street GLENELG	Dwelling	CT 5005/375	26444
2/ 21 Sussex Street GLENELG	Dwelling	CT 5005/376	26443
27 Sussex Street GLENELG	Dwelling	CT 5157/759	4659
32 Sussex Street GLENELG	Dwelling	CT 5946/441	4649
36 Sussex Street GLENELG	Dwelling	CT 5384/125	4650
37-39 Sussex Street GLENELG	Dwelling	CT 5697/36	4660
38 Sussex Street GLENELG	Dwelling	CT 5275/769	4651
40 Sussex Street GLENELG	Dwelling	CT 5610/692	4652
42 Sussex Street GLENELG	Dwelling	CT 5101/684	4653
44-46 Sussex Street GLENELG	Dwelling	CT 5101/683	4654

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
1/ 2 Waterloo Street GLENELG	office	CT 5028/148	26447
2/ 4 Waterloo Street GLENELG	Consulting Room	CT 5028/149	26448
1/ 6 Waterloo Street GLENELG	Consulting Room	CT 5158/3	26449
2/ 8 Waterloo Street GLENELG	Consulting Room	CT 5158/4	26450
14 Waterloo Street GLENELG	Consulting Room	CT 5410/879	4631
25 Waterloo Street GLENELG	Dwelling	CT 5398/591	26452
27 Waterloo Street GLENELG	Dwelling	CT 5398/590	26451
30 Waterloo Street GLENELG	Dwelling	CT 5857/353	4632
34 Waterloo Street GLENELG	Dwelling	CT 5163/32	4633
43 Waterloo Street GLENELG	Dwelling	CT 5281/384	4635
4 St Peters Street GLENELG EAST	Dwelling	CT 5739/131	4734
7 St Peters Street GLENELG EAST	Dwelling	CT 5081/158	4730
1/ 2 Allen Terrace GLENELG EAST	Dwelling	CT 5147/760	26344
2/ 2 Allen Terrace GLENELG EAST	Dwelling	CT 5913/740	26345
1/ 6 Allen Terrace GLENELG EAST	Dwelling	CT 5063/968	26346
2/ 6 Allen Terrace GLENELG EAST	Dwelling	CT 5063/969	26347
1 Allen Terrace GLENELG EAST	Dwelling	CT 5176/874	4740
5 Allen Terrace GLENELG EAST	Dwelling	CT 5707/24	4741
7 Allen Terrace GLENELG EAST	Dwelling	CT 5129/71	4742
11 Allen Terrace GLENELG EAST	Dwelling	CT 5739/150	4743
12 Allen Terrace GLENELG EAST	Dwelling	CT 5737/802	4746
14 Allen Terrace GLENELG EAST	Dwelling	CT 5711/433	4747
16 Allen Terrace GLENELG EAST	Dwelling	CT 5423/351	4748
18 Allen Terrace GLENELG EAST	Dwelling	CT 5799/573	4749
22 Allen Terrace GLENELG EAST	Dwelling	CT 5010/673	4750
24 Allen Terrace GLENELG EAST	Dwelling	CT 5337/281	4751
32 Allen Terrace GLENELG EAST	Dwelling	CT 5703/752	4752
1/ 18 Farr Terrace GLENELG EAST	Dwelling	CT 5041/919	26380
2/ 18 Farr Terrace GLENELG EAST	Dwelling	CT 5041/920	26381
1 Farr Terrace GLENELG EAST	Dwelling	CT 5600/901	4678
2 Farr Terrace GLENELG EAST	Dwelling	CT 5175/992	4700
3 Farr Terrace GLENELG EAST	Dwelling	CT 5614/96	4679

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
4 Farr Terrace GLENELG EAST	Dwelling	CT 5397/526	4701
5 Farr Terrace GLENELG EAST	Dwelling	CT 5740/405	4680
6 Farr Terrace GLENELG EAST	Dwelling	CT 5740/406	4702
7 Farr Terrace GLENELG EAST	Dwelling	CT 5488/526	4681
8 Farr Terrace GLENELG EAST	Dwelling	CT 5350/833	4703
9 Farr Terrace GLENELG EAST	Dwelling	CT 5298/838	4682
10 Farr Terrace GLENELG EAST	Dwelling	CT 5425/20	4704
11 Farr Terrace GLENELG EAST	Dwelling	CT 5739/45	4683
12 Farr Terrace GLENELG EAST	Dwelling	CT 5739/637	4705
13 Farr Terrace GLENELG EAST	Dwelling	CT 5223/850	4684
14 Farr Terrace GLENELG EAST	Dwelling	CT 5538/450	4706
15 Farr Terrace GLENELG EAST	Dwelling	CT 5448/436	4685
16 Farr Terrace GLENELG EAST	Dwelling	CT 5799/565	4699
17 Farr Terrace GLENELG EAST	Dwelling	CT 5123/10	4686
19 Farr Terrace GLENELG EAST	Dwelling	CT 5798/215	4687
21 Farr Terrace GLENELG EAST	Dwelling	CT 5334/209	4688
23 Farr Terrace GLENELG EAST	Dwelling	CT 5510/900	4689
25 Farr Terrace GLENELG EAST	Dwelling	CT 5731/692	4690
29 Farr Terrace GLENELG EAST	Dwelling	CT 5740/407	4691
1/ 31 Farr Terrace GLENELG EAST	Dwelling	CT 5023/832	26384
2/ 31 Farr Terrace GLENELG EAST	Dwelling	CT 5023/833	26383
33 Farr Terrace GLENELG EAST	Dwelling	CT 5540/780	4693
35 Farr Terrace GLENELG EAST	Dwelling	CT 5725/735	4694
37 Farr Terrace GLENELG EAST	Dwelling	CT 5401/676	4695
39 Farr Terrace GLENELG EAST	Dwelling	CT 5728/3	4696
1/ 41 Farr Terrace GLENELG EAST	Dwelling	CT 5046/592	26385
2/ 41 Farr Street GLENELG EAST	Dwelling	CT 5046/593	26386
1 Hawkes Avenue GLENELG EAST	Dwelling	CT 5128/512	4710
1/ 2 Hawkes Avenue GLENELG EAST	Dwelling	CT 5044/662	26410
2/ 2 Hawkes Avenue GLENELG EAST	Dwelling	CT 5044/663	26409
3 Hawkes Avenue GLENELG EAST	Dwelling	CT 5608/958	4712
4 Hawkes Avenue GLENELG EAST	Dwelling	CT 5799/564	4713

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
5 Hawkes Avenue GLENELG EAST	Dwelling	CT 5121/55	4714
6 Hawkes Avenue GLENELG EAST	Dwelling	CT 5090/918	4715
8 Hawkes Avenue GLENELG EAST	Dwelling	CT 5090/928	4716
9 Hawkes Avenue GLENELG EAST	Dwelling	CT 5739/432	4717
10 Hawkes Avenue GLENELG EAST	Dwelling	CT 5446/516	4718
11 Hawkes Avenue GLENELG EAST	Dwelling	CT 5753/61	4719
12 Hawkes Avenue GLENELG EAST	Dwelling	CT 6045/998	4720
1 Rugless Terrace GLENELG EAST	Dwelling	CT 5166/707	4676
2 Rugless Terrace GLENELG EAST	Dwelling	CT 5732/791	4707
4 Rugless Terrace GLENELG EAST	Dwelling	CT 5073/360	4708
5 Rugless Terrace GLENELG EAST	Dwelling	CT 5144/314	4677
6 Rugless Terrace GLENELG EAST	Dwelling	CT 5399/621	4709
1-1a Short Avenue GLENELG EAST	Dwelling	CT 5740/408	4753
2 Short Avenue GLENELG EAST	Dwelling	CT 5220/856	4761
3 Short Avenue GLENELG EAST	Dwelling	CT 5157/472	4754
4 Short Avenue GLENELG EAST	Dwelling	CT 5741/879	4762
6 Short Avenue GLENELG EAST	Dwelling	CT 5744/432	4763
8 Short Avenue GLENELG EAST	Dwelling	CT 5113/804	4764
9 Short Avenue GLENELG EAST	Dwelling	CT 5300/808	4755
11 Short Avenue GLENELG EAST	Dwelling	CT 5499/213	4756
13 Short Avenue GLENELG EAST	Dwelling	CT 5749/277	4757
14 Short Avenue GLENELG EAST	Dwelling	CT 5645/423	4765
15 Short Avenue GLENELG EAST	Dwelling	CT 5824/471	4758
16 Short Avenue GLENELG EAST	Dwelling	CT 5566/879	4766
17 Short Avenue GLENELG EAST	Dwelling	CT 5476/281	4759
18-18a Short Avenue GLENELG EAST	Dwelling	CT 5711/435	4767
19 Short Avenue GLENELG EAST	Dwelling	CT 5536/789	4760
20 Short Avenue GLENELG EAST	Dwelling	CT 5730/525	4768
1 St Peters Street GLENELG EAST	Dwelling	CT 5550/851	4728
2 St Peters Street GLENELG EAST	Dwelling	CT 5273/999	4733
5a St Peters Street GLENELG EAST	Dwelling	CT 5248/101	4729
6 St Peters Street GLENELG EAST	Dwelling	CT 5312/161	4735

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
8 St Peters Street GLENELG EAST	Dwelling	CT 5736/295	4736
9 St Peters Street GLENELG EAST	Dwelling	CT 5407/954	4731
10 St Peters Street GLENELG EAST	Dwelling	CT 5416/384	4737
12 St Peters Street GLENELG EAST	Dwelling	CT 5286/930	4738
13 St Peters Street GLENELG EAST	Dwelling	CT 5236/479	4732
14 St Peters Street GLENELG EAST	Dwelling	CT 5724/874	4739
1/ 22A Williams Avenue GLENELG EAST	Dwelling	CT 5380/801	26464
2/ 22A Williams Avenue GLENELG EAST	Dwelling	CT 5380/802	26463
1/ 1 Williams Avenue GLENELG EAST	Dwelling	CT 5055/404	26454
2/ 1 Williams Avenue GLENELG EAST	Dwelling	CT 5055/405	26453
2 Williams Avenue GLENELG EAST	Dwelling	CT 5731/896	4769
3 Williams Avenue GLENELG EAST	Dwelling	CT 5477/404	26456
3A Williams Avenue GLENELG EAST	Dwelling	CT 5426/821	26455
4 Williams Avenue GLENELG EAST	Dwelling	CT 5706/516	4770
5 Williams Avenue GLENELG EAST	Dwelling	CT 5203/582	26458
5A Williams Avenue GLENELG EAST	Dwelling	CT 5082/936	26457
6 Williams Avenue GLENELG EAST	Dwelling	CT 5714/398	4771
7a Williams Avenue GLENELG EAST	Dwelling	CT 5000/836	4787
8-8a Williams Avenue GLENELG EAST	Dwelling	CT 5711/434	4772
9 Williams Avenue GLENELG EAST	Dwelling	CT 5711/443	4788
10 Williams Avenue GLENELG EAST	Dwelling	CT 5375/843	26459
10A Williams Avenue GLENELG EAST	Dwelling	CT 5145/738	26460
12 Williams Avenue GLENELG EAST	Dwelling	CT 5244/119	26461
12A Williams Avenue GLENELG EAST	Dwelling	CT 5244/120	26462
14 Williams Avenue GLENELG EAST	Dwelling	CT 5350/277	4776
16 Williams Avenue GLENELG EAST	Dwelling	CT 5231/818	4777
18 Williams Avenue GLENELG EAST	Dwelling	CT 5086/508	4778
20 Williams Avenue GLENELG EAST	Dwelling	CT 5268/790	4779
24 Williams Avenue GLENELG EAST	Dwelling	CT 5792/572	4781
1/ 26 Williams Avenue GLENELG EAST	Dwelling	CT 5009/896	26465
2/ 26 Williams Avenue GLENELG EAST	Dwelling	CT 5009/897	26466
28 Williams Avenue GLENELG EAST	Dwelling	CT 5081/197	4783

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
1 Wyatt Street GLENELG EAST	Dwelling	CT 5182/393	4721
2 Wyatt Street GLENELG EAST	Dwelling	CT 5118/957	4722
3 Wyatt Street GLENELG EAST	Dwelling	CT 5490/182	4723
5 Wyatt Street GLENELG EAST	Dwelling	CT 5499/598	4724
1/ 6 Wyatt Street GLENELG EAST	Dwelling	CT 5026/155	26468
2/ 6 Wyatt Street GLENELG EAST	Dwelling	CT 5026/156	26467
7 Wyatt Street GLENELG EAST	Dwelling	CT 5739/130	4726
1/ 10 Wyatt Street GLENELG EAST	Dwelling	CT 5030/708	26470
2/ 10 Wyatt Street GLENELG EAST	Dwelling	CT 5030/709	26469
5-5a Young Street GLENELG EAST	Dwelling	CT 5227/842	4789
1/ 6 Young Street GLENELG EAST	Dwelling	CT 5013/768	26471
2/ 6 Young Street GLENELG EAST	Dwelling	CT 2013/769	26472
8 Young Street GLENELG EAST	Dwelling	CT 5409/520	4792
1/ 10 Young Street GLENELG EAST	Dwelling	CT 5023/218	26474
2/ 10 Young Street GLENELG EAST	Dwelling	CT 5023/219	26473
12 Young Street GLENELG EAST	Dwelling	CT 5209/518	4794
15 Young Street GLENELG EAST	Dwelling	CT 5798/201	4790
2/ 10 Alma Street GLENELG SOUTH	Dwelling	CT 5330/786	26350
1/ 4 Alma Street GLENELG SOUTH	Dwelling	CT 5028/539	26348
2/ 4 Alma Street GLENELG SOUTH	Dwelling	CT 5028/540	26349
1/ 8 Alma Street GLENELG SOUTH	Dwelling	CT 5934/92	26351
1 Alma Street GLENELG SOUTH	Dwelling	CT 5066/506	4865
2 Alma Street GLENELG SOUTH	Dwelling	CT 5447/446	4869
3 Alma Street GLENELG SOUTH	Dwelling	CT 5447/87	4866
7 Alma Street GLENELG SOUTH	Dwelling	CT 5097/531	4867
9 Alma Street GLENELG SOUTH	Dwelling	CT 5073/889	4868
12 Alma Street GLENELG SOUTH	Dwelling	CT 5106/665	4872
14 Alma Street GLENELG SOUTH	Dwelling	CT 5201/64	4873
16 Alma Street GLENELG SOUTH	Dwelling	CT 5141/371	4874
18 Alma Street GLENELG SOUTH	Dwelling	CT 5075/812	4875
20 Alma Street GLENELG SOUTH	Dwelling	CT 5213/670	4876
22 Alma Street GLENELG SOUTH	Dwelling	CT 5144/562	4877

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
1 Baker Street GLENELG SOUTH	Dwelling	CT 5450/687	26364
10 Bath Street GLENELG SOUTH	Dwelling	CT 5399/699	26355
12 Bath Street GLENELG SOUTH	Dwelling	CT 5399/699	26356
1/ 14-16 Bath Street GLENELG SOUTH	Dwelling	CT 5000/185	26358
2/ 14-16 Bath Street GLENELG SOUTH	Dwelling	CT 5000/186	26357
1/ 18 Bath Street GLENELG SOUTH	Dwelling	CT 5009/984	26359
2/ 18 Bath Street GLENELG SOUTH	Dwelling	CT 5009/985	26360
22 Bath Street GLENELG SOUTH	Dwelling	CT 5223/685	26361
24 Bath Street GLENELG SOUTH	Dwelling	CT 5153/641	26362
26 Bath Street GLENELG SOUTH	Dwelling	CT 5062/448	26363
8 Bath Street GLENELG SOUTH	Dwelling	CT 5484/286	5023
1 Bath Street GLENELG SOUTH	Dwelling	CT 5478/582	5052
3 Bath Street GLENELG SOUTH	Dwelling	CT 5123/140	5051
5 Bath Street GLENELG SOUTH	Dwelling	CT 5473/257	5050
7 Bath Street GLENELG SOUTH	Dwelling	CT 5196/277	5049
9 Bath Street GLENELG SOUTH	Dwelling	CT 5168/974	5046
13 Bath Street GLENELG SOUTH	Dwelling	CT 5473/14	5031
21 Bath Street GLENELG SOUTH	Dwelling	CT 5089/460	5006
36 Bath Street GLENELG SOUTH	Dwelling	CT 6015/156	5009
38 Bath Street GLENELG SOUTH	Dwelling	CT 5090/650	5008
48 Bath Street GLENELG SOUTH	Dwelling	CT 5479/787	5007
68 Bath Street GLENELG SOUTH	Dwelling	CT 5476/953	4978
70 Bath Street GLENELG SOUTH	Dwelling	CT 6062/127	4977
72 Bath Street GLENELG SOUTH	Dwelling	CT 5094/732	4976
101 Brighton Road GLENELG SOUTH	Dwelling	CT 5441/364	4955
103 Brighton Road GLENELG SOUTH	Dwelling	CT 5876/837	4956
105 Brighton Road GLENELG SOUTH	Dwelling	CT 5400/144	4957
107 Brighton Road GLENELG SOUTH	Dwelling	CT 5438/932	4958
109 Brighton Road GLENELG SOUTH	Dwelling	CT 5172/30	4959
111 Brighton Road GLENELG SOUTH	Dwelling	CT 5251/962	4960
115 Brighton Road GLENELG SOUTH	Dwelling	CT 5190/594	4961
117 Brighton Road GLENELG SOUTH	Dwelling	CT 5466/823	4962

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
119 Brighton Road GLENELG SOUTH	Dwelling	CT 5216/696	4963
121 Brighton Road GLENELG SOUTH	Dwelling	CT 5222/743	4964
123 Brighton Road GLENELG SOUTH	Dwelling	CT 5808/797	4965
8 Bristol Street GLENELG SOUTH	Dwelling	CT 5456/78	4800
12 Bristol Street GLENELG SOUTH	Dwelling	CT 5063/91	4801
14 Bristol Street GLENELG SOUTH	Dwelling	CT 5474/49	4802
10 Broadway GLENELG SOUTH	Dwelling	CT 5474/48	26367
11 Broadway GLENELG SOUTH	Dwelling	CT 5496/556	4815
12 Broadway GLENELG SOUTH	Dwelling	CT 5473/560	26366
19 Broadway GLENELG SOUTH	Dwelling	CT 5248/728	4816
20 Broadway GLENELG SOUTH	Dwelling	CT 5161/304	5067
21 Broadway GLENELG SOUTH	Dwelling	CT 5073/388	4817
25 Broadway GLENELG SOUTH	Dwelling	CT 5733/73	5018
27 Broadway GLENELG SOUTH	Dwelling	CT 5342/251	5017
29 Broadway GLENELG SOUTH	Dwelling	CT 5085/778	4834
35 Broadway GLENELG SOUTH	Dwelling	CT 5439/962	4837
36 Broadway GLENELG SOUTH	Dwelling	CT 6033/591	4838
38 Broadway GLENELG SOUTH	Dwelling	CT 5478/492	5066
40 Broadway GLENELG SOUTH	Dwelling	CT 5455/737	5065
76 Broadway GLENELG SOUTH	Dwelling	CT 5202/577	4985
78 Broadway GLENELG SOUTH	Dwelling	CT 5339/689	4907
80 Broadway GLENELG SOUTH	Dwelling	CT 5087/182	4979
81 Broadway GLENELG SOUTH	Dwelling	CT 5307/434	4904
82 Broadway GLENELG SOUTH	Dwelling	CT 5071/768	4969
83 Broadway GLENELG SOUTH	Dwelling	CT 5440/786	4905
85 Broadway GLENELG SOUTH	Dwelling	CT 5713/33	4906
86 Broadway GLENELG SOUTH	Dwelling	CT 5237/57	4968
88 Broadway GLENELG SOUTH	Dwelling	CT 5128/951	4967
90 Broadway GLENELG SOUTH	Dwelling	CT 5190/595	4966
91 Broadway GLENELG SOUTH	Dwelling	CT 5312/139	4908
23 Broadway GLENELG SOUTH	Dwelling	CT 5459/175	5019
28 Broadway GLENELG SOUTH	Dwelling	CT 5150/34	20714

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
31-31A Broadway GLENELG SOUTH	Dwelling	CT 5452/593	4835
33 Broadway GLENELG SOUTH	Dwelling	CT 5320/964	4836
42 Broadway GLENELG SOUTH	Dwelling	CT 5092/401	5064
52A Broadway GLENELG SOUTH	Dwelling	CT 5473/898	20716
4 Church Street GLENELG SOUTH	Dwelling	CT 5365/131	5015
6 Farrell Street GLENELG SOUTH	Dwelling	CT 5459/182	5068
9 Farrell Street GLENELG SOUTH	Dwelling	CT 5344/106	5070
10 Farrell Street GLENELG SOUTH	Dwelling	CT 5296/731	5069
14 Farrell Street GLENELG SOUTH	Dwelling	CT 5370/788	5071
17 Farrell Street GLENELG SOUTH	Dwelling	CT 5108/930	5074
18 Farrell Street GLENELG SOUTH	Dwelling	CT 5682/931	5072
19 Farrell Street GLENELG SOUTH	Dwelling	CT 5648/339	5075
20 Farrell Street GLENELG SOUTH	Dwelling	CT 5157/697	5073
21 Farrell Street GLENELG SOUTH	Dwelling	CT 5830/509	5076
23 Farrell Street GLENELG SOUTH	Dwelling	CT 5874/279	5077
Lt 224 Hastings Street GLENELG SOUTH	Church	CT 5473/261	5002
4 Hastings Street GLENELG SOUTH	Dwelling	CT 5823/73	4890
5 Hastings Street GLENELG SOUTH	Dwelling	CT 5230/16	4878
6 Hastings Street GLENELG SOUTH	Dwelling	CT 5447/62	4891
9a Hastings Street GLENELG SOUTH	Dwelling	CT 5808/875	4879
1/ 10 Hastings Street GLENELG SOUTH	Dwelling	CT 5933/985	26402
2/ 10 Hastings Street GLENELG SOUTH	Dwelling	CT 5039/184	26401
11 Hastings Street GLENELG SOUTH	Dwelling	CT 5105/635	4880
13 Hastings Street GLENELG SOUTH	Dwelling	CT 5466/60	4881
14 Hastings Street GLENELG SOUTH	Dwelling	CT 5439/380	4893
15 Hastings Street GLENELG SOUTH	Dwelling	CT 5148/81	4882
18 Hastings Street GLENELG SOUTH	Dwelling	CT 5249/47	4894
20 Hastings Street GLENELG SOUTH	Dwelling	CT 5698/620	4895
21 Hastings Street GLENELG SOUTH	Dwelling	CT 5128/854	4883
23 Hastings Street GLENELG SOUTH	Dwelling	CT 5073/432	4884
27 Hastings Street GLENELG SOUTH	Dwelling	CT 5450/724	4885
32 Hastings Street GLENELG SOUTH	Dwelling	CT 5120/461	4896

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
2/ 34 Hastings Street GLENELG SOUTH	Dwelling	CT 5037/383	26403
1/ 34A Hastings Street GLENELG SOUTH	Dwelling	CT 5037/384	26404
36 Hastings Street GLENELG SOUTH	Dwelling	CT 5665/396	4898
37 Hastings Street GLENELG SOUTH	Dwelling	CT 5157/561	5001
40 Hastings Street GLENELG SOUTH	Dwelling	CT 5227/96	4900
1/ 42 Hastings Street GLENELG SOUTH	Dwelling	CT 5014/385	26406
2/ 42 Hastings Street GLENELG SOUTH	Dwelling	CT 5014/386	26405
47 Hastings Street GLENELG SOUTH	Dwelling	CT 5473/594	5003
48 Hastings Street GLENELG SOUTH	Dwelling	CT 5494/645	4902
49 Hastings Street GLENELG SOUTH	Dwelling	CT 5474/597	5004
51 Hastings Street GLENELG SOUTH	Dwelling	CT 5083/893	5005
54 Hastings Street GLENELG SOUTH	Dwelling	CT 6072/879	26408
56 Hastings Street GLENELG SOUTH	Dwelling	CT 6072/878	26407
58-60 Hastings Street GLENELG SOUTH	Dwelling	CT 5213/156	4997
62 Hastings Street GLENELG SOUTH	Dwelling	CT 5472/368	4998
64 Hastings Street GLENELG SOUTH	Dwelling	CT 5401/429	4999
72 Hastings Street GLENELG SOUTH	Dwelling	CT 5108/444	5000
2 John Street GLENELG SOUTH	Dwelling	CT 6015/157	5010
5 John Street GLENELG SOUTH	Dwelling	CT 5475/763	5011
1/ 1-1A Morley Street GLENELG SOUTH	Dwelling	CT 5179/771	26412
2/ 1-1A Morley Street GLENELG SOUTH	Dwelling	CT 5179/772	26411
3 Morley Street GLENELG SOUTH	Dwelling	CT 5124/120	5035
6 Morley Street GLENELG SOUTH	Dwelling	CT 5064/674	5024
8 Morley Street GLENELG SOUTH	Dwelling	CT 5104/485	5025
9 Morley Street GLENELG SOUTH	Dwelling	CT 5474/83	26476
9A Morley Street GLENELG SOUTH	Dwelling	CT 5474/83	26477
10 Morley Street GLENELG SOUTH	Dwelling	CT 5467/901	5026
11 Morley Street GLENELG SOUTH	Dwelling	CT 5136/349	5033
12 Morley Street GLENELG SOUTH	Dwelling	CT 5473/263	5027
13 Morley Street GLENELG SOUTH	Dwelling	CT 5090/920	5032
14 Morley Street GLENELG SOUTH	Dwelling	CT 5122/376	5028
16 Morley Street GLENELG SOUTH	Dwelling	CT 5372/437	5029

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
18 Morley Street GLENELG SOUTH	Dwelling	CT 5417/696	5030
46 Moseley Street GLENELG SOUTH	Dwelling	CT 5810/454	4820
48 Moseley Street GLENELG SOUTH	Dwelling	CT 5811/925	4821
50 Moseley Street GLENELG SOUTH	Dwelling	CT 5322/253	4822
52 Moseley Street GLENELG SOUTH	Dwelling	CT 5209/275	4823
54 Moseley Street GLENELG SOUTH	Dwelling	CT 5110/905	4824
57 Moseley Street GLENELG SOUTH	Dwelling	CT 5411/578	4806
59 Moseley Street GLENELG SOUTH	Dwelling	CT 5857/337	4807
60 Moseley Street GLENELG SOUTH	Dwelling	CT 5452/125	4826
61 Moseley Street GLENELG SOUTH	Dwelling	CT 5457/282	4808
63 Moseley Street GLENELG SOUTH	Dwelling	CT 5168/774	4809
64 Moseley Street GLENELG SOUTH	Dwelling	CT 5094/6	4827
65 Moseley Street GLENELG SOUTH	Consulting Room	CT 5459/724	4810
66 Moseley Street GLENELG SOUTH	Dwelling	CT 5302/663	4828
67 Moseley Street GLENELG SOUTH	Dwelling	CT 5459/541	4811
70 Moseley Street GLENELG SOUTH	Dwelling	CT 5986/520	4830
72 Moseley Street GLENELG SOUTH	Dwelling	CT 5276/513	4831
74 Moseley Street GLENELG SOUTH	Dwelling	CT 5067/618	4832
76 Moseley Street GLENELG SOUTH	Dwelling	5465/902	4833
78 Moseley Street GLENELG SOUTH	Dwelling	CT 5470/652	20715
79 Moseley Street GLENELG SOUTH	Dwelling	CT 5077/232	4812
81 Moseley Street GLENELG SOUTH	Dwelling	CT 5492/552	4813
83 Moseley Street GLENELG SOUTH	Dwelling	CT 5397/791	5062
84 Moseley Street GLENELG SOUTH	Dwelling	CT 5121/523	5055
86 Moseley Street GLENELG SOUTH	Dwelling	CT 5085/958	5054
86A Moseley Street GLENELG SOUTH	Dwelling	CT 5112/447	5053
92 Moseley Street GLENELG SOUTH	Dwelling	CT 5192/126	5016
95 Moseley Street GLENELG SOUTH	Dwelling	CT 5118/701	5059
97 Moseley Street GLENELG SOUTH	Dwelling	CT 5550/703	5058
45 Partridge Street GLENELG SOUTH	Dwelling	CT 5357/680	4888
47 Partridge Street GLENELG SOUTH	Dwelling	CT 5070/55	4909
53 Partridge Street GLENELG SOUTH	Dwelling	CT 5070/92	4910

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
1/ 55 Partridge Street GLENELG SOUTH	Dwelling	CT 5513/958	26424
2/ 55 Partridge Street GLENELG SOUTH	Dwelling	CT 5882/287	26425
56 Partridge Street GLENELG SOUTH	Dwelling	CT 5452/123	4916
57 Partridge Street GLENELG SOUTH	Dwelling	CT 5289/333	4912
58 Partridge Street GLENELG SOUTH	Dwelling	CT 5230/440	4917
59 Partridge Street GLENELG SOUTH	Dwelling	CT 5698/619	4913
60 Partridge Street GLENELG SOUTH	Dwelling	CT 5301/512	4918
61 Partridge Street GLENELG SOUTH	Dwelling	CT 5093/460	20717
64 Partridge Street GLENELG SOUTH	Dwelling	CT 5450/327	4919
66 Partridge Street GLENELG SOUTH	Dwelling	CT 5126/518	4920
67 Partridge Street GLENELG SOUTH	Dwelling	CT 5397/392	4915
70 Partridge Street GLENELG SOUTH	Dwelling	CT 5198/519	4921
72 Partridge Street GLENELG SOUTH	Dwelling	CT 5494/646	4922
74 Partridge Street GLENELG SOUTH	Dwelling	CT 5176/253	4923
76 Partridge Street GLENELG SOUTH	Dwelling	CT 5478/247	4924
76a Partridge Street GLENELG SOUTH	Dwelling	CT 5433/326	4925
78 Partridge Street GLENELG SOUTH	Dwelling	CT 5082/612	4926
80 Partridge Street GLENELG SOUTH	Dwelling	CT 5514/333	4927
84 Partridge Street GLENELG SOUTH	Dwelling	CT 5080/814	4928
89 Partridge Street GLENELG SOUTH	Dwelling	CT 5472/921	4993
91 Partridge Street GLENELG SOUTH	Dwelling	CT 5104/383	4994
93 Partridge Street GLENELG SOUTH	Dwelling	CT 5104/383	4995
94 Partridge Street GLENELG SOUTH	Dwelling	CT 5178/349	4986
98 Partridge Street GLENELG SOUTH	Dwelling	CT 5397/914	4987
104 Partridge Street GLENELG SOUTH	Dwelling	CT 5366/196	4988
106 Partridge Street GLENELG SOUTH	Dwelling	CT 5476/870	4989
110 Partridge Street GLENELG SOUTH	Dwelling	CT 5110/185	4990
112-112A Partridge Street GLENELG SOUTH	Dwelling	CT 5351/191	4991
35 Penzance Street GLENELG SOUTH	Dwelling	CT 5265/504	4929
37 Penzance Street GLENELG SOUTH	Dwelling	CT 5905/106	4930
38 Penzance Street GLENELG SOUTH	Dwelling	CT 5251/158	4944
39 Penzance Street GLENELG SOUTH	Dwelling	CT 5111/111	4931

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
40 Penzance Street GLENELG SOUTH	Dwelling	CT 5155/636	4945
41 Penzance Street GLENELG SOUTH	Dwelling	CT 5130/424	4932
43 Penzance Street GLENELG SOUTH	Dwelling	CT 5458/135	4933
44 Penzance Street GLENELG SOUTH	Dwelling	CT 5155/635	4946
45 Penzance Street GLENELG SOUTH	Dwelling	CT 5452/592	4934
47 Penzance Street GLENELG SOUTH	Dwelling	CT 5478/999	4935
48 Penzance Street GLENELG SOUTH	Dwelling	CT 5604/413	4947
1/ 49 Penzance Street GLENELG SOUTH	Dwelling	CT 5005/448	26429
2/ 49 Penzance Street GLENELG SOUTH	Dwelling	CT 5005/449	26428
51 Penzance Street GLENELG SOUTH	Dwelling	CT 5452/586	4937
53 Penzance Street GLENELG SOUTH	Dwelling	CT 5180/33	4938
54 Penzance Street GLENELG SOUTH	Dwelling	CT 5095/824	4948
55 Penzance Street GLENELG SOUTH	Dwelling	CT 5399/642	4939
56 Penzance Street GLENELG SOUTH	Dwelling	CT 5221/476	4949
57 Penzance Street GLENELG SOUTH	Dwelling	CT 5359/32	4940
58 Penzance Street GLENELG SOUTH	Dwelling	CT 5519/926	4950
59 Penzance Street GLENELG SOUTH	Dwelling	CT 5476/858	4941
60 Penzance Street GLENELG SOUTH	Dwelling	CT 5226/877	4951
61 Penzance Street GLENELG SOUTH	Dwelling	CT 5085/716	4942
62 Penzance Street GLENELG SOUTH	Dwelling	CT 5228/320	4952
63 Penzance Street GLENELG SOUTH	Dwelling	CT 5100/340	4943
64 Penzance Street GLENELG SOUTH	Dwelling	CT 5359/586	4953
66 Penzance Street GLENELG SOUTH	Dwelling	CT 5074/122	4954
1/ 73 Penzance Street GLENELG SOUTH	Dwelling	CT 5012/498	26430
2/ 73 Penzance Street GLENELG SOUTH	Dwelling	CT 5012/499	26431
74 Penzance Street GLENELG SOUTH	Dwelling	CT 5312/181	4970
75 Penzance Street GLENELG SOUTH	Dwelling	CT 5480/431	4981
76-78 Penzance Street GLENELG SOUTH	Dwelling	CT 5413/927	4971
79 Penzance Street GLENELG SOUTH	Dwelling	CT 5477/116	4982
82 Penzance Street GLENELG SOUTH	Dwelling	CT 5473/15	4972
84 Penzance Street GLENELG SOUTH	Dwelling	CT 5473/568	4973
85 Penzance Street GLENELG SOUTH	Dwelling	CT 5473/595	4983

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
86 Penzance Street GLENELG SOUTH	Dwelling	CT 5242/10	4974
87 Penzance Street GLENELG SOUTH	Dwelling	CT 5075/8	4984
90 Penzance Street GLENELG SOUTH	Dwelling	CT 5069/173	4975
6 Pier Street GLENELG SOUTH	Dwelling	CT 5207/615	4798
12 Pier Street GLENELG SOUTH	Dwelling	CT 5460/579	4799
22 Pier Street GLENELG SOUTH	Dwelling	CT 5110/805	4863
36 Pier Street GLENELG SOUTH	Dwelling	CT 5233/820	4864
40 Pier Street GLENELG SOUTH	Dwelling	CT 5238/922	4886
44 Pier Street GLENELG SOUTH	Dwelling	CT 5438/905	4887
48 Pier Street GLENELG SOUTH	Dwelling	CT 5248/30	4889
3 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5112/52	4845
5 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5285/824	4846
6 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5077/448	4855
7 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5405/420	4847
8 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5111/904	4856
9 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5592/489	4848
10 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5128/148	4857
11 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5808/866	4849
12 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5072/676	4858
13 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5242/418	4850
14 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5447/404	4859
17 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5447/79	4851
18 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5450/689	4860
19 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5450/676	4852
20 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5088/102	4861
21 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5289/953	4853
22 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5458/171	4862
23 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5331/728	4854
25 Ramsgate Street GLENELG SOUTH	Dwelling	CT 6076/739	5048
26 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5331/503	5038
27 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5473/332	5047
28 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5086/405	5039

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
30 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5078/325	5040
34 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5478/581	5041
1/ 36 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5024/873	26433
2/ 36 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5024/874	26432
40 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5069/233	5043
42 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5005/800	26435
42A Ramsgate Street GLENELG SOUTH	Dwelling	CT 5005/801	26434
44 Ramsgate Street GLENELG SOUTH	Dwelling	CT 5273/229	5045
1 Robert Street GLENELG SOUTH	Dwelling	CT 5487/439	4803
4 Robert Street GLENELG SOUTH	Dwelling	CT 5898/682	4804
6 Robert Street GLENELG SOUTH	Dwelling	CT 5459/72	4805
27 South Esplanade GLENELG SOUTH	Dwelling	CT 5958/428	4795
28 South Esplanade GLENELG SOUTH	Dwelling	CT 5958/429	4796
29 South Esplanade GLENELG SOUTH	Dwelling	CT 5356/897	4797
36 South Esplanade GLENELG SOUTH	Dwelling	CT 5457/142	5078
1 Union Street GLENELG SOUTH	Dwelling	CT 5330/209	5014
4 Union Street GLENELG SOUTH	Dwelling	CT 5272/859	5013
1/ 6 Union Street GLENELG SOUTH	Dwelling	CT 5015/955	26445
2/ 8 Union Street GLENELG SOUTH	Dwelling	CT 5015/956	26446
2 Victoria Street GLENELG SOUTH	Dwelling	CT 5450/680	4839
3 Victoria Street GLENELG SOUTH	Dwelling	CT 5450/832	4842
4 Victoria Street GLENELG SOUTH	Dwelling	CT 5449/463	4840
5 Victoria Street GLENELG SOUTH	Dwelling	CT 5430/625	4843
6 Victoria Street GLENELG SOUTH	Dwelling	CT 5808/847	4841
7 Victoria Street GLENELG SOUTH	Dwelling	CT 5118/60	4844

Heritage Assessment Report

NAME: Dwelling

PLACE NO.: Byron Street 36

LOCATION: 36 Byron Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 57 F5422

CT 5087/51

CONSTRUCTION DATE 1909

OWNER: Mr R Prosser

REGISTER STATUS: Contributory Item

HERITAGE BRANCH FILE NO.: 4621

PHOTOGRAPH:





DESCRIPTION:

This dwelling is a return verandah, sandstone fronted, Edwardian villa, located on a relatively large allotment with substantial open space retained to the north side of the dwelling. The house has feature front and side gables, and a corner gable to the front verandah. It also has stepped painted red brick quoins, and window and door surrounds. The detailed rendered chimneys are all still intact.

The verandah posts are cast iron, with a panel of lace along the underside of the verandah fascia. The original lace corner brackets have been removed, and the verandah floor has been sympathetically replaced with a new tiled floor.

The front fence has been recently replaced with an appropriate woven wire fence and Emu wire gate.

The house is in excellent condition for its age.

STATEMENT OF HERITAGE VALUE:

This dwelling is an Edwardian sandstone fronted return verandah villa that is quite unique to the area. A lot of the surrounding dwellings were built in the late 19th century and consist of narrow attached or row dwelling, and constructed of bluestone, whilst this dwelling was constructed with sandstone. This dwelling built in 1909 of a larger scale than surrounding dwelling, and hence unusual in this area. The dwelling has a relatively large front setback and maintained the surrounding open space to the north which is very unusual in this compact area of Glenelg.

The large size of the allotment would have been a value portion of land in the late 19th century when much of the original development in Glenelg occur, with allotments of this size divided into multiple allotments.

The heritage listing includes all of the external appearance of the dwelling when viewed from the street, but excludes the lower rear addition, and the front fence.

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

(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:*

The building is considered to satisfy criteria (a) as the building good example of an Edwardian villa built as infill development, unusual in the context of generally mid – late Victorian buildings. The Edwardian design is representative of development in the early 20th century when Glenelg

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The building is considered to satisfy criteria (d) as the design and form of the dwelling incorporating the fronted return villa design is significant due to its unusual features not seen in other houses of the era.

BRIEF HISTORICAL BACKGROUND:

This house of seven rooms was built in 1909 for Sarah and Harry Vincent. Harry Vincent immigrated to Australia at the age of 10. His father established a bakery on Hindley street Adelaide, which Harry carried on running after his father's death. Harry was a member of the Glenelg and Holdfast Bay bowls clubs and was a member of the order of Free Gardeners.

REFERENCES:

History prepared by Holdfast Bay History Centre and BB Architects

Heritage Assessment Report

NAME: Maisonette

PLACE NO.: Byron Street 39-41

LOCATION: 39-41 Byron Street Glenelg

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 114 & 302 D43777
CT 5394/961 & CT 6037/45

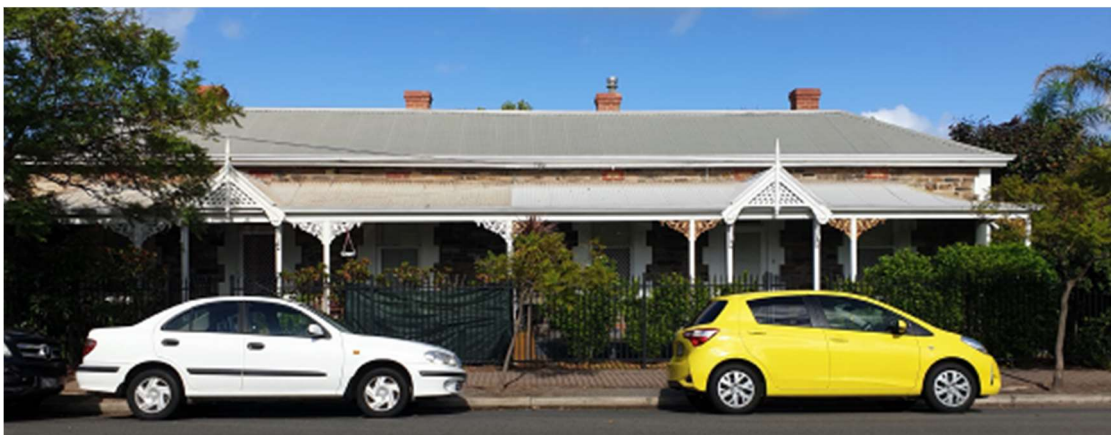
CONSTRUCTION DATE 1879

OWNER: Ms K Owen & Mr D Thresher
Mr P Bissell & Ms P Bissell

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4626

PHOTOGRAPH:





DESCRIPTION:

A mid Victorian bluestone fronted pair of maisonettes with concave front verandah and hipped roof. The building has unpainted calcrete side walls, stepped red brick quoins and window and door surrounds, which have been painted on the front façade. The original verandah half posts remain on the front facade, and the verandahs have feature gables over each entry. Much of the verandah timberwork has been replaced. The building still retains all of its red brick chimneys.

The building is in generally good condition for its age. The dwelling were built along with No 35-37 Bryon Street, and shares the same detailing generally apart from the addition of the front verandah gables.

STATEMENT OF HERITAGE VALUE:

This pair of maisonettes are an important example of low scale early dwellings in the area, focusing on rental accommodation for the expanding city.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the front fence.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the front fence.

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

- (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:*

The property is considered to satisfy criteria (a) because the building is an important example of purpose built rental accommodation in the mid Victorian era as Glenelg expanded.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design and form of the building is unusual as a pair of double fronted maisonettes with detailed verandah with feature gables.

BRIEF HISTORICAL BACKGROUND:

This dwelling was built as a house of six rooms including a bathroom, built 1879 for Thomas Curtis, a builder. William Fisk undertook an apprenticeship in pharmacy and dentistry before becoming a manager of a chemist in Jetty Road Glenelg. He was the Mayor of Glenelg from 1931 to 1938. He was is listed as the occupier of the premises in 1899. He was elected as the member for Glenelg as an independent to the House of Assembly in 1938. Fisk is buried in the North Brighton Cemetery.

REFERENCES:

History prepared by Holdfast Bay History Centre, BB Architects

Heritage Assessment Report

NAME: 43 Byron Street GLENELG*

PLACE NO.: Byron Street 43

LOCATION: 43 Byron Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 303 D80301

CT 6037/46

CONSTRUCTION DATE 1881

OWNER: Ms Prudence E Kearvell

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4627

PHOTOGRAPH:





DESCRIPTION:

A mid Victorian bluestone fronted dwelling with several additions and alterations. It has stepped rendered quoins and window surrounds. An unusual house, as the front façade is asymmetrical presenting as a wide single fronted cottage, but with a feature gable over the front window. An early addition to the south side has a smaller ornate feature gable and formal window. The front verandah was reworked at some point and now has a small built in portion at the southern end resulting in atypical detail where the verandah meets the side addition. The house was a high-quality building when constructed and of a unique design.

The building is in generally good condition for its age and is well maintained.

STATEMENT OF HERITAGE VALUE:

This unusual bluestone house has several unique features that make it stand out in the area. The front façade is asymmetrical and significantly different from other styles of dwelling in the Glenelg area built around the same time period. It represents a high quality building that constructed for rental purposes in a time when there was significant development of the Glenelg Township.

As the Glenelg area grew in the late 19th century business and tourism developed in the area. To accommodate this growth housing was needed for both home owners and rental accommodation. This property is an important representation of rental properties from that period of growth.

The heritage listing for this property is the external walls that are visible from the street which maintain the original character of the dwelling.

The rear addition, the built in side verandah and the front fence are excluded from the heritage listing.

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

(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:*

The property is considered to satisfy criteria (a) because the building is an important historical representation of early purpose built quality rental accommodation of an unusual design built in the mid Victorian period.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the building is unique in its design and layout, not following the typical double fronted cottage design popular at the time. The later side addition is also unusual and of high quality.

BRIEF HISTORICAL BACKGROUND:

This house of eight rooms built 1881 for William Hooper and occupied by Max Caro. William Hooper was a well-known early South Australian colonist, who arrived in Glenelg in 1840. He resided in his home, Kingswood Villa, at 26 Byron Street.

Colonist such as William Hooper played an important part in the development of Glenelg. During the time in which this dwelling was constructed Glenelg begun to flourish with the rail link provided to Adelaide and the construction of sewerage system. This growth also saw Glenelg become a sought after retreat in the summer months.

The Historic Conservation Area of New Glenelg was one of the first areas of Glenelg to be developed, so for a dwelling as old as this property to be in such good original condition highlights its quality construction.

REFERENCES:

History prepared by Holdfast Bay History Centre, BB Architects

Heritage Assessment Report

NAME: Moorburg*

PLACE NO.: Gordon Street 11

LOCATION: 11 Gordon Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 29 F6529
CT 5495/490

CONSTRUCTION DATE: 1894

OWNER: SA Housing Trust

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 20719

PHOTOGRAPH:







B 47794/189
Home of A. H. Beyer, Gordon Street - [B 47794/189] State Library of South Australia



11 Gordon Street, 1983 - PH-GL-0307 Holdfast Bay History Collection

DESCRIPTION:

A grand Victorian symmetrical duplex constructed from bluestone with red brick quoins, windows and door surrounds. The building has six ornate brick chimneys, detailed feature gables over the twin brick bay windows which add a high level of detail and individuality to the building. The timber front verandah posts and brackets are relatively understated for the late 1880s, but match with the decoration of the gables. The sole use of cast iron on the property is on the front fence and gates. The low bluestone front fence remains in place in original condition

The front verandah has been reroofed with a bullnose roof, replacing the original striped concave verandah. Apart from that change, the house, front fence and gates appear to be in original condition. There has been minimal alteration to the front façade, which has helped maintained the original character of the building.

The heritage listing includes all of the external appearance of the dwelling, including the front fence and gates, but excludes the later rear addition, and bullnose verandah roofing.

STATEMENT OF HERITAGE VALUE:

The building is a large symmetrical Victorian maisonette in almost original condition including front fence and gates. The later addition to the northern rear corner does not impact on the original heritage character of the building. The allotment as frontage of 37 metres, which has mostly retained the original front fence as demonstrated in the above photos. The large frontage gives the building a dominant appearance on the street, especially in a locality that comprises a large number of narrow row dwellings, built around the same time.

The original front verandah remains in place and has retained in the unique infill section of the two gabled ends.

Whilst the property has later been used as multiple tenancies by the SA Housing Trust, the original large allotment has remained intact and allowed for the retention of the open space around the building and the garden area to south and west of the building.

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

- (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:*

The building is considered to satisfy criteria (a) because the building is an important part of the streetscape, being large and visually dominant. It is in virtually original condition.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The building is considered to satisfy criteria (d) as the design and form of the building are unique and represent high quality late Victorian dwelling design.

BRIEF HISTORICAL BACKGROUND:

Moorburg, built 1888 by August H Beyer (1834-1904) as a house of ten rooms. Beyer was born in Moorburg, Germany arriving in Port Adelaide aboard the Pauline in 1847, no long after the first European settle of South Australia in 1836. They Beyer family was listed on the passenger transcript as 'being a very respectable family with capital intending to found a settlement, and will be followed by several families'.

August ran a general store on the corner of Pirie and Freeman Street, Adelaide before making considerable wealth working the Goldfields in Ballarat and Bendigo. He later became heavily involved in the IOOF, and was a founding member of the German Club and Adelaide Liedertafel. For a period he acted as secretary for Sir George Kingston, who was the Deputy Surveyor to William Light and also the first Speaker of the South Australian House of Assembly.

In the 1983 Glenelg Heritage Survey (Stage One) by Hignett and Company, this property was recommended to be included on the State Heritage Register.

REFERENCES:

History prepared by Holdfast Bay History Centre, BB Architect

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Gordon Street 43

LOCATION: 43 Gordon Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: CT 5178/756

F5422 A68 Section 1495

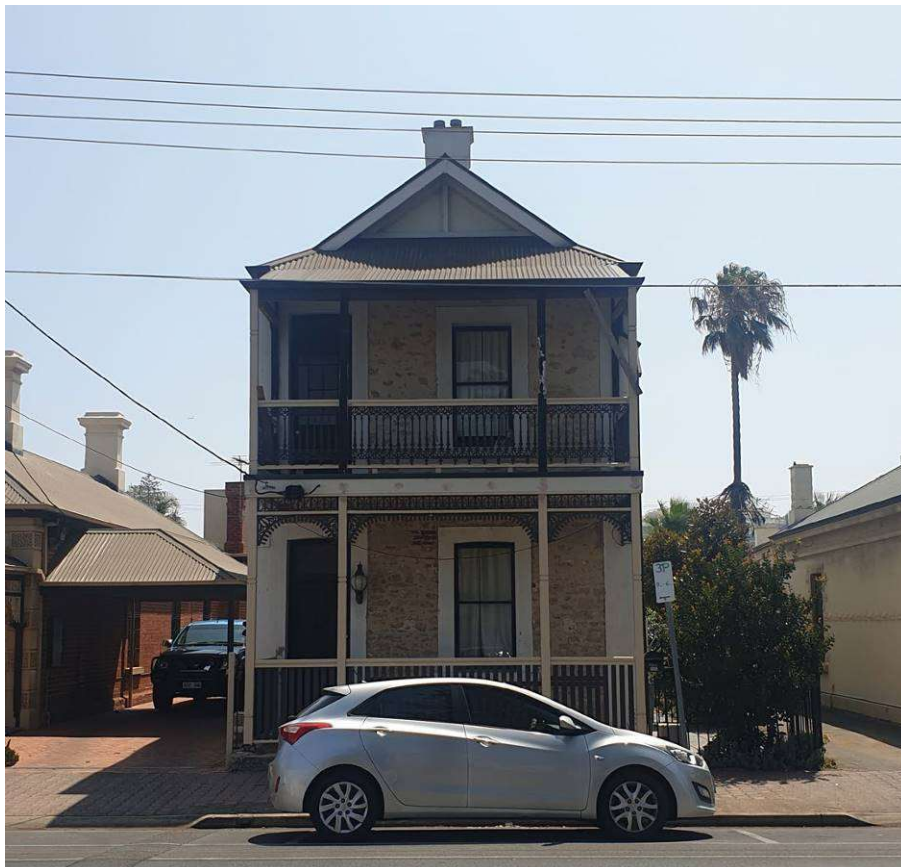
CONSTRUCTION DATE: 1911

OWNER: Mr J McDonald & Ms S McDonald

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4612

PHOTOGRAPH:





DESCRIPTION:

This building is a two storey single fronted sandstone building in a late Edwardian style. The house has a feature Dutch gable and decorated rendered chimneys. The timber framed balcony and verandah has a roof that continues the line of the main house roof. It has timber and cast lace detailing and balustrade infill panels.

The front verandah and balcony have been partly rebuilt in a sympathetic style by the current owners. The front verandah is set on the front boundary.

The side walls have been painted white over the stone and brick. The front wall used to also be painted white, but the current owners have removed this and restored the stone. Remnant elements of the earlier stables are possibly evident in the northern wall, suggesting the original building was reworked into the current house with another level being added.

STATEMENT OF HERITAGE VALUE:

The building is an unusual two storey single fronted Edwardian style house prominent in the street due to its height and design. The building is notable for its scale, with a quite narrow appearance that exacerbates the height and bulk. With the building set to the front boundary and surrounded by single storey dwellings, the dwelling is very prominent in the streetscape.

The dwelling was the home of Leo Seppelt from 1911 to 1924. Leo was the Chairman of Directors of B. Seppelt & Sons, and a prominent South Australian wine maker.

The heritage listing includes the whole of the exterior as viewed from the street, but does not include the non-original ground floor verandah balustrade and infill.

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

(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:*

The building is a visually dominant structure due to being the only two level single fronted house in the area.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The design of the building is unique with the single fronted layout, and remnants of the old stables in the side wall.

(e) *it is associated with a notable local personality or event;*

The house is associated with Leo Seppelt (prominent in the wine industry) who lived here from 1911 - 1924

BRIEF HISTORICAL BACKGROUND:

The stables and a coach house that was originally on the site was built in 1889 by William Mitchell. The stables were demolished in 1911 and the current house was built by 1911 for Mrs Z Mallan.

Leo Seppelt, was the chairman of directors of B. Seppelt & Sons, prominent South Australian wine makers. Leo lived here between 1911 and 1924, presumably with his wife, two sons and two daughters. He was regarded as one of the most prominent figures in the wine industry during this period.

REFERENCES:

History prepared by Holdfast Bay History Centre, BB Architects

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Maturin Road 12

LOCATION: 12 Maturin Road GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 10 Folio 891
C/T 5778/891

CONSTRUCTION DATE: 1913

OWNER: Ms M Laslett

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4664

PHOTOGRAPH:







12 Maturin Road PH-AL-0028



Glenelg Heritage Survey (Stage One) p161

DESCRIPTION:

The building is an elegant Arts and Crafts style house with feature side entry, and large curved five casement leadlight bay window to the front. Constructed on a bluestone base, with a high red brick plinth, then coursed rusticated stone pillars supporting the large verandah beam and roof overhang, then rendered walls above the brick base. The tiled roof has a large horizontal louvered vent almost half the width of the house, and twin rendered chimneys with terracotta chimney pots. The brick arched and gabled side entrance has a recessed porch and curved stairs.

The house originally had terracotta goose neck finials and ridge ornamenting, presumably removed when the house was reroofed.

The front fence has been replaced with a brick pillar and plinth with metal infill design, replacing the earlier timber post and mesh fence.

STATEMENT OF HERITAGE VALUE:

The dwelling is a rare example of an Arts and Crafts house with a large feature bay window, and side entry. The dwelling sits significantly higher than street level that adds to the statue of the house when viewed from the street.

The Maturin Road area was a later development in the Glenelg area, with places along Moseley Street and further west developed earlier as they are closer to the Esplanade and Beach. The Maturin Road area was developed in the early 20th century, which has resulted in Maturin Road having a fairly distinct character from the surrounding areas. The dwelling is an excellent example of the difference in character.

The property is associated Sir Baden Patterson, who was Mayor of Glenelg, served as the Minister for Education in State Parliament, and was appointed Knight Commander of the Order of the British Empire.

The heritage listing includes the whole of the exterior as viewed from the street, but does not include the front fence which is a later addition.

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

(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:*

The property is considered to satisfy criteria (a) because the building is a high quality example of an Arts and Crafts design in the development of this area of Glenelg following the subdivision in the early 1900s.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the building is an excellent example of an Arts and Crafts design with a feature bay window and side entry.

(e) it is associated with a notable local personality or event;

The property is considered to satisfy criteria (e) as the house is associated with Sir Baden Patterson, Mayor of Glenelg 1944-1947 and member of the South Australian House of Assembly representing the seat of Yorke Glenelg from 1947 to 1965

BRIEF HISTORICAL BACKGROUND:

Built 1913 for Mrs Mabel and Joseph Blitz. Blitz was a dentist. The house then became the home of Sir Baden and Lady Pattinson, who was Mayor of Glenelg from 1944-1947. Sir Baden originally practiced Law in Maitland, where he was Mayor at the age of 28. From 1930 to 1938 he represented the Yorke Peninsula electorate in the House of Assembly. After moving to Glenelg he became Mayor of the Glenelg, and re-entered parliament and was the Member for Glenelg from 1947 to 1965. Sir Baden Paterson served as the Minister for Education from 1953-1965. In 1962 he was appointed Knight Commander of the Order of the British Empire.

Sir Baden was also the state president of the Royal Life Saving Society and inspiration behind the learn to swim campaign. There is a kindergarten in Alison Street Glenelg North that is named after him (Baden Pattison Kindergarten).

In the 1983 Glenelg Heritage Survey (Stage One) by Hignett and Company, this property was recommended to be included on the State Heritage Register.

REFERENCES:

History prepared by Holdfast Bay History Centre
Glenelg Heritage Survey (Stage One) by Hignett and Company
BB Architects

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Maturin Road 13

LOCATION: 13 Maturin Road GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Section 204 Plan No. 7181

F7181 A136 CT 5844/450

CONSTRUCT DATE: 1934

OWNER: Mr K Rejack

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4664

PHOTOGRAPH:





DESCRIPTION:

This building is an Interwar Spanish Mission house with a feature pyramid roof over the entry as part of the arched front verandah. The house has a dominant feature gable to the front with a three-part arched window. There is an arched entry to the carport, and a smaller arched entry to the side gate. The roof is clad with terracotta tiles with a gabled chimney stack. The arched porch entry has barley twist columns, with an arched entry doors and arched sidelight windows beyond.

The dwelling has had later additions to the rear behind the carport, but does not impact on the original character of the dwelling.

The building was restored in 2002 winning a local Restoration Award.

STATEMENT OF HERITAGE VALUE:

An excellent example of an Interwar Spanish Mission style house built as a part of the development of Maturin Road after the early 1900s subdivision.

This area of Glenelg was a later sub-division and development area of Glenelg, compared to the properties along Moseley Street and further east towards the beach. The properties along Maturin Road were developed on large allotments that allowed for substantial gardens in front of dwellings. The subject dwelling sits on an allotment of 827square metres, which is significantly large than allotments to the north and west of the site. This setting around the dwelling add to the character and reflect the era of which it was built in. The large front yards compensates for the narrow width of Maturin Road which is unable to house and large street trees.

The heritage listing includes all of the exterior as viewed from the street, but does include the later rear additions behind the carport.

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

(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:*

The property is considered to satisfy criteria (a) because house is an example of the high quality infill development along Maturin Road following the early 1900s subdivision.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the building is an excellent example of Interwar Spanish Mission style, with unique design features and in excellent condition.

BRIEF HISTORICAL BACKGROUND:

Built 1934 to June 1939 for Annie Bertha Just, a home of 7 rooms. The Maturin Road Area resulted from a subdivision of two formerly large properties around the turn of the century. The drainage of the low swampy areas east of Moseley Street was completed, allowing these areas for more intensive subdivision. The allotments on the north of the street originally formed part of the land around The Olives, Edward A Wright's home.

REFERENCES:

History prepared by Holdfast Bay History Centre

Heritage Assessment Report

NAME: Maisonette*

PLACE NO.: Sussex Street 7-9

LOCATION: 7-9 Sussex Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: S5221
S5221
CT 5028/438
CT 5028/439

CONSTRUCTION DATE: 1914

OWNER: Fotopoulos Investments Pty Ltd

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 26438 & 26437

PHOTOGRAPH:







DESCRIPTION:

These maisonettes are an unusual Edwardian/Arts and Crafts style building constructed of bluestone with red brick quoins and window and door surrounds, rendered feature gable detail, and feature render and brick turrets to the front façade. Detailed timber verandah with brackets and infill. The design of the house has some typical Edwardian elements like the verandah roof as a continuation of the main roof, and the timber verandah detailing, with the Arts and Crafts influence showing through in the façade composition and mix of render, brick and stone.

The original corrugated iron roof has been covered with Decramastic tiles and a new timber picket front fence has been added.

STATEMENT OF HERITAGE VALUE:

The building is an unusual Edwardian/Arts and Crafts maisonette constructed of bluestone with red brick quoins and render detailing. The property is located in what is now referred to the Glenelg Village Historic Conservation Area, and was an area of Glenelg that was developed early as it is located close to Jetty Road. This type of dwelling is relatively unusual for this part of Glenelg which generally has older style of dwellings such as villas and cottages.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the roof tile and front fence.

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

- (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:*

The property is considered to satisfy criteria (a) because the building is an important representation philanthropic housing in the early 1900s.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design of the building is unique with decorative render, brick and timber elements.

BRIEF HISTORICAL BACKGROUND:

The building is a group of two houses of 6 rooms, built 1914 as part of the Parkin Trust. The buildings remained in the Trust's possession up until at least 1945.

William Parkin (1801-1889) was a philanthropist and benefactor of the South Australian Congregational Church. He attended the Glenelg Congregational Church for twenty years (St Andrew's by the Sea, State Heritage item).

In 1876 he founded the Parkin Trust for the training and maintenance of students for the Congregational ministry by a gift estimated at £10,000, £8000 of it in cash and 4160 acres (1684 ha) worth £2000 near Palmerston in the Northern Territory. The trust was also to be used for building churches and schools, and supplying benefactions for the widows of ministers.

REFERENCES:

History prepared by Holdfast Bay History Centre, BB Architects

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Sussex Street 11

LOCATION: 11 Sussex Street Glenelg

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: S5221
CT 5221/440

CONSTRUCTION DATE: 1914

OWNER: Fotopoulos Investments Pty Ltd

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 26436

PHOTOGRAPH:







Glenelg 1937 view of 7, 9 and 11 Sussex Street. SLISA [B 7258]

DESCRIPTION:

An unusual asymmetrical Edwardian/Arts and Crafts single fronted cottage constructed with a feature side wall of bluestone with the remainder in red brick, and a feature parapet wall on the front corner. Detailed timber verandah with brackets and infill. The design of the house has some typical Edwardian elements like the verandah roof as a continuation of the main roof, and the timber verandah detailing, with the Arts and Crafts influence showing through in the façade composition and mix of render, brick and stone.

The original corrugated iron roof has been covered with Decramastic tiles and a new timber picket front fence has been added. The front brick façade has been painted white.

STATEMENT OF HERITAGE VALUE:

The building is an unusual Edwardian/Arts and Crafts maisonette constructed of bluestone with red brick quoins and render detailing. The property is located in what is now referred to the Glenelg Village Historic Conservation Area, and was an area of Glenelg that was developed early as it is located close to Jetty Road. This type of dwelling is relatively unusual for this part of Glenelg which generally has older style of dwellings such as villas and cottages.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the roof tile and front fence.

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

- (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:*

The property is considered to satisfy criteria (a) because the building is an important representation philanthropic housing in the early 1900s.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design of the building is unique with decorative render, brick and timber elements.

BRIEF HISTORICAL BACKGROUND:

The building is a group of two houses of 6 rooms, built 1914 as part of the Parkin Trust. The buildings remained in the Trust's possession up until at least 1945.

William Parkin (1801-1889) was a philanthropist and benefactor of the South Australian Congregational Church. He attended the Glenelg Congregational Church for twenty years (St Andrew's by the Sea, State Heritage item).

In 1876 he founded the Parkin Trust for the training and maintenance of students for the Congregational ministry by a gift estimated at £10,000, £8000 of it in cash and 4160 acres (1684 ha)

worth £2000 near Palmerston in the Northern Territory. The trust was also to be used for building churches and schools, and supplying benefactions for the widows of ministers.

REFERENCES:

History prepared by Holdfast Bay History Centre, BB Architects

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Sussex Street 16-18

LOCATION:

16-18 Sussex Street GLENELG

LOCAL GOVERNMENT AREA:

City of Holdfast Bay

LAND DESCRIPTION:

Lot 1 F3466

CT 5508/195 & CT 5186/621

CONSTRUCTION DATE:

1901

OWNER:

Mr D Blackwell & Ms J Blackwell
Ms J McMahon & Mr A Butterworth

REGISTER STATUS:

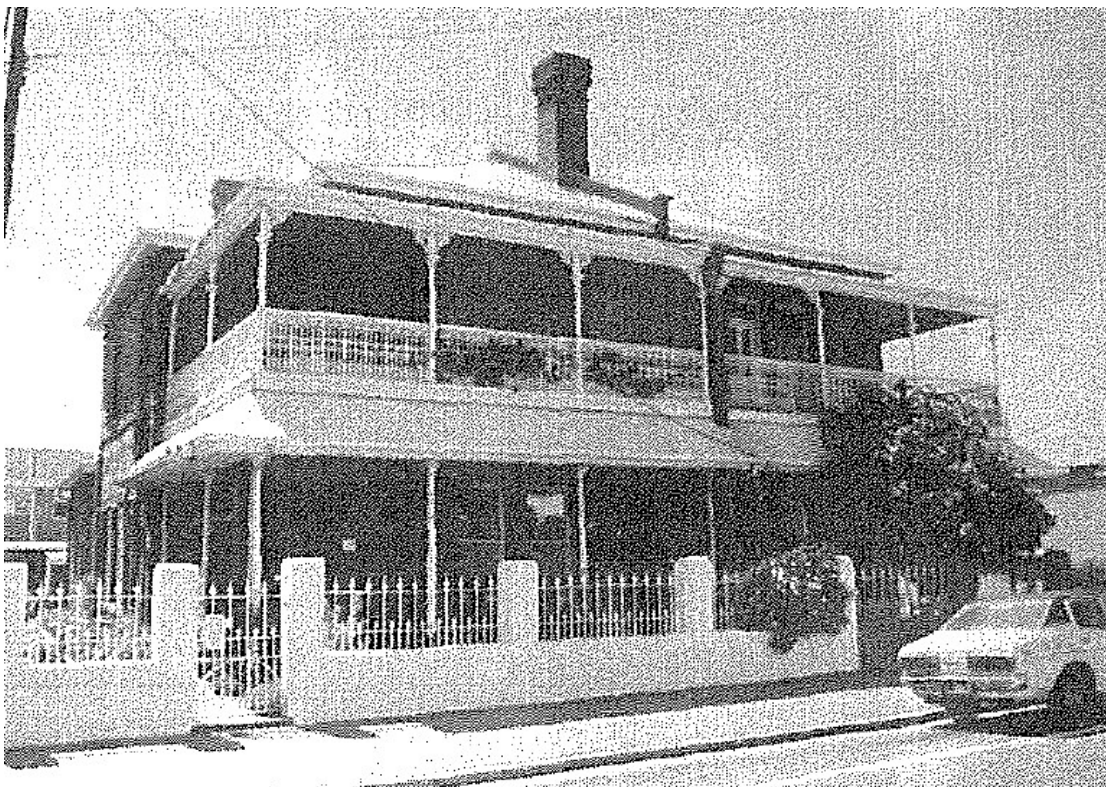
Heritage Contributory Item

HERITAGE BRANCH FILE NO.:

4646 & 4647

PHOTOGRAPH:





Glenelg Heritage Survey (Stage One) p196

DESCRIPTION:

This building was constructed as a two storey duplex built in 1901 with twin return verandahs. The house is constructed of bluestone to the front and side walls with red brick quoins, window and door surrounds. The parapet boundary wall between the two houses is of red brick with a large red brick chimney shared by each house. The detailed front and side balconies and verandahs are supported with cast iron posts, and cast iron balustrade infill and lace to the upper level. The lower level has an unusual overhanging, short, straight roofed verandah supported with small detailed timber trusses.

The house has been restored with new slate and tiles to the front verandah, and a sympathetic cast and wrought iron front fence with brick pillars to No 18 and rendered pillars to No 16.

STATEMENT OF HERITAGE VALUE:

An early Edwardian two story bluestone duplex with wide return balconies and verandahs. Two storey dwellings are relatively common in this area of Glenelg. However, this building has the verandah overhang on the lower level which is unusual in this area. The building is representative of housing that was established in the area around the turn of the century, when Glenelg started to become a holiday destination.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the roof tiles and front fence.

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

- (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:*

The property is considered to satisfy criteria (a) because the building is important because of its visually dominant form in the streetscape and as an example of quality built rental accommodation in this area.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design has several unusual elements including the wide return balconies and lower level verandahs, along with the large shared chimney set on the brick dividing wall.

BRIEF HISTORICAL BACKGROUND:

This building was built 1901 as a house with seven rooms (including kitchen, pantry, bathroom and cellar). The owner is listed as Harriet and later Ernest William Percival. Ernest was the son of Harriet

and Thomas Percival. The Percival family owned various land parcels, buildings and houses throughout Glenelg. They are known for building the Glenelg Coffee Palace, on the corner of Colley Terrace and Jetty Road. They resided at the Bromley estate, Maturin Road (demolished).

The property remained in the family until at least 1940.

Ernest was a resident of Glenelg for fifteen years and served as a Glenelg Councillor 1935, 1936, 1938.

REFERENCES:

History prepared by Holdfast Bay History Centre
Glenelg Heritage Survey (Stage One) by Hignett and Company 1983

Heritage Assessment Report

NAME: Stables *

PLACE NO.: Sussex Street 27

LOCATION: 27 Sussex Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 120 F3465
S11209

CT 5157/759
CT 5009/91

CONSTRUCTION DATE: Approximately 1870

OWNER: Mr P Munt

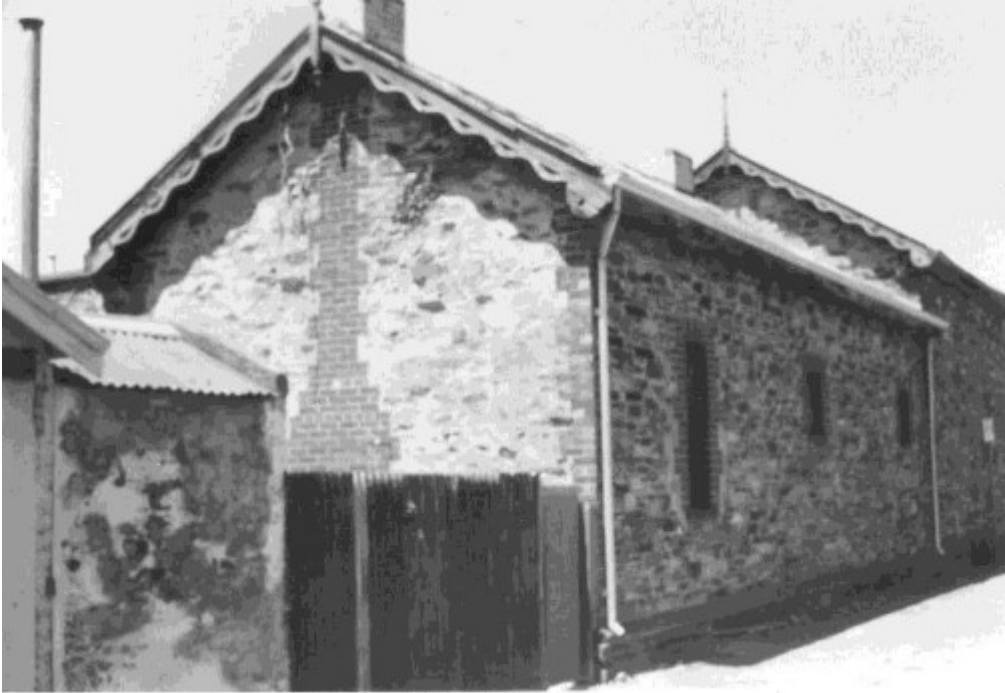
REGISTER STATUS: Heritage Contributory Items

HERITAGE BRANCH FILE NO.: 4659

PHOTOGRAPH:







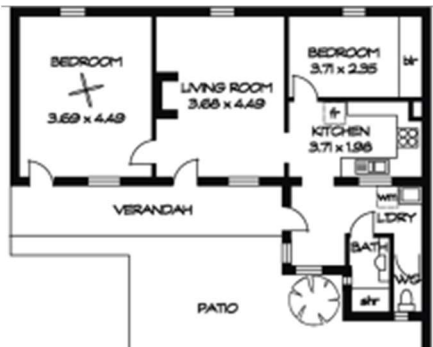
27-29 Sussex Street - PH-GL-0290 Holdfast Bay History Collection



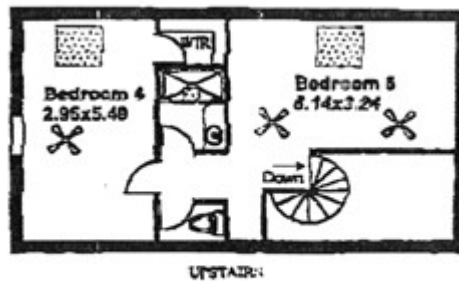
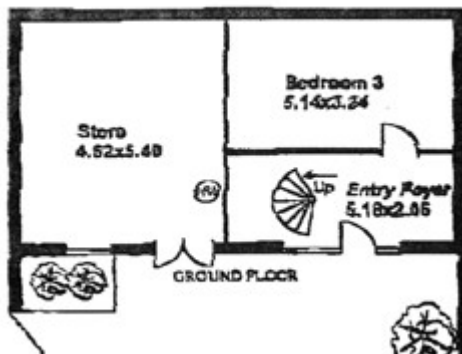
27-29 Sussex Street - PH-GL-0291 Holdfast Bay History Collection



William K. Simms - State Library of South Australia [B 1288/13]



Single level portion behind No 29 Sussex Street



Two level portion behind No 27 Sussex Street.
Plans from Realestate.com

DESCRIPTION:

The stables to the former Simms house on Colley Terrace are set at the rear of Nos 27 and 29 Sussex Street on the corner of Dutton Street and the service lane. The stables are comprised of two bluestone buildings with red brick quoins, window and door surrounds. The northern portion of the stables now is a separate dwelling, presumably originally the living quarters attached to the stables. The southern building is currently used as a garage with bedrooms on the upper level.

Both structures are in very good condition for their age. The southern portion has recently had a large garage door inserted in the western façade, and the stone has been repointed.

STATEMENT OF HERITAGE VALUE:

The two buildings are a rare and excellent remnant example of quality stone outbuildings including a stable and associated living quarters. The stables highlight the history of Glenelg being developed before cars became a dominated form of transportation.

When Glenelg (now zoned as Glenelg Village Historic Conservation Area) was first developed the use of horses for transport was essential to the area. The large size of the stables highlights the high stature of the original owner who was prominent in the Glenelg area.

The existence of the rear laneway also highlights the historic nature of the area as the laneway would have originally been used for services to properties provided by horse and cart.

The later works to the buildings including repointing of the stone and the installation of the garage door are considered not to diminish the heritage value of the buildings.

The buildings were constructed as stables for William Know Simms, who was a prominent South Australian and Glenelg resident.

The heritage listing includes the whole of the exterior of the building, but does not include the recent garage door, or the associated dwellings on the site.

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

(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:*

The property is considered to satisfy criteria (a) as the building is an excellent example of a traditional set of stables and living quarters

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area:*

The property is considered to satisfy criteria (d) as the buildings are constructed of mid-grade local bluestone showing notable design features of early service buildings with elegant mid Victorian detailing.

(e) *it is associated with a notable local personality or event:*

The building is considered to satisfy criteria (e) as the outbuildings are associated with William Knox Simms (1830-1897) who took over the West End Brewery from 1861, and was a respected politician from 1868 - 1881.

BRIEF HISTORICAL BACKGROUND:

At the rear of 27 Sussex Street stands the coach house and stables that belonged to William Knox Simms' property that was located on the corner of Colley Terrace and Augusta Street, Glenelg. This property has since been demolished.

William Knox Simms migrated to South Australia in 1845 and purchased the Pirie Street brewery in 1852. He ran the Halifax Street Brewery before taking over the West End Brewery in 1861, later becoming the SA Brewing company, a prominent business still in existence today. He was also a respected politician, and Chairman of the South Australian Jockey Club in 1867. He is buried in St Jude's Cemetery, Brighton and has a stained glass window dedicated to his memory in St Peter's Church, Glenelg.

At the time of his death his estate was valued at £345,000, which equates to more than \$500 million Australian in modern currency.

In the 1983 Glenelg Heritage Survey (Stage One) by Hignett and Company, this property was recommended to be included on the State Heritage Register.

REFERENCES:

History prepared by Holdfast Bay History Centre
Glenelg Heritage Survey (Stage One) by Hignett and Company 1983
BB Architects

Heritage Assessment Report

NAME: The Oaks on Sussex *

PLACE NO.: Sussex Street 37-39

LOCATION: 37-39 Sussex Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 127 F3465

CT 5697/36

CONSTRUCTION DATE: 1879

OWNER: South Australian Housing Authority

REGISTER STATUS: Contributory Item

HERITAGE BRANCH FILE NO.: 4660

PHOTOGRAPH:





Left - William Benjamin Rounsevell 1870 - SLSA[B 9585]
Right – Andrew Tenant (source – Wikipedia)



1937 Aerial view of Glenelg - SLSA [B 12719]

DESCRIPTION:

This large symmetrical mid-Victorian Italianate mansion was constructed from stone with rendered quoins, detailed rendered window and door surrounds, and a large balcony and verandah on three sides. The house was possibly designed by JK Soward Architect, and constructed by John H Hill.

The verandah structure has been rebuilt with unsympathetic brick pillars and metal infill. The details on the main building are intact including the trusses under the eaves, quoins, window and door surrounds. At the rear there are remnants of the original outbuildings constructed from brick and stone.

STATEMENT OF HERITAGE VALUE:

A good example of a large private home from the mid-Victorian era, associated with several prominent pastoralists and politicians.

The dwelling sits above street level that exacerbates the scale of the dwelling and its prominence in the streetscape. This building is part of collective of large two storey dwellings that were owned by South Australia's first European settlers

The heritage listing includes all of the exterior as viewed from the street, but excludes the front verandah and later additions.

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

- (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:*

The property is considered to satisfy criteria (a) because the building is good example of a mid-Victorian mansion and is visually prominent in the area.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the building is an ornate mid-Victorian Italianate mansion

- (e) *it is associated with a notable local personality or event*

The property is considered to satisfy criteria (d) as the building is associated with William Benjamin Rounsevell (1843-1923), pastoralist and politician from 1875 - 1906. Also with Andrew Tenant (1835-1913), pastoralist and politician from 1881 to 1887, and 1898 to 1902.

BRIEF HISTORICAL BACKGROUND:

Built in 1879 by William Benjamin Rounsevell (1843-1923). A house of 11 rooms including a bathroom, cellar and stables. Rounsevell owned the property until 1895.

William Benjamin Rounsevell was a South Australian pastoralist and politician. Also known as “Big Ben” or “Big Breezy Ben” he had a short stint as treasurer of South Australia followed by Commissioner of Public Works. He and his father, William Rounsevell’s (1816-1874) had extensive ties to Glenelg. By 1875, the family resided at Tremere on ANZAC Highway, Glenelg (now demolished). William Rounsevell is buried St Jude’s Cemetery, Brighton. William Benjamin was Mayor of Glenelg twice, from 1880-1882 and 1912-1913.

Andrew Tenant (1835-1913), pastoralist and politician owned the property from 1910 through to the 1930s. Tennant built Essenside, his family home, on Moseley Street Glenelg (now demolished) and is buried in St Jude’s Cemetery, Brighton.

From 1895 to 1915, Elizabeth Ann Glandfield nee Hawkes occupied the house and ran a boarding house. Glandfield was an early colonist, arriving 1848. She was married to Adelaide Mayor (1859-1862), Edward Glandfield.

From around 1934 to at least 1937, Martha Smerdon offered accommodation to guests from number 37 which was known as Canadian House.

In 1984 the property was converted into a Boarding House.

REFERENCES:

History prepared by Holdfast Bay History Centre
BB Architects

Heritage Assessment Report

NAME: Duplex*

PLACE NO.: Sussex Street 38-40

LOCATION: 38-40 Sussex Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 136 CT 5275/769
F3465

Lot 137 CT 5610/692
F3465

CONSTRUCTION DATE: 1875

OWNER: Mr B Moore & Ms N Moore

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4651 & 4652

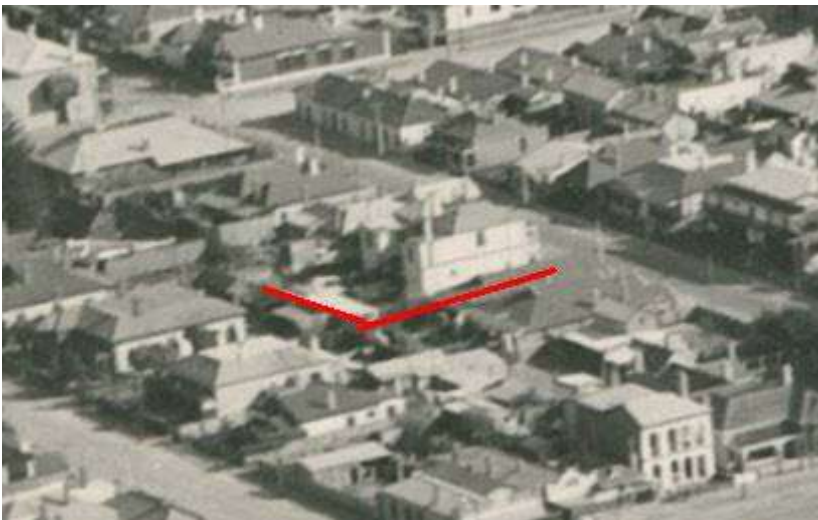
PHOTOGRAPH:







H.D. Gell 1884 - PH-GL-0646 Holdfast Bay History Collection



1937 Aerial view of Glenelg - SLSA [B 12719]

DESCRIPTION:

Originally built as a symmetrical mid-Victorian two storey duplex in 1875, an early large two-level addition was constructed on the south side, which now dominates the front façade. The building has a coursed bluestone front façade with detailed rendered window and door surrounds, and a simple hipped roof balcony and verandah across the front.

The two storey is quite prominent in the streetscape with the building predominately surrounded by modest single storey dwellings.

The balcony and verandah have been sympathetically reconstructed with cast metal balustrade infill, slate edging and tiles to the floor as to retain the existing character of the dwelling.

STATEMENT OF HERITAGE VALUE:

A good example of a mid-Victorian two level duplex. The building would have been one of the larger buildings built at its time. To this day the site remains as one of the largest residential allotments in the New Glenelg Village Historic Conservation area, which further demonstrates the historical significance of this property, and the status of the original owners.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the front fence and later additions.

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

(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:*

The property is considered to satisfy criteria (a) because the building is a good example of a Mid Victorian dwelling constructed as a duplex so the owner could lease out one half. The building is prominent in the streetscape because of its scale.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the building displays typical mid-Victorian detailing with quality stonework and render detailing.

BRIEF HISTORICAL BACKGROUND:

Built in 1875 as two houses of 9 rooms for Joseph Jackman. Harry Dickson Gell (1845-1929) took ownership in 1880, living here on and off until his death. He leased one of the properties to Dr Seabrook, who was heavily involved with the Glenelg Institute. Gell was an accountant, land broker, special magistrate and Mayor of Glenelg from 1884-1886. He is buried at St Jude's Cemetery, Brighton.

In 1936 the home is referred to as Auckland House and is occupied by a Mrs Allen. In the 1983 Glenelg Heritage Survey (Stage One) by Hignett and Company, this property was recommended to be included on the State Heritage Register.

REFERENCES:

History prepared by Holdfast Bay History Centre
Glenelg Heritage Survey (Stage One) by Hignett and Company 1983
BB Architects

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Waterloo Street 25-27

LOCATION: 25-27 Waterloo Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: D46989 A2 Section No. 1495
CT 5398/591

CONSTRUCTION DATE: 1907

OWNER: Verderame Nominees Pty Ltd

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 26451 & 26452

PHOTOGRAPH:





DESCRIPTION:

This building is a red brick Edwardian set of maisonettes with east facing frontage to Waterloo Street, and a feature side gable and large curved roof verandah to Augusta Street. The houses have verandahs under the main roof to the front with turned timber posts, and No 27 has a generous verandah to the north side with a gently curved roof form. The original red brick ornate chimneys are still intact.

The houses are constructed from red brick with rendered quoins and window and door surrounds. There is a vermiculated render strip across the front and north sides.

The building is in very good condition for its age and has had boundary fences and rear additions added to the building, but these do not distract from the original heritage character of the building.

STATEMENT OF HERITAGE VALUE:

The building is an unusual Edwardian pair of maisonettes displaying unique design features including the convex verandah and feature gable to the northern house. The building is located on a prominent corner next to Torrens Square.

The site is a corner allotment, but the buildings have been designed with frontages to both streets, with both having verandah elements facing the street. The Augusta Street frontage has a curved roof verandah, as part of the main roof. Whilst the Waterloo frontage has a straight roofed verandah, as part of the main roof. This style of dwelling is significantly different from other dwellings in the locality, with Augusta Street having a high proportion of villas, constructed around the same time (early 20th century) as this building, as Glenelg was experiencing a development and population expansion.

The heritage listing includes all of the exterior as viewed from the street, but excludes the front and side fences and the later additions

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

- (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:*

The property is considered to satisfy criteria (a) because the building is a good example of a set of Edwardian maisonettes constructed on a prominent corner, relatively late in the development of this area of Glenelg.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design of the building is unusual with its combination of curved convex and straight sheet verandahs, render detailing and turned timber verandah posts.

BRIEF HISTORICAL BACKGROUND:

The houses were built in 1907 for Miss Ada Winwood, these two attached homes of four (no 27) and five (no 29) rooms have since been joined together as a house. The Winwood family had a long association with Glenelg.

REFERENCES:

History prepared by Holdfast Bay History Centre

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Waterloo Street 34

LOCATION: 34 Waterloo Street GLENELG

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Lot 29 F5422 A29
CT 5163/32 Folio 32

CONSTRUCTION DATE: 1874

OWNER: Mr B Sanderson

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4633

PHOTOGRAPH:





34 Waterloo Street, 1980 - PH-GL-1183 Holdfast Bay History Collection



Glenelg Heritage Survey (Stage One) p132

DESCRIPTION:

The building, which was constructed in 1874, is a single fronted two level house constructed of calcrete with exposed red brick quoins, and window and door surrounds. The house has several unusual design features such as a having a low pitched centre draining roof hidden behind parapet walls on three sides.

The calcrete walls, no front setback and lack of front verandah are suggestive of a functional building rather than a dwelling. No other dwelling fronting on to this section of Waterloo Street is set on the front boundary. The building also has no verandah elements, particularly notable to the front western façade which is usual for building in this locality, built in the late 19th century. The building has an inset porch with a brick arch over the entry.

The property has vehicle access at the rear from Henry Street, but the rear carport structures are excluded from the heritage listing.

The house is in very good condition for its age.

STATEMENT OF HERITAGE VALUE:

The building is an unusual early calcrete parapet wall, single fronted, flat roofed two storey house. With the two storey design set on the front boundary the building has a unique setting not found elsewhere in the area. The lack of any front setback makes the building prominent in the streetscape, and the use of calcrete parapet walls is also unique for this area.

The building has been maintained in excellent condition for its age and retains the original character and design of the building. There are other two storey dwellings in the immediate locality, but none of these are the original dwellings of that era, so this dwelling stands out as one of the original two storey buildings in this area. There are no other examples of this style of dwelling in the Holdfast Bay area.

The building is an unusual design for its era, with no front verandah, which was a common design element for buildings of the late 19th century.

The heritage listing includes all of the exterior as viewed from the street.

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

(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:*

The property is considered to satisfy criteria (a) because the building is visually dominant in the streetscape, and the only early two level building in the area. It is an unusual example of a house displaying simple early construction methods, still unfinished as it would have had a roof and balcony/verandah as part of the original design.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design of the house is an unusual and early example of a two storey parapet walled flat roofed house.

BRIEF HISTORICAL BACKGROUND:

Built 1876 by Henry Attersoll, a builder (although the dwelling is still listed as an unfinished, a cottage of four rooms).

Robert Buchanan lived here from 1885 onwards. Buchanan was born in Scotland and immigrated to South Australia in 1844 on the ship Glen Huntley. He was served as a member of the Mitcham District Council. Whilst in that district he was the contractor for Shephard's Hill Road. He was also well known for having walked, at least twice, the entire distance between Melbourne to Adelaide when returning home from the Victorian gold fields.

In the 1983 Glenelg Heritage Survey (Stage One) by Hignett and Company, this property was recommended to be included on the State Heritage Register.

REFERENCES:

History prepared by Holdfast Bay History Centre
BB Architects

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Rugless Terrace 4 & 6

LOCATION:

4 & 6 Rugless Terrace GLENELG EAST

LOCAL GOVERNMENT AREA:

City of Holdfast Bay

LAND DESCRIPTION:

Lot 1 of Deposited Plan 27660

Vol 5144 Folio 314

Lot 2 of Deposited Plan 27660

Vol 5399 Folio 621

OWNER:

Mr G Holroyd (4 Rugless)
Aldi Lamont Property Holding Pty Ltd (6
Rugless)

REGISTER STATUS:

Heritage Contributory Item

HERITAGE BRANCH FILE NO.:

4762 & 4763

PHOTOGRAPH:





DESCRIPTION:

The buildings are an Interwar Spanish Mission pair of maisonettes. No 6 has a side entry and front facing verandah and is a smaller house. No 4 has a feature front verandah with heavily Art Deco influenced arches. The buildings display all the classical elements of high end Interwar Spanish Mission design with the curved parapet walls, featured rendered details, and arched windows.

Both houses probably originally had tiled roofs, though No 4 now has red corrugated steel roofing. No 4 has been extensively renovated and extended. The original flat roofed garage still remains to the east side of No 6.

STATEMENT OF HERITAGE VALUE:

The buildings are an excellent example of Interwar Spanish Mission style maisonettes.

The Da Costa Park area was a later sub-division for the Glenelg, occurring in 1923 in the garden cities design, which was popular at the time with the creation of angled, diagonal streets and a central park/ reserve focus. This style of dwelling was popular in the inter war period, and these dwellings are an excellent of the development that occurred in the area during this time.

The heritage listing includes all of the exterior as viewed from the street, but excludes the later rear additions.

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

- (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:*
- The property is considered to satisfy criteria (a) because the buildings are an example of high quality buildings constructed as a part of the expansion of Glenelg to the east.
- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the designs of the buildings are unusual for this area where virtually every other house is either a Bungalow or Tudor design. The buildings feature high quality detailing and finish.

BRIEF HISTORICAL BACKGROUND:

According to Council records the dwellings were built between 1934 to 1938. They were built as two maisonettes of four rooms each for Elger and Loui Matthews.

REFERENCES:

History prepared by Holdfast Bay History Centre

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Wyatt Street 5

LOCATION: 5 Wyatt GLENELG EAST

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: CT 5499/598

D3010 A108 Section 214

Construction 1934 to 1939

OWNER: Mr Stephen Mudge

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4724

PHOTOGRAPH:





DESCRIPTION:

This dwelling is a generously designed late Californian Bungalow set on a corner site facing Da Costa Park. The house is constructed of pudding face sandstone on the main facades and all tapered verandah posts. The wide front verandah as a partial hip, reducing the gable to a strip of panelled decoration, adding to the horizontal lines accentuating the broad nature of the house. The verandah posts extend to the north to incorporate a pergola over the main front room. The house is in excellent condition for its age.

STATEMENT OF HERITAGE VALUE:

The dwelling is a generous high quality late Californian Bungalow that fronts onto Da Costa Park Reserve.

The Da Costa Park sub-division was undertaken in 1923 by the St Peters College board of governors, with the park as its central focus. The sub-division layout was based on the garden cities design, which was a popular form of development in the early 20th century. The division created over 200 allotments, with typical housing in this area is Tudor Revival and Californian Bungalows.

The dwelling is an excellent example of the post war, garden city design on a generous allotment that fronts onto the public open. The building is in excellent condition and retains its original heritage character facing Da Costa Park.

There has been later additions to the dwelling, but these do not unreasonably impact on the heritage character of the building.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the later additions.

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

(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:*

The property is considered to satisfy criteria (a) because the building is a good example of a grander designed house as a part of the expansion of this area of Glenelg.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the house is a high quality generously designed California Bungalow set on a prominent corner typical of the garden city design.

BRIEF HISTORICAL BACKGROUND:

The dwelling was built between 1934 and 1939. The house original listed as being of five rooms for Jessie Amelia Sowter. William Selwyn Sowter was also listed as an occupier.

REFERENCES:

History prepared by Holdfast Bay History Centre

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Bristol Street 12

LOCATION: 12 Bristol Street GLENELG SOUTH

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: F14344 A91 Section No. 205

CT 5063/97

CONSTRUCTION DATE: 1881

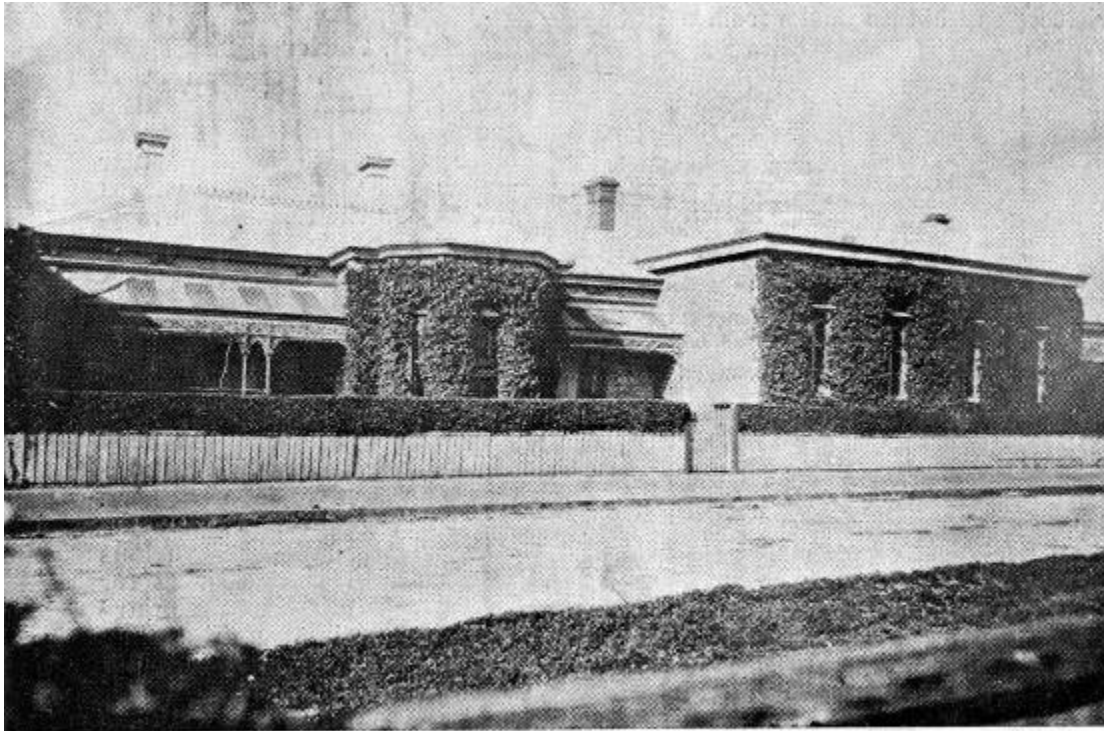
OWNER: Ms L Singleton

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4801

PHOTOGRAPH:





Yoothamurra School, Glenelg.

Kingston Girls School, Bristol Street, Glenelg South 1906 - SLA PRG 280/1/30/139



DESCRIPTION:

The building is an unusual bluestone symmetrical cottage with stepped red brick quoins and window surrounds. The front façade has a set of 4 tall windows which appear to have been reworked from their original format. There is no visible front door to the building, possibly as it was reworked in 1892 when it became a school and was joined to No 10. The building appears not to have ever had a front verandah, also unusual for the time given the west facing aspect.

The house has brick pillar and rod and spear metal infill front fence, which is not original as shown in the 1906 photo above, but is sympathetic to the design of the house.

There has been a recent upper level addition to the rear of the dwelling, but this has been kept below the ridge line and does not detrimentally impact on the heritage character of the building.

STATEMENT OF HERITAGE VALUE:

The building is a good example of an early all-girls school building, converted from a house to a school in 1892. The population of Glenelg was originally as a seaside tourist destination, but became more popular to permanent residents in the 1870s due to continual development and the construction of the railway links. To cater for that increase in population there was a need for more schools, of which the history of this building represents.

The building has a relatively small front setback, when combined with the lack of verandah and high gutter height, gives the building an imposing presence to the streetscape.

The heritage listing includes the whole of the exterior as viewed from the street, but does not include the front fence, outbuildings or recent additions.

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

(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:*

The property is considered to satisfy criteria (a) because the building is a visually dominant building in Bristol Street, being the central building of the early school.

(c) *it has played an important part in the lives of local residents:*

The building is considered to satisfy criteria (c) in that the building was a leading all-girls school from 1892- 1928, important to local residents, during a time of significant population growth.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The building is considered to satisfy criteria (d) because the design of the building is unusual with the tall windows and brick detailing, and with the absence of any front door to the front of the building.

BRIEF HISTORICAL BACKGROUND:

No. 10 Bristol Street was built in 1881, a house of eight rooms and No. 12, an eight roomed house was built in 1880. In 1890 Mrs Kingston opened a school to educate her daughters and invited Miss Dow to help in the enterprise. In 1892 the two houses were linked by a classroom and the school was named Yoothamurra. In 1906 the two women parted company, with Mrs Kingston running a music and arts based school called Kingston's School, and Miss Dow established her school, "Yoothamurra" which moved to Pier Street in 1912. The Bristol Street School had about 70 pupils in 1912. The school closed in 1928 partly due to Mrs Kingston retiring, but also due to the success of the nearby Woodlands school.

In the 1983 Glenelg Heritage Survey (Stage One) by Hignett and Company, this property was recommended to be included on the State Heritage Register along with Nos 10 and 14.

REFERENCES:

History partly prepared by Holdfast Bay History Centre
Age of Transition: A Study of South Australian Private Girls' Schools 1875-1925. Helen M. J. Reid. 1996.

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Broadway 38

LOCATION: 38 Broadway GLENELG SOUTH

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: F12522 A307 Section No. 205
CT 5478/492

CONSTRUCTION DATE: 1884

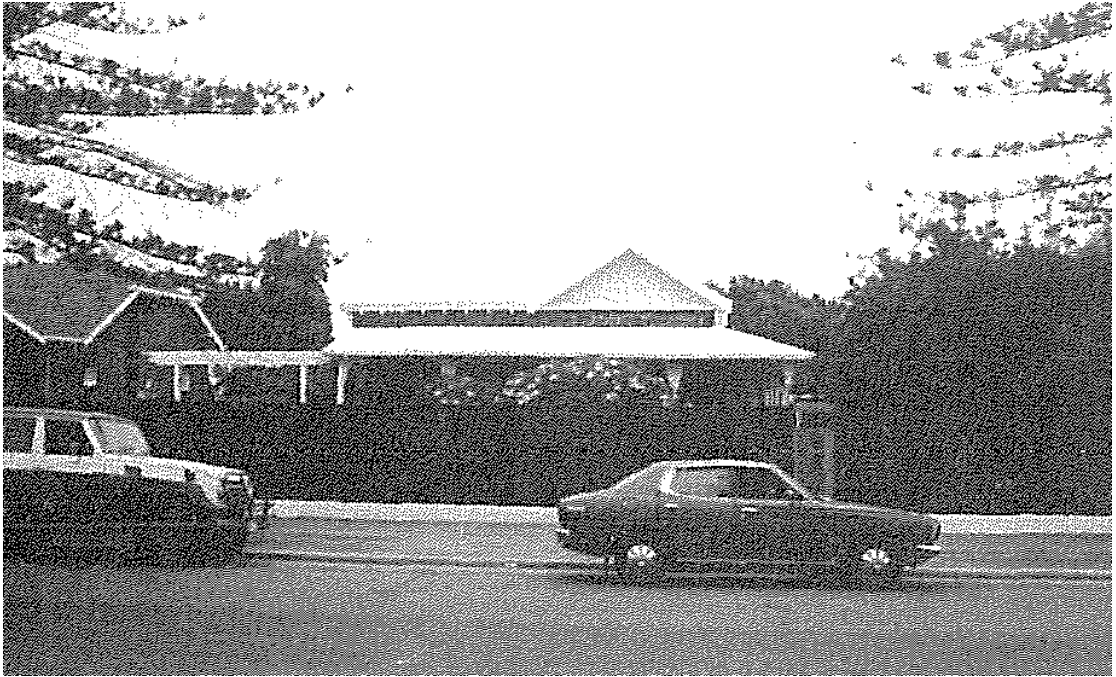
OWNER: Mr R & Ms J Riggs

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 5066

PHOTOGRAPH:





Glenelg Heritage Survey (Stage One) p135



Aerial view of the property at 38 Broadway

DESCRIPTION:

The building is an Edwardian return verandah Villa constructed of bluestone with red brick quoins and surrounds. The house has a deep symmetrical cottage floor plan at the front portion, but with a feature gable on the front elevation, 4 sets of symmetrical French doors, and a side entry. The straight roofed verandah has tapered timber corner brackets and wraps around the north and west sides.

The house is in good condition for its age, but sits behind a high brush fence.

STATEMENT OF HERITAGE VALUE:

This property is an early Edwardian villa with unusual side entry, timbered feature gable and four sets of French doors to the front façade. Being constructed in 1884, it is one of the early developments in the area. The building was a substantial size for its time of construction, and built on a large allotment, which demonstrates the status attached to this property.

Along with Moseley Street, The Broadway was originally developed with larger homes for the wealthier members of society. The allotments on the southern side of the Broadway between Moseley Street and Ramsgate Street were originally some of the largest in the area, with the subject site retaining its original size. This dwelling has retained its original character and the large amount of open space around the dwelling.

The property is associated with Frank Smith who lived here and was twice Mayor of Glenelg and representative in the House of Assembly from 1941-1947.

The property has had later additions added to the rear of the property, but these do not distract from the heritage character of the dwelling.

The heritage listing includes all of the exterior as viewed from the street, but excludes the later rear additions

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

- (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:*

The property is considered to satisfy criteria (a) because the house is a good example of an early Edwardian dwelling built on land subdivided from Blanche Villa, and is an important example of a quality new house built by a wealthy landowner for rental purposes.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design of this early Edwardian style house has several uncommon features including the straight roofed return verandah, side entry and four French doors to the front façade.

(e) *it is associated with a notable local personality or event*

The property is considered to satisfy criteria (e) as the building is associated with Mr Frank Smith (1888-1948), Mayor of Glenelg (1920-1921 and 1938-1944) and was a member of the House of Assembly from 1941-1947.

BRIEF HISTORICAL BACKGROUND:

Built 1884 on land originally belonging to the Blanche Villa estate, corner of Partridge Street and Broadway. The house of nine rooms includes a cellar, pantry and outbuildings. Phoebe Stanton owned the surrounding land and subsequently built number 38 which she originally leased to Charles Rischbieth, early colonist and Director of the Commercial Bank of South Australia, in 1895. Stanton ran a school, The Misses Stanton Boys School, from Blanche Villa from around the 1870s.

From 1920 number 38 was the home of Mr Frank Smith, twice Mayor of Glenelg and representative in the House of Assembly from 1941-1947. Chairman of the Glenelg Patriotic Liaison Committee, Smith was well regarded in Glenelg as possessing the “common touch”. He is buried North Brighton Cemetery, Brighton.

In the 1983 Glenelg Heritage Survey (Stage One) by Hignett and Company, this property was recommended to be included on the Local Heritage Register.

REFERENCES:

History prepared by Holdfast Bay History Centre
The Advertiser Monday July 1948 Page 2.
Glenelg Heritage Survey (Stage One) by Hignett and Company 1983

Heritage Assessment Report

NAME: Church*

PLACE NO.: Hastings Street 45

LOCATION: 45 Hastings Street GLENELG SOUTH

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: Section 205 F12522 A224
CT 5473/261 Vol 5473 Folio 261

CONSTRUCTION DATE: 1888

OWNER: Synod Diocese Adelaide Anglican Church
Australia

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 5002

PHOTOGRAPH:







DESCRIPTION:

This building is a Gothic style church that was originally constructed as a school hall in 1888. The building has a bluestone base, red brick quoins, surrounds and banding with now painted calcrete walls. Originally there was a simple gable roofed hall facing Hastings Street. The church has two north side gable roofed additions, a lower front entry with gothic arched side door, and the part octagonal sanctuary at the rear was added in 1918.

The church has relatively recent stained glass windows on the front façade and is in good condition for its age.

The building was designed by the Architecture Firm, English & Soward, who well known at the time and several large churches in Glenelg and Adelaide that have been heritage listed.

STATEMENT OF HERITAGE VALUE:

The building is an early simple Gothic hall that was later converted to a church. The building has calcrete walls with red brick detailing and given its non-residential nature it is an important part of the Hasting Street streetscape. The land in front of the church has been completely sealed with concrete, which detracts the value of the site, but does not impact on the building itself.

The building has had later additions to the rear of the site, but these do not impact on the historic character of the building.

The heritage listing includes the front original section of the building, but excludes the later addition to the rear of the site.

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

(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:*

The building is considered to satisfy criteria (a) because it is an important part of the Glenelg South area as the only local Anglican Church, and is a landmark in the streetscape.

(c) *it has played an important part in the lives of local residents*

The building is considered to satisfy criteria (c) as it was initially a school hall, and later an Anglican Church serving the local community, now associated with St Peters in Glenelg.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The building is considered to satisfy criteria (d) as the design and form are unusual in this location amongst an otherwise residential street. The calcrete (limestone) walls and red brick banding suggest a functional building, and early construction date for this area.

BRIEF HISTORICAL BACKGROUND:

Built 1888 and originally a gift to the Church of England Community of South Glenelg by the Sells Family who lived on South Esplanade in Saltram (demolished). Designed by architects Messrs English & Soward, built as schoolroom in memory of Rev Alfred Sells, Jnr whose curacy at St Peter's, Glenelg was short lived by his untimely death. The building was originally known as Sells Memorial Mission Hall. The sanctuary was added and the building dedicated as St Martin's church 23 Feb 1918.

"Archdeacon Farr feelingly referred to the life and labours, of the late Rev. A. Sells, jun., to whose memory the hall was dedicated. The style of architecture for the building is domestic Gothic; the plinth will be Tapley's Hill stone; above that the walls are of limestone with brick buttresses. The quoins and other dressings, including bands, are all of brick, which will make a good contrast with the white stone." [Register 30 Apr 1888]

"The room was built as a schoolroom In memory of Mr. Sells; a sanctuary has been added, and it is now a mission church." [Daily Herald 23 Feb 1918]

"the ceremony of dedicating the Sells Memorial Mission. Church of St. Martin, New Glenelg, was performed by the Bishop of Adelaide (Right Rev. Dr. Nutter Thomas). . . He remarked that it was 30 years ago last Friday since Mr. Alfred Sells died, and 21 years since the foundation stone of the Sells Memorial Mission Hall was laid. Many of those present would remember the late Mr. W. B. Sells, who had erected the hall in memory of his son Alfred." [Register 25 Feb 1918]

Possible Plan of Church;

State Library of South Australia BRG 238/1 Series list Page 12 of 33 BRG 238/1/148 Proposed "Sells Memorial Hall", New Glenelg for Sells Memorial Hall Committee. Architect, English & Soward. Contractor Attersoll & Western. 1888.

REFERENCES:

History partly prepared by Holdfast Bay History Centre
The Register April 30 1888
The Daily Herald February 23 1918
The Register February 25 1918

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Hastings Street 62

LOCATION: 62 Hasting Street GLENELG SOUTH

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: F12522 A207 Section No. 205
CT 5472/368

CONSTRUCTION DATE: 1880

OWNER: Ms L Barker & Ms H Gillespie

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4998

PHOTOGRAPH:







DESCRIPTION:

A broad double fronted cottage with a parapet front wall. Constructed of bluestone with stepped red brick quoins, and a variety of window and door surrounds on the front and side façades. The house has clearly been reworked over time, leaving it with a curious combination of unusual elements. The quoins on either end of the front façade are different, with the north being a relatively standard one and one and half bricks wide, while the southern end is the same above the verandah, but significantly wider below.

The front door and southern front windows are made from polychromatic brickwork with two brick high strips of cream brick. The slim arched top window surrounds are only one brick wide, with a cream keystone and decorated custom bricks forming the arches. The straight front door surrounds are one and a half bricks wide with no stepping, and a more traditional low arched head. The northern window on the front façade is a more typical 1880s window with stepped red brick surrounds, similar to the windows on either side of the house. There has been a somewhat unsympathetic new opening cut into the northern end of the front façade to form a new doorway.

The bullnose verandah comes out to the footpath, which has been rebuilt, but may well have been added in 1912, along with the rework of the front door and the southern front window. The verandah has a standard cast metal fence infill between the posts, which while sympathetic to the era of the building is not original.

STATEMENT OF HERITAGE VALUE:

The building is an unusual 1880s bluestone parapet wall fronted dwelling, which has been renovated in the early 20th century with some unusual polychromatic brick window and door surrounds.

The dwelling would have been one of the earlier developments along Hastings Street, and is quite unique in the streetscape for having such a small front setback, where generous setbacks have usually been maintained. The random stonework on both the north and south external walls is also unique to the area

The heritage listing includes all of the exterior as viewed from the street, but excludes the new opening to the front door, front verandah and fence, carport and later addition to the rear.

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

- (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:*

The property is considered to satisfy criteria (a) because the building is an important part of the streetscape and is a good example of the expansion of Glenelg in this era of the 1880s.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the building has a unique collection of design elements not seen anywhere else in the area. The unusual windows, and front parapet make the building stand out in the streetscape.

BRIEF HISTORICAL BACKGROUND:

Built around 1880, it was renovated in 1912 by Thomas Pengilly, a house of six rooms. Thomas was part of the Pengilly family that took up farming in the Aldinga area, with several of their homesteads and buildings listed as local heritage places.

William David Claxton owned the property and resided here between 1919 and at least 1934. He remains owner until 1934 and died in Glenelg in 1937, aged 79. Claxton was an Australian cricketer who played two first-class matches for South Australia between 1883 and 1896.

REFERENCES:

History prepared by Holdfast Bay History Centre

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Moseley Street 72

LOCATION:

72 Moseley Street GLENELG SOUTH

LOCAL GOVERNMENT AREA:

City of Holdfast Bay

LAND DESCRIPTION:

F15390 A1317

CT 5276/513 Section 205

CONSTRUCTION DATE:

1883

OWNER:

Mr R & Mrs Buchanan

REGISTER STATUS:

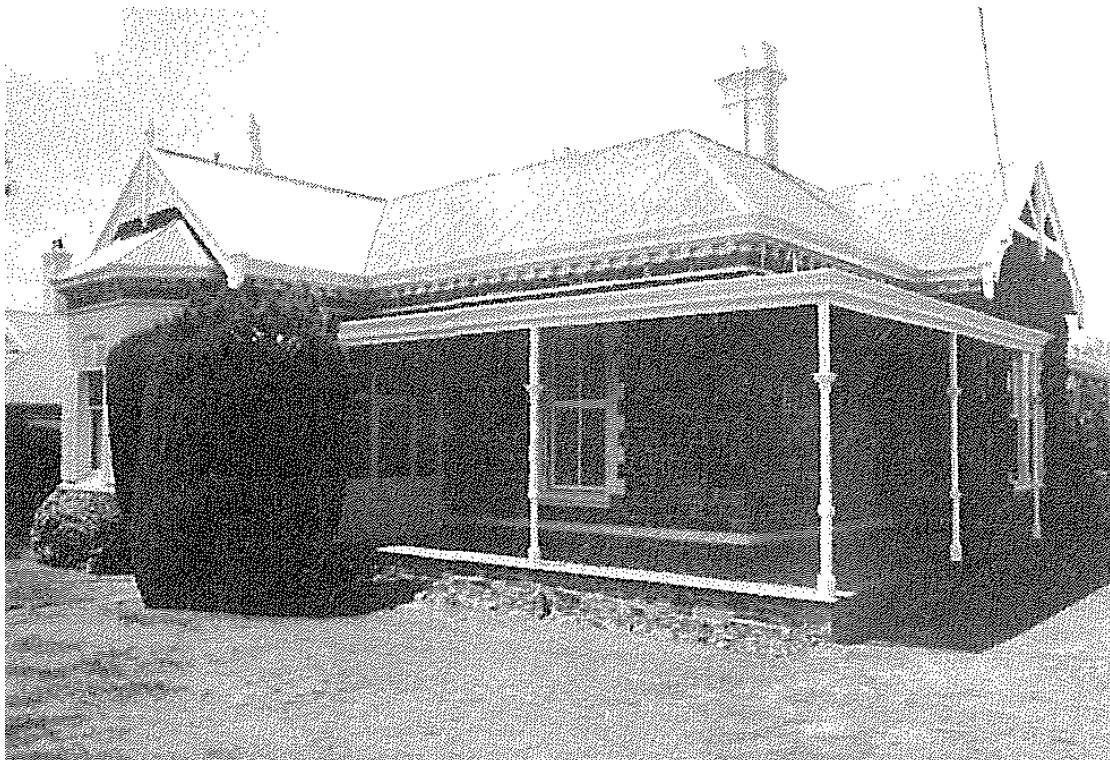
Heritage Contributory Item

HERITAGE BRANCH FILE NO.:

4831

PHOTOGRAPH:





Glenelg Heritage Survey (Stage One) by Hignett and Company

DESCRIPTION:

This building is a high Victorian, Italianate, return verandah Villa constructed of bluestone with dressed stone corners and brick bay window beneath the feature front gable. This very detailed house has two main feature gables with carved circle and quatrefoil decoration to the barge boards, feature finials and gable detailing with cast iron inserts.

The front verandah has cast iron posts and lacework, with a curious more recent feature gable entry roof set forward of the main house. While a sympathetic replica design, this element is not original. The house has decorated rendered chimneys, ornate roof vents, and painted render trusses under the eaves.

There is a high brush fence in front of the house with feature masonry pillars in a style sympathetic to the house

STATEMENT OF HERITAGE VALUE:

The building is a high quality Victorian Italianate return verandah villa with dressed stone corners, painted brick window and door surrounds and bay window. The dwelling was designed by well-known Architects English and Soward who designed many notable buildings across Adelaide, including the church on Hastings Street Glenelg (also proposed for local heritage status), the Adelaide Town Hall and the heritage listed Scots Church on North Terrace Adelaide.

Moseley Street was one of the initial prominent Streets to be developed in the Glenelg Area. This property was constructed in 1883 which would have been one of the early developments of the area. The Glenelg area was being established at this time with industries such as dairies, shops such as bakeries were attached to dwelling. This supported Moseley Street as a prominent location with many of the original grand dwellings still remaining, and large amount of heritage listed

The heritage listing includes all of the exterior as viewed from the street, but excludes the front gable structure, front fence and later rear addition.

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

(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:*

The property is considered to satisfy criteria (a) because the building is an important representation of a wealthy owner's property built on a prominent street.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the house is a high quality Victorian villa with dressed stone corners and cast iron verandah and lacework.

BRIEF HISTORICAL BACKGROUND:

The dwelling was built in 1883 for John Tidmarsh (1824–1906) of J. Tidmarsh & Co., early soap and candle manufacturers in the colony of South Australia on South Terrace. In Ireland he was a draftsman working on ordinance surveys. In 1849 he arrived in Adelaide.

“He was appointed surveyor and valuator to the first building society established in Adelaide - The General Land and Building Society” The Register Monday 12 November 1906 p6.

He left the surveying job to work in a candle factory but left that in 1852 and went to the gold fields soon after. After re-establishing the candle factory in Sturt Street, he was the first to introduce the manufacture of stearin candles into South Australia.

He sold the business in 1881 and presumably built this home. He shot himself in his bedroom in the house and died there, when his health was failing.

The Sir Rhoderic and Lady Chamberlain bought the house in the 1980s. Sir Rhoderic was a Supreme Court Judge with a long affiliation with Glenelg. He was well known for Rupert Maxwell Stuart case, which has been documented in a 4 part docudrama in 1993, a film in 2002 and a documentary in 2006. He is buried St Jude’s Cemetery, Brighton.

REFERENCES:

History prepared by Holdfast Bay History Centre
The Register Monday 12 November 1906 p6.
Glenelg Heritage Survey (Stage One) by Hignett and Company 1983
Wikipedia

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Moseley Street 101

LOCATION:

101 Moseley Street GLENELG SOUTH

LOCAL GOVERNMENT AREA:

City of Holdfast Bay

LAND DESCRIPTION:

Plan No. S14183, Section No. 205

CT 5505/623, 5507/624, 5507/625, 5507/626,
5507/627, 5507/628, 5507/629, 5507/630

OWNER:

Multiple owners

REGISTER STATUS:

Heritage Contributory Item

HERITAGE BRANCH FILE NO.:

26415, 26416, 26417, 26418, 26419, 26420,
26421 & 26422

PHOTOGRAPH:

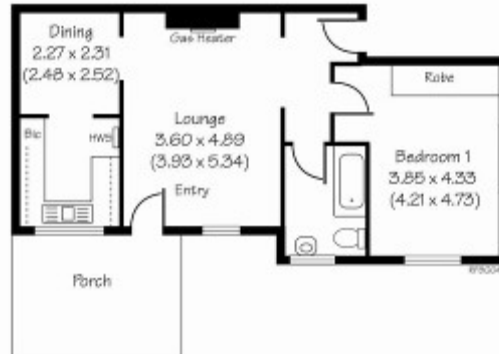








Floor plan of 1/101 Moseley Street



Floor plan of 3/101 Moseley Street

DESCRIPTION:

A red brick and render Interwar apartment building containing 8 one bedroom apartments. Built on land subdivided off from the original Beacon Lodge house on Farrell Street, now the Glenelg Community Hospital. The two storey building faces Moseley Street with a symmetrical stripped classical façade, a heavy entry porch supported by Doric columns, terracotta tiled hipped roof, and decorated twin timber framed sash windows. The north and south ends of the building display more Art Deco features with the protruding vertical entry elements with stepped parapet walls.

The building sits behind an early, if not original low brick pillar fence. There have been small sympathetic rendered additions at either end, which do not detract significantly from the setting of the original building.

STATEMENT OF HERITAGE VALUE:

The building is a late Interwar set of apartments built of red brick and render in the Interwar Freestyle classical style with large porch supported on Doric columns. There are influences of Art Deco in the design.

The building is set back from the street that allows for the retention of garden and open space, which along with the eave overhangs gives the building a substantial street presence. The building is substantially larger than any other building in the locality, and is of a noticeably different era to surrounding dwelling, which were constructed around the turn of the century, whereas this building was constructed in the interwar period.

The building is an excellent example of the change in dwelling type for the locality. At the time building was constructed the Glenelg area was characterised by detached dwelling, and this marks the change in dwelling types to cater for an increasing population.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the later additions.

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

- 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:*

The property is considered to satisfy criteria (a) because the building is a visually dominant apartment building, and a good example of infill development in the Interwar period.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design of the building is notable for its Interwar Freestyle Classical and Art Deco influences.

BRIEF HISTORICAL BACKGROUND:

Beacon Lodge takes its name from the original estate owned by Clement Sabine. Sabine's land was eventually subdivided in 1923 and the house became Patawilya Hospital, Parkwynd Private Hospital, the maternity Hospital South Glen and today, Glenelg Community Hospital. To the east of Sabine's property, land was sold to Mr Joseph Kilgariff well known in the building industry, resulting in the current Beacon Lodge flats.

Designed by architect A. J. Claridge, eight flats were constructed of brick with cement render finish. Each flat contained a living room, bedroom, kitchen (including dining alcove and instantaneous hot water) and sun-porch/sleep-out. The entrance halls to the main stairways were floored in brass-edged terrazzo with steel balustrades. Noise reduction, temperature and fire insulation were all built in as was wiring for telephone installation.

REFERENCES:

History prepared by Holdfast Bay History Centre
Realestate.com

Heritage Assessment Report

NAME: Dwelling*

PLACE NO: Penzance Street 66

LOCATION:

66 Penzance Street GLENELG SOUTH

LOCAL GOVERNMENT AREA:

City of Holdfast Bay

LAND DESCRIPTION:

F15387 A76 Section No. 205

CT 5074/122

CONSTRUCTION DATE:

1884

OWNER:

Mr M Bruer & Ms S MacLean

REGISTER STATUS:

Heritage Contributory Item

HERITAGE BRANCH FILE NO.:

4954

PHOTOGRAPH:





DESCRIPTION:

This dwelling was built as a 6 room symmetrical cottage in 1885. The dwelling is a Victorian Italianate house is constructed of bluestone with rendered block quoins, and window and door surround with plinth bases. The front verandah has an ogee curved roof and timber posts. There are four detailed red brick chimneys, with two at the front and two at the rear.

The house is in excellent condition for its age.

There has been later additions to the northern side of the dwelling, to the rear and a carport to the south, but these have not detrimentally impacted on the heritage character of the dwelling

STATEMENT OF HERITAGE VALUE:

This dwelling is a Victorian Italianate symmetrical cottage constructed of bluestone with render detailing. The verandah has an ogee profile roof, which is uncommon for this locality, and timber posts.

The dwelling is located on one of the largest allotments in the locality, with a generous front and south that adds to the status of the dwelling. These setbacks are significantly greater than found elsewhere in the locality and allow for garden and open space to be provided around the building.

The dwelling is the only symmetrical cottage in this area which is well represented by dwellings with gable, half gabled ends to the front façade. This accentuates the uniqueness of the ogee curved verandah.

The heritage listing includes all of the exterior of the dwelling when viewed from the street, but does not include the later additions and carport.

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

(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:*

The property is considered to satisfy criteria (a) because the building is a prominent owner built Victorian house in this newer expanding area of Glenelg.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the house is a good example of a symmetrical Victorian Italianate cottage with ogee profile verandah roof.

BRIEF HISTORICAL BACKGROUND:

The property was originally listed as a workshop and shed used by builder William Henry Hardy in 1884. By 1885 the property was listed as a house with eight rooms. Hardy was a Councillor for Glenelg in 1877, 1881 and 1882.

REFERENCES:

History prepared by Holdfast Bay History Centre

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Penzance Street 73

LOCATION: 74 Penzance Street GLENELG SOUTH

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: F12522 A124
CT 5312/181 Sec 205

CONSTRUCTION DATE: 1872

OWNER: Mr A Seal, & Ms S Hunt

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 4970

PHOTOGRAPH:





The Old Colonists Banquet Group: Henry Lockyer, 1872 – SLISA [B 47769/12Q]

DESCRIPTION:

The building was originally built as a two room gable ended cottage in the 1870s out of limestone with red brick stepped quoins and door and window surrounds. The house has an original chimney on the end gable wall, and later two more rooms were added with another chimney. The windows to the front of the house have a central mullion, confirming the early construction date. The bullnose front verandah is not original. It is likely the house was constructed without a verandah as there is no brick string course where the verandah roof would usually terminate.

The side walls have been rendered, and various new openings added, along with a large rear addition.

STATEMENT OF HERITAGE VALUE:

The building is an early limestone gable ended cottage, now relatively rare in the area. Whilst Glenelg and South Australia was first settled by European in 1836, the Glenelg area wasn't subdivided until the 1850s by J B Neales, which created the Broadway Partridge Street area. However little development occurred in the area until the 1870s and 1880s. With this building being constructed in 1872, it would be one of the earliest dwellings constructed in the area, and one of the few examples left remaining of this relatively modest style of dwelling in the area.

The heritage listing includes all of the exterior as viewed from the street, but excludes the later additions and outbuildings on the site.

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

- (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:*

The property is considered to satisfy criteria (a) because the building is an important remnant example of an early gable ended cottage.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the house is a good example of an early gable ended cottage with split pane windows, and a limestone and brick front façade.

BRIEF HISTORICAL BACKGROUND:

Built Circa 1872-1873, a cottage of two rooms with a cellar. By 1876 the cottage had grown to four rooms. Built by Henry Lockyer (1811-1885) who was one of the earliest of the European settlers, arrived in South Australia in December 1839 on board the ship the "Duchess of Northumberland".

REFERENCES:

History prepared by Holdfast Bay History Centre
State Library of South Australia

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: Ramsgate Street 6

LOCATION:

6 Ramsgate Street GLENELG SOUTH

LOCAL GOVERNMENT AREA:

City of Holdfast Bay

LAND DESCRIPTION:

F15389 A1178

CT 5077/448

CONSTRUCTION DATE:

1911

OWNER:

Mr & Mrs Heikkonen

REGISTER STATUS:

Heritage Contributory Item

HERITAGE BRANCH FILE NO.:

4855

PHOTOGRAPH:





DESCRIPTION:

The house is a Federation style home with return verandah, and a feature corner gable and verandah entry gable. The house is constructed from a cast concrete stone, which is also used for the verandah post bases and the two chimneys. The bullnose verandah has tapered and detailed timber posts with a relief detailed timber bracket design. The main front windows have original leadlight designs.

The house is in very good condition for its age. The site has a sympathetic timber picket fence added later to the front and side street return, which has helped retain the original character of the dwelling.

STATEMENT OF HERITAGE VALUE:

This dwelling is a good example of a Federation return verandah villa constructed of cast stone, with unusual detailing to the verandah. The dwelling is a later infill form of development, with the older dwellings comprising of gabled end or bay window villas.

This area of South Glenelg was originally divided in 1850 by John Bentham Neales that indicated the initial lay out of the street. The area was divided in large allotments, with further division occurring in the 1870s and 1880s. With this developed slightly later it was able to take advantage of the utilities that had been established in the Glenelg, such as gas and sewer connections

The heritage listing includes the whole of the exterior as viewed from the street, but excludes the later addition to the rear of the dwelling, the rear carport, or the front boundary.

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

- (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:*

The property is considered to satisfy criteria (a) because the building is an example of a later infill dwelling in this area of Glenelg as it consolidated after earlier expansion.

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the house is a good example of a Federation return verandah villa, constructed of cast concrete blocks to look like stone used as walling, verandah post bases and chimneys.

BRIEF HISTORICAL BACKGROUND:

Six room house built 1911 by J. B. A. Harrington. Harrington was a member of the North Glenelg Improvement Committee.

Harold Bickford owned and occupied the property from 1919 to 1924. He presumably lived here with his wife Tessie and their son Ronald. Bickford became Managing Director of A. M. Bickford & Sons Ltd from 1908 to 1930.

Bickford sensationally divorced his wife, Tessie Veronica Murphy in 1922 on the grounds of misconduct. The divorce had four co-respondents, two of them being Glenelg residents – Napier Birks and Frank E. Hamilton. The event was scandalous at the time.

The Bickford family has a long association with Brighton and Glenelg. Harold was the son of Brighton Mayor William Bickford and grew up in the family home Fairfield and then Alvington in Somerton.

John Pepperell Bickford, Glenelg Town Clerk 1892-1909, was Harold's second cousin. The Bickford family has been interred in the St Judes cemetery in Brighton.

REFERENCES:

History prepared by Holdfast Bay History Centre

Heritage Assessment Report

NAME: Dwelling*

PLACE NO.: South Esplanade 36

LOCATION: 36 South Esplanade GLENELG SOUTH

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LAND DESCRIPTION: D61397 A51
CT 5896/956 Sec 205

CONSTRUCTION DATE: 1915

OWNER: Mr L & Ms P MacDonald

REGISTER STATUS: Heritage Contributory Item

HERITAGE BRANCH FILE NO.: 5078

PHOTOGRAPH:







Catalogue image National Library of Australia



Observatory House 1925 - Image courtesy SLSA [B 2719]

DESCRIPTION:

This building is an unusual house constructed of rock faced sandstone with a curved corner bay window facing the sea, and a heavy rusticated return verandah of the same stone. The house sits high on the site with a view over the beach.

The stone is weathering on the exposed corners, but generally the house is in good condition. The original roof (probably terracotta tiles) has been replaced with what looks like a concrete tile. The original stepped stone fence to the front and side with tall tapered stone gate pillars still remains.

Later additions also include solar panels to the northern roof.

STATEMENT OF HERITAGE VALUE:

An unusual house constructed of rock faced sandstone with a curved corner bay window facing the sea, and a heavy rusticated return verandah of the same stone. The original front and side fences are intact. The dwelling is believed to have been designed by A. S. Conrad.

The dwelling is unusual for the Glenelg area, but is an example of later development in the area when Glenelg was seen as a seaside holiday destination from Adelaide.

The heritage listing includes the whole of the exterior as viewed from the street, but excludes later additions, solar panels and brush fence.

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

(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:*

The property is considered to satisfy criteria (a) because (a) the building is set on an important corner is a good example of an architecturally designed house built for a wealthy owner as a seaside residence on Adelaide's most prominent Esplanade at the time.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The property is considered to satisfy criteria (d) as the design is a rare example of a rock faced sandstone late Edwardian dwelling a circular corner bay window, and heavy-set arched stone verandah.

BRIEF HISTORICAL BACKGROUND:

A house of eight rooms built 1915 for George C. W. Kohler (1865-1942). The house was possibly designed by A S Conrad, who was known for his use of rock face stonework.

Otto Boettger immigrated to South Australia in 1877 from Germany. In 1877, he set up a manufacturing and repair business for scientific equipment in the colony. By 1890 he was selling around Australia. Around 1899, Otto sold his business to his apprentice, George Kohler. The Kohler family continued to trade under the Boettger name until 1974, manufacturing spectacles, binoculars and telescopes. Kohler built the Observatory House in Flinders Street Adelaide.

“Kohler employed architects Edward Davies and Charles Walter Rutt to design premises next door to the workshop of Otto Boettger, the original head of a binocular and telescope manufacturing and importing business that Kohler bought in about 1899.

Boettger died shortly after, but Kohler kept the business trading under its original name until it closed in 1974.

The tower was erected to promote the glasses, binoculars and telescopes the business specialised in. Some say it offered a place to show off the quality of the products.” The Advertiser April 18 2014.

REFERENCES:

History prepared by Holdfast Bay History Centre
State Library of SA
National Library of Australia
The Advertiser April 18 2014

**Development Plan Amendment
Holdfast Bay Council
*Schedule 4a Certificate***

Minutes

Tuesday 10 August 2021 – 9.30-1.00pm

City of Holdfast Bay

PANEL:	Craig Holden (Chair), Deborah Lindsay, Hamish Angas
APOLOGIES:	Nil
AGD STAFF:	Catherine Hollingsworth (AGD) Reena Gupta (AGD)
PANEL COORDINATOR:	Jayne DiSotto (AGD)
CITY OF HOLDFAST BAY:	Michael Gates, Development Services Lead

Item No.	Details
1.1	<p>Welcome & Apologies</p> <p>The Chair welcomed all to the Panel meeting for the City of Holdfast Bay Local Heritage Transition Development Plan Amendment.</p>
2.0	<p>Overview of Meeting - Role of the Panel</p> <p>Panel members confirmed the role of the Panel.</p> <p>There is no specific provision under the <i>Planning, Development and Infrastructure Act 2016</i> (PDI Act) providing for objectors to be heard. The Local Heritage Transition Development Plan Amendment (DPA) was submitted for approval in accordance with the <i>Planning, Development and Infrastructure Transitional Provisions Regulations 2017</i> (the Regulations), as an amendment to the Planning and Design Code. As the DPA was commenced under the former <i>Development Act 1993</i> however, to provide consistency, the process of Panel review for objector properties will continue for the final Heritage DPAs progressing through the planning system.</p> <p>The Panel is formed from members of the Heritage Sub-Committee, of the State Planning Commission. The Panel's role is to provide an independent review and recommendation to the Commission to inform its advice to the Minister for Planning and Local Government on whether those properties proposed for listing as Local Heritage Places, for which an owner has raised objection, should be approved. This process is consistent with the process formerly undertaken under the <i>Development Act 1993</i>.</p> <p>Of the two objector properties, one further written submission confirming objection to the listing was received, however, no request to be heard by the Panel was made.</p> <p>Panel members noted that all the places proposed for Local Heritage listing by Council comprised former contributory items, located within the Historic Conservation Areas of the former Holdfast Bay Development Plan. The subject properties have transitioned as Representative Buildings and are located within the Historic Area Overlay of the Planning and Design Code. As such they are afforded a level of additional protection through the Overlay provisions.</p> <p>General discussion considered the merits of independent review of non-objector properties recommended for local heritage listing, however, it was noted that this was not the role of the Panel.</p> <p>Panel members acknowledged that in response to initial recommendations by the Panel on the</p>

	<p>Statement of Intent, Council had completed further work and provided greater detail within the heritage data sheets.</p> <p>Panel members also noted that the submissions made on the two objector properties did not address the Local Heritage criteria (the criteria) as set out in section 67(1) of the <i>PDI Act</i> (and former <i>Development Act 1993</i>). The Panel's review would be based on whether each of the two properties satisfy the criteria.</p> <p>Further discussion considered the need for clear correlation between the Thematic History and properties proposed for listing as well as the threshold and consistency in meeting the criteria, noting that the proposed items would be considered within the context of the local area.</p>
3.0	<p>Items for Consideration</p>
3.1	<p>Council Attendance</p> <p>Michael Gates was in attendance for the City of Holdfast Bay.</p> <p>Michael confirmed that all 534 former contributory items had been reviewed and those selected for listing as Local Heritage Places were identified as meeting the criteria, being good representative examples that had retained their integrity. He acknowledged that both objector properties were atypical of the local areas within which they were located and demonstrated unique design qualities.</p> <p>Comments made by the Panel in relation to strengthening the Statement of Heritage Value and the relationship between the Thematic History and the criteria were noted.</p> <p>Michael confirmed that David Brown provided Council with specialist heritage advice and was available for any further questions.</p>
3.2	<p>Objector Items</p> <p>Consideration was given as to whether the properties adequately demonstrated correlation to the Thematic History in the assessment against criterion (a) and the merit displayed in the assessment against criterion (d).</p>
	<p>36 Byron Street, Glenelg</p> <p>Criterion (a)</p> <p>The Panel noted the need for there to be a strong correlation between the Thematic History and the assessment against criterion (a), including the significance of the property to the local area. Though reference was made on page 28 in the Thematic History to the period between 1900 and 1915, this was not specifically identified in the argument under criterion (a) for 36 Byron Street. Further, the Statement of Heritage Value noted the large allotment size for 36 Byron Street, however, the potential heritage significance of this aspect of this property was not considered within the assessment. Notwithstanding, the final sentence of the assessment in particular, does provide a link, by stating that <i>The Edwardian Design is representative of development in early 20th century ...</i></p> <p>Criterion (d)</p> <p>The Panel considered that few of the stylistic elements of the house, as representing the Edwardian period, had been identified within the assessment under this criterion. Notwithstanding, the Panel were of the opinion that the building clearly displays the stylistic characteristics of an Edwardian villa. While the return verandah was identified in the assessment as being unusual, no further justification for including this particular reference was provided. The Panel felt that later additions including the lacework and verandah floor tiles do not detract from the integrity of the building.</p> <p>Resolution:</p> <ol style="list-style-type: none"> 1. The dwelling at 36 Byron Street, Glenelg meets local heritage criteria (a) and (d). Retain for listing.

	<p>74 Penzance Street, Glenelg South</p> <p>Criterion (a)</p> <p>The Panel noted that the house at 74 Penzance Street had been identified as ‘<i>an important remnant example of an early gable ended cottage</i>’. The assessment against this criterion could have provided more clarity as to why the building was significant, as a rare surviving early cottage in the local area. Constructed in the 1870s, the Panel were of the opinion that the design of this house was more typical of the 1840-50s period and presents an unusual design typology within the context of Penzance Street. The assessment nevertheless recognises the building as representative of the period identified within the Thematic History.</p> <p>Criterion (d)</p> <p>The building’s integrity was considered high, noting alterations had been made to the house including additional windows, rear additions and the front verandah. However, it was not considered that these alterations detracted from the building or its assessment against the criteria.</p> <p>Resolution:</p> <ol style="list-style-type: none"> 1. The dwelling at 74 Penzance Street, Glenelg South meets Local Heritage criteria (a) and (d). Retain for listing.
4.0	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. The Heritage Sub-Committee Panel advise the State Planning Commission that 36 Byron Street, Glenelg and 74 Penzance Street, Glenelg South are supported for listing as Local Heritage Places.
5.0	<p>Meeting closed</p> <p>The Chair thanked all in attendance and closed the meeting at 12.36pm.</p>



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Craig Holden

CHAIR

KNet # 17496746

Appendix – Legislative Context and Code Transition

Procedural Matters

On 19 March 2021 the new planning system became operational, replacing all operations under the *Development Act 1993* with the *Planning, Development and Infrastructure Act 2016* (PDI Act).

Previously, section 25(15)(b) of the *Development Act 1993* required the Minister for Planning to seek the advice of the Development Policy Advisory Committee (DPAC) prior to making a decision, if the owner of the land proposed for listing objected. DPAC's responsibility was discharged through the Local Heritage Advisory Committee (LHAC), as a sub-committee of DPAC. With the disbanding of DPAC, the State Planning Commission (the Commission) undertook this function.

Similarly, section 22(2)(c) of the PDI Act provides for the Commission to give advice with respect to the amendment of instruments under the PDI Act. The Commission's Heritage Sub-Committee has been established in accordance with Section 29(1)(c) of the PDI Act to hear objectors to heritage listings on behalf of the Commission and provide advice to the Minister on how to proceed. This responsibility is discharged through the Heritage Sub-Committee Panel (the Panel) and comprises Heritage Sub-Committee members.

Acknowledging the Commission's previous role in heritage DPAs, for the remaining Local Heritage in Transition DPAs the Department will continue to seek the Commission's advice on any properties for which an owner objection has been received during consultation, prior to providing the DPA to the Minister for approval. This is to ensure consistency in the Local Heritage listing process and to manage public expectations about being heard by an independent body.

The Panel's advice is based upon an assessment against the Local Heritage criteria. The Criteria have transitioned in full from Section 23(4) of the *Development Act 1993* to section 67(1) of the PDI Act and are outlined in **Attachment 5**.

Transition

When the new planning system became operational, all operations under the *Development Act 1993* were replaced with the new legislation. All remaining development plans were revoked and replaced with the Planning and Design Code. Outstanding DPAs must now be approved by the Minister under the PDI Act and the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017* (the Regulations). Council has satisfied the provisions of section 8(5)(a) of the Regulations by submitting the DPA for approval prior to 1 July 2021.

The Amendment Instruction Table prepared for the DPA is therefore superseded. Within the Code, contributory items are recognised as "Representative Buildings" and are identified by the Historic Areas Overlay within the Historic Area Statements. The DPA does not propose any change to policy, or the Code's Historic Area Statements for Gawler. There is also no proposed change to the current boundary of the Historic Area Overlay.

Transition into the Code will therefore be limited to amendment to Part 11 of the Code (list of Local Heritage Places), and amendment of the SAPPAs to remove identification of the relevant Representative Buildings and to apply the Local Heritage Place Overlay to properties for which local heritage listing has been approved. The Heritage Adjacency Overlay will also be applied to properties adjacent any new Local Heritage Place.

Next Steps

Following approval of a DPA under the Regulations, the Minister may then, by notice in the Gazette, also amend the Planning and Design Code to give effect to the DPA, under Regulation

8(2). This amendment to the Code then triggers a requirement for the Minister to refer the amendment to the Environment, Resources and Development Committee of Parliament (ERDC) under section 74(2) of the PDI Act. Under section 74(3) of the PDI Act, the referred Code Amendment must be accompanied by a Report prepared by the Commission.

In order to expedite the DPA approval process, the Commission has, for all remaining Local Heritage Development Plan Amendments which are required to be transitioned into the Code:

- retained the power to receive and response to consultation from the Minister on a DPA under Regulation 8(1), unless not owner objection has been received during consultation; and
- delegated the power to prepare and provide a report to the ERDC under section 74(3) of the PDI Act

The Department will therefore provide the final recommendations of the Commission (once approved) to the Minister to consider, following consultation under Regulation 8(1). If the DPA is approved and then transitioned into the Code by the Minister, the Department will then prepare and provide to the Minister the ERDC report under delegation from the Commission.

ATTACHMENT 3 – LOCAL HERITAGE CRITERIA

Section 67(1) Criteria – *Planning, Development and Infrastructure Act 2021*

67—Local heritage

- (1) The Planning and Design Code 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.

Heritage Sub-Committee – Panel

Agenda Report for Decision

Meeting Date: Tuesday, 10 August 2021

Item Name	Development Plan Amendment Advice to the State Planning Commission – Heritage in Transition Development Plan Amendment by the City of Holdfast Bay
Presenters	Nadia Gencarelli and Catherine Hollingsworth
Purpose of Report	Decision
Item Number	1.0
Confidential Item (Y/N)	Y – Advice to the State Planning Commission
Related Decisions	Meeting 1 – City of Holdfast Bay – Local Heritage in Transition Statement of Intent – 21 May 2020

Recommendation

It is recommended that the Panel resolves to:

1. Advise the State Planning Commission (the Commission) as to whether the following properties should be designated as Local Heritage Places:

1.	74 Penzance Street, Glenelg South
2.	36 Byron Street, Glenelg

2. That the Chair of the Heritage Sub-Committee Panel (the Panel) be authorised to finalise the advice of the Panel to the Commission.

Background

The City of Holdfast Bay submitted the Heritage in Transition Development Plan Amendment (DPA) to the Minister for Planning for approval on 25 June 2021. A copy of the Amendment is provided in **Attachment 1**.

The DPA was not placed on Interim Operation.

Discussion

Rationale for the DPA

There were 534 heritage contributory items located within the City of Holdfast Bay in the suburbs of Glenelg, Glenelg East and Glenelg South.

Within the Planning and Design Code (the Code), contributory items are now recognised as “Representative Buildings” and are identified by the Historic Areas Overlay within the Historic

Area Statements. In the early stages of Code development, however, contributory items were not to be specifically recognised or identifiable under the Code.

In May 2019, the former Minister for Planning advised Councils that they could prepare a Heritage in Transition DPA to elevate suitable contributory items to Local Heritage Places if they comply with the legislated criteria under the *Development Act 1993*.

In response, the City of Holdfast Bay reviewed the 534 existing contributory items and 29 places were recommended for listing as Local Heritage Places. As several of the Places consist of more than one property, there is a total of 34 properties proposed, located within the four former Historic Conservation Areas. All comprise dwellings with the exception of one church.

Council staff initially undertook a review and wrote draft heritage data sheets for all contributory items. BB Architects were engaged to review and update the Glenelg area heritage surveys to ensure accuracy and confirm that the identified properties satisfy the relevant local heritage criteria.

The DPA comprises the Heritage Assessment Report (data sheets) on the proposed Local Heritage Places together with a Thematic History of Glenelg, detailed within the *Heritage in Transition Historic Review of Glenelg and Heritage Contributory Items February 2020*.

The DPA released for public consultation, which includes the *Heritage in Transition Historic Review of Glenelg and Heritage Contributory Items February 2020*, is provided in **Attachment 2**.

Legislative Context

On 19 March 2021 the new planning system became operational, replacing all operations under the *Development Act 1993* with the *Planning, Development and Infrastructure Act 2016* (PDI Act).

Previously, section 25(15)(b) of the *Development Act 1993* required the Minister for Planning and Local Government to seek the advice of the Development Policy Advisory Committee (DPAC) prior to making a decision, if the owner of the land proposed for listing objected. DPAC's responsibility was discharged through the Local Heritage Advisory Committee (LHAC), as a sub-committee of DPAC. With the disbanding of DPAC, the Commission undertook this function.

Similarly, section 22(2)(c) of the PDI Act provides for the Commission to give advice with respect to the amendment of instruments under the PDI Act. The Commission's Heritage Sub-Committee has been established in accordance with Section 29(1)(c) of the PDI Act to hear objectors to heritage listings on behalf of the Commission and provide advice to the Minister on how to proceed. This responsibility is discharged through the Heritage Sub-Committee Panel (the Panel) and comprises Heritage Sub-Committee members.

To inform advice to the Minister for Planning and Local Government, a review process will need to be undertaken by the Panel. Advice to the Minister is based upon an assessment against the Local Heritage criteria. The criteria have transitioned in full from Section 23(4) of the *Development Act 1993* to section 67(1) of the PDI Act and are outlined in **Attachment 3**.

Panel hearings are not open to the general public or media. Objectors are permitted to bring experts to support their provision of evidence to the Panel. Council and its consultants are also provided with an opportunity to respond to questions at the end of the hearing. A copy of the Heritage Sub-Committee, Terms of Reference is provided in **Attachment 4**.

Proposed Amendment

The DPA proposes the following amendments to the Code:

- The addition of 29 new Local Heritage Places (identified by application of the Local Heritage Place Overlay, and listing in Part 11 of the Code)

- Associated amendments to the South Australian Property and Planning Atlas (SAPPA) including deletion of Representative Buildings identified as Local Heritage Places, and application of the Heritage Adjacency Overlay to adjoining properties.

There are no changes to Code policy.

Heritage data sheets have been prepared for each of the proposed Local Heritage Places and detail the heritage value and relevant section 67(1) criteria.

It should be noted that all of the contributory items that Council is seeking to list have transitioned from the former Holdfast Bay Development Plan Historic Conservation Areas to the Historic Area Overlay of the Code and are identified as Representative Buildings in SAPPA. The Overlay also includes specific Historic Area Statements for each of the former Historic Conservation Areas. The Historic Area Statements for Holdfast Bay are provided in **Attachment 5**.

Consultation

A copy of the DPA was released for concurrent agency and public consultation (consultation approval not required) from 23 March 2021 to 18 May 2021.

Sixteen public submissions were received, eleven of which were in support, two were neutral and three opposed the DPA. One objection was general and did not relate to a specific property and one provided no detail of the objection despite Council's request to provide reasons for not supporting the DPA. The remaining objection raised concerns over diminished land value, restrictions on future development and increased length of assessment, as well as eligibility in qualifying for a heritage grant.

As there was no request to be held the statutory public meeting was not held.

Council Review

Following consultation, Council determined not to make any changes to the DPA.

A table summarising the proposed Local Heritage Places that have been objected to, including details of submissions made, is contained in **Attachment 6**.

Transition

As noted, when the new planning system became operational, all operations under the *Development Act 1993* were replaced with the new legislation. All remaining Development Plans were revoked and replaced with the Code. Outstanding DPAs must now be approved by the Minister under the PDI Act and the *Planning, Development and Infrastructure Transitional Provisions Regulations 2017* (the Regulations). Council has satisfied the provisions of section 8(5)(a) of the Regulations by submitting the DPA for approval prior to 1 July 2021.

The Amendment Instruction Table prepared for the DPA is therefore superseded. The DPA does not propose any change to policy, or the Code's Historic Area Statements. There is also no proposed change to the current boundary of the Historic Area Overlay. Transition into the Code will be limited to the listing of properties in Part 11 of the Code (Local Heritage Places), and amendment of the SAPPA to remove identification of the relevant Representative Buildings and to apply the Local Heritage Place Overlay to properties for which local heritage listing has been approved. The Heritage Adjacency Overlay will also be applied to properties adjacent any new Local Heritage Place.

State Planning Commission Heritage Sub-Committee Panel

Where it is proposed to designate a place as a Local Heritage Place under section 67(1) of the PDI Act, the Commission will provide the owner of the land (if an objection was received) reasonable opportunity to make a submission to the Commission on the proposed designation.

The Department wrote to the two property owners who objected to the proposed listing of their properties, inviting submissions (written and/or verbal) to the Panel. Submissions closed on Monday 2 August 2021. The land owner of 36 Byron Street, Glenelg reiterated his strong opposition to the property being listed, however, did not seek to be heard. The owner of 74 Penzance Street, Glenelg South made no further submission.

There will therefore be no Hearing, however, a Panel meeting will be held to consider the two Local Heritage Places that have been objected to. Council's planning staff and heritage advisors have been invited to attend the meeting to respond to any queries by the Panel.

Information on each property objected to is provided in **Attachment 6**.

Prepared by: Catherine Hollingsworth



Endorsed by: Brett Steiner

Date: 3 August 2021

Attachments:	Knet reference
1. Heritage in Transition DPA by the City of Holdfast Bay – Amendment for Approval	#17291553
2. DPA for public consultation	#17391864
3. Section 67(1) Criteria – <i>PDI Act 2016</i>	#17453965
4. Heritage Sub-Committee Terms of Reference	#17453912
5. The Historic Area Statements for Holdfast Bay	#17453837
6. Heritage Places Information Pack	
6.1 Summary Table	#17447281
6.2 Information on Objector Properties	#17447683
• Location Map	
• Heritage Assessment Report	
• Objector Submission	
• Copy of Council's summary of submission and recommendation on the property	
• Submission to the Commission for 36 Byron Street	

Heritage Sub-Committee Panel Review – Tuesday 10 August 2021

City of Holdfast Bay – Local Heritage Transition Development Plan Amendment

Item No.	Item Address and photo	Survey Reference	Extent of Listing for Approval	Section 67(1) Criteria
1.	<p>36 Byron Street GLENELG</p> 	4621	<p>Dwelling</p> <p>Whole of exterior. Excludes lower rear addition.</p> <p><i>Identify if to be heard</i></p>	<p>a d</p> <p>No</p>
2.	<p>74 Penzance Street GLENELG SOUTH</p> 	4970	<p>Dwelling</p> <p>All of the exterior as viewed from the street, but excludes the later additions and outbuildings on the site.</p> <p><i>Identify if to be heard</i></p>	<p>a d</p> <p>No</p>