

Agenda Report for Decision

Meeting Date: 30 September 2021

Item Name	Development Plan Amendment Advice to the Minister for Planning and Local Government – Local Heritage in Transition Development Plan Amendment by the Town of Walkerville
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 for Planning and Local Government on initiation of the Code Amendment. Anticipated in October 2021
Related Decisions	Town of Walkerville – Local Heritage in Transition – Statement of Intent Special Meeting - 25 June 2020 Approval - 4 March 2021

Recommendation

It is recommended that the State Planning Commission (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 for Planning and Local Government (the Minister) on the approval of the Development Plan Amendment.
2. Advise the Minister that the State Planning Commission (the Commission) has considered the advice of its Heritage Panel on the 20 properties for which an owner objection was received, and:
 - a. Recommends that the following three properties be reinstated in the Development Plan Amendment (DPA) and are listed as Local Heritage Places:
 - 10 James Street, Gilberton.
 - 17 Robe Terrace, Medindie.
 - 164 Stephen Terrace, Medindie.
 - b. Recommends that the following 17 properties are not supported for Local Heritage listing, in accordance with the DPA as lodged for approval:
 - 3 Arthur Street, Medindie.
 - 8 Gilbert Street, Gilberton.
 - 42A Burlington Street, Walkerville.
 - 14 Gilbert Street, Gilberton.

- 44 Burlington Street, Gilberton.
- 11A Church Street, Walkerville.
- 40 Church Street, Medindie.
- 10 Dutton Street, Medindie.
- 18 Dutton Street, Medindie.
- 40 Dutton Street, Medindie.
- 8 Wilsden Street, Walkerville.
- 18 Gilbert Street, Gilberton.
- 35 Hawkers Road, Medindie.
- 8 Robe Terrace, Medindie.
- 30 Robe Terrace, Medindie.
- 158 Stephen Terrace, Gilberton.
- 170 Stephen Terrace, Gilberton.

3. Authorise the Chair to approve any minor amendments, and sign the advice of the Commission as detailed in the letter to the Minister in **Attachment 1**.

Background

The Town of Walkerville (the Council) submitted the Local Heritage in Transition DPA to the Minister for approval on 29 June 2021. A copy of the Amendment is provided in **Attachment 2**.

The Commission's Heritage Sub-Committee Panel (the Panel) met on Thursday 26 August 2021 to hear objectors and Council representatives, and to inspect and consider Local Heritage listing of objector properties. The members of the Panel comprised Craig Holden (Chair), Anna Pope and Jenny Newman. A copy of the minutes from the Panel meeting is provided in **Attachment 3**.

Council's 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 Panel's advice is provided in relation to the 20 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 now-repealed *Development Act 1993* (the Development Act) to section 67(1) of the *Planning, Development and Infrastructure Act 2016* (the PDI Act), and are outlined in **Attachment 5**.

Discussion

The last major review of heritage places was undertaken by Council in 2005, listing 84 Local Heritage Places and 546 contributory items.

In response to development of the Code, Council reviewed all existing contributory items and proceeded with a Local Heritage in Transition DPA. The DPA as released for consultation proposed the elevation of 54 properties to Local Heritage Places. However, in response to public submissions, Council resolved to remove the 20 properties for which owners objected to listing, considering that appropriate protections were already in place (i.e. Representative Buildings located within the Historic Area Overlay—further discussion is provided below). The DPA as lodged for approval proposes the following amendments to the Code:

- The addition of 34 new Local Heritage Places (identified by application of the Local Heritage Place Overlay, and listing in Part 11 of the Code); and
- 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.

The Heritage Panel has recommended that an additional three properties be reinstated in the DPA, which, if approved, would result in the listing of 37 Local Heritage Places.

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 Attorney-General's 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 to **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 submissions to the Panel. Submissions closed on Wednesday 18 August 2021 and notification was received that two landowners wished to be heard. A third submission comprised a written submission only. Council's planning staff and heritage advisor were also invited to attend the Hearing.

The key reasons for objection concerned:

- The proposed places do not satisfy the relevant Local Heritage criteria.
- The properties were not previously identified for local heritage listing in the 2005 Heritage Survey (rather, as contributory items).
- The properties were included on the basis that, initially, contributory items would not be transitioned into the Code.
- Concerns over diminished real estate value, restrictions on future development, lack of Council support for ongoing maintenance (such as a Heritage Incentive Scheme), and incorrect historical survey information.

The Panel considered that only three of the objector properties initially recommended for local heritage listing satisfied the Local Heritage criteria as set out in Section 67(1) of the PDI Act and were suitable for Local Heritage listing.

In relation to the 17 remaining properties, the Panel considered that the heritage assessments did not provide sufficient evidence to establish the significance of the dwellings when considered against other dwellings in the local area that had been built in the same time period, designed by the same architect, associated with a significant person or designer, or displaying similar characteristics and construction techniques.

A number of the properties, particularly those on Gilbert Street and Burlington Street, were considered to contribute to the character of the area as a group, but were not individually of heritage significance.

The Panel also raised concern over the equity and integrity of listing where properties within the same street and context had been recommended for listing, but where not all would be listed due to owner objection.

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

Information on each objector property is provided in **Attachment 7**.

Council feedback about heritage and character controls in the Code

In submitting the Amendment for approval, Council has also acknowledged the protections offered to representative buildings (previously contributory items) in the new system are equal, if not higher, than previous protections, and that they have comfort in the level of heritage and character protections provided under the Code. This feedback may be of interest to Members and is provided as **Attachment 8**.

Attachments:

1. Letter of advice to the Minister for Planning and Local Government – Local Heritage in Transition DPA (#17649407).
2. Local Heritage in Transition DPA by the Town of Walkerville – Amendment for Approval (#17532401).
3. Heritage Sub-Committee Panel meeting minutes, 26 August 2021 (#17649039).
4. Legislative Context and the State Planning Commission's Role (#17649074).
5. Section 67(1) Criteria—*Planning, Development and Infrastructure Act 2016* (#17518711).
6. Heritage Sub-Committee Panel Agenda Report, 26 August 2021 (#17517021).
7. Objector Properties—Summary Table (#17523089).
8. Letter from the Town of Walkerville submitting the Local Heritage Transition DPA for approval, 30 June 2021 (#17306791).

Prepared by: Catherine Hollingsworth

Endorsed by: Nadia Gencarelli

Date: 23 September 2021

30 September 2021

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Adelaide SA 5001

08 7109 7466
saplanningcommission@sa.gov.au

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

By email: AttorneyGeneral@sa.gov.au

Dear Minister

Town of Walkerville—Local 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 20 properties for which owners have objected to proposed Local Heritage listing as part of the Local Heritage in Transition Development Plan Amendment (DPA) by the Town of Walkerville (the Council).

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.

For your information, the DPA as lodged for consultation proposed 54 listings; however, post consultation, the Council resolved to remove properties for which an owner objection was received. Accordingly, the DPA lodged for approval only proposes the listing of 34 properties.

The Heritage Sub-Committee Panel (the Panel) of the Commission considered those 20 properties for which an owner objection was received, and were subsequently removed from the DPA by Council. This approach is consistent with the DPA review process that was required under the former *Development Act 1993*.

On 26 August 2021, the Panel undertook inspections and considered submissions provided by the objecting property owners. Having completed its review, the Panel considered that three of the 20 properties not proposed for listing by Council should be put forward for Local Heritage listing.

The Commission subsequently considered the DPA on 30 September 2021, and on balance, resolved to support Council's approach to list 34 Local Heritage Places and exclude 20 properties. This decision was made in light of the approach in the Planning and Design Code (the Code) to Local Heritage, and in particular, Council's support for the Code's approach; specifically, the demolition controls applicable to the properties (i.e. the Historic Area Overlay) and its subsequent view that elevation to Local Heritage status is not required to ensure their ongoing protection.

In summary, the Commission recommends the DPA be approved as lodged by Council.

Copies of the Panel 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 should you require further clarification.

Yours sincerely



Helen Dyer
Chair

Att A. Heritage Sub-Committee Panel—Agenda Report to the State Planning Commission, 26 August 2021
 B. Heritage Sub-Committee Panel—Agenda Report to the State Planning Commission, 30 September 2021

Development Plan Amendment

By the Council

Town of Walkerville

Local Heritage
Development Plan Amendment

The Amendment

Amendment Instructions Table

Name of Local Government Area: Town Walkerville Council

Name of Development Plan: Walkerville Council Development Plan

Name of DPA: Local Heritage Development Plan Amendment

The following amendment instructions (at the time of drafting) relate to the Town of Walkerville Development Plan consolidated on 6 October 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.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.	
	<ul style="list-style-type: none"> • Amend • Replace • Delete • Insert 	If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.			
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)					
TABLES					
Amendments required (Yes/No): Yes					
Table Walk/4 Contributory Items					
1.	REPLACE	With the contents of Attachment A	N	N	
Table Walk/5 Local Heritage Places					
2.	REPLACE	With the contents of Attachment B	N	N	
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required (Yes/No): Yes					
Maps					
3.	REPLACE	Heritage Overlay Map Walk/2	With Contents of Attachment	N	N
4.	REPLACE	Heritage Overlay Map Walk/3	With Contents of Attachment	N	N

Attachment A

Replacement Table Walk/4 – Contributory Items

Black text – existing Contributory Items already listed in the Development Plan

Red text – deletions from the listing of existing Contributory Items

Table Walk/4 - Contributory items

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
2 Bardini Street GILBERTON			8513
4 Bardini Street GILBERTON			8514
1 Buckingham Street GILBERTON			8515
2 Buckingham Street GILBERTON			8516
3 Buckingham Street GILBERTON			8517
5 Buckingham Street GILBERTON			8518
7 Buckingham Street GILBERTON			8519
8 Buckingham Street GILBERTON			8520
9 Buckingham Street GILBERTON			8521
10 Buckingham Street GILBERTON			8522
11 Buckingham Street GILBERTON			8523
15 Buckingham Street GILBERTON			8524
15A Buckingham Street GILBERTON			8525
17 Buckingham Street GILBERTON			8526
5 Edwin Terrace GILBERTON			8527
7 Edwin Terrace GILBERTON			8528
8 Edwin Terrace GILBERTON			8529
11 Edwin Terrace GILBERTON			8530
12 Edwin Terrace GILBERTON			8531
14 Edwin Terrace GILBERTON			8532
16 Edwin Terrace GILBERTON			8533
18 Edwin Terrace GILBERTON			8534
22 Edwin Terrace GILBERTON			8535
24 Edwin Terrace GILBERTON			8536
28 Edwin Terrace GILBERTON			8537
30 Edwin Terrace GILBERTON			8538
32 Edwin Terrace GILBERTON			8539
1 Eliza Street GILBERTON			8540
2 Eliza Street GILBERTON			8541
4 Eliza Street GILBERTON			8542

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
5 Eliza Street GILBERTON			8550
6 Eliza Street GILBERTON			8543
7 Eliza Street GILBERTON			9034
8 Eliza Street GILBERTON			8544
9 Eliza Street GILBERTON			8545
10 Eliza Street GILBERTON			8546
11 Eliza Street GILBERTON			8547
12 Eliza Street GILBERTON			8548
13 Eliza Street GILBERTON			8549
2 Frederick Street GILBERTON			8551
3 Frederick Street GILBERTON			8552
4 Frederick Street GILBERTON			8553
5 Frederick Street GILBERTON			8554
6 Frederick Street GILBERTON			8555
7 Frederick Street GILBERTON			8556
8 Frederick Street GILBERTON			8557
10 Frederick Street GILBERTON			8558
12 Frederick Street GILBERTON			8559
14 Frederick Street GILBERTON			8560
1 Garnet Street GILBERTON			8561
3 Garnet Street GILBERTON			8562
5 Garnet Street GILBERTON			8563
7 Garnet Street GILBERTON			8564
8 Garnet Street GILBERTON			8565
9 Garnet Street GILBERTON			8566
12 Garnet Street GILBERTON			8567
1 Gilbert Street GILBERTON			8568
2 Gilbert Street GILBERTON			8569
6 Gilbert Street GILBERTON			8570
7 Gilbert Street GILBERTON			8571
8 Gilbert Street GILBERTON			8572
9 Gilbert Street GILBERTON			8573
10 Gilbert Street GILBERTON			8574

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
11 Gilbert Street GILBERTON			8575
12 Gilbert Street GILBERTON			8576
13 Gilbert Street GILBERTON			8577
14 Gilbert Street GILBERTON			8578
15 Gilbert Street GILBERTON			8579
16 Gilbert Street GILBERTON			9036
18 Gilbert Street GILBERTON			8580
22 Gilbert Street GILBERTON			8581
23 Gilbert Street GILBERTON			8582
24 Gilbert Street GILBERTON			8583
25 Gilbert Street GILBERTON			8584
26 Gilbert Street GILBERTON			8585
27 Gilbert Street GILBERTON			8586
29 Gilbert Street GILBERTON			8587
30 Gilbert Street GILBERTON			8588
1/ 31 Gilbert Street GILBERTON			8589
32 Gilbert Street GILBERTON			8590
33 Gilbert Street GILBERTON			8591
34 Gilbert Street GILBERTON			8592
35 Gilbert Street GILBERTON			8593
36 Gilbert Street GILBERTON			8594
37 Gilbert Street GILBERTON			8595
38 Gilbert Street GILBERTON			8596
40 Gilbert Street GILBERTON			8597
42 Gilbert Street GILBERTON			8598
44 Gilbert Street GILBERTON			8599
46 Gilbert Street GILBERTON			8600
47 Gilbert Street GILBERTON			8601
48 Gilbert Street GILBERTON			8602
50 Gilbert Street GILBERTON			8603
52 Gilbert Street GILBERTON			8604
54 Gilbert Street GILBERTON			8605
56 Gilbert Street GILBERTON			8606

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
66 Gilbert Street GILBERTON			8607
4 James Street GILBERTON			8608
6 James Street GILBERTON			8609
8 James Street GILBERTON			8610
10 James Street GILBERTON			8611
15 James Street GILBERTON			8612
1 Matilda Street GILBERTON			8613
3 Matilda Street GILBERTON			8614
4 Matilda Street GILBERTON			8615
6 Matilda Street GILBERTON			8616
8 Matilda Street GILBERTON			8617
9 Matilda Street GILBERTON			8618
11 Matilda Street GILBERTON			8619
13 Matilda Street GILBERTON			8620
14 Matilda Street GILBERTON			8621
5 Matilda Street GILBERTON			8622
24 Northcote Terrace GILBERTON			8623
26 Northcote Terrace GILBERTON			8624
28 Northcote Terrace GILBERTON			8625
8 Park Terrace GILBERTON			8627
9 Park Terrace GILBERTON			8628
10 Park Terrace GILBERTON			8629
12 Park Terrace GILBERTON			8630
13 Park Terrace GILBERTON			8631
14 Park Terrace GILBERTON			8632
15 Park Terrace GILBERTON			8633
16 Park Terrace GILBERTON			8634
17 Park Terrace GILBERTON			8635
18 Park Terrace GILBERTON			8636
19 Park Terrace GILBERTON			8637
20 Park Terrace GILBERTON			8638
28 Park Terrace GILBERTON			8639
2 Rose Street GILBERTON			9037

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
3 Rose Street GILBERTON			9039
5 Rose Street GILBERTON			9040
7 Rose Street GILBERTON			9041
8 Rose Street GILBERTON			9038
9 Rose Street GILBERTON			9042
9A Rose Street GILBERTON			9043
2 Severn Street GILBERTON			8640
4 Severn Street GILBERTON			8641
6 Severn Street GILBERTON			8642
10 Severn Street GILBERTON			8643
12 Severn Street GILBERTON			8644
2 Simpson Street GILBERTON			8645
4 Simpson Street GILBERTON			8646
6 Simpson Street GILBERTON			8647
7 Simpson Street GILBERTON			8648
8 Simpson Street GILBERTON			8649
9 Simpson Street GILBERTON			8650
124 Stephen Terrace GILBERTON			8651
128 Stephen Terrace GILBERTON			8652
130 Stephen Terrace GILBERTON			8653
132 Stephen Terrace GILBERTON			8654
140 Stephen Terrace GILBERTON			8655
142 Stephen Terrace GILBERTON			8656
146 Stephen Terrace GILBERTON			8657
158 Stephen Terrace GILBERTON			8658
164 Stephen Terrace GILBERTON			8659
170 Stephen Terrace GILBERTON			8660
1 Stour Street GILBERTON			8661
2 Stour Street GILBERTON			8662
3 Stour Street GILBERTON			8663
4 Stour Street GILBERTON			8664
5 Stour Street GILBERTON			8665
6 Stour Street GILBERTON			8666

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
7 Stour Street GILBERTON			8667
1 Torrens Street GILBERTON			8668
2 Torrens Street GILBERTON			8669
3 Torrens Street GILBERTON			8670
4 Torrens Street GILBERTON			8671
5 Torrens Street GILBERTON			8672
7 Torrens Street GILBERTON			8673
8 Torrens Street GILBERTON			8674
9 Torrens Street GILBERTON			8675
11 Torrens Street GILBERTON			8676
12 Torrens Street GILBERTON			8677
13 Torrens Street GILBERTON			8678
14 Torrens Street GILBERTON			8679
15 Torrens Street GILBERTON			8680
16 Torrens Street GILBERTON			8681
18 Torrens Street GILBERTON			8682
20 Torrens Street GILBERTON			8683
4 Tyne Street GILBERTON			8684
6 Tyne Street GILBERTON			8686
9 Tyne Street GILBERTON			8687
11 Tyne Street GILBERTON			8688
15 Tyne Street GILBERTON			8689
17 Tyne Street GILBERTON			8690
18 Tyne Street GILBERTON			8691
19 Tyne Street GILBERTON			8692
22 Tyne Street GILBERTON			8693
10 Walkerville Terrace GILBERTON			8695
16 Walkerville Terrace GILBERTON			8696
20 Walkerville Terrace GILBERTON			8697
21 Walkerville Terrace GILBERTON			8698
22 Walkerville Terrace GILBERTON			8699
23 Walkerville Terrace GILBERTON			8700
24 Walkerville Terrace GILBERTON			8701

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
25 Walkerville Terrace GILBERTON			8702
26 Walkerville Terrace GILBERTON			8703
27 Walkerville Terrace GILBERTON			8704
28 Walkerville Terrace GILBERTON			8705
29 Walkerville Terrace GILBERTON			8706
31 Walkerville Terrace GILBERTON			8707
32 Walkerville Terrace GILBERTON			8708
34 Walkerville Terrace GILBERTON			8709
36 Walkerville Terrace GILBERTON			8710
37 Walkerville Terrace GILBERTON			8711
38 Walkerville Terrace GILBERTON			8712
39 Walkerville Terrace GILBERTON			8713
42 Walkerville Terrace GILBERTON			8714
43 Walkerville Terrace GILBERTON			8715
44 Walkerville Terrace GILBERTON			8716
45 Walkerville Terrace GILBERTON			8717
46 Walkerville Terrace GILBERTON			8718
47 Walkerville Terrace GILBERTON			8719
48 Walkerville Terrace GILBERTON			8720
52 Walkerville Terrace GILBERTON			8721
54 Walkerville Terrace GILBERTON			8722
56 Walkerville Terrace GILBERTON			8723
58 Walkerville Terrace GILBERTON			8724
59 Walkerville Terrace GILBERTON			8725
60 Walkerville Terrace GILBERTON			8726
3 Acacia Street MEDINDIE			8727
5 Acacia Street MEDINDIE			8728
6 Acacia Street MEDINDIE			8729
3 Arthur Street MEDINDIE			8730
6 Arthur Street MEDINDIE			8731
10 Arthur Street MEDINDIE	Coach house to the rear of 27 Robe Terrace		8732
11 Arthur Street MEDINDIE			8733

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
12 Arthur Street MEDINDIE	Coach house to the rear of 28 Robe Terrace		8734
13 Arthur Street MEDINDIE			8735
1 Avenel Gardens Road MEDINDIE			8736
2 Avenel Gardens Road MEDINDIE			8737
3 Avenel Gardens Road MEDINDIE			8738
4 Avenel Gardens Road MEDINDIE			8739
5 Avenel Gardens Road MEDINDIE			8740
6 Avenel Gardens Road MEDINDIE			8741
7 Avenel Gardens Road MEDINDIE			8742
8 Avenel Gardens Road MEDINDIE			8743
9 Avenel Gardens Road MEDINDIE			8744
10 Avenel Gardens Road MEDINDIE			8745
11 Avenel Gardens Road MEDINDIE			8746
12 Avenel Gardens Road MEDINDIE			8747
13 Avenel Gardens Road MEDINDIE			8748
14 Avenel Gardens Road MEDINDIE			8749
15 Avenel Gardens Road MEDINDIE			8750
16 Avenel Gardens Road MEDINDIE			8751
17 Avenel Gardens Road MEDINDIE			8752
18 Avenel Gardens Road MEDINDIE			8753
19 Avenel Gardens Road MEDINDIE			9044
20 Avenel Gardens Road MEDINDIE			8755
21 Avenel Gardens Road MEDINDIE			8754
23 Avenel Gardens Road MEDINDIE			8757
24 Avenel Gardens Road MEDINDIE			8758
25 Avenel Gardens Road MEDINDIE			8759
27 Avenel Gardens Road MEDINDIE			8760
28 Avenel Gardens Road MEDINDIE			8761
29 Avenel Gardens Road MEDINDIE			8762
30 Avenel Gardens Road MEDINDIE			8763
31 Avenel Gardens Road MEDINDIE			8764
32 Avenel Gardens Road MEDINDIE			8765

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
33 Avenel Gardens Road MEDINDIE			8766
37 Avenel Gardens Road MEDINDIE			8767
3 Briar Avenue MEDINDIE			8768
4 Briar Avenue MEDINDIE			8769
6 Briar Avenue MEDINDIE			8770
12 Briar Avenue MEDINDIE			8771
19 Briar Avenue MEDINDIE			8772
1 Darling Street MEDINDIE			8773
3 Darling Street MEDINDIE			8774
4 Darling Street MEDINDIE			8775
5 Darling Street MEDINDIE			8776
6 Darling Street MEDINDIE			8777
7 Darling Street MEDINDIE			8778
8 Darling Street MEDINDIE			8779
9 Darling Street MEDINDIE			8780
11 Darling Street MEDINDIE			8781
12 Darling Street MEDINDIE			8782
14 Darling Street MEDINDIE			8783
16 Darling Street MEDINDIE			8784
18 Darling Street MEDINDIE			8785
20 Darling Street MEDINDIE			8786
11A Darling Street MEDINDIE			8787
2 Dutton Terrace MEDINDIE			8788
3 Dutton Terrace MEDINDIE			8789
4 Dutton Terrace MEDINDIE			8790
5 Dutton Terrace MEDINDIE			8791
7 Dutton Terrace MEDINDIE			8792
8 Dutton Terrace MEDINDIE			8793
9 Dutton Terrace MEDINDIE			8795
10 Dutton Terrace MEDINDIE			8794
11 Dutton Terrace MEDINDIE			8796
13 Dutton Terrace MEDINDIE			8797
14 Dutton Terrace MEDINDIE			8798

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
15 Dutton Terrace MEDINDIE			8799
16 Dutton Terrace MEDINDIE			8800
17 Dutton Terrace MEDINDIE			8801
18 Dutton Terrace MEDINDIE			8802
19 Dutton Terrace MEDINDIE			8803
20 Dutton Terrace MEDINDIE			8804
21 Dutton Terrace MEDINDIE			8805
22 Dutton Terrace MEDINDIE			8806
23 Dutton Terrace MEDINDIE			8807
25 Dutton Terrace MEDINDIE			8808
27 Dutton Terrace MEDINDIE			8809
29 Dutton Terrace MEDINDIE			8810
31 Dutton Terrace MEDINDIE			8811
33 Dutton Terrace MEDINDIE			8812
35 Dutton Terrace MEDINDIE			8813
39 Dutton Terrace MEDINDIE			8814
40 Dutton Terrace MEDINDIE			8815
41 Dutton Terrace MEDINDIE			8816
46 Dutton Terrace MEDINDIE			8817
48 Dutton Terrace MEDINDIE			8818
2 Elm Street MEDINDIE			8819
4 Elm Street MEDINDIE			8820
6 Elm Street MEDINDIE			8821
8 Elm Street MEDINDIE			8822
10 Elm Street MEDINDIE			8823
12 Elm Street MEDINDIE			8824
14 Elm Street MEDINDIE			8825
4 Ettrick Avenue MEDINDIE			8826
5 Ettrick Avenue MEDINDIE			8827
6 Ettrick Avenue MEDINDIE			8828
10 Ettrick Avenue MEDINDIE			8829
12 Ettrick Avenue MEDINDIE			8830
14 Ettrick Avenue MEDINDIE			8831

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
15 Ettrick Avenue MEDINDIE			8832
1 Hawkers Road MEDINDIE			8833
2 Hawkers Road MEDINDIE			8834
35 Hawkers Road MEDINDIE			8837
44 Hawkers Road MEDINDIE			8838
47 Hawkers Road MEDINDIE			8839
49 Hawkers Road MEDINDIE			8840
51 Hawkers Road MEDINDIE			8841
52 Hawkers Road MEDINDIE			8842
54 Hawkers Road MEDINDIE			8843
55 Hawkers Road MEDINDIE			8844
59 Hawkers Road MEDINDIE			8845
61 Hawkers Road MEDINDIE			8846
62 Hawkers Road MEDINDIE			8847
68 Hawkers Road MEDINDIE			8848
74 Hawkers Road MEDINDIE			8849
76 Hawkers Road MEDINDIE			8850
80 Hawkers Road MEDINDIE			8851
84 Hawkers Road MEDINDIE			8852
86 Hawkers Road MEDINDIE			8853
88 Hawkers Road MEDINDIE			8854
4 Hawkers Road MEDINDIE			8835
6 Hawkers Road MEDINDIE			8836
2 Herbert Street MEDINDIE			8855
4 Herbert Street MEDINDIE			8856
9 Herbert Street MEDINDIE			8857
11 Herbert Street MEDINDIE			8858
7 Northcote Terrace MEDINDIE			8859
11 Northcote Terrace MEDINDIE			8860
15 Northcote Terrace MEDINDIE			8861
17 Northcote Terrace MEDINDIE			8862
19 Northcote Terrace MEDINDIE			8863
49 Northcote Terrace MEDINDIE			8864

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
53 Northcote Terrace MEDINDIE			8866
61 Northcote Terrace MEDINDIE			8867
63 Northcote Terrace MEDINDIE			8868
65 Northcote Terrace MEDINDIE			8869
67 Northcote Terrace MEDINDIE			8870
69 Northcote Terrace MEDINDIE			8871
5 Nottage Terrace MEDINDIE			8872
7 Nottage Terrace MEDINDIE			8873
9 Nottage Terrace MEDINDIE			8874
13 Nottage Terrace MEDINDIE			8876
17 Nottage Terrace MEDINDIE			8877
21 Nottage Terrace MEDINDIE			8878
23 Nottage Terrace MEDINDIE			8879
25 Nottage Terrace MEDINDIE			8880
27 Nottage Terrace MEDINDIE			8881
31 Nottage Terrace MEDINDIE			20970
1 Palm Street MEDINDIE			8882
6 Palm Street MEDINDIE			8883
5 Robe Terrace MEDINDIE			8884
6 Robe Terrace MEDINDIE			8885
7 Robe Terrace MEDINDIE			8886
8 Robe Terrace MEDINDIE			8887
10 Robe Terrace MEDINDIE			8888
11 Robe Terrace MEDINDIE			8889
17 Robe Terrace MEDINDIE			8891
18 Robe Terrace MEDINDIE			8892
21 Robe Terrace MEDINDIE			8893
22 Robe Terrace MEDINDIE	rear coach house		8894
22 Robe Terrace MEDINDIE			17265
23 Robe Terrace MEDINDIE			8895
24 Robe Terrace MEDINDIE			8896
25 Robe Terrace MEDINDIE			8897
30 Robe Terrace MEDINDIE			8898

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
31 Robe Terrace MEDINDIE			8899
32 Robe Terrace MEDINDIE			8900
14 Robe Terrace MEDINDIE			8890
4 Tennyson Street MEDINDIE			8901
5 Tennyson Street MEDINDIE			8902
6 Tennyson Street MEDINDIE			8903
7 Tennyson Street MEDINDIE			8904
8 Tennyson Street MEDINDIE			8905
10 Tennyson Street MEDINDIE			8907
11 Tennyson Street MEDINDIE			8908
12 Tennyson Street MEDINDIE			8909
13 Tennyson Street MEDINDIE			8910
14 Tennyson Street MEDINDIE			8911
15 Tennyson Street MEDINDIE			8912
17 Tennyson Street MEDINDIE			8913
18 Tennyson Street MEDINDIE			8914
19 Tennyson Street MEDINDIE			8915
21 Tennyson Street MEDINDIE			8916
23 Tennyson Street MEDINDIE			8917
25 Tennyson Street MEDINDIE			8918
27 Tennyson Street MEDINDIE			8919
2 The Avenue MEDINDIE			8920
3 The Avenue MEDINDIE			8923
4 The Avenue MEDINDIE			8922
5 The Avenue MEDINDIE			8924
9 The Avenue MEDINDIE			8925
11 The Avenue MEDINDIE			8926
1 The Avenue MEDINDIE			8921
1 Victoria Avenue MEDINDIE			8927
2 Victoria Avenue MEDINDIE			8928
3 Victoria Avenue MEDINDIE			8929
4 Victoria Avenue MEDINDIE			8930
5 Victoria Avenue MEDINDIE			8931

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
6 Victoria Avenue MEDINDIE			8932
7 Victoria Avenue MEDINDIE			8933
8 Victoria Avenue MEDINDIE			8934
9 Victoria Avenue MEDINDIE			8935
14 Victoria Avenue MEDINDIE			8875
4 Alfred Street WALKERVILLE			8936
6 Alfred Street WALKERVILLE			8937
15 Alfred Street WALKERVILLE			8938
17 Alfred Street WALKERVILLE			8939
1 Brunswick Street WALKERVILLE			8940
54 Brunswick Street WALKERVILLE			8941
6 Burlington Street WALKERVILLE			8942
8 Burlington Street WALKERVILLE			8944
10 Burlington Street WALKERVILLE			8945
40 Burlington Street WALKERVILLE			8946
42 Burlington Street WALKERVILLE			8947
44 Burlington Street WALKERVILLE			8948
46 Burlington Street WALKERVILLE			8949
50 Burlington Street WALKERVILLE			8950
1 Church Terrace WALKERVILLE			8999
3 Church Terrace WALKERVILLE			8951
7 Church Terrace WALKERVILLE			8952
9 Church Terrace WALKERVILLE			8953
11A Church Terrace WALKERVILLE			8955
12 Church Terrace WALKERVILLE			8954
16 Church Terrace WALKERVILLE			8956
18 Church Terrace WALKERVILLE			9045
18A Church Terrace WALKERVILLE			9046
22 Church Terrace WALKERVILLE			8957
36 Church Terrace WALKERVILLE			8958
40 Church Terrace WALKERVILLE			8960
52 Church Terrace WALKERVILLE			17266
65 Church Terrace WALKERVILLE			8962

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
66 Church Terrace WALKERVILLE			8963
68 Church Terrace WALKERVILLE			9047
69 Church Terrace WALKERVILLE			8964
71 Church Terrace WALKERVILLE			8965
73 Church Terrace WALKERVILLE			8966
77 Church Terrace WALKERVILLE			8967
81 Church Terrace WALKERVILLE			8968
83 Church Terrace WALKERVILLE			8969
85 Church Terrace WALKERVILLE			8970
2 Clarke Street WALKERVILLE			8971
4 Clarke Street WALKERVILLE			8972
10 Clarke Street WALKERVILLE			8973
11 Clarke Street WALKERVILLE			9057
13 Clarke Street WALKERVILLE			17263
15 Clarke Street WALKERVILLE			8974
17 Clarke Street WALKERVILLE			9035
1 Exmouth Street WALKERVILLE			8975
3 Exmouth Street WALKERVILLE			8976
5 Exmouth Street WALKERVILLE			8977
35 Fuller Street WALKERVILLE			8978
36 Fuller Street WALKERVILLE			9058
49 Fuller Street WALKERVILLE			8979
2 Lansdowne Terrace WALKERVILLE			8980
4 Lansdowne Terrace WALKERVILLE			8981
6 Lansdowne Terrace WALKERVILLE			8982
8 Lansdowne Terrace WALKERVILLE			8983
10 Lansdowne Terrace WALKERVILLE			8984
12 Lansdowne Terrace WALKERVILLE			8985
2 Margaret Street WALKERVILLE			8986
4 Margaret Street WALKERVILLE			8987
6 Margaret Street WALKERVILLE			8988
8 Margaret Street WALKERVILLE			8989
10 Margaret Street WALKERVILLE			8990

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
12 Margaret Street WALKERVILLE			8991
39 Margaret Street WALKERVILLE			8992
41 Margaret Street WALKERVILLE			8993
45 Margaret Street WALKERVILLE			8994
35 Smith Street WALKERVILLE			8995
10 St Andrews Street WALKERVILLE			9048
13 St Andrews Street WALKERVILLE			9051
15 St Andrews Street WALKERVILLE			9052
17 St Andrews Street WALKERVILLE			9053
18 St Andrews Street WALKERVILLE			9049
19 St Andrews Street WALKERVILLE			9054
21 St Andrews Street WALKERVILLE			9055
22 St Andrews Street WALKERVILLE			9050
41 St Andrews Street WALKERVILLE			8996
149 Stephen Terrace WALKERVILLE			8997
155 Stephen Terrace WALKERVILLE			8998
161 Stephen Terrace WALKERVILLE			9000
163 Stephen Terrace WALKERVILLE			9001
165 Stephen Terrace WALKERVILLE			9002
167 Stephen Terrace WALKERVILLE			9003
169 Stephen Terrace WALKERVILLE			9004
171 Stephen Terrace WALKERVILLE			9005
177 Stephen Terrace WALKERVILLE			9006
130 Walkerville Terrace WALKERVILLE			9008
132 Walkerville Terrace WALKERVILLE			9009
134 Walkerville Terrace WALKERVILLE			9010
136 Walkerville Terrace WALKERVILLE			9013
138 Walkerville Terrace WALKERVILLE			9027
140 Walkerville Terrace WALKERVILLE			9028
141 Walkerville Terrace WALKERVILLE			9011
142 Walkerville Terrace WALKERVILLE			9029
144 Walkerville Terrace WALKERVILLE			9059
146 Walkerville Terrace WALKERVILLE			17264

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
184 Walkerville Terrace WALKERVILLE			9014
186 Walkerville Terrace WALKERVILLE			9030
188 Walkerville Terrace WALKERVILLE			9060
190 Walkerville Terrace WALKERVILLE			9031
192 Walkerville Terrace WALKERVILLE			9032
193 Walkerville Terrace WALKERVILLE			9012
194 Walkerville Terrace WALKERVILLE			9033
14 Warwick Street WALKERVILLE			9016
16 Warwick Street WALKERVILLE			9017
18 Warwick Street WALKERVILLE			9018
20 Warwick Street WALKERVILLE			9019
22 Warwick Street WALKERVILLE			9020
24 Warwick Street WALKERVILLE			9021
26 Warwick Street WALKERVILLE			9022
27 Warwick Street WALKERVILLE			9023
28 Warwick Street WALKERVILLE			9024
29 Warwick Street WALKERVILLE			9025
31 Warwick Street WALKERVILLE			9026
3 Wilsden Street WALKERVILLE			17233
4 Wilsden Street WALKERVILLE			17259
5 Wilsden Street WALKERVILLE			17261
7 Wilsden Street WALKERVILLE			17262
8 Wilsden Street WALKERVILLE			17260

Attachment B

Replacement Table Walk/5 – Local Heritage Places

Black text – existing Local Heritage Places already listed in the Development Plan

Red text – new or amended Local Heritage Places proposed by the Development Plan Amendment

Table Walk/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
1 Edwin Terrace GILBERTON	House & fence; External form, materials and detailing of the 2 storey 1870's residence including early cast iron fence. Excludes later additions and alterations.	A2 A1	F17734 F17734	CT 5688/278 CT 5688/278	a d e	8424
2 Edwin Terrace GILBERTON	One of a Pair of Houses; Overall form, materials and original details of the two storey semi-detached 1898 residences including stonework, verandas with timber and cast iron detail and chimneys, and masonry and cast iron fence. Excludes later alterations and additions.	A2	D1241	CT 5466/924	a b d	17269
3 Edwin Terrace GILBERTON	Craig Mellon House & Fence; Overall form, materials and original details of the two storey 1880s residence including masonry and render wall and chimneys detail, cast iron verandas, and masonry and cast iron fence. Excludes later alterations and additions.	A10	F108454	CT 5194/904	a d e	8426
4 Edwin Terrace GILBERTON	One of a Pair of Houses; Overall form, materials and original details of the two storey semi-detached 1898 residences including stonework, verandas with timber and cast iron detail and chimneys, and masonry and cast iron fence. Excludes later alterations and additions.	A1	D1241	CT 5342/805	a b d	8425
7 Edwin Terrace GILBERTON	External form, materials and detailing of the c.1873-4 Italianate villa and c.1880 additions including blue stone walls with rendered quoins and surrounds and detailing, tower entrance portal, hipped roof, rendered masonry chimneys, timber joinery, cast iron and masonry front fence. The open garden setting is important in maintaining an appropriate context and setting for the residence.	A5	F12116	CT 5211/723	a d	8528
9 Edwin Terrace GILBERTON	Ivanhoe House & Fence; Overall form, materials and original details of the two storey 1890s residence including sandstone and render wall and chimneys detail, cast iron and timber verandas, and masonry and cast iron fence, entrance gates and lamps. Excludes later alterations and additions.	A20	D52418	CT 5691/17	a b d e	8427
11 Edwin Terrace GILBERTON	External form, materials and detailing of the c.1893-4 dwelling including sandstone walls with brick quoins and surrounds, gabled hipped roof, timber ventilators, brick chimneys, timber joinery, gabled verandah with timber posts, beams, friezes, fretwork and brackets. Excludes later additions and the low stone front fence. The open garden setting is important in maintaining an appropriate context and setting for the residence.	A4	D34309	CT 5079/439	a d	8530

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Table Section
Table Walk/5 - Local Heritage Places **AMENDED**

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
16 Edwin Terrace GILBERTON	External form, materials and detailing of the c.1885-7 Italianate villa and late c.1800s additions including bluestone walls with rendered Italianate detailing, elaborate archway and pediment, hipped roof, rendered masonry chimneys, timber framed verandah, cast iron balustrading, timber joinery, cast iron and masonry front fence. The open garden setting is important in maintaining an appropriate context and setting for the residence.	A79	F137130	CT 5635/337	a	8533
20 Edwin Terrace GILBERTON	Aston House & Fence; Overall form, materials and original details of the two storey 1890s residence including sandstone and render wall and chimneys detail, cast iron and timber verandas, and masonry and cast iron fence, entrance gates and lamps. Excludes later alterations and additions.	A4 A3	F137983 F137983	CT 5746/708 CT 5746/708	a b c d e	8428
6 Gilbert Street GILBERTON	External form, materials and detailing of the 1883-4 cottage including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, brick chimneys and timber joinery. Excludes later additions, verandah and front fence.	A79	F136830	CT 5873/938	a e	8570
8 Gilbert Street GILBERTON	External form, materials and detailing of the 1883-4 cottage including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, timber-framed concave verandah, brick chimneys and timber joinery. Excludes later additions and front fence.	A80	F136831	CT 5826/833	a e	8572
10 Gilbert Street GILBERTON	External form, materials and detailing of the 1883-4 cottage including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, c1900-1910 Federation style timber-framed verandah, brick chimneys and timber joinery. Excludes later additions and front fence.	A81	F136832	CT 5290/144	a e	8574
12 Gilbert Street GILBERTON	External form, materials and detailing of the 1883-4 cottage including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, timber-framed convex verandah, brick chimneys and timber joinery. Excludes later additions and front fence.	A82	F136833	CT 5535/635	a e	8576
14 Gilbert Street	External form, materials and detailing of the 1880-1 cottage including sandstone walls with brick quoins and surrounds, hipped roof, brick chimneys and timber joinery. Excludes later additions and front fence.	A82	F136833	CT 5608/754	a	8578
16 Gilbert Street GILBERTON	External form, materials and detailing of the 1898 cottage including sandstone walls with brick quoins and surrounds, hipped roof, timber-framed concave verandah, brick chimneys and timber joinery. Excludes later additions and front fence.	F2	C21115	CT 5869/749	a	9036

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
18 Gilbert Street GILBERTON	External form, materials and detailing of the 1879 cottage including sandstone walls with brick quoins and surrounds, hipped roof, timber-framed concave verandah, brick chimneys and timber joinery. Excludes later additions and front fence.	F2	C21115	CT 5869/748	a	8580
19 Gilbert Street (corner Torrens Street) GILBERTON	Former Shop & Attached House ; Original external form, materials and details of the former shop and attached residence incorporating the principal front rooms, the front verandas and the predominant roof form associated with the building. Excludes later extensions facing Torrens Street.	A1	D66908	CT 5939/80	a c d	8429
21 Gilbert Street (corner Torrens Street) GILBERTON	Former Shop & Attached House ; Original external form, materials and details of the former shop and attached residence incorporating the principal front rooms, the front verandas and the predominant roof form associated with the house style. Excludes later extensions and rear alterations.	A54	D761	CT 5723/27	a d	8430
66 Gilbert Street GILBERTON	External form, materials and detailing of the c.1912-13 dwelling including rusticated sandstone walls with brick quoins and surrounds to windows and doors, plaster moulds, gabled hipped roof, timber bargeboards and finials, brick chimneys, timber joinery, corner gabled verandah with timber posts, beams, friezes and brackets. Excludes later additions and the front fence.	32 33	F136683 F136684	CT 5355/585 CT 5355/736	a d e	8607
10 James Street GILBERTON	External form, materials and detailing of the c.1896-8 former stables building, now dwelling including sandstone walls with brick quoins and surrounds to windows, bluestone plinth, hipped gabled roof, half-timbered gable bargeboards with roughcast infill, timber 'hay loft' hatch with timber brackets, brick chimneys, timber joinery. Excludes c.1980s minor alterations.	A33	D47440	CT 5442/189	a b	8611
13 James Street (original stables to 1 Edwin Tce) GILBERTON	Former Stables; Original external form, materials and details of the former stables.	A17	D67271	CT 5458/105	a d e	8431
32 Northcote Terrace GILBERTON	House and Outbuilding; External form, materials and details of the 1914 stone residence. Excludes the early timber and iron, and iron gates to Northcote Terrace. Excludes separate two-storey dwelling and later additions and alterations.	A99	D52338	CT 5716/865	a d e	8434
3 Matilda Street GILBERTON	External form, materials and detailing of the 1897 cottage including bluestone walls with brick quoins, surrounds and string courses, brick walls, hipped roof, brick chimney and timber joinery. Excludes later additions and front fence.	A2	F136736	CT 5481/540	a	8614

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
11 Park Terrace GILBERTON	Former Thompson Memorial Church; External form, materials and detailing of the church. Excludes later additions and alterations.	A2	D444	CT 5878/38	a c d e	8435
20 Park Terrace GILBERTON	External form, materials and detailing of the c.1897-8 dwelling including sandstone walls with rendered quoins, moulds and surrounds, gabled hipped roof, rendered masonry chimneys, timber joinery, bullnose return verandah with cast iron posts and lacework, masonry and cast iron perimeter fence and gate with rendered masonry piers. Excludes later additions. The open garden setting is important in maintaining an appropriate context and setting for the dwelling.	A2	D22226	CT 5438/727	a d e	8638
off Severn Street GILBERTON	Suspension Bridge; Original detailing of the bridge. Excludes later footway cladding.				a c d	8437
off Severn Street GILBERTON	Jervis Entrance Arch; Form and detailing of arch.				a c	8436
146 Stephen Terrace GILBERTON	External form, materials and detailing of the 1900-01 Federation villa including sandstone walls with brick quoins and brick string coursework, gabled hipped roof, brick chimneys, timber joinery, ornate timber gable treatment and timber ventilators. Excludes later additions and the return front fence. The open garden setting is important in maintaining an appropriate context and setting for the residence.	A1	F105516	CT 5161/649	a d e	8657
158 Stephen Terrace GILBERTON	External form, materials and detailing of the c.1900-01 dwelling and c.1925-6 additions including masonry walls with pebbledash render and smooth rendered details, hipped and gabled roof, timber battened gables with pebbledash infill, brick chimneys, timber framed verandah and timber joinery.	A3	D15207	CT 5673/727	a	8658
164 Stephen Terrace GILBERTON	External form, materials and detailing of the c.1879 dwelling including sandstone walls with stucco dressings, gabled hipped roof, timber cross-bracing and ornate bargeboards, timber ventilators with stucco surrounds, brick chimneys, timber joinery, verandah with turned timber posts, ornate timber, fretwork, friezes and brackets. Excludes 21st century additions and the front fence.	A3	D37829	CT 5150/835	a e	8659
170 Stephen Terrace GILBERTON	External form, materials and detailing of the c.1910-12 bungalow including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, brick chimneys, timber framed verandah with timber friezes and brackets and timber joinery. Excludes later additions and front fence.	A3	D38742	CT 5167/753 CT 5244/88	a d	8660

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Table Walk/5 - Local Heritage Places **AMENDED**

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
1 Walkerville Terrace GILBERTON	Buckingham Arms Hotel; External form, materials and detailing of the hotel. Excludes later additions and alterations.	A56 A9 A3 A4 A2 A1 A57 A62	F137107 F137113 D1458 F137108	CT 5878/617 CT 5782/220 CT 5776/866 CT 5878/618 CT 5611/691 CT 5782/735	a c d f	8438
19 Walkerville Terrace GILBERTON	Olive House; External form, materials and detailing of the 1880's two storey residence. Excludes later additions and alterations.	A64	F137115	CT 5324/649	a d	8441
66 Walkerville Terrace GILBERTON	Walkerville Town Hall; Original sections of the 1893 building - excludes later alterations and additions.	A4	D41018	CT 5228/543	a c d	8443
3 Acacia Street MEDINDIE	External form, materials and detailing of the c.1906-7 Federation style dwelling including sandstone walls with rendered quoins, mouldings and surrounds, hipped and gabled roof, brick chimneys, castellated bay with arched casement window and half-timbered gable infill, timber framed verandah and timber joinery. Excludes later additions and front fence.	A51	D1620	CT5374/940	a d	8727
6 Acacia Street MEDINDIE	External form, materials and detailing of the two storey c.1904-5 dwelling and c.1920s additions in 'Arts & Crafts/Georgian Revival' style including brick and cement rendered walls, hipped and gabled tiled roof, half-timbered gables, brick chimneys, alcove entrance and oriel window above and timber joinery. Excludes later additions and front fence.	A101 A100	D41408 D41408	CT 5245/369 CT 5245/368	a d	8729
3 Arthur Street MEDINDIE	External form, materials and detailing of the c.1921-22 'Arts & Crafts/Georgian Revival' style dwelling including rendered masonry walls, hipped and gabled roof, rendered and turned chimneys, gable ventilators, classical portico and timber joinery. Excludes later additions and front fence.	A52	F136903	CT 5397/807	a d	8730
28 Avenel Gardens Road MEDINDIE	External form, materials and detailing of the c.1906-8 Federation villa including sandstone walls with brick quoins, string courses and surrounds, hipped and gabled roof, brick chimneys, corner turret, prominent gable, timber framed verandahs, tiled verandah floor with slate edging and timber joinery. Excludes later additions and front fence.	A53	D1620	CT 5546/982	a d	8761
11-13 Briar Avenue MEDINDIE	House and garden setting; Original external form and details of the c1940 house (excluding later additions) and the garden setting.	A2 A1	D23541 D23541	CT 5810/713 CT 5810/714	a d e	8444
15 Briar Avenue MEDINDIE	The Briars House; Overall form, materials and original details of the two storey 1880s residence, including colonnaded elevations, central square tower, sandstone and render wall and chimney detail. Excludes later alterations and additions.	A4 A2 A1	D23541 D23541 D23541	CT 5443/77 CT 5443/75 CT 5442/867	a b d e	8445
19 Briar Avenue MEDINDIE	External form, materials and detailing of the c.1914-15 'Arts & Crafts' bungalow including brick walls with blue stone plinth, hipped and gabled roof, tapered rendered chimneys with terracotta pots, timber framed gables, bow windows and timber joinery. Excludes later additions and front fence.	A3 A2 A1	F19553 F19553 F19553	CT 5432/717 CT 5432/717 CT 5432/717	a d e	8772

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
10 Dutton Terrace MEDINDIE	External form, materials and detailing of the c.1908-10 Federation dwelling and c.1911 additions including sandstone walls with rendered quoins and string courses on a bluestone plinth, hipped and gabled roof, brick chimneys, timber framed verandahs, tiled verandah floor with slate edging and timber joinery. Excludes later additions and front fence.	A6	F136957	CT 5806/794	a d e	8794
18 Dutton Terrace MEDINDIE	External form, materials and detailing of the c1903-4 villa and the c1920-22 two-storey additions including sandstone walls, rendered brick quoins, brick string coursework, gabled hipped roof, brick chimneys, verandah and timber joinery. Excludes front fence.	A10	F136961	CT 5275/715	a d	8802
40 Dutton Terrace MEDINDIE	External form, materials and detailing of the c.1915-7 'Arts & Crafts' bungalow including rendered masonry walls, hipped gabled roof, half-timbered gables, rendered masonry tapered chimneys with terracotta chimney pots and timber joinery. Excludes later additions and front fence.	A4	F114920	CT 5208/60	a d	8815
41 Dutton Terrace MEDINDIE	External form, materials and detailing of the c.1909 Federation dwelling including sandstone walls with brick quoins and rendered mouldings and detailing, gabled hipped roof, half-timbered gables, brick chimneys, timber framed porch, oriel window and timber joinery. Excludes later additions and front fence.	A48	F136999	CT 5741/766	a d	8816
46 Dutton Terrace MEDINDIE	External form, materials and detailing of the c.1915-6 dwelling including brick walls, hipped roof, brick chimneys, timber framed verandah and timber joinery. Excludes later additions and front fence.	A48	F136999	CT 5731/410	a d e	8817
53 Dutton Terrace MEDINDIE	House, Garden Setting & Fence (Sunbury); Original external form and details of the c1920 house (excluding later additions), original front fence and garden setting.	A3	F19291	CT 5667/989	a d e	8446
15 Etrick Avenue MEDINDIE	External form, materials and detailing of the c.1901 former stables building and the c.1920 hayloft, including masonry walls, gabled roof, brick chimney, verandah and timber joinery. Excludes later additions, stucco render, verandah and front fence.	A151	D80141	CT 6036/131	a b	8832
17 Hawkers Road MEDINDIE	House (The Myrtles); Original external form, materials and detailing of the 1882/83 two storey house including the 1920's alterations.	A9	C21684	CT 5891/777	a c d e	8447
20 Hawkers Road MEDINDIE	Wilderness School (House); Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	A65	F136916	CT 5832/79	a c d	8448
22 Hawkers Road MEDINDIE	Wilderness School (House); Original external form, materials and detailing of the c1901 house excluding later alterations and adaptations such as the classical revival veranda.				a c d	8449

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
35 Hawkers Road MEDINDIE	External form, materials and detailing of the c.1913-14 'Arts & Crafts' style dwelling including rendered and painted masonry walls, hipped and gabled tiled roof, rendered and painted masonry chimneys, half-timbered gables with timber detailing, prominent corner bay, masonry verandah columns and balustrading and timber joinery. Excludes later additions and front fence.	A8	F102947	CT 5126/425	a d	8837
42 Hawkers Road MEDINDIE	Wilderness School (House); Original external form, materials and detailing of the c1885 house excluding later alterations and adaptations.	A17	F136968	CT 5845/873	a c d	8450
2 Herbert Street MEDINDIE	External form, materials and detailing of the 1879 villa including bluestone and sandstone walls with rendered quoins, surrounds and string courses, masonry stairs leading to up to the dwelling, hipped roof, brick chimneys and timber joinery. Excludes later additions and front fence.	A4	D2600	C/T 5603/479	a e	8855
4 Herbert Street MEDINDIE	External form, materials and detailing of the 1879 villa including sandstone, bluestone and limestone walls with rendered quoins, surrounds and string courses, masonry stairs leading to up to the dwelling, hipped roof, brick chimneys, verandah and timber joinery. Excludes later additions and front fence.	A2	D65587	C/T 5938/864	a e	8856
11 Northcote Terrace MEDINDIE	External form, materials and detailing of the c.1903-5 two-storey Federation dwelling including sandstone walls with brick quoins and string courses and rendered mouldings, hipped and gabled tiled roof, brick chimneys, timber framed gables, bay window with fishscale roof, two-storey timber framed verandahs and timber joinery. Excludes later additions and front fence.	A10	D14705	CT 5263/195	a d e	8860
23 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, veranda details, materials and general detailing of the c1905 house excluding later alterations and adaptations.	A67	F136918	CT 5819/143	a c d	8451
25 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, veranda details, materials and general detailing of the c1894 house excluding later alterations and adaptations.	A94 A93	F136943 F136944	CT 5686/89 CT 5669/416	a c d	8452
27 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, veranda details, materials and general detailing of the c1890 house excluding later alterations and adaptations.	A76 A76 A76 A106	F136927 F211702 F136927 F211702	CT 5718/944 CT 5718/944 CT 5707/496 CT 5707/496	a c d	8453

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47 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, veranda details, materials and general detailing of the c1900 house and later c1913 extensions, but excluding later alterations and adaptations.	A66	F136917	CT 5799/783	a c d	8454
		A16	F136967	CT 5799/783		
		A23	F136974	CT 5799/783		
		A66	F136917	CT 5796/298		
		A16	F136967	CT 5796/298		
		A23	F136974	CT 5796/298		
		A66	F136917	CT 5795/870		
		A16	F136967	CT 5795/870		
		A23	F136974	CT 5795/870		
53 Northcote Terrace MEDINDIE	External form, materials and detailing of the 1882-3 dwelling including bluestone walls, rendered mouldings and surrounds, hipped roof, rendered masonry chimneys, verandah and timber joinery. Excludes later additions and front fence.	A2	D51693	CT 5622/719	a	8866
6 Palm Street MEDINDIE	External form, materials and detailing of the c.1905 dwelling and c.1912-13 'Arts & Crafts' remodeling including rendered masonry walls, hipped and gabled tiled roof, rendered masonry tapered chimneys with terracotta pots, gable with timber shingles, timber framed gable windows, porch with timber lintel and timber joinery. Excludes later additions and front fence.	A64	F8687	CT 5432/285	a d e	8883
8 Robe Terrace MEDINDIE	External form, materials and detailing of the c.1900-01 Federation dwelling including masonry walls, hipped gabled roof, brick chimneys, half-timbered gables and timber joinery, mid-19th century coach house and outbuildings to rear of property, early masonry and cast iron fencing with rendered masonry piers and blue stone plinth. Excludes later additions.	A66	D57874	CT 5860/15	a d e	8887
15 Robe Terrace MEDINDIE	House & Fence ; Original external form, materials and detailing of the large residence including walls, roof form and veranda. The listing also includes the early front fence on the Robe Terrace property boundary. Later alterations and additions to the dwelling, and the rear allotment (CT Reference 5669/3) containing outbuildings, are excluded from the listing.	A70	F136921	CT 5669/3	a d	8455
		A46	F136897	CT 5669/3		
		A45	F136896	CT 5669/3		
		A70	F136921	CT 5661/987		
		A46	F136897	CT 5661/987		
		A45	F136896	CT 5661/987		
		A70	F136921	CT 5654/676		
		A46	F136897	CT 5654/676		
		A45	F136896	CT 5654/676		
16 Robe Terrace MEDINDIE	House & Gates; Original external form, materials and detailing of the substantial two storey mansion including walls, roof form and veranda and early front gates. Listing includes early front fence. Any later alterations and additions are excluded.	A1	F107653	CT 5189/127	a d e	8456
17 Robe Terrace MEDINDIE	External form, materials and detailing of the c.1906-08 'Arts & Crafts' dwelling including sandstone walls, rendered surrounds, tiled gabled roof, timbered gables and detailing, brick chimneys, timber framed verandah and timber joinery. Excludes later additions and front fence.	A49	F136900	CT 5814/874	a d e	8891

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22 Robe Terrace MEDINDIE	External form, materials and detailing of the c.1906-08 'Arts & Crafts' dwelling including rendered masonry walls, rendered surrounds, hipped and gabled slate roof with terracotta finials, timbered gables and detailing, tapered chimneys and terracotta chimney pots, timber framed verandahs and balconies and timber joinery. The street-fronting fencing and corner entrance shelter are also included. Excludes later additions.	A34	F136881	CT 5606/980	a d e	17265
24 Robe Terrace MEDINDIE	External form, materials and detailing of the c.1877 Italianate villa, c.1880s additions and c.1910s additions including sandstone and rendered masonry walls, rendered quoins and moulded Italianate detailing, porch, hipped roof, mansard roof, chimneys and timber joinery. The front masonry plinth and cast iron fence is also included. Excludes later additions.	A31	F136882	CT 5512/402	a	8896
26 Robe Terrace MEDINDIE	House & Fence (St Stephens); Original external form, materials and detailing of the large residence including walls, roof form and veranda. Listing includes early front fence. Any later alterations and additions are excluded.	A34	F136885	CT 5553/828	a d	8458
27 Robe Terrace MEDINDIE	House & Fence (Rosemoynne); Original external form, materials and detailing of the large two storey residence including walls, roof form and projecting original chimneys. Listing includes early front fence. Excludes later front veranda and any other later alterations and additions.	A100 A99 A100 A99	D54482 D54482 D54482 D54482	CT 5795/711 CT 5795/711 CT 5795/710 CT 5795/710	a d e	8459
28 Robe Terrace MEDINDIE	House (Ennis); Original external form, materials and detailing of the large residence including walls, roof form, veranda and projecting original chimneys. Excludes any later alterations and additions.	A2 A1	F137853 F137853	CT 5257/402 CT 5257/402	a d	8460
30 Robe Terrace MEDINDIE	External form, materials and detailing of the c.1911-12 'Arts & Crafts/Old English' style dwelling and c.1914 additions including rendered masonry walls, hipped and gabled tiled roof, timbered gables and detailing, rendered masonry chimneys with terracotta chimney pots, alcove entrance and oriel window above and timber joinery. Excludes later additions and front fence.	A20	F136871	CT 5299/55 CT 5298/882	a e	8898
1 The Avenue MEDINDIE	External form, materials and detailing of the c.1900-02 Federation style dwelling including sandstone walls with rendered quoins and mouldings, hipped and gabled roof, masonry chimneys, corner turret, castellated bay window with associated timber gable with lattice infill, timber ventilators, timber framed verandah and timber joinery. Excludes later additions and front fence.	A7	D396	CT 5374/376	a d	8921
11 The Avenue MEDINDIE	External form, materials and detailing of the c.1880-1 two-storey dwelling including sandstone walls, sandstone quoins and rendered mouldings and surrounds, hipped roof, rendered masonry chimneys, timber framed verandah and balustrading and timber joinery. Excludes later additions and front fence.	A66	F23575	CT 5992/91	a e	8926

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
12 The Avenue MEDINDIE	Willyama House, coach house and garden setting; Overall form, materials and original details of the single storey 1880s residence including sandstone and render wall and chimneys detail, and verandas, and masonry and cast iron fence, entrance gates and lamps (lamps subject to further clarification). Excludes later alterations and additions.	A7 A6 A8 A87	D104733 D104733 D104733 F136938	CT 5151/209 CT 5151/209 CT 5151/208 CT 5731/711	a b d e	8461
1 Victoria Avenue MEDINDIE	External form, materials and detailing of the c.1910-11 Federation villa including sandstone walls, hipped and gabled roof, sandstone 'clustered' pillar chimneys with terracotta pots, timber framed gables, verandahs with sandstone pillars and timber friezes, verandah turret with fish-scale tiling and timber joinery. Excludes later additions and front fence.	A1	D23386	CT 5559/711	a	8927
35 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	A63	F137514	CT 5777/685	a d	8463
37 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1910 house excluding later alterations and adaptations.	A62	F137513	CT 5795/846	a d	8464
67 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	A35	F137486	CT 5660/302	a d	8465
32 Harris Road VALE PARK	House; Original external form, materials and detailing of the c1910 house excluding later alterations and adaptations.	A35	F137486	CT 5486/910	a d	8466
69 Lansdowne Terrace VALE PARK	House; Original external form, materials and detailing of the former gate house including face stone walls, roof form and elaborate timber barge board element. Excludes later alterations including filled in veranda elements, altered chimneys and altered window openings.	A81	F136232	CT 5874/181	a d	8468
71 Lansdowne Terrace VALE PARK	House; Original external form, materials and detailing of the double fronted residence. Excludes later alterations and additions including front veranda and carport.	A22	D7499	CT 5830/440	a d	8469
105 Lansdowne Terrace VALE PARK	House; Original external form, materials and details of c1880s residence. Excludes any later alterations and additions.	A3	D21457	CT 5447/27	a c d	8470

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
3 Wallace Street VALE PARK	House; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations.	A15	F127649	CT 5333/713	a d	8471
11 William Road VALE PARK	House; Original external form, materials and detailing of the c1900 house excluding later alterations and adaptations.	A40	F127674	CT 5803/778	a d	8472
42A Burlington Street WALKERVILLE	External form, materials and detailing of the 1885 villa including sandstone walls with brick quoins and string courses and rendered Italianate surrounds, hipped gabled roof, brick chimneys, verandah with timber posts and cast iron brackets and timber joinery. Excludes later additions and front fence.	A2	F15184	CT6026/632	a e	8947
44 Burlington Street WALKERVILLE	External form, materials and detailing of the 1885 villa including sandstone walls on bluestone plinth with rendered quoins and rendered Italianate surrounds, hipped gabled roof, brick chimneys, verandah with timber posts, timber bargeboards and timber joinery. Excludes later additions and front fence.	A792	D79377	CT 6026/633	a e	8948
Church Terrace WALKERVILLE	Belt Memorial Garden; The extent of garden reserve including the front gates and the circular memorial.	A17	D4440	CT 5698/190	a d e	8473
1 Church Terrace WALKERVILLE	External form, materials and detailing of the c.1903-4 former post office and residence building including red brickwalls with rendered quoins, surrounds and courses, hipped and gabled roof, masonry gables with rendered Victorian Gothic parapet detailing with 'tudor' surrounds to ventilators and to windows and doors, bullnose profile verandah with timber framing and timber joinery. Excludes later additions, carport and fence.	A3 A4	D995	CT 5812/122	a b c	8999
11A Church Terrace WALKERVILLE	External form, materials and detailing of the c.1921-22 Californian bungalow including red brick walls, cement rendered embellishments, hipped and gabled tiled roof, brick chimneys with terracotta chimney pots, timber fretwork to gables, timber framed verandah and timber joinery. Excludes later additions and front fence.	A62	F137213	CT 55733/328	a d	8955
39 Church Terrace WALKERVILLE	St Andrew's School, Parish Hall; The external form and materials and detailing of the church hall including face red brick walls, window openings, roof form and fleche. Excludes any later additions or alterations including the toilet block.	A25	F105683	CT 5163/140	a c d	8474
40 Church Terrace WALKERVILLE	External form, materials and detailing of the c.1911-12 Federation villa including red brick walls with tan brick quoins, surrounds and string courses, hipped gabled roof, brick chimneys, verandah and timber joinery. Excludes later additions and front fence.	A62	F137213	CT 5425/500	a d	8960
52 Church Terrace WALKERVILLE	Monklands House and garden setting; Overall form, materials and original details of the two storey 1880s residence including steeply pitched roofs, face stone walls and chimneys with red brick trim. Excludes later alterations and additions.	A95 A94 A93 A92 A91	F137342 F137342 F137342 F137342 F137342	CT 5684/968 CT 5684/968 CT 5684/968 CT 5684/968 CT 5684/968	a d e	8476

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
68 Church Terrace WALKERVILLE	External form, materials and detailing of the c.1902-3 dwelling with c.1910 'Arts & Crafts' additions including red brick walls, hipped and gabled tiled roof, turned brick chimneys, half-timbered gables, verandahs, window shades and timber joinery. Excludes later additions and front fence.	A1	D19672	CT 5453/841	a	9047
74 Church Terrace WALKERVILLE	House; Overall external form, materials and details of the c1920 residents. Excludes any later alterations or additions and rear extensions.	A51	F17580	CT 5579/463	a d e	8477
85 Church Terrace WALKERVILLE	External form, materials and detailing of the 1894-5 villa including sandstone walls with brick quoins and string courses, limestone walls, hipped and gabled roof, decorative timber gables, brick chimneys, return verandah with cast iron posts, friezes, brackets and balustrading, timber joinery and staircase to front entry. Excludes later additions and front fence.	A150	D1157	CT 5453/841	a e	8970
1 Devonshire Street WALKERVILLE	House; Original external form, materials and detailing of the residence including walls and roof form, but excluding later alterations and additions.	A80	F137331	CT 5535/245	a d e	8478
20 Devonshire Street WALKERVILLE	Holmwood House; Overall form, material and original details of the two storey 1885 residence, including details reflecting original design. Excludes later alterations and additions.	A87	F137338	CT 5350/858	a d e	8479
7 Fuller Court WALKERVILLE	House (The Almonds); Original external form, materials and detailing of this c1850's residence including its early additions, but excludes and recent subsequent additions or alterations.	A30	F17580	CT 5579/463	a d e	8480
47 Fuller Street WALKERVILLE	House; Original external form, materials and detailing of this c1850's residence, but excluding later alterations and additions.	A2	F4007	CT 5511/470	a d	8481
51 Fuller Street WALKERVILLE	House & former Shop; Original external form, materials and detailing of this early shop and residence, including walls and roof form. Excludes all later alterations to the rear.	A49 A50 A49 A50	F137300 F137301 F137300 F137301	CT 5821/296 CT 5821/296 CT 5819/797 CT 5819/797	a d	8482
45 Gawler Terrace WALKERVILLE	House; Original external form, materials and detailing of this c1920s residence, including walls and roof form. Excludes all later alterations and additions, both to the side and to the rear.	A48	F110756	CT 5499/456	a d	8483
George Street WALKERVILLE	St Andrew's School, Dove Hall; The stone and brick overall form of the building and roof form. Excludes all later alterations and additions including changes to the window configuration.	A21 A22 A20 A19 A18 A17 A16 A15 A14 A13	D780 D780 D780 D780 D780 D780 D780 D780 D780 D780	CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811 CT 5824/811	a c d	8484
1-18/ 1 Margaret Street WALKERVILLE	Somerset Cottages; Overall form, materials and original details of the single storey row of 18 (in 2 blocks of 12 and 6) attached 1880s residence including face stone walls and chimneys with red brick trim and projecting gables. Excludes later alterations and additions.	A12 A11 A10 A2 A1	D1299 D1299 D1299 D1299 D1299	CT 5821/639 CT 5821/639 CT 5821/639 CT 5821/639 CT 5821/639	a b d e	8491

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Smith Street WALKERVILLE	Wesleyan Cemetery ; The extent of the cemetery reserve and includes early configuration, graves and early landscape quality including stone walls.	A93	F207215	CT 5874/230	a c d f	8485
17 Smith Street WALKERVILLE	Uniting Church; External form, materials and detailing of the 1912 stone building. Excludes later alterations and additions.	A80	F44394	CT 5900/707	a c d	8486
19-21 Smith Street WALKERVILLE	St Andrew's School Building (Kennion House); External form, materials and details of the 1920s red brick building.	A14	F137265	CT 5815/663	a d e	8487
26 Smith Street WALKERVILLE	House ; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations to the rear.	A1	D41671	CT 5255/826	a d	8489
28 Smith Street WALKERVILLE	House ; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations.	A80	F137231	CT 5743/141	a d	8490
22 Smith Street WALKERVILLE	St Andrew's School original building; The stone and brick overall form of the building and roof form. Listing excludes later alterations and additions.	A2 A1	F9456 F9456	CT 5153/755 CT 4008/793	a c d	8488
13 St Andrews St WALKERVILLE	External form, materials and detailing of the 1901-2 villa including sandstone walls with brick quoins, limestone walls, gabled hipped roof, decorative timber gables, brick chimneys, return verandah with timber framing and cast iron friezes and brackets and timber joinery. Excludes later additions and front fence.	A50	D48070	CT 5446/630	a e	9051
22 St Andrews St WALKERVILLE	External form, materials and detailing of the 1893-4 villa including sandstone walls with rendered quoins and surrounds and Italianate detailing, bluestone walls, gabled hipped roof, rendered masonry chimneys, front verandah with cast iron posts, friezes and brackets, northern side verandahs with timber framing and timber joinery. Front fence section with blue stone plinth, rendered masonry capping and piers and cast-iron infill and gate. Excludes later additions and corrugated iron and steel fencing.	A74	D57163	CT 5853/310	a	9050
159 Stephen Terrace WALKERVILLE	Walkerville Primary School; Overall form of the main school building, the adjacent building to the east and the small stone administration building. Excludes later alterations and additions, including the lean-to attached to the administration building.	A5 A65 A5 A65	F137984 F137216 F137984 F137216	CT 5797/697 CT 5797/697 CT 5817/179 CT 5817/179	a c d	8492
68 Walkerville Terrace WALKERVILLE	Sussex Hotel; Overall visible external elements of the 1930's upgrade facing Walkerville Terrace and Stephens Terrace, including awning and facade detailing. Excludes later alterations and additions.	A5	F108449	CT 5193/951	a c d	8493
75 Walkerville Terrace WALKERVILLE	Shop (Walkerville Drapers); Overall form of the original section of the shop. Listing excludes rear later extensions and altered front veranda posts	A2	F4988	CT 5220217	a d	8494

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77 Walkerville Terrace WALKERVILLE	Office; Overall form of the original section of the shop. Listing excludes any rear later additions.	A17	F104357	CT 5146/169	a d	8495
84-86 Walkerville Terrace WALKERVILLE	Former Houses; Front hipped roof section of cottage and veranda form and brick chimneys. Rear hipped roof section also encouraged for retention.	A24 A23	F137175 F137175	CT 5825/739 CT 5801/50	a d	8496
94 Walkerville Terrace WALKERVILLE	House; Front section of residence only. Excludes later lean-to addition and other alterations.	A26	F137177	CT 5707/509	a d	8497
95 Walkerville Terrace WALKERVILLE	House & Attached Shop ; Overall form, materials and original details of the shop and residence including early shopfront and veranda elements. Excludes later alterations and additions.	A38	F137189	CT 5718/951	a d	8498
99 Walkerville Terrace WALKERVILLE	Corner Shop and residence (now office); Overall form, materials and details of the shop and residence including early window configurations. Excludes later alterations and additions.	A6	F106653	CT 5173/812	a d	8499
100 Walkerville Terrace WALKERVILLE	Shop (Bootmakers); Overall form and detailing of the shop including veranda form and early shop front.	A35	F137186	CT 5805/424	a d	8500
105 Walkerville Terrace WALKERVILLE	Shop & Attached former House; Overall form, materials and original details of the shop and residence including early shopfront and veranda elements. Excludes later alterations and additions.	A2	D758	CT 5326/927	a d	8501
109 Walkerville Terrace WALKERVILLE	Shop & Attached House (now consulting room); Overall form, materials and original details of the shop and residence including early shopfront and veranda elements. Excludes later alterations and additions.	A73	F137224	CT 5364/793	a d	8503
111 Walkerville Terrace WALKERVILLE	Shop & Attached House (now office); Overall form, materials and original details of the shop and residence including early shopfront and veranda elements. Excludes later alterations and additions.	A72	F137223	CT 5775/532	a d	8504
113 Walkerville Terrace WALKERVILLE	House (now office); Overall form, materials and original details of the residence. Excludes later alterations and additions.	A10	F126134	CT 5241/550	a d	8505
125 Walkerville Terrace WALKERVILLE	House; Overall form, materials and original details of the c1884 residence. Excludes later alterations and additions.	A90	F137241	CT 5828/349	a d	8506
163 Walkerville Terrace WALKERVILLE	House; Overall form, materials and original details of the c1890 residence. Excludes later alterations and additions.	A3	D50836	CT 5630/912	a d	8507

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38 Warwick Street WALKERVILLE	House ; Overall form, materials and original details of the residence. Excludes later alterations and additions.	A28	F137179	CT 5737/169	a d	8508
46 Warwick Street WALKERVILLE	House (Clayton); Overall form, materials and original details of the two storey and single storey residence. Excludes later alterations and additions.	A29	F137180	CT 5786/588	a d	8509
3 Wilsden Street WALKERVILLE	External form, materials and detailing of the c.1901-2 Federation villa including sandstone walls, brick quoins and string courses, bluestone plinth, hipped and gabled roof, brick chimneys, half-timbered gables, timber framed verandahs, window shades and timber joinery. Excludes later additions and front fence.	A4	D38223	CT 5162/66	a d	17233
8 Wilsden Street WALKERVILLE	External form, materials and detailing of the 1903 Federation Queen Anne dwelling including sandstone walls, rendered quoins and string courses, 'Neo-Tudor' window surrounds, prominent corner turret, hipped and gabled roof, rendered masonry chimneys, half-timbered gables, timber framed verandah and timber joinery. Excludes later additions and front fence.	A6	F1038851	CT 5139/94	a d	17260
26 Wilsden Street WALKERVILLE	House and stone outbuilding; Overall external form, materials and details of the c1920's residence and stone outbuilding (former stables).	A11 A10	F104709 F104709	CT 5149/277 CT 5149/277	a d	8510
33 Wilsden Street WALKERVILLE	House; Overall external form, materials and details of the c1900 residence including the walls and roof form. Excludes later alterations.	A110	D1157	CT 5469/396	a d	8511
35 Wilsden Street WALKERVILLE	House; Overall external form, materials and details of the c1920's residence including the walls and roof form. Excludes later alterations.	A85 A84	F137435 F137435	CT 5784/717 CT 5784/693 CT 5784/693	a d	8512

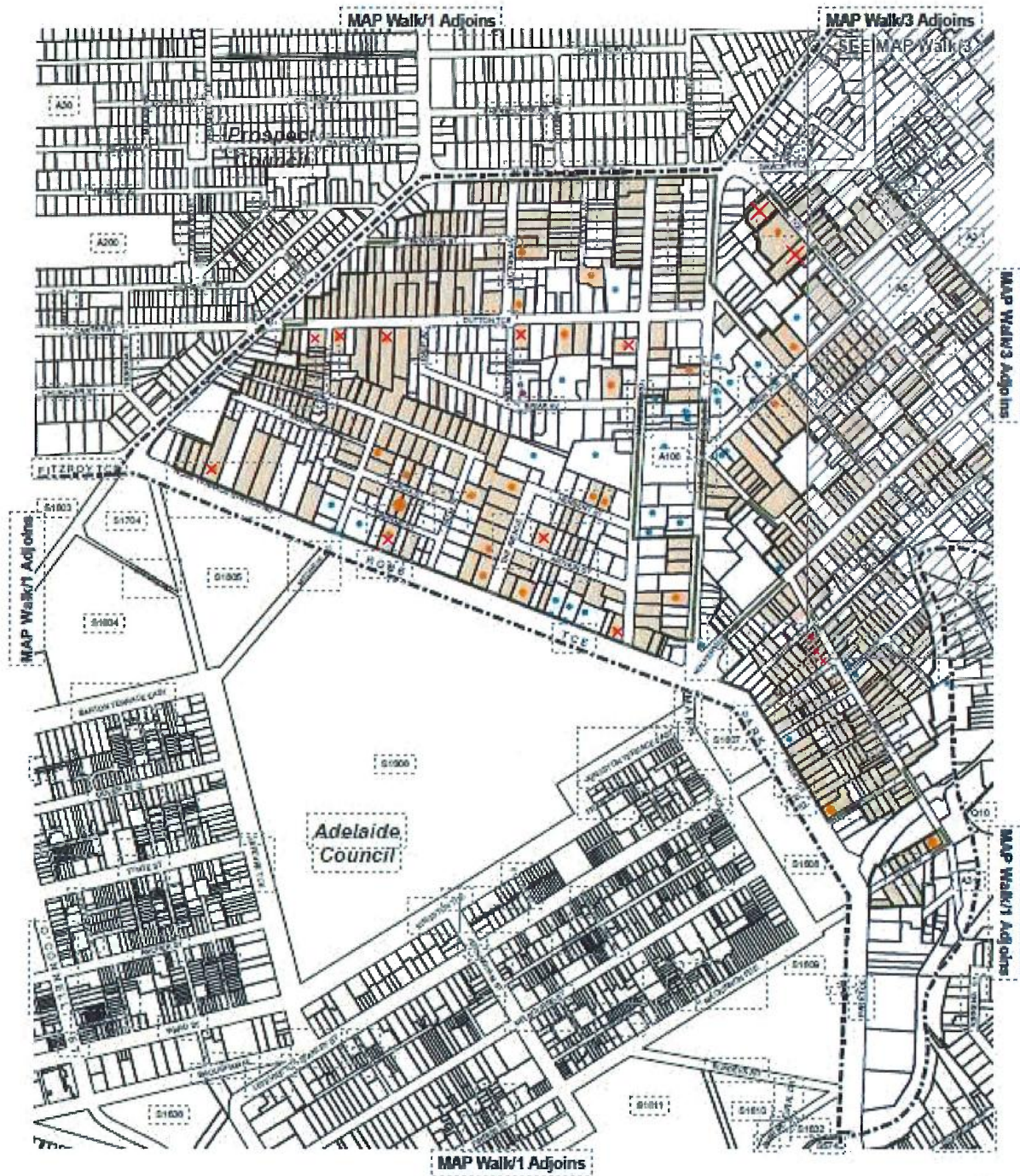
Note: This table was last updated on **31 March 2021**

Attachment C

Replacement Overlay Map Walk/2 – Local Heritage Places

Black text – existing Local Heritage Places already listed in the Development Plan.

Red text – new or amended Local Heritage Places proposed by the Development Plan Amendment.



Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



- X OBJECTED ELEVATIONS
- Proposed Local Heritage Places
- State heritage place
- Local heritage place Historic Conservation Area Contributory Item
- Development Plan Boundary

Overlay Map Walk/2 HERITAGE

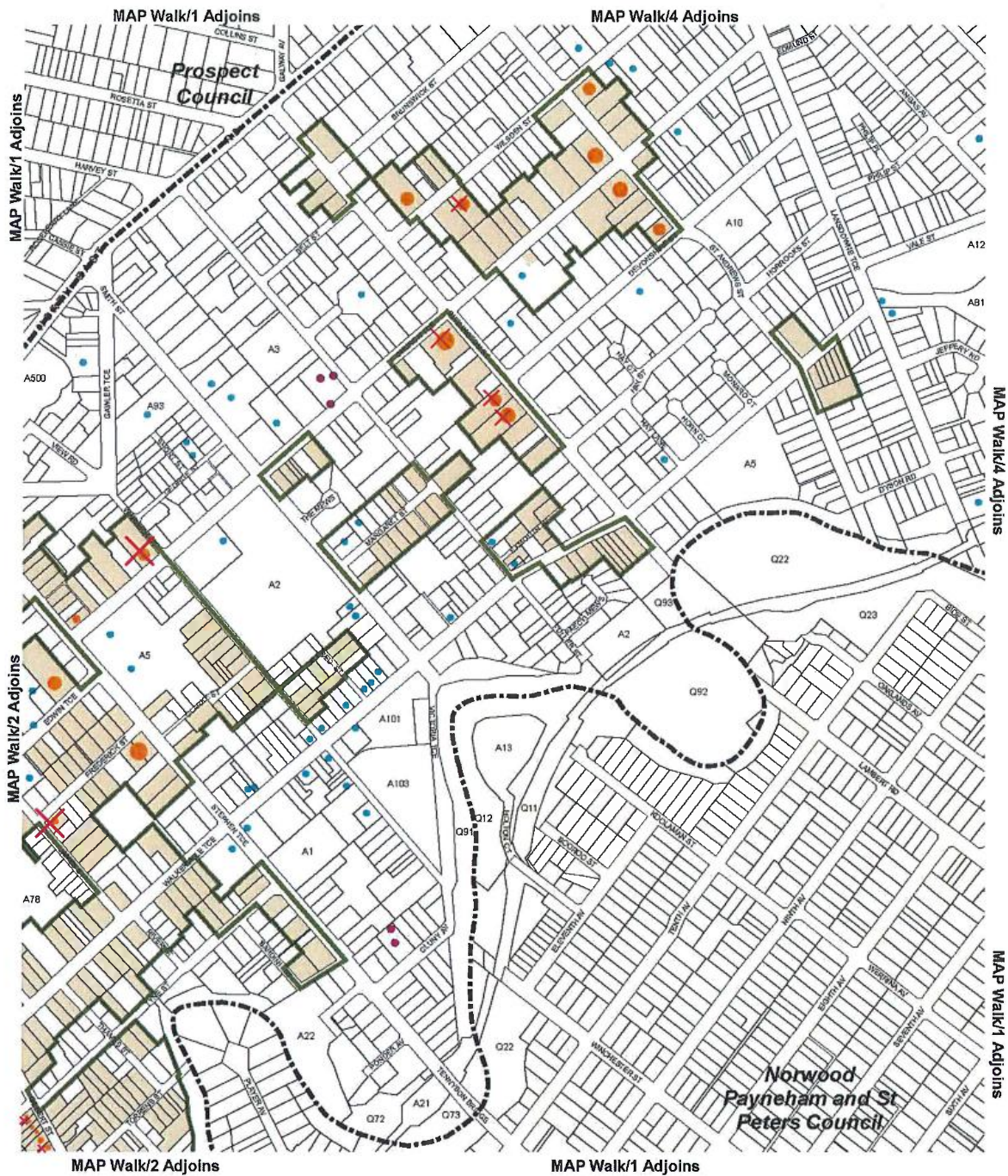
WALKERVILLE COUNCIL
 AMENDED Consolidated - 8 October 2016

Attachment D

Replacement Overlay Map Walk/3 – Local Heritage Places

Black text – existing Local Heritage Places already listed in the Development Plan.

Red text – new or amended Local Heritage Places proposed by the Development Plan Amendment.



Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



- X OBJECTED ELEVATIONS
- Proposed Local Heritage Places
- State heritage place
- Local heritage place Historic
- Conservation Area Contributory item
- Development Plan Boundary

Overlay Map Walk/3

HERITAGE

WALKERVILLE COUNCIL
 AMENDED Consolidated - 6 October 2016

Heritage Sub-Committee Panel

Minutes

**Thursday 26 August 2021 – 9.00-4.30pm
Town of Walkerville**

PANEL: Craig Holden (Chair), Jenny Newman, Anna Pope

APOLOGIES: Nil

AGD STAFF: Catherine Hollingsworth
Nadia Gencarelli

TOWN of WALKERVILLE: Carly Walker
Michael Walmsley
Siobhan Kelly
Andrew Stevens (Consultant)

Item No.	Details
1.0	<p>Welcome & Apologies</p> <p>The Chair welcomed all to the Panel meeting for the Town of Walkerville Local Heritage in Transition Development Plan Amendment.</p>
2.0	<p>Overview of Meeting - Role of the Panel</p> <p>Craig outlined the role of the Panel and Nadia provided background on the process for reviewing properties put forward for local heritage listing, for which an objection by the owner has been received.</p> <p>It was noted that Council had determined to remove all 20 properties for which an objection had been received from the proposed Local Heritage list. As former contributory items located within Heritage Conservation Areas, the properties had transitioned as Representative Buildings into the Planning and Design Code and are located within the Historic Area Overlay. As such Council was of the view that they are afforded an appropriate level of protection through the Overlay provisions.</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 in 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. The Panel's review is based on whether each of the properties satisfy 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>).</p> <p>The Panel is formed from members of the Heritage Sub-Committee of the State Planning Commission (the 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>It was noted that in addition to the two representations to be heard, one written submission providing further information on objection to the listing had been received, however, had not requested to be heard.</p>

3.0	<p>Representors who wish to be heard</p> <p>Two representors advised they wished to be heard by the Panel.</p>
3.1	<p><u>18 Dutton Street, Medindie</u></p> <p>In attendance:</p> <p>Syd McDonald – Botten Levinson Lawyers Jason Shulz – Heritage Architect David Pringle – Property Owner</p> <p>The following points were raised:</p> <ul style="list-style-type: none"> • The dwelling displays two phases of development - 1904 and 1920s. • Dating the dwelling was difficult and its significance is questionable as a result. • The dwelling does not represent the establishment theme as stated in the heritage survey but rather represents a 1920s upgrade to a 1904 dwelling already existing on the site. • The dwelling was proposed for listing within the context of transition to the State's new planning system and the concern that contributory items would lose existing heritage protections. • The property was not recommended for local heritage listing as part of the 2005 heritage survey. • The 'Heritage in Transition Practitioner Guide' sets a high threshold for local heritage listing. The dwelling is not an exemplar and does not satisfy the criteria or meet the threshold for local heritage listing.
3.2	<p><u>30 Robe Terrace, Medindie</u></p> <p>In Attendance</p> <p>John McElhinney – Griffins Lawyers Brian Hayes QC Theadora Karidis – Property Owner</p> <p>The following points were raised:</p> <ul style="list-style-type: none"> • Concern over access and opportunity to respond to the specialist advice provided by the Heritage Sub-Committee Panel members to the Commission in their review of the property. • In the event the property is recommended for listing it was argued that it was incumbent on the Sub-Committee to provide that advice to the property owner and provide an opportunity to respond. • If expert advice has been provided to Council raising objection to the proposed listing and Council did not intend to list, then how can the property be recommended for listing (rhetorical). <p>It was agreed to provide written advice to Mr Hayes QC regarding the appointment of the Panel, being a Sub-committee of the Commission.</p>
3.3	<p>Council Attendance</p> <p>Andrew Stevens for the Town of Walkerville.</p> <p>The following points were made:</p> <ul style="list-style-type: none"> • The stages of development for the dwelling at 18 Dutton Street as outlined in the DPA were erroneous and the listing shouldn't proceed on that basis. The property still has heritage value

	<p>and may be worthy of further investigation at a future time.</p> <ul style="list-style-type: none"> • Clarified period of early development (establishment) as anything prior to 1915. The area had been subdivided at different times and was not necessarily developed immediately. The earlier surveys were relied upon. • A limited period of two months had been provided to complete the survey. It was not possible to undertake a full historical and comparative analysis in that time. • The assessment focussed on what may be the best presentation or an exemplar (something to be copied or representative of something) as well as notable associations. • Acknowledged that the threshold for listing needs to be raised, but expressed concern it may be set too high. • Circumstances since the 2005 Heritage Survey have changed and properties identified as contributory items may well meet the criteria now.
<p>4.0</p>	<p>Panel Consideration</p> <p>Discussion</p> <p>Several points of discussion emerged in consideration of the 20 properties.</p> <p><u>Point 1 Context and comparative analysis – Local Heritage criteria (a), (d) and (e)</u></p> <p>The heritage assessments did not provide sufficient detail and evidence to support a complete understanding of the context (and importance) of the dwelling when compared to other dwellings in the local area. The assessments gave a descriptive review but comparative analysis of the value of the dwelling when considered against other dwellings in the local area that had been built in the same time period, designed by the same architect, associated with a significant person or designer or displaying similar characteristics and construction techniques was not provided. This made it difficult to determine if the individual dwelling recommended for listing was truly a significant representative of the attributes listed and therefore met the threshold for local heritage listing.</p> <p><u>Point 2 Time Period – Local Heritage criterion (a)</u></p> <p>The heritage survey identified the establishment period as the significant time period for the local area, however, it was noted that many of the properties identified for this period were late in the period or after the period.</p> <p><u>Point 3 Group Contribution</u></p> <p>There were several places including the two Burlington Street properties and the cottages located on Gilbert Street that together contributed to the character of the area. Their value lay in the group contribution in defining community and place, rather than in the individual significance of each building.</p> <p><u>Point 4 Consistency and Equity in listing</u></p> <p>A group of seven cottages had been identified for local heritage listing along Gilbert street, including four by a single developer. Three of the seven cottages had been objected to. Concern was raised over equity of listing and particularly the integrity of heritage lists when several of the cottages had been removed due to objection.</p> <p><u>Point 5 Future consideration</u></p> <p>There were several places that were considered not to meet the threshold for local heritage listing on the information provided, but which could potentially be of merit for future consideration, subject to further investigation. The Panel was concerned that the recommendations made were not inferred as evidence against future consideration for potential listing.</p>

Name	Criteria	Discussion Points	Review
3 Arthur Street	a d	1 and 2	Does not satisfy a or d
42A Burlington Street	a e	1 and 3	Does not satisfy a or e A well maintained example with detailing on the gable end noted. Not considered to meet the threshold for local heritage listing and the association for (e) is not established.
44 Burlington Street	a e	1 and 3	Does not satisfy a or e The dwelling is linked to William Austin Horn however there are other dwellings of more significance associated with this personality.
11A Church Street	a d	1	Does not satisfy a or d
40 Church Street	a d	1	Does not satisfy a or d The dwelling displays unusual design treatment including the canopy, chimney and timber detailing, but it is unclear whether the dwelling is the best example of the work by architect firm Cowell & Cowell. It was noted also that Cowell & Cowell could potentially have been considered under criterion (e)
10 Dutton Street	a d e	1 and 2	Does not satisfy a, d or e The dwelling displays design qualities of merit, particularly the long verandah elevation. The association with Sir Wallace Bruce was also noted however required further justification. The Panel considered this property may be worthy of future consideration based on further investigation.
18 Dutton Street	a d	1 and 2	Does not satisfy a or d
40 Dutton Street	a d	1	Does not satisfy a or d The dwelling is identified as one of the last remaining by the architect Frank Kenneth Milne, however was not considered under criterion (e) within the survey.
8 Gilbert Street	a e	1, 3 and 4	Does not satisfy a or e 8 Gilbert Street is one of four adjoining cottages built by Joseph Lang (6, 8, 10 and 12). 8 is the only one of the four objected to however. Together, the cottages work as a group, but as individual places are not considered to merit local heritage listing.
14 Gilbert Street	a	1, 3 and 4	Does not satisfy a
18 Gilbert Street	a	1, 3 and 4	Does not satisfy a This is one of several small cottages. As a group the cottages present as representative of

			the area, but do not individually merit local heritage listing.
35 Hawkers Road	a d	1	Does not satisfy a or d While the property displays some architectural interest it was not considered it satisfied the criteria. The property may be worthy of future consideration based on further investigation.
10 James Street	a b		Satisfies a and b The stables demonstrate a pattern of development and way of life typical to the early establishment period, noting that the associated house is listed. Recommended for local heritage listing
8 Robe Terrace	a d e	1	Does not satisfy a, d or e
17 Robe Terrace	a d e		Does not satisfy a or e Satisfies d The dwelling displays high integrity and is an outstanding intact example, authentic to the period and style (Arts and Crafts). Recommended for local heritage listing
30 Robe Terrace	a e	1 and 2	Does not satisfy a or e
158 Stephen Terrace	a	1	Does not satisfy a
164 Stephen Terrace	a e		Satisfies a and e The dwelling is one of the oldest in the local area and considered a good representative example, built before the establishment period and that had clearly influenced later establishment development. The association with Frederick Halcomb was also of merit. Recommended for local heritage listing
170 Stephen Terrace	a d	1	Does not satisfy a or d
8 Wilsden Street	a d	1 and 3	Does not satisfy a or d

5.0

Recommendations:

1. That the Heritage Sub-Committee Panel advise the State Planning Commission that the following three properties are recommended for local heritage listing:
 - 10 James Street, Gilberton
 - 17 Robe Terrace, Medindie
 - 164 Stephen Terrace, Medindie

2. That the Heritage Sub-Committee Panel advise the State Planning Commission that Council's decision to remove the following 17 properties from consideration for local heritage listing is supported:
 - 3 Arthur Street, Medindie
 - 42A Burlington Street, Walkerville
 - 44 Burlington Street, Gilberton
 - 11A Church Street, Walkerville
 - 40 Church Street, Medindie
 - 10 Dutton Street, Medindie
 - 18 Dutton Street, Medindie
 - 40 Dutton Street, Medindie
 - 8 Gilbert Street, Gilberton
 - 14 Gilbert Street, Gilberton
 - 18 Gilbert Street, Gilberton
 - 35 Hawkers Road, Medindie
 - 8 Robe Terrace, Medindie
 - 30 Robe Terrace, Medindie
 - 158 Stephen Terrace, Gilberton
 - 170 Stephen Terrace, Gilberton
 - 8 Wilsden Street, Walkerville

3. A response to be provided directly to Brian Hayes QC with regard to process.

6.0

Meeting closed

The Chair thanked all in attendance and closed the meeting.



.....
Craig Holden

CHAIR

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 Walkerville. 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 no 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 5 – LOCAL HERITAGE CRITERIA

Section 67(1) Criteria – *Planning, Development and Infrastructure Act 2016*

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: Thursday, 26 August 2021

Item Name	Development Plan Amendment Advice to the State Planning Commission – Heritage in Transition Development Plan Amendment by the Town of Walkerville
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	Town of Walkerville – Local Heritage in Transition Statement of Intent Special Meeting - 18 June and 22 June 2020 Meeting - 4 March 2021
4.2	
3.1	

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.	3 Arthur Street, Medindie
2.	42A Burlington Street, Walkerville
3.	44 Burlington Street, Gilberton
4.	11A Church Terrace, Walkerville
5.	40 Church Terrace, Medindie
6.	10 Dutton Terrace, Medindie
7.	18 Dutton Terrace, Medindie
8.	40 Dutton Terrace, Medindie
9.	8 Gilbert Street, Gilberton
10.	14 Gilbert Street, Gilberton
11.	18 Gilbert Street, Gilberton
12.	35 Hawkers Road, Medindie
13.	10 James Street, Gilberton
14.	8 Robe Terrace, Medindie
15.	17 Robe Terrace, Medindie
16.	30 Robe Terrace, Medindie
17.	158 Stephen Terrace, Gilberton
18.	164 Stephen Terrace, Medindie
19.	170 Stephen Terrace, Gilberton
20.	8 Wilsden Street, Walkerville

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 Town of Walkerville submitted the Local Heritage in Transition Development Plan Amendment (DPA) to the Minister for Planning for approval on 29 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

The last major review of heritage places was undertaken by the Town of Walkerville in 2005, listing 84 Local Heritage Places and 546 contributory items.

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*.

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 response, the Town of Walkerville reviewed all existing contributory items located within the former Residential Character Zones affecting the suburbs of Gilberton, Walkerville and Medindie. The Review resulted in recommendation of 54 items for listing as Local Heritage Places.

The DPA comprises the Heritage Review: *Chronology of Historical Development of what are now the suburbs of Gilberton, Medindie and Walkerville March 2021* and the *Contributory Item Review – Heritage Survey (2019)* (data sheets) on the proposed Local Heritage Places compiled by Stevens Architects Pty Ltd and Kenan Henderson, Architectural Historian. These documents rely on the *Thematic Overview History of the Area 2005* prepared by McDougal & Vines Conservation and Heritage Consultants provided in **Attachment 2**.

The DPA released for public consultation, which includes the Heritage Review, is provided in **Attachment 3**.

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 4**.

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 5**.

Proposed Amendment

The DPA proposed the following amendments to the Code:

- The addition of 54 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 were 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 Town of Walkerville 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 the Town of Walkerville are provided in **Attachment 6**.

Consultation

A copy of the DPA was released for concurrent agency and public consultation (consultation approval not required) from 8 April 2021 to 3 June 2021. Council also held community drop in sessions on 21 April, 5 May and 22 May 2021.

Twenty public submissions were received, 18 of which objected to the DPA. Two submissions were more general in nature querying information provided, however, were classed as objections by Council. Objections included the following:

- The proposed places do not satisfy the relevant Local Heritage criteria
- The properties were not previously identified for Local Heritage listing in the 2005 Heritage Survey (rather as contributory items)
- The properties were included on the basis that initially, contributory items would not be transitioned into the Planning and Design Code
- Concerns over diminished real estate value, restrictions on future development, lack of Council support for ongoing maintenance (such as a Heritage Incentive Scheme) and incorrect historical survey information.

Council advised objectors that it would not pursue the listing of properties for which an objection had been received. No requests to be heard were subsequently made and so the statutory public meeting was not held.

Council Review

Following consultation, Council determined to remove all 20 objector items from the DPA. This decision was made on the basis that the Code – including the identification of Representative Buildings – provides sufficient protection for these properties without Local Heritage status.

A table summarising the proposed Local Heritage Places that have been objected to is contained in **Attachment 7.1**

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 20 property owners who objected to the proposed listing of their properties, inviting submissions (written and/or verbal) to the Panel. Submissions closed on Wednesday 18 August 2021. Three submissions were received, of which two requested to be heard (18 Dutton Terrace and 30 Robe Terrace). The third submission comprised a written submission (35 Hawkers Road). Council's planning officer and heritage advisor have also been requested to attend the hearing.

The Panel is now requested to consider the Local Heritage Places that have been objected to. Information on each property objected to is provided in **Attachment 7.2**.

Prepared by: Catherine Hollingsworth

Endorsed by: Brett Steiner

Date: 20 August 2021

Attachments:




Knet reference




1.	Heritage in Transition DPA by the Town of Walkerville – Amendment for Approval	#17532401
2.	2005 “Thematic Overview History of the Area” and “Background Histories” by McDougall & Vines	#17519097 and #17519119
3.	DPA for public consultation	#16912917
4.	Section 67(1) Criteria – <i>PDI Act 2016</i>	#17518711
5.	Heritage Sub-Committee Terms of Reference	#17518681
6.	The Historic Area Statements for Walkerville	#17533110
7.	Heritage Places Information Pack	

	<p>7.1 Summary Table</p> <p>7.2 Information on Objector Properties</p> <ul style="list-style-type: none"> • Location Map • Heritage Assessment Report • Objector Submission • Copy of Council's summary of submission and recommendation on the property • Submission to the Commission 	<p>#17523089</p> <p>#17537330</p>
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Town of Walkerville – Local Heritage in Transition Development Plan Amendment




No.	Item Address and photo	Survey Reference	Extent of Listing for Approval	Section 67(1) Criteria
1.	3 Arthur Street, Medindie 	DPLG ID: 8730	Dwelling External form, materials and detailing of the c.1921-22 'Arts & Crafts/Georgian Revival' style dwelling including rendered masonry walls, hipped and gabled roof, rendered and turned chimneys, gable ventilators, classical portico and timber joinery. Excludes later additions and front fence.	a d
2.	42A Burlington Street, Walkerville 	DPLG ID: 8947	Dwelling External form, materials and detailing of the 1885 villa including sandstone walls with brick quoins and string courses and rendered Italianate surrounds, hipped gabled roof, brick chimneys, verandah with timber posts and cast iron brackets and timber joinery. Excludes later additions and front fence.	a e
3.	44 Burlington Street, Walkerville 	DPLG ID: 8948	Dwelling External form, materials and detailing of the 1885 villa including sandstone walls on bluestone plinth with rendered quoins and rendered Italianate surrounds, hipped gabled roof, brick chimneys, verandah with timber posts, timber bargeboards and timber joinery. Excludes later additions and front fence.	a e



<p>4.</p>	<p>11A Church Terrace, Walkerville</p> 	<p>DPLG ID: 8955</p>	<p>Dwelling</p> <p>External form, materials and detailing of the c.1921-22 Californian bungalow including red brick walls, cement rendered embellishments, hipped and gabled tiled roof, brick chimneys with terracotta chimney pots, timber fretwork to gables, timber framed verandah and timber joinery. Excludes later additions and front fence.</p>	<p>a d</p>
<p>5.</p>	<p>40 Church Terrace, Walkerville</p> 	<p>DPLG ID: 8960</p>	<p>Dwelling</p> <p>External form, materials and detailing of the c.1911-12 Federation villa including red brick walls with tan brick quoins, surrounds and string courses, hipped gabled roof, brick chimneys, verandah and timber joinery. Excludes later additions and front fence.</p>	<p>a d</p>
<p>6.</p>	<p>10 Dutton Terrace, Medindie</p> 	<p>DPLG ID: 8794</p>	<p>Dwelling</p> <p>External form, materials and detailing of the c.1908-10 Federation dwelling and c.1911 additions including sandstone walls with rendered quoins and string courses on a bluestone plinth, hipped and gabled roof, brick chimneys, timber framed verandahs, tiled verandah floor with slate edging and timber joinery. Excludes later additions and front fence.</p>	<p>a d e</p>

<p>7.</p>	<p>18 Dutton Terrace, Medindie</p> 	<p>DPLG ID: 8802</p>	<p>Dwelling</p> <p>External form, materials and detailing of the c1903-4 villa and the c1920-22 two-storey additions including sandstone walls, rendered brick quoins, brick string coursework, gabled hipped roof, brick chimneys, verandah and timber joinery. Excludes front fence.</p>	<p>a d</p>
<p>8.</p>	<p>40 Dutton Terrace, Medindie</p> 	<p>DPLG ID: 8815</p>	<p>Dwelling</p> <p>External form, materials and detailing of the c.1915-7 'Arts & Crafts' bungalow including rendered masonry walls, hipped gabled roof, half-timbered gables, rendered masonry tapered chimneys with terracotta chimney pots and timber joinery. Excludes later additions and front fence.</p>	<p>a d</p>
<p>9.</p>	<p>8 Gilbert Street, Gilberton</p> 	<p>DPLG ID: 8572</p>	<p>Dwelling</p> <p>External form, materials and detailing of the 1883-4 cottage including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, timber-framed concave verandah, brick chimneys and timber joinery. Excludes later additions and front fence.</p>	<p>a e</p>

10.	<p>14 Gilbert Street, Gilberton</p> 	DPLG ID: 8578	<p>Dwelling</p> <p>External form, materials and detailing of the 1880-1 cottage including sandstone walls with brick quoins and surrounds, hipped roof, brick chimneys and timber joinery. Excludes later additions and front fence.</p>	a
11.	<p>18 Gilbert Street, Gilberton</p> 	DPLG ID: 8580	<p>Dwelling</p> <p>External form, materials and detailing of the 1879 cottage including sandstone walls with brick quoins and surrounds, hipped roof, timber-framed concave verandah, brick chimneys and timber joinery. Excludes later additions and front fence.</p>	a
12.	<p>35 Hawkers Road, Medindie</p> 	DPLG ID: 8837	<p>Dwelling 'Bracklin'</p> <p>External form, materials and detailing of the c.1913-14 'Arts & Crafts' style dwelling including rendered and painted masonry walls, hipped and gabled tiled roof, rendered and painted masonry chimneys, half-timbered gables with timber detailing, prominent corner bay, masonry verandah columns and balustrading and timber joinery. Excludes later additions and front fence.</p>	a d

<p>13.</p>	<p>10 James Street, Gilberton</p> 	<p>DPLG ID: 8611</p>	<p>Dwelling – ‘Stables lined to ‘Aston House’</p> <p>External form, materials and detailing of the c.1896-8 former stables building, now dwelling including sandstone walls with brick quoins and surrounds to windows, bluestone plinth, hipped gabled roof, half-timbered gable bargeboards with roughcast infill, timber ‘hay loft’ hatch with timber brackets, brick chimneys, timber joinery. Excludes c.1980s minor alterations.</p>	<p>a b</p>
<p>14.</p>	<p>8 Robe Terrace, Medindie</p> 	<p>DPLG ID: 8887</p>	<p>Dwelling ‘Isefield’</p> <p>External form, materials and detailing of the c.1900-01 Federation dwelling including masonry walls, hipped gabled roof, brick chimneys, half-timbered gables and timber joinery, mid-19th century coach house and outbuildings to rear of property, early masonry and cast iron fencing with rendered masonry piers and bluestone plinth. Excludes later additions.</p>	<p>a d e</p>
<p>15.</p>	<p>17 Robe Terrace, Medindie</p> 	<p>DPLG ID: 8891</p>	<p>Dwelling</p> <p>External form, materials and detailing of the c.1906-08 ‘Arts & Crafts’ dwelling including sandstone walls, rendered surrounds, tiled gabled roof, timbered gables and detailing, brick chimneys, timber framed verandah and timber joinery. Excludes later additions and front fence.</p>	<p>a d e</p>

16.	<p>30 Robe Terrace, Medindie</p> 	DPLG ID: 8898	<p>Dwelling</p> <p>External form, materials and detailing of the c.1911-12 'Arts & Crafts/Old English' style dwelling and c.1914 additions including rendered masonry walls, hipped and gabled tiled roof, timbered gables and detailing, rendered masonry chimneys with terracotta chimney pots, alcove entrance and oriel window above and timber joinery. Excludes later additions and front fence.</p>	a e
17.	<p>158 Stephen Terrace, Gilberton</p> 	DPLG ID: 8658	<p>Dwelling, 'Aviemore'</p> <p>External form, materials and detailing of the c.1900-01 dwelling and c.1925-6 additions including masonry walls with pebbledash render and smooth rendered details, hipped and gabled roof, timber battened gables with pebbledash infill, brick chimneys, timber framed verandah and timber joinery.</p>	a
18.	<p>164 Stephen Terrace, Gilberton</p> 	DPLG ID: 8659	<p>Dwelling, 'The Gables'</p> <p>External form, materials and detailing of the c.1879 dwelling including sandstone walls with stucco dressings, gabled hipped roof, timber cross-bracing and ornate bargeboards, timber ventilators with stucco surrounds, brick chimneys, timber joinery, verandah with turned timber posts, ornate timber, fretwork, friezes and brackets. Excludes 21st century additions and the front fence.</p>	a e

<p>19.</p>	<p>170 Stephen Terrace, Gilberton</p> 	<p>DPLG ID: 8660</p>	<p>Dwelling, 'Wynbryn'</p> <p>External form, materials and detailing of the c.1910-12 bungalow including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, brick chimneys, timber framed verandah with timber friezes and brackets and timber joinery. Excludes later additions and front fence.</p>	<p>a d</p>
<p>20.</p>	<p>8 Wilsden Street, Walkerville</p> 	<p>DPLG ID: 17260</p>	<p>Dwelling</p> <p>External form, materials and detailing of the 1903 Federation Queen Anne dwelling including sandstone walls, rendered quoins and string courses, 'Neo-Tudor' window surrounds, prominent corner turret, hipped and gabled roof, rendered masonry chimneys, half-timbered gables, timber framed verandah and timber joinery. Excludes later additions and front fence.</p>	<p>a d</p>

TOWN OF



WALKERVILLE

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30 June 2021

The Hon Vickie Chapman MP
Deputy Premier
Minister for Planning and Local Government
GPO Box 464
Adelaide SA 5001

Via Email: attorneygeneral@sa.gov.au; nadia.gencarelli@sa.gov.au

ATTN: A/Team Leader Nadia Gencarelli

Dear Minister,

Re: Local Heritage in Transition Development Plan Assessment

I write to you to present the final, Council endorsed (**CNC404/20-21**) package containing the Town of Walkerville Local Heritage in Transition Development Plan Amendment (DPA). At its 21 June 2021 Ordinary Meeting, Council met to consider the extensive research, historical data collected and submissions received. The package of documents herein contained reflect Council's approach in undertaking this important historical research and subsequent recommendations.

Council seeks your approval under regulation 8(5)(b) of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 for the following documents herein contained:

- the Amendment
- Summary of Consultation and Proposed Amendments (SCPA) Report
- summary and response to agency submissions
- a copy of all submissions
- a copy of the amendment instructions in track changes showing the changes made in response to consultation.

The above documents are prefaced by a detailed report, entitled *14.1.2 Local Heritage in Transition Development Plan Amendment Final Report*. This report references the journey Council has undertaken to date, and was tabled at the 21 June 2021 Council meeting.

I wish to take this opportunity to acknowledge that exiting Contributory Items/Representative Items continue to enjoy a level of protection that is equal if not higher than what the previous planning system offered. This was a marked departure from the original policy intent of the Planning Reform agenda, a departure that has been welcomed by our heritage and built character rich Council. I further wish to acknowledge that all existing and newly recommended Local Heritage Places will transition to the Local Heritage Place Overlay in the recently introduced Planning & Design Code.

The level of heritage and character protection under the new Code affords our wider community, owners and Elected Members a level of comfort that the State Government shares our passion for protecting the village character of Walkerville.

To this end, I welcome the Planning Department, Heritage Sub-Committee Members and the Commission to review the research we have undertaken and consider the diligence with which the Town of Walkerville has consulted with its community. This intensive consultation yielded much debate, new historical information and resulted in 20 objections against Local Heritage listing out of 54 Contributory Items identified for elevation.

Council made a commitment over the course of this project to actively listen to its community and their views on heritage listing, character protection and preservation of the Township. As such, a consistent position of Council has been to document and respect all objections from owners of Contributory Items that have been identified for Local Heritage listing.

This approach has been in part due to a more pragmatic approach to planning and heritage, one that acknowledges the protection afforded in the new planning system to Representative Items and supported by the performance assessed pathway; as well as an approach that recognises that a majority of owners affected in our Township already value and celebrate the significance of their buildings, with or without a listing associated.

To this end, Council is satisfied with the existing body of work documenting the Township's built form as a reference point in time and it is this research that underpins the value of effecting this DPA. Elevating the remaining 34 Contributory Items to Local Heritage places of the 54 identified, celebrates a small number of deserving buildings and shows respect to the owners' preferences. Our work and equally our approach on this DPA has sought to document, educate and raise awareness of our Township's heritage. Council acknowledges that it is the owners and the custodians of these places identified that also need to be heard as it is this section of our community that actively values, invests in and maintains a large portion our Township's character. As such, it is pertinent to the ongoing relationship Council has with residents in the private management of their heritage places that will determine the manner in which these buildings will fare over the next hundred years. Respecting the 20 objections is our recommendation to the Heritage Sub-Committee, particularly given the protection the new planning system affords Representative Items.

I invite you to contact our Senior Planner Carly Walker on 8342 7106 should you have any questions.

Yours sincerely



Kiki Cristol
Chief Executive Officer

Attachments

Attachment 1	14.1.2 Local Heritage in Transition Development Plan Amendment Final Report
Attachment 2	Local Heritage in Transition DPA <i>Explanatory Statement and Analysis</i>
Attachment 3	Local Heritage in Transition DPA <i>The Amendment</i>
Attachment 4	Summary of Consultation and Proposed Amendments (SCPA) report
Attachment 5	Summary of Consultation Un-redacted Submissions
Attachment 6	Summary of Agency Consultation AGD, DEW and Hon Rachel Sanderson MP