

***West Torrens Historic Area and Character Area
Code Amendment***

By the City of West Torrens

For Consultation

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HAVE YOUR SAY

This Code Amendment is on consultation from Tuesday 31 March and 11:59pm Sunday 17 May 2026.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be addressed to Glenn Searle, Senior Policy Planner, City of West Torrens and sent via the following methods:

- Providing a written submission by mail to:

Email: Planningpolicy@wtcc.sa.gov.au

Post: Historic Area and Character Area Code Amendment

City of West Torrens

165 Sir Donald Bradman Drive

Hilton SA 5033

- YourSay

www.yoursay.westtorrens.sa.gov.au.

More information can be obtained by:

- Calling the City of West Torrens on 8416 6333

There will be a public information (drop in) session planned during the consultation period. For further details about the sessions, visit the YourSay website at

www.yoursay.westtorrens.sa.gov.au.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the PlanSA portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Amending the Planning and Design Code

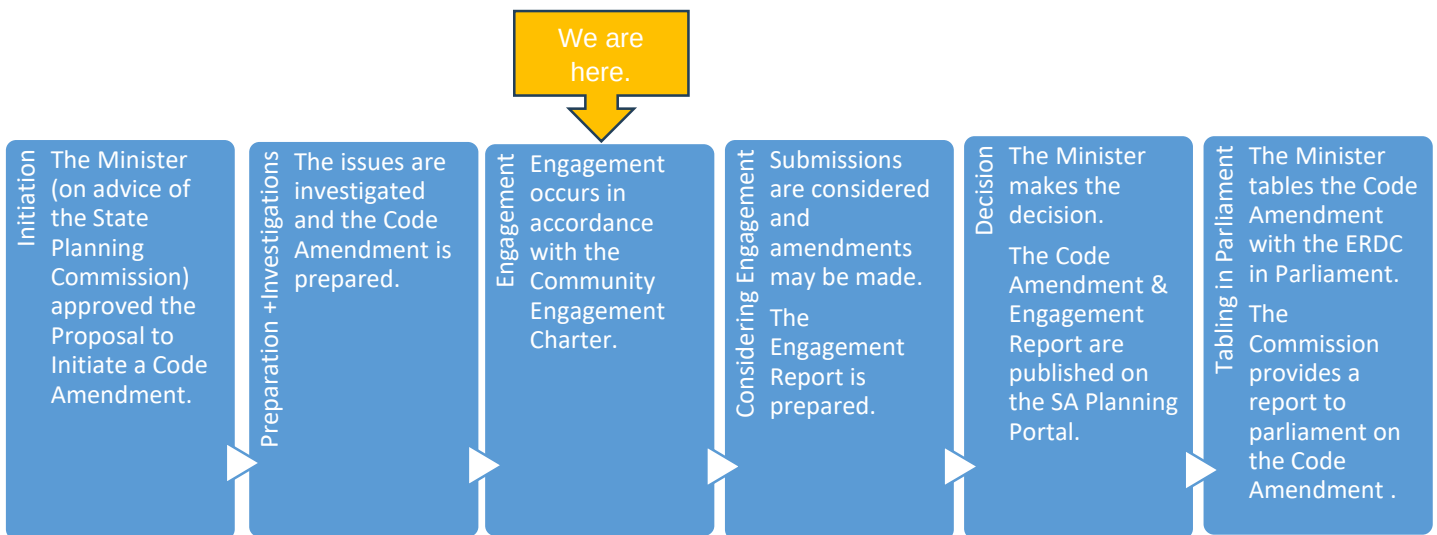
The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint

Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

Heritage surveys were last undertaken for the Corporation of Thebarton (which is now incorporated in the City of West Torrens) in 1996 and in the City of West Torrens in 1998. With a Local Heritage Development Plan Amendment being introduced in October 2008.

In 2019 West Torrens undertook a survey of property owners and residents within character and conservation policy areas as well as owners of Local Heritage Places and Contributory Items with the aim of determining views on heritage and adequacy of protection, particularly considering the recently implemented planning reform. Responses received highlighted that heritage and character needed more protection and that all heritage and character be protected.

The City of West Torrens has six Historic Areas, with each area having its own Historic Area Statements referenced by the Historic Area Overlay policies of the Planning and Design Code (the Code). The Statements (Historic Area and/or Character Area) provide relevant contextual information for applicants to inform how they design proposed developments, including alterations and additions, and are relied upon by planners, heritage specialists and heritage architects during development assessment. Seven Character Areas with statements are also within the City of West Torrens.

Council's submission to the Expert Panel's Planning System Implementation Review highlighted the need to bring Statements up to the same level of detail as similar statements contained in the previous Development Plan.

Subsequently, Council has undertaken an updated Thematic Review building upon earlier work. Based on the bodies of work undertaken by council, and community feedback it is evident that the following three policy mechanisms within the Code need to be refined:

1. Spatial Application of Historic and Character Area Overlays:

Thematic review considered the spatial application of the Historic Area Overlay and Character Area Overlay and identified that over time the location of where these overlays should be applied has changed.

2. Refine Historic and Character Area Statements:

A review of all Historic and Character Area Statements, along with a review of heritage-related development assessment outcomes in the City of West Torrens reinforced the need to update the Statements. Updating the Statements will help to ensure they contain relevant information to enable effective and efficient decision-making by heritage experts and planners during development assessment.

3. Remove/Include Representative Buildings:

Through the investigations undertaken to inform this Code Amendment changes are proposed to capture or remove some buildings from Representative Buildings. Representative Buildings in the Code are buildings that represent significant historic character described in the relevant Historic Area Statement (but do not

include State and Local Heritage Places which may represent that character also). Representative Buildings replaced Contributory Items in the former Development Plans. Contributory Items were buildings, other than designated heritage places, which contributed to the historic character of historic areas.

These amendments, supported by updated thematic and community reviews, ensure the City of West Torrens' Historic and Character areas are well protected, accurately represented, and assessed using contemporary, clearly defined policy mechanisms. This approach maintains robust heritage protections while supporting effective, evidence-based decision-making for future development.

Matters outside the scope of the Code Amendment

The Code Amendment does not seek to amend policy in the Planning and Design Code or to change the application of any Zone or Sub-zone.

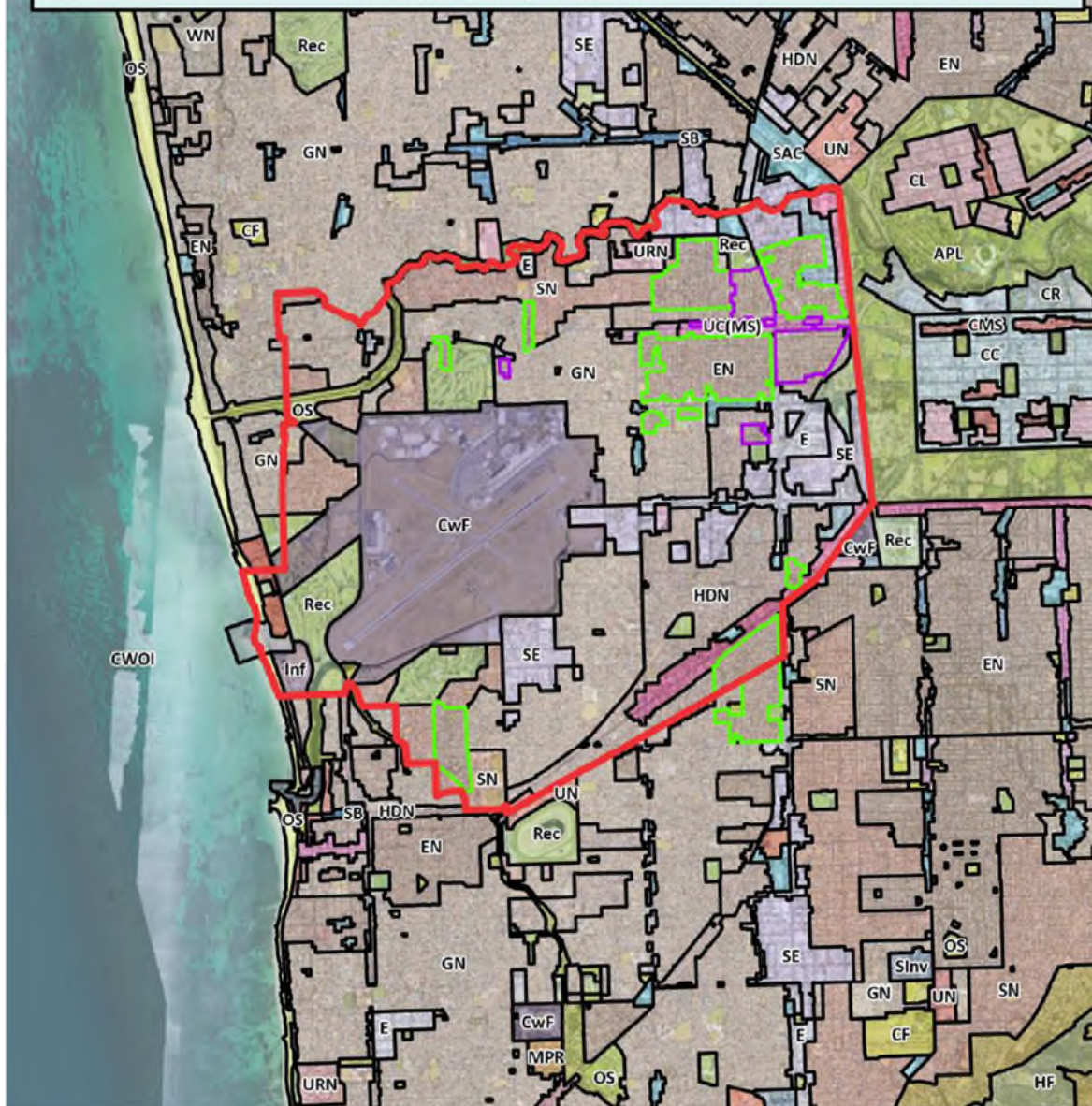
The introduction of new Local Heritage Places is outside the scope of this Code Amendment and would require a separate Code Amendment process.

2.2 Affected Area

The proposal affects areas covered by the Historic Area Overlay, the Character Area Overlay and some surrounding allotments. Greater detail is provided in the maps in Attachment **A**.

West Torrens Historic Area and Character Area

Designated Entity: City of West Torrens



LGA: City of West Torrens

Affected Area (ha):

Current Zone: Various

Proposed Zone: no change



Government of South Australia
Department for Housing
and Urban Development

0 2,000 m



- Affected Area
- Character Area
- Historic Area
- Code Zones



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2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Code establishes a Historic Area Overlay which covers areas previously within Historic (Conservation) Zones or Historic (Conservation) Policy Areas in the former Development Plan/s (under the repealed Development Act 1993).

Wherever the Historic Area Overlay applies, the Desired Outcome and several assessment provisions for the Historic Area Overlay reference a set of Historic Area Statements.

The extent of the Historic Area Overlay in the City of West Torrens is defined on Map 1, and within **Attachment A** and comprises the following Historic Areas:

- Elston Street Historic Area Overlay (WeTo1)
- Mile End Historic Area Overlay (WeTo2)
- Richmond Road Historic Area (WeTo3)
- Rose Street Historic Area (WeTo4)
- Torrensville East Historic Area (WeTo5)
- Urban Corridor (High Street) Historic Area (WeTo6)

Like Historic Area Overlays (mentioned above) the Code established a Character Area Overlay which covers areas previously within Character Policy Areas in the former Development Plan/s (under the repealed Development Act 1993).

Wherever the Character Area Overlay applies, the Desired Outcome and several assessment provisions for the Character Area Overlay reference a set of Character Area Statements.

The extent of the Character Area Overlay in the City of West Torrens is defined on Map 1, and within **Attachment A** and comprises the following Character Areas:

- Ashford Character Area (WeToC1)
- Cowandilla / Mile End Character Area (WeToC2)
- Glandore Character Area (WeToC3)
- Lockleys Character Area (WeToC4)
- Novar Gardens Character Area (WeToC5)
- Thebarton Character Area (WeToC6)
- Torrensville Character Area (WeToC7)

The Affected Areas, for both the Historic Area Overlay and the Character Area Overlay are located across multiple different zones in the Code, as shown in **Attachment B1**:

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes in the Affected Area (Map 1) based on the investigations and updating of earlier assessments and surveys:

Historic Area Statements:

- Update the content of Historic Area Statements (in the Historic Area Overlay) in the City of West Torrens.
- Update the spatial application of the Historic Area Overlay by adding or removing the Overlay where appropriate.

Character Area Statements:

- Update the content of Character Area Statements (in the Character Area Overlay) in the City of West Torrens.
- Update the spatial application of the Character Area Overlay by adding or removing the Overlay where appropriate.

Representative Buildings:

- Within the Historic Area Overlay, add/remove Representative Buildings in the relevant mapping layer in the South Australian Planning and Property Atlas (SAPPA) within the Affected Area.

Removal of the Significant Retirement Facility and Supported Accommodation Sites Overlay from newly added Historic and Character Areas (areas being located in):

- Elston Street Historic Area Overlay (WeTo1)
- Mile End Historic Area Overlay (WeTo2)
- Ashford Character Area (WeToC1)
- Cowandilla / Mile End Character Area (WeToC2)
- Torrensville Character Area (WeToC7)

The proposed policy changes are shown in **Attachment C**.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at (plan.sa.gov.au/en/charter).

As requested by the Minister for Planning in his letter dated 6 June 2025, the City of West Torrens will consult with the following stakeholders:

- Department for Infrastructure and Transport, and
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.
 - o Member for West Torrens, Hon Tom Koutsantonis MP
 - o Member for Colton, Mr Matt Cowdrey OAM MP
 - o Member for Morphett, Mr Stephen Patterson MP
 - o Member for Badcoe, Ms Jayne Stinson MP

A summary of the engagement that is occurring for this Code Amendment is as follows:

- Letters will be sent via post to owners and occupiers of affected land. Letters will include project fact sheet, link to online information and confirmation of community drop-in session.
- Letters will be sent via post to owners and occupiers of adjacent land. Letters will include project fact sheet, link to online information and confirmation of community drop-in sessions.
- Letters sent via email to various stakeholders to inform them of the Code Amendment, and briefing information sessions offered, if desired.
- Engagement evaluation survey provided to those who prepared a written submission.
- Engagement summary report to be prepared and published on the PlanSA website and Council Your Say Page.

The City of West Torrens will consult with relevant stakeholders as listed in the Engagement Plan, refer to **Attachment D**.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Providing a written submission by email to: planningpolicy@wtcc.sa.gov.au
- Providing a written submission by mail to:

Historic Area and Character Area Code Amendment
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033
- Online on the SA Planning Portal (URL: [Code amendments | PlanSA](#))

More information can be obtained by:

- Calling the City of West Torrens on 8416 6333
- Attending a drop-in session: details can be found at www.yoursay.westtorrens.sa.gov.au.

3.3 What changes to the Code Amendment can my feedback influence?

Matters which stakeholders and the community can influence by participating in this engagement are:

- Content of the Historic Area Statements.
- Content of the Character Area Statements.
- The extent and boundaries of the Historic Area Overlay which are the subject of the Code Amendment.
- The extent and boundaries of the Character Area Overlay which are the subject of the Code Amendment.
- The selection of properties defined as Representative Buildings.

Related matters which cannot be directly influenced by participating in this engagement, because they are outside the scope of the Code Amendment, are:

- Zoning and zone policies within the Planning and Design Code

- Policies contained within the Historic Area Overlay or Character Area Overlay (except for the Area Statements).
- Policies within the General Development Policies of the Planning and Design Code.
- The identification of properties currently identified as Local Heritage Places (this Code Amendment does not propose to list or remove any existing Local Heritage Places)
- Future development applications.

3.4 What will happen with my feedback?

The City of West Torrens is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the City of West Torrens when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published, however company details will be.

The City of West Torrens will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister:

- at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The proposed Code Amendment is consistent with the broader strategic intent in the State Planning Policies, Greater Adelaide Regional Plan and the City of West Torrens Community Plan 2034 which all support the protection of heritage and historic character.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

The Affected Areas are in established residential areas well serviced by infrastructure. The review of Historic Area Statements, Character Area Statements and identification of Representative Buildings will not have any impact on existing infrastructure or services.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment D**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Greater Adelaide Regional Plan is the relevant Regional Plan for this Code Amendment

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Attachment D**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents set out in Attachment E.

4.2 Infrastructure planning

The scope of the Code Amendment is limited to the spatial application of the Historic Area Overlay, Character Area Overlay, descriptive content of Statements and identification of Representative Buildings. The Code Amendment is unlikely to generate the need for additional infrastructure or infrastructure upgrades.

4.3 Investigations

4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has not specified that additional investigations to be undertaken to support the Code Amendment.

The following investigations have been undertaken to inform this Code Amendment:

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Thematic Heritage, Character Area Overlay and Historic Area Overlay Review	Desktop review of past historical research, surveys, and character analyses for the Historic and Character Areas under the Code. Review current Historic Area Overlay and Character Area Overlay statements to ensure they are robust and working as desired. Analysis of date of construction data for existing dwellings in relevant areas, augmented by physical survey (ground-truthing) in Historic Areas and Character Areas.	Prepare Historic Area Overlay and Character Area Overlay statements where improvements have been identified. Recommend changes to the spatial application of Historic Area Overlays and Character Area Overlays, where identified.

Additional investigations have been undertaken post the Proposal to Initiate, these involved:

- Review undertaken by Councils planning staff to identify any current issues in applying the Historic Area Statements and Character Area Statements arising from development applications and proposals. Amendments to the Area Statements reflect this analysis.
- As requested by the Minister for Planning a study was undertaken to consider the application of Technical Numeric Variations for the Ashford Character Area. This review concluded that no changes to the TNV settings for Ashford were warranted as part of this Code Amendment. **See Attachment E**

Further details on investigations undertaken in support of the Code Amendment are included in **Attachment E**.

4.3.2 Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

- Update the content of all City West Torrens Historic Area Statements within the Historic Area Overlay.
- Update the spatial application of the City of West Torrens Historic Area Overlay. Specifically:
 - o Elston Street, WeTo1
 - o Mile End WeTo2
 - o Richmond WeTo3
 - o Rose Street WeTo4
 - o Torrensville East WeTo5
 - o Urban Corridor (High Street) WeTo6
- Update the content of all City of West Torrens Character Area Statements within the Character Area Overlay.
- Update the spatial application of the City of West Torrens Character Area Overlay. Specifically:
 - o Ashford WeToC1
 - o Cowandilla / Mile End WeToC2
 - o Thebarton WeToC6
 - o Torrensville WeToC7
- Update mapping to define locations of proposed Representative Buildings.

Removal of the Significant Retirement Facility and Supported Accommodation Sites Overlay from newly added Historic and Character Areas (areas being located in):

- Elston Street Historic Area Overlay (WeTo1)
- Mile End Historic Area Overlay (WeTo2)
- Ashford Character Area (WeToC1)
- Cowandilla / Mile End Character Area (WeToC2)
- Torrensville Character Area (WeToC7)

The proposed policy changes are shown in **Attachment C**.

5. REFERENCES

Danvers Architects, October 1991, Thebarton Heritage Survey

McDougall and Vines, 1996, Thebarton Heritage Review

McDougall and Vines, 1998, City of West Torrens Heritage Survey

Lester Firth and Merton Pty Ltd, undated, Adelaide Western Region Heritage Study

Jensen Planning+ Design, 2010, City of West Torrens, Local Character Study

Grieve Gillett Architects, June 2024, Thematic Heritage, Character Area Overlay and Historic Area Overlay Review - refer **Attachment E**.

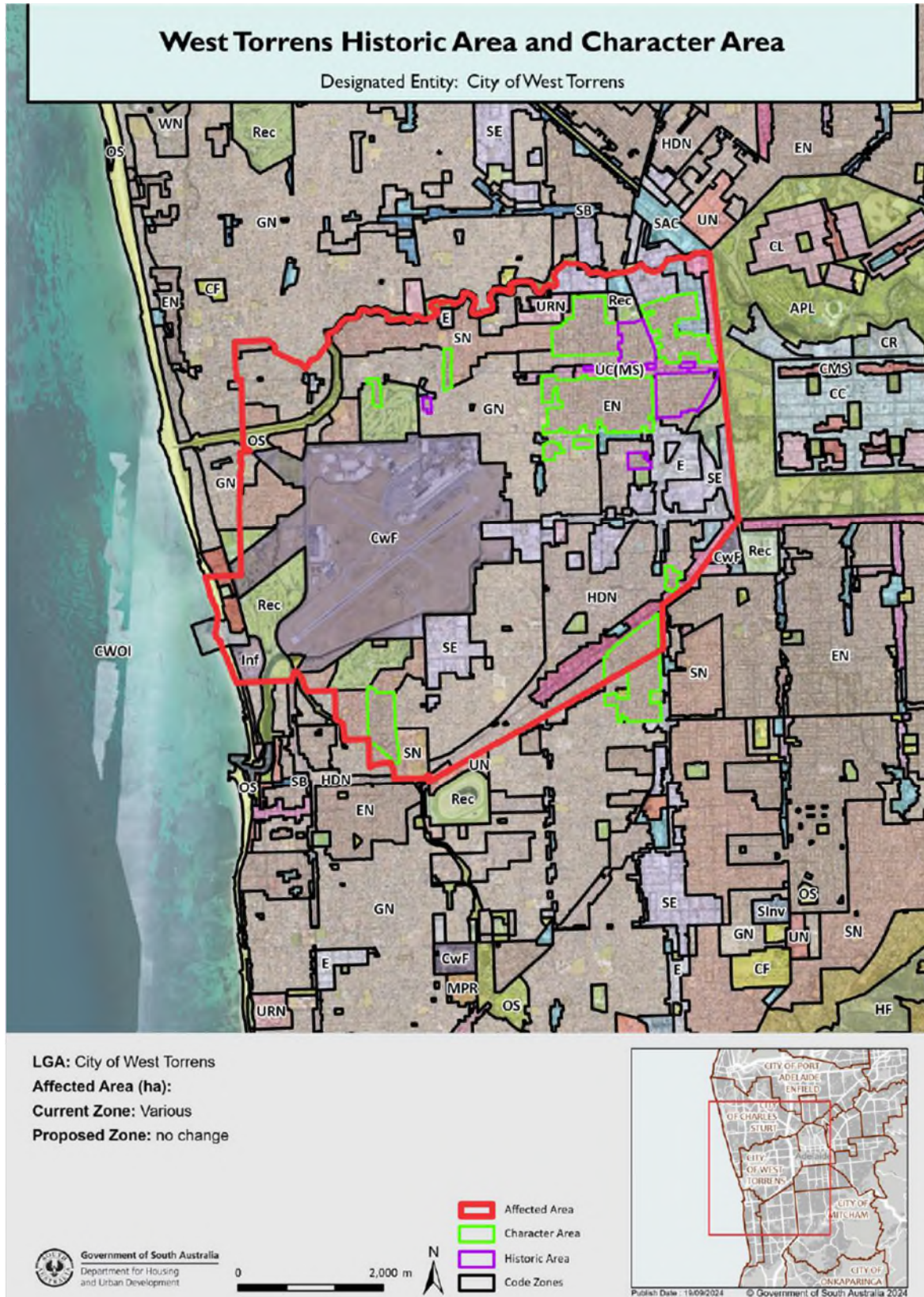
Planning and Design Code of South Australia.

State Planning Commission 2022, Guide to the Planning and Design Code.

ATTACHMENT A – AFFECTED AREA MAPPING

The maps below show the historic areas and the character areas that represent the Affected Area for this Code Amendment

Map 1 – Affected Area – Full Extent



Map 2 – Affected Area (Elston Street Historic Area Overlay WeTo1)



Map 3 – Affected Area (Mile End Historic Area Overlay WeTo2)



- PROPOSED HISTORIC AREA BOUNDARY
- ADD AS REPRESENTATIVE BUILDING
- LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

Map 3 - continued - Affected Area (Mile End Historic Area Overlay WeTo2)



- PROPOSED HISTORIC AREA BOUNDARY
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

Map 3 - continued - Affected Area (Mile End Historic Area Overlay WeTo2)



Map 3 - continued - Affected Area (Mile End Historic Area Overlay WeTo2)



Map 4 – Affected Area (Richmond Historic Area WeTo3)



- PROPOSED HISTORIC AREA BOUNDARY
- ADD TO AREA AS REPRESENTATIVE BUILDING
- REMOVE AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- EMPLOYMENT ZONE
- LOCAL HERITAGE AREA
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS



Map 5 – Affected Area (Rose Street Historic Area WeTo4)



Map 6 – Affected Area (Torrensville East Historic Area WeTo5)

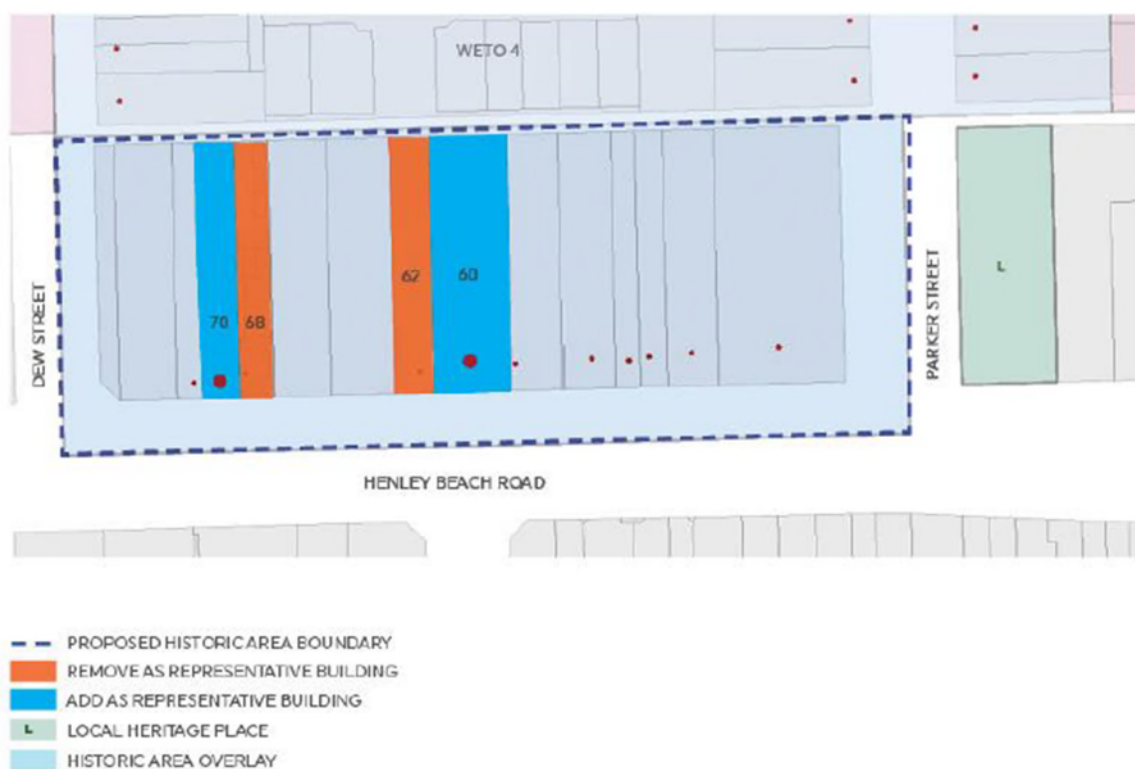


Map 6 - continued - Affected Area (Torrensville East Historic Area WeTo5)



- PROPOSED HISTORIC AREA BOUNDARY
- ADD TO AREA AS REPRESENTATIVE BUILDING
- REMOVE AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- S STATE HERITAGE PLACE
- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

Map 7 – Affected Area (Urban Corridor (High Street) Historic Area Overlay WeTo6)



Map 7 - Affected Area (Urban Corridor (High Street) Historic Area Overlay WeTo6)

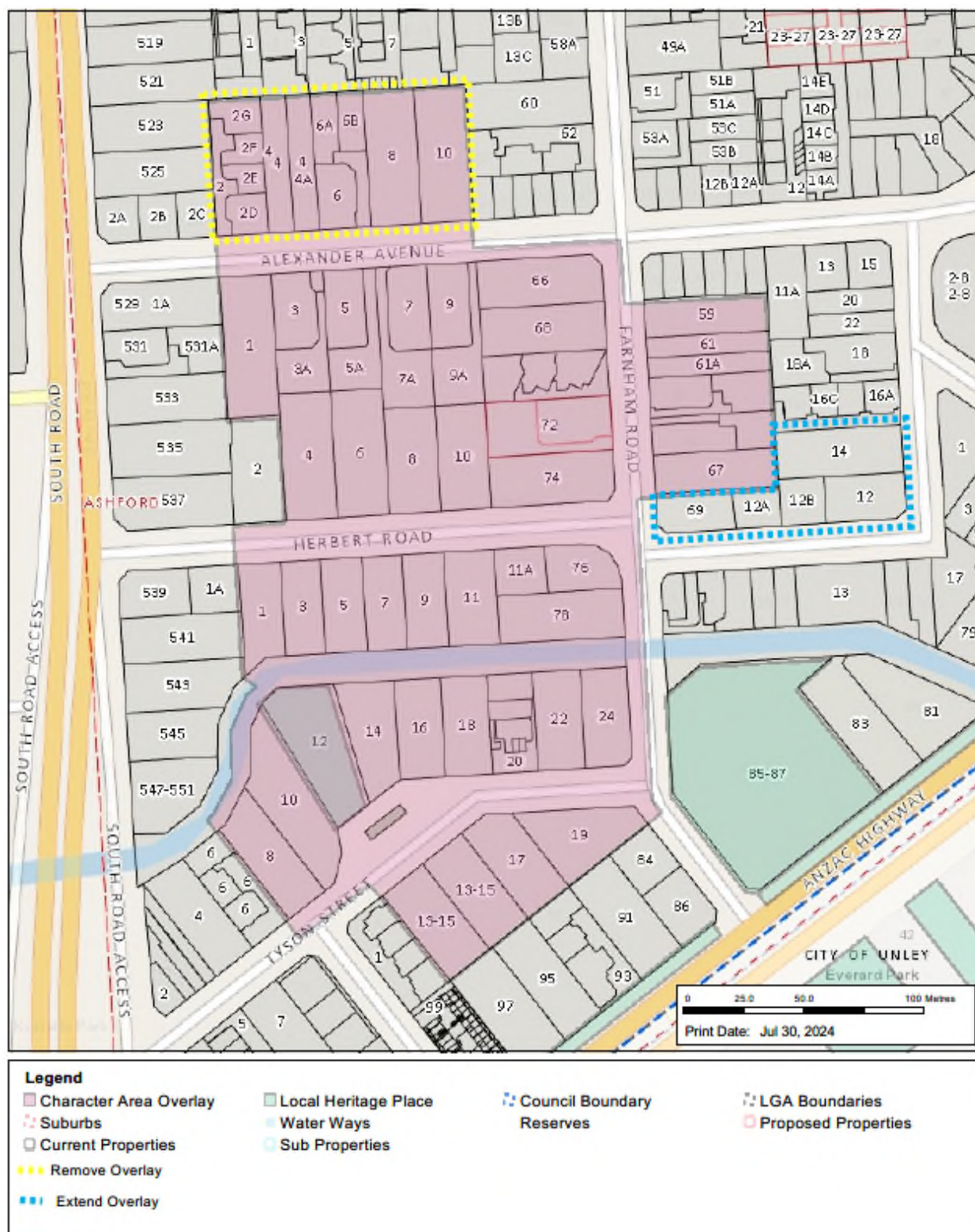


Map 7 - continued - Affected Area (Urban Corridor (High Street) Historic Area Overlay WeTo6)



- PROPOSED HISTORIC AREA BOUNDARY
- ADD TO AREA AS REPRESENTATIVE BUILDING
- REMOVE AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

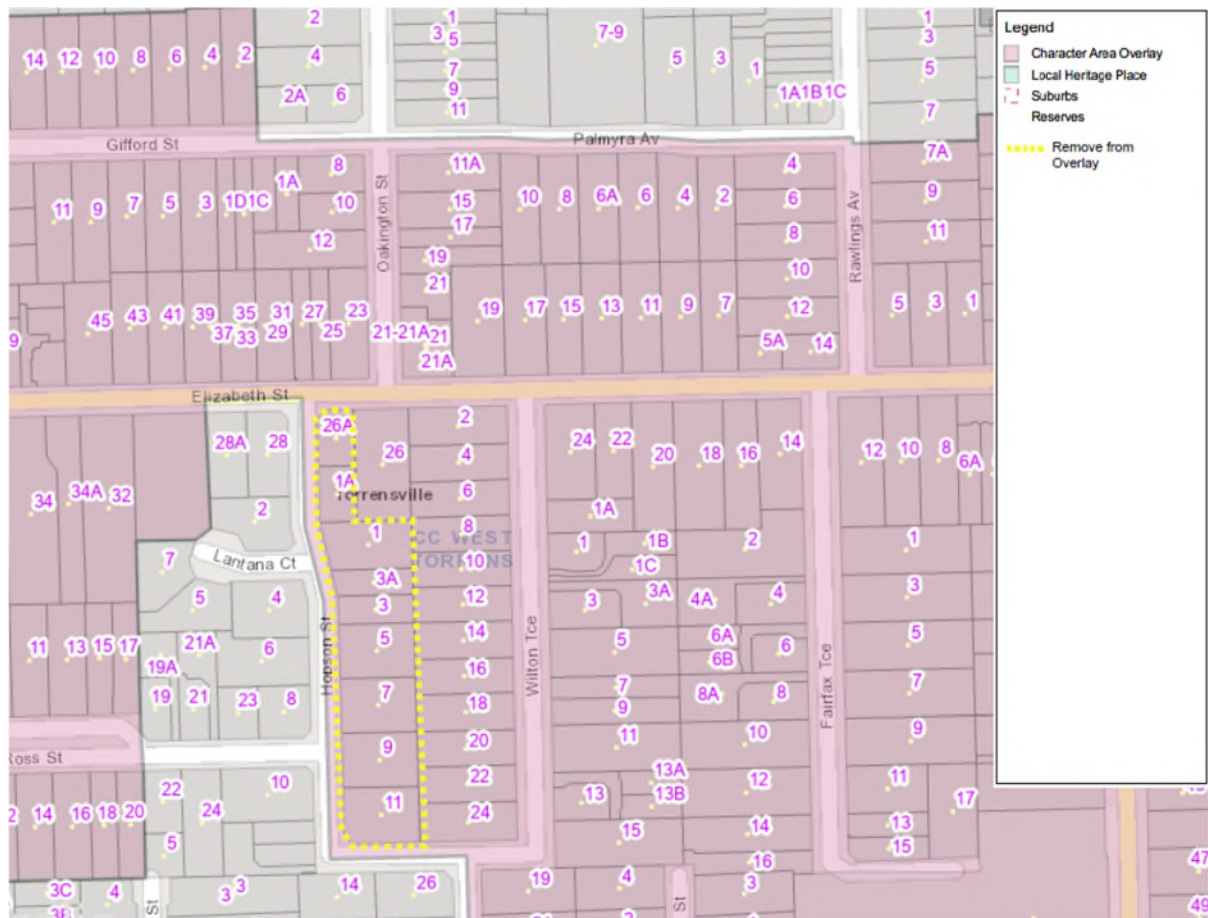
Map 8 – Affected Area (Ashford Character Area Overlay WeToC1)



Maps 9 & 10 – Affected Area (Cowandilla / Mile End Character Area WeToC2)



Map 11 – Affected Area (Cowandilla / Mile End Character Area WeToC2)



Glandore Character Area (WeToC3)

NO SPATIAL/MAPPING CHANGE (intentionally no map provided)

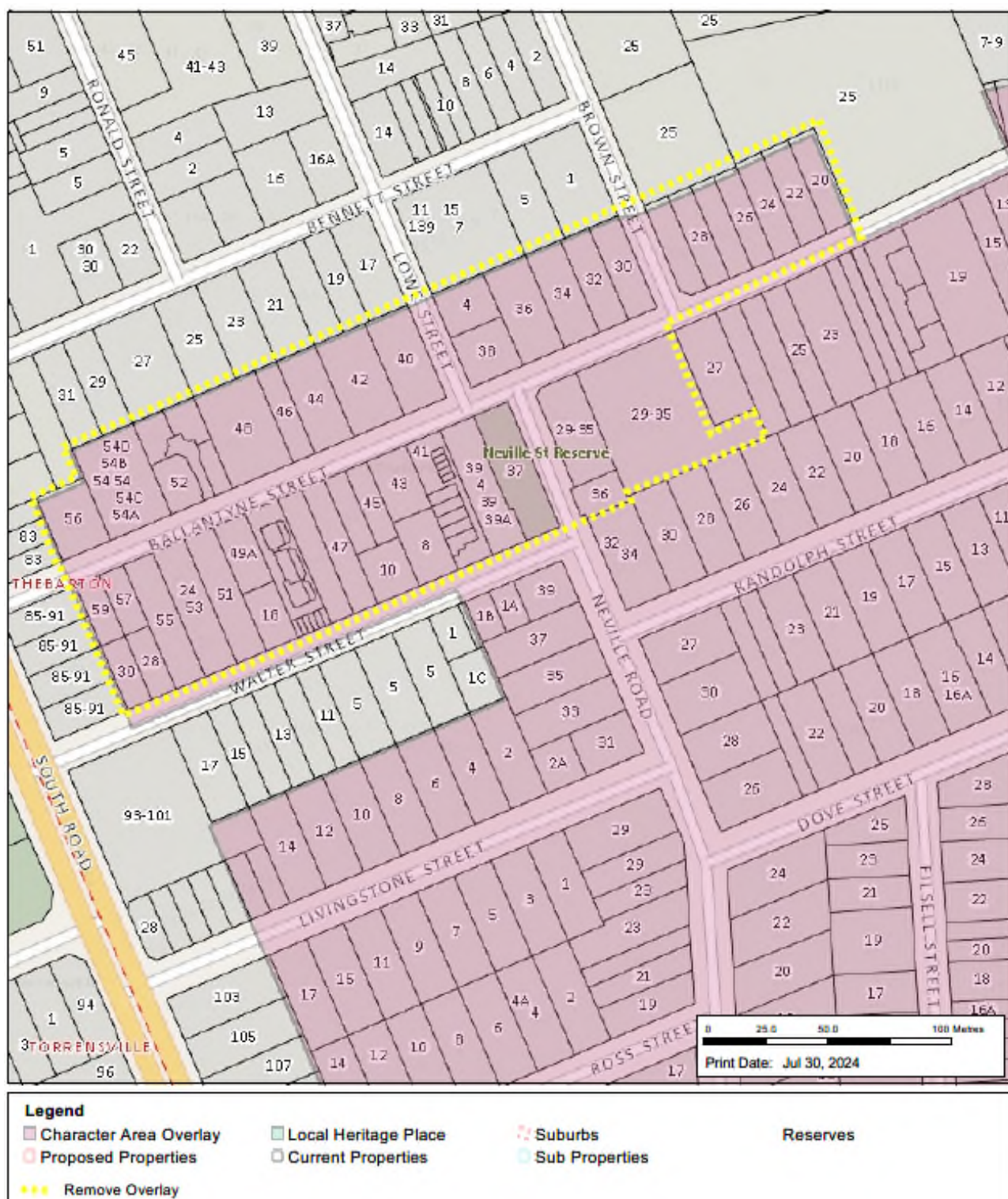
Lockleys Character Area (WeToC4)

NO SPATIAL/MAPPING CHANGE (intentionally no map provided)

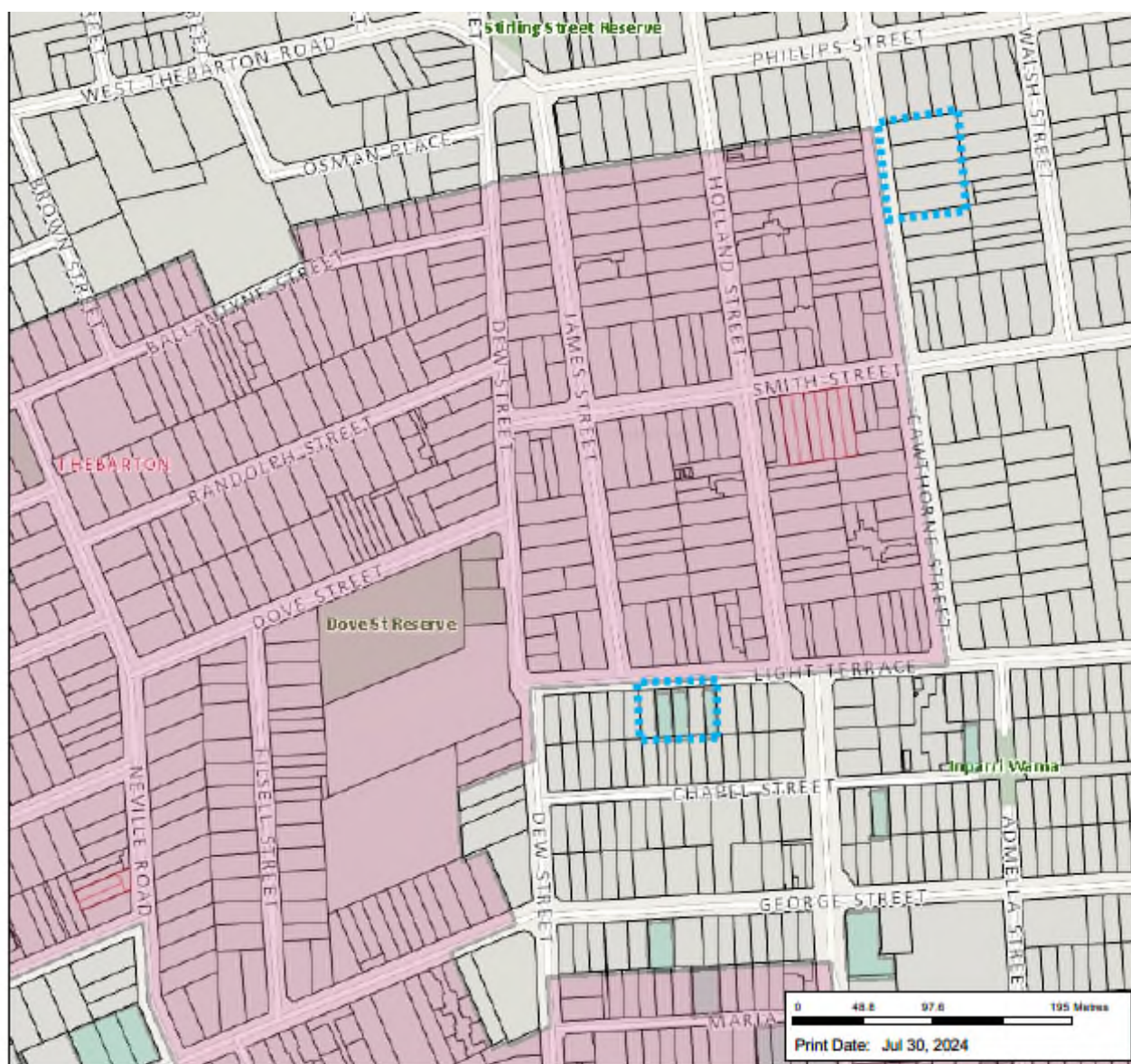
Novar Gardens Character Area (WeToC5)

NO SPATIAL/MAPPING CHANGE (intentionally no map provided)

Map 12 – Affected Area (Thebarton Character Area WeToC6)



Map 12 continued - Affected Area (Thebarton Character Area WeToC6)



Legend

Character Area Overlay

Proposed Properties

Include Overlay

Local Heritage Place

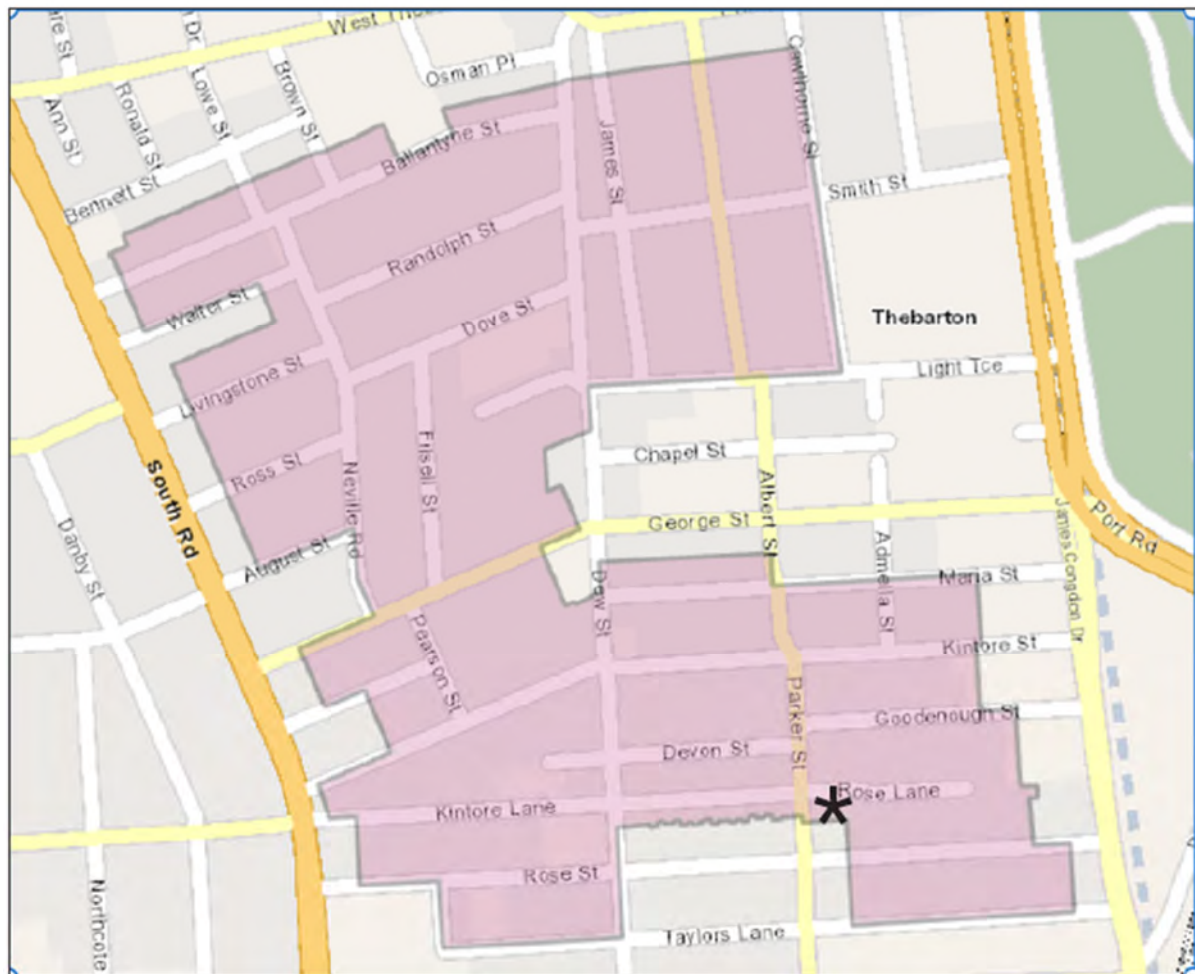
Current Properties

Suburbs

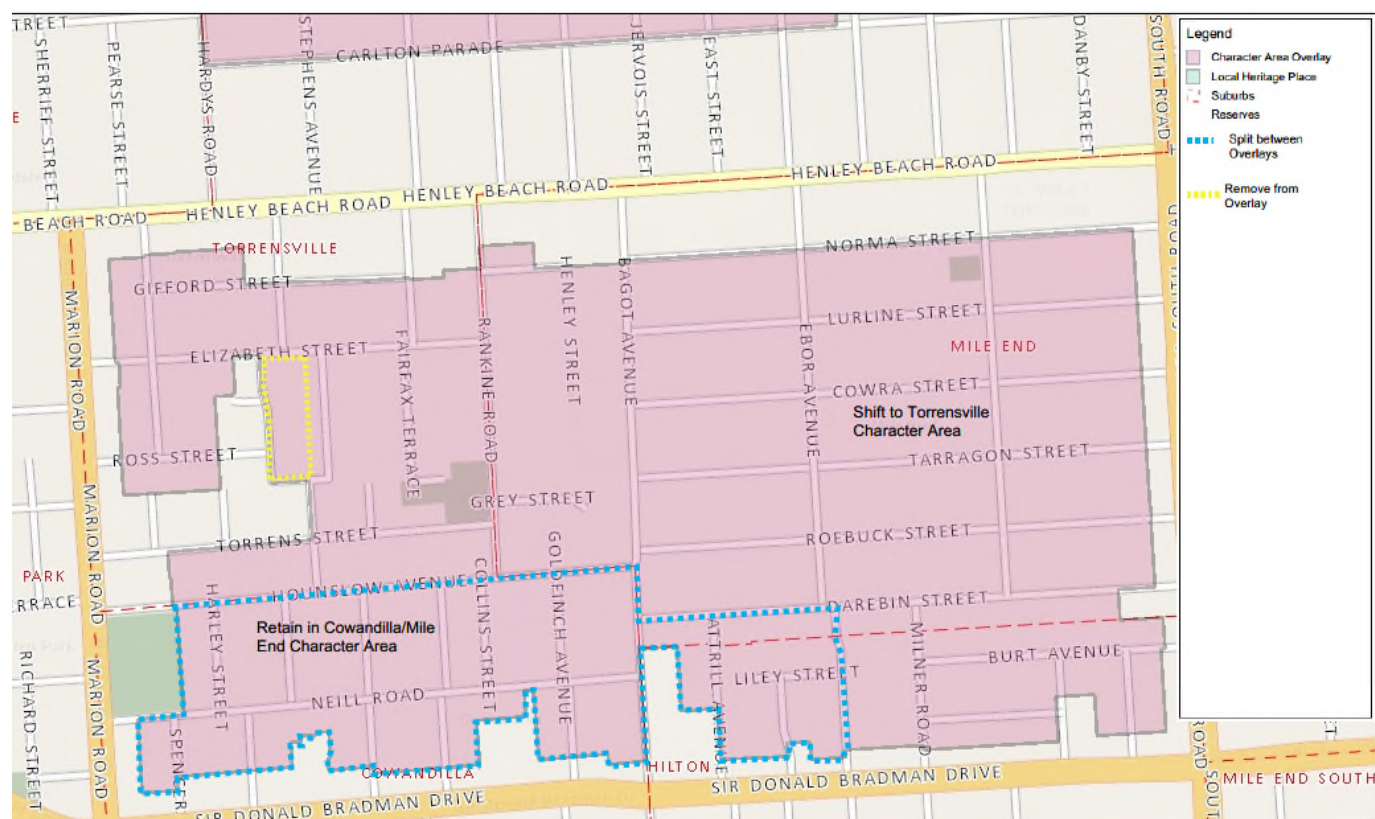
Reserves

Map 12 continued - (Thebarton Character Area WeToC6)

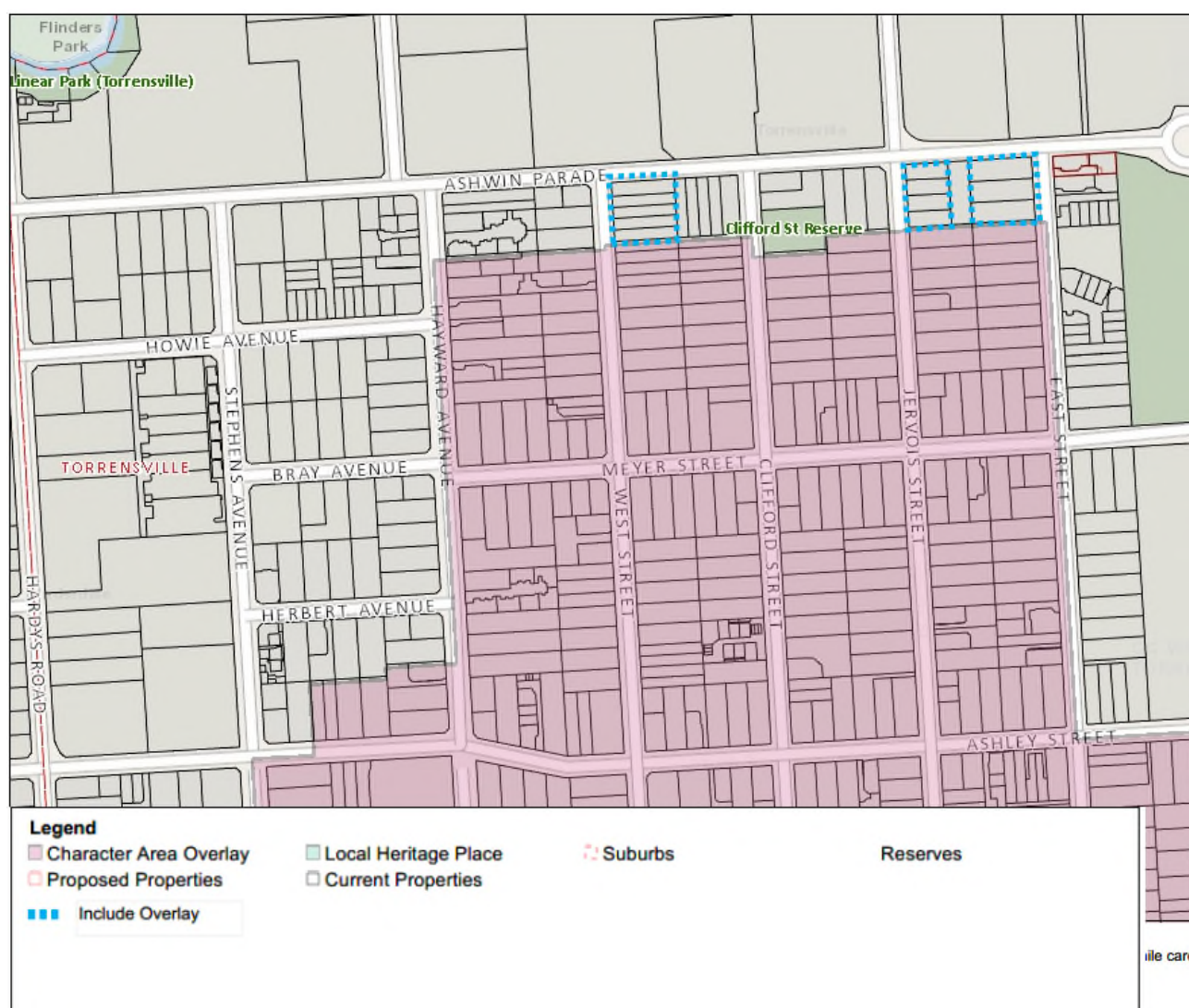
APART FROM ABOVE CHANGES - OTHER BOUNDARIES NOT CHANGING EXCEPT FOR
MOVING 14 PARKER STREET TO ROSE STREET HISTORIC AREA



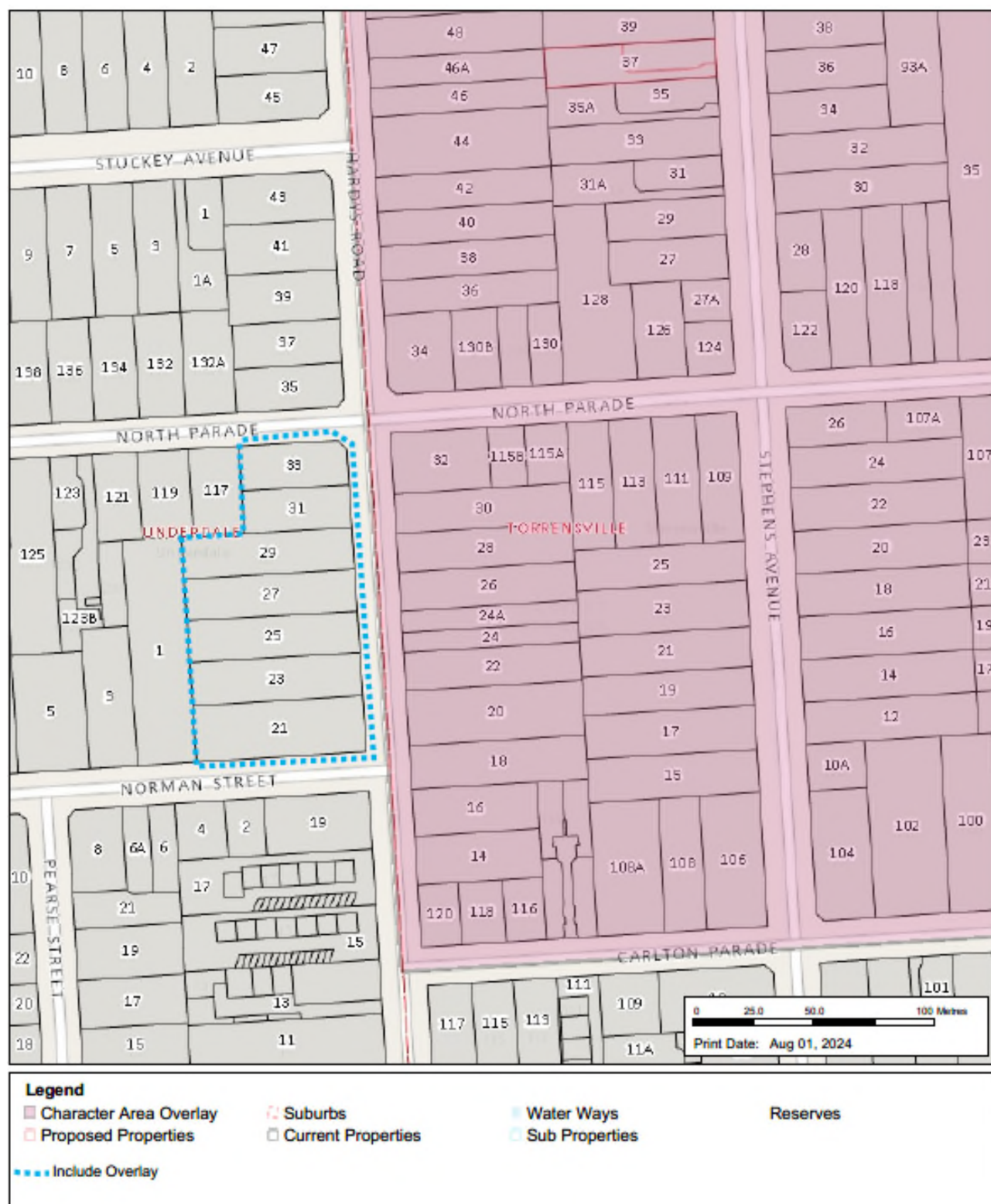
Map 13 (Torrensville Character Area WeToC7)



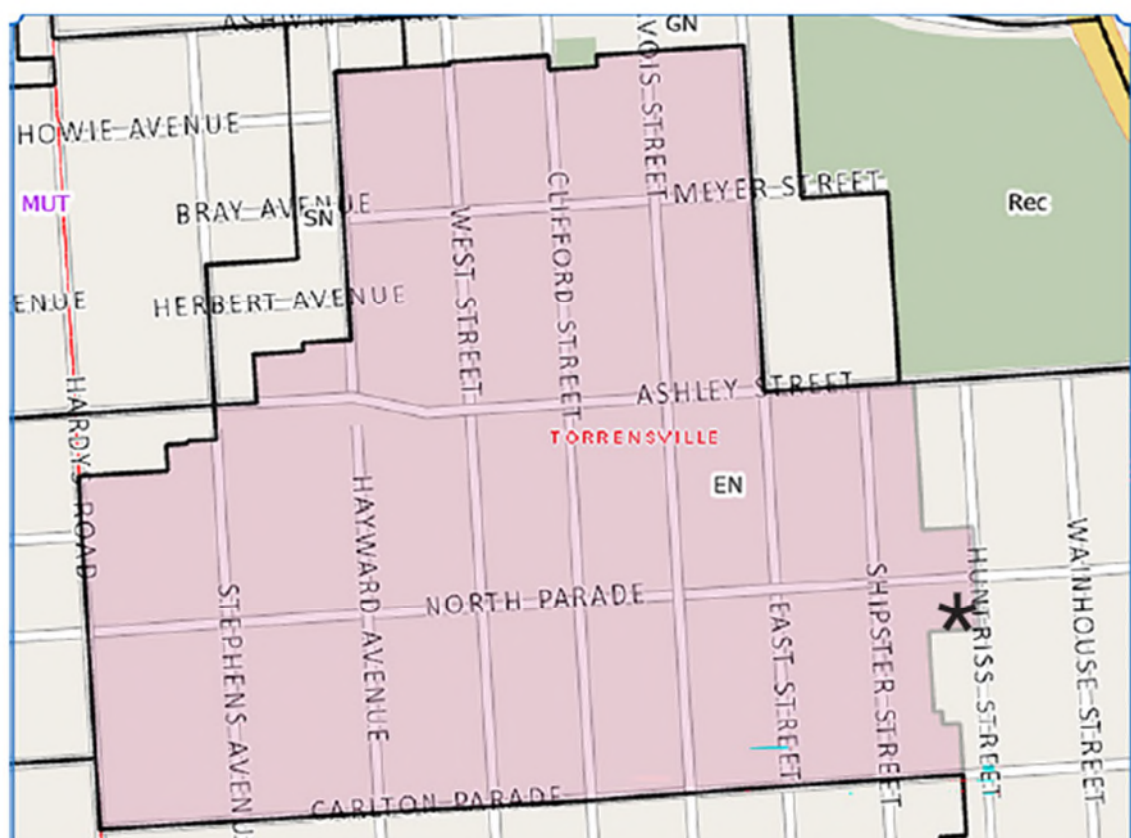
Map 13 continued - (Torrensville Character Area WeToC7)



Map 13 continued - (Torrensville Character Area WeToC7)



Map 14 (Torrensville Character Area WeToC7)



* 27 Huntriss Street to be shifted to the Torrensville East historic area overlay.

ATTACHMENT B – CURRENT CODE POLICY

The Historic Area Overlay Assessment Provisions, along with those for various Zone and General Provisions, guide development in the Historic Area Overlay.

These provisions will not be amended by this Code Amendment other than by inclusion of additional content within the Historic Area Statements. The Historic Area Overlay provisions and the existing Historic Area Statements can be viewed under Overlays – Historic Area Overlay at: [Browse the Planning & Design Code | Planning and Design Code](#)

Part 3 – Overlays – Historic Area Overlay of the Planning and Design Code

The following Historic Area Statements applicable in the City of West Torrens (which are referenced by 'Code policy') will be amended by this Code Amendment:

- Elston Street Historic Area Overlay (WeTo1)
- Mile End Historic Area Overlay (WeTo2)
- Richmond Road Historic Area (WeTo3)
- Rose Street Historic Area (WeTo4)
- Torrensville East Historic Area (WeTo5)
- Urban Corridor (High Street) Historic Area (WeTo6)

The Character Area Overlay Assessment Provisions, along with those for various Zone and General Provisions, guide development in the Character Area Overlay.

These provisions will not be amended by this Code Amendment other than by inclusion of additional content within the Character Area Statements. The Character Area Overlay provisions and the existing Character Area Statements can be viewed under Overlays – Historic Area Overlay at: [Browse the Planning & Design Code | Planning and Design Code](#)

Part 3 – Overlays – Character Area Overlay of the Planning and Design Code

The following Character Area Statements applicable in the City of West Torrens (which are referenced by 'Code policy') will be amended by this Code Amendment:

- Ashford Character Area (WeToC1)
- Cowandilla / Mile End Character Area (WeToC2)
- Glandore Character Area (WeToC3)
- Lockleys Character Area (WeToC4)
- Novar Gardens Character Area (WeToC5)
- Thebarton Character Area (WeToC6)
- Torrensville Character Area (WeToC7)

ATTACHMENT C – PROPOSED CODE POLICY

ATTACHMENT C1 – PROPOSED REPRESENTATIVE BUILDINGS

Part 3 – Overlays / Historic Area Overlay of the Planning and Design Code

The updated Historic Area Statements have been included in Attachment C.

Representative Buildings on SAPPA

Amend SAPPA Mapping to show the following Representative Buildings in the Affected Area.

(All property details below are as per SAPPA the South Australian Property and Planning Atlas. The rationale for designation of these Representative Buildings is presented in **Attachment E.**)

In Elston Street Historic Area Overlay (WeTo1)

Street address	Suburb	CT
Add		
1 Elston Street	Brooklyn Park	5498/761
3 Elston Street	Brooklyn Park	5725/352
5 Elston Street	Brooklyn Park	5720/113
16 Elston Street	Brooklyn Park	5716/662
25 Elston Street	Brooklyn Park	5482/94

In Mile End Historic Area Overlay (WeTo2)

Street address	Suburb	CT
Current HAO		
Add		
2 Railway Terrace	Mile End	6044/424
69 Cuming Street	Mile End	5759/361
59 King Street	Mile End	5822/930
57 King Street	Mile End	5678/865
84 Hughes Street	Mile End	5717/559
82 Hughes Street	Mile End	5824/855
85 Hughes Street	Mile End	5422/214
70A Hughes Street	Mile End	5025/577
70B Hughes Street	Mile End	5025/578

51 Gladstone Road	Mile End	6093/739
56 Gladstone Road	Mile End	5256/447
60 Gladstone Road	Mile End	5376/588

Expanded HAO

Add

29 Ballara Street	Mile End	5471/23
25A Ballara Street	Mile End	5939/359
25 Ballara Street	Mile End	5939/358
23 Ballara Street	Mile End	5561/559
21 Ballara Street	Mile End	5818/911
19 Ballara Street	Mile End	5151/70
17 Ballara Street	Mile End	5500/562
15 Ballara Street	Mile End	5157/810
13 Ballara Street	Mile End	5382/577
9 Ballara Street	Mile End	5125/77
7 Ballara Street	Mile End	5543/880
5 Ballara Street	Mile End	5762/384
3 Ballara Street	Mile End	5776/275
1 Ballara Street	Mile End	5692/132
2 Daringa Street	Mile End	5673/333
2A Daringa Street	Mile End	5234/12
4 Daringa Street	Mile End	5139/499
4A Daringa Street	Mile End	5139/500
6 Daringa Street	Mile End	5424/289
6A Daringa Street	Mile End	5367/50
8 Daringa Street	Mile End	5405/677
8A Daringa Street	Mile End	5860/816
20A Daringa Street	Mile End	5761/734
20 Daringa Street	Mile End	5761/733
22 Daringa Street	Mile End	5873/502

22A Daringa Street	Mile End	5873/503
24 Daringa Street	Mile End	5761/725
24A Daringa Street	Mile End	5761/725
26 Daringa Street	Mile End	6267/257
28 Daringa Street	Mile End	5780/414
9 Claremont Street	Mile End	5345/186
11 Claremont Street	Mile End	5814/429
13 Claremont Street	Mile End	5349/246
15 Claremont Street	Mile End	5746/661
17 Claremont Street	Mile End	5722/595
19 Claremont Street	Mile End	5550/913
21 Claremont Street	Mile End	5245/361
10 Claremont Street	Mile End	5363/461
10A Claremont Street	Mile End	5655/550

In Richmond Historic Area Overlay (WeTo3)

Street address	Suburb	CT
Add		
32 Albert Street	Richmond	6031/59
34 Albert Street	Richmond	6031/58
Remove		
8 Albert Street	Richmond	6299/24

In Rose Street Historic Area Overlay (WeTo4)

Street address	Suburb	CT
Add		
14 Parker Street		5322/59

In Torrensville East Historic Area Overlay (WeTo5)

Street address	Suburb	CT
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Add

27 Huntriss Street	Torrensville	5659/465
13 Huntriss Street	Torrensville	5659/465

Remove

68 Danby Street	Torrensville	5785/963
1 Huntriss Street	Torrensville	6218/162
3 Huntriss Street	Torrensville	5797/521

In Urban Corridor (High Street) Historic Area Overlay (WeTo6)

Street address	Suburb	CT
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Add

70 Henley Beach Road	Mile End	5875/177
60 Henley Beach Road	Mile End	5225/682
170-172A Henley Beach Road	Torrensville	5304/775

Remove

68 Henley Beach Road	Mile End	6175/175
		6175/176
		6175/177
		6175/178
		6175/179
62 Henley Beach Road	Mile End	5339/775
174-178 Henley Beach Road	Torrensville	6198/52

ATTACHMENT C2 – PROPOSED CODE POLICY

Part 3 – Overlays / Historic Area Overlay of the Planning and Design Code

The following sets out proposed changes to the Historic Area Statements in the City of West Torrens. The **red** (track changed text) indicates amendments and new proposed text.

Elston Street Historic Area Statement (WeTo1)

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890's ~~1920s~~ <u>up to 1930's.</u>
Allotments, subdivision and built form patterns	Low to very low density site areas. Wide frontages. Detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Federation villa style homes with examples of Bungalows and Art Deco dwellings. <u>Key architectural features include:</u> Bay windows, Hip, gable and Dutch gable roofs, integrated and complementary verandahs / porticos, simple façade detailing <u>with historic colour palettes maintained.</u> <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportions of openings).</u> <u>Later Additions, including carports and garages,</u> are <u>generally</u> located to the <u>side and/or</u> rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys <u>and terracotta tile roofs.</u>
Fencing	Low <u>front</u> fencing facilitating views of the dwelling <u>comprising</u> ~~Post~~ and rail with woven wire, ~~Low~~ level stone or masonry, ~~For~~ timber picket.

Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Regularly spaced trees. Vehicle access has been designed and located to preserve existing street trees.
Representative Buildings	Identified - refer to SA planning database.

Mile End Historic Area Statement (WeTo2)

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1860's – 1920's.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide frontages. Detached and semi-detached to allotments.
Architectural styles, detailing and built form features	Predominantly detached Victorian villas with <u>some</u> examples of Victorian semi-detached ~~row dwellings~~ dwellings and; Victorian single fronted cottages; Bungalows; Inter-war Art Deco dwellings; and Parapeted shopfronts. <u>Key architectural features include:</u> Bay windows; Gable and Dutch gable roofs; ~~S~~steeply pitched hip roofs; Integrated and complementary verandahs / porticos. <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportions of openings); and historic colour palettes.</u> Additions, <u>including carports and garages</u>, are generally located to the <u>side and/or</u> rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Iron and timber filigree. Red brick chimneys.

Fencing	Low <u>front</u> fencing facilitating views of the dwelling ~~comprising:~~ ~~p~~ Post and rail with woven wire, ~~Low~~ level stone or masonry ~~or~~ ~~T~~ timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. ~~Generous side and rear setbacks, maintaining large private yards.~~ Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Vehicle access has been design <u>ed</u> and located to preserve existing street trees. Vehicle access is via rear lanes where available.
Representative Buildings	Identified - refer to SA planning database.

Richmond Historic Area Statement (WeTo3)

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1900's - 1920's.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Medium to low density. Rectangular shaped allotments with direct street frontage. Predominantly Row and semi-detached dwellings <u>with some detached dwellings.</u>
Architectural styles, detailing and built form features	Predominantly Inter-war dwellings with examples of State Bank Bungalows and Art Deco dwellings. <u>Key architectural features include:</u> Half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos. <u>Other notable built form features include scale and massing, a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u> Additions are generally located to the rear of the dwelling. <u>Complementary infill, modern semi-detached housing.</u>
Building height	Up to 2 storeys.
Materials	Consistent material palette. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.
Fencing	No <u>front</u> fencing or low <u>front</u> fencing facilitating views of the dwelling.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Street trees. Vehicle access has been <u>design</u> and located to preserve existing street trees.
Representative Buildings	Identified - refer to SA planning database.

Rose Street Historic Area Statement (WeTo4)

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1900's - 1920's.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Rectangular shaped allotments with direct street frontage. Narrow and deep allotments. Predominantly semi-detached dwellings to allotments.
Architectural styles, detailing and built form features	Strong uniformity in architectural style. Predominantly semi-detached Gothic workers cottages. <u>Key architectural features include:</u> Pitched roofs. Verandahs / porticos. Parapeted gable. Features associated with traditional era and style of buildings. <u>Other notable built form features include scale and massing and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u> Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Strong uniformity in material palette. Stone. Brick. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Red brick chimneys.

Fencing	No <u>front</u> fencing or low <u>front</u> fencing facilitating views of the dwelling <u>comprising</u> : ~~t~~ timber picket to boundary.
Setting, landscaping, streetscape and public realm features	Consistent front setbacks. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Street trees. Vehicle access has been <u>design</u> and located to preserve existing street trees. Vehicle access from laneways, particularly Rose Street where there are no crossovers.
Representative Buildings	Identified - refer to SA planning database.

Torrensville East Historic Area Statement (WeTo5)

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890's - 1930's.
Allotments, subdivision and built form patterns	Low to very low density site areas. Wide frontages. Narrow and deep allotments. Consistent and uniform allotment pattern.
Architectural styles, detailing and built form features	Predominantly Victorian and Federation style villa and cottage dwellings with examples of Californian and State Bank Bungalows; Single fronted cottages; and Parapeted shopfronts. <u>Key architectural features include:</u> Hip, gable and Dutch gable roofs. Bay windows. Verandahs / porticos. Simple detailing. Window awnings. <u>Other notable built form features include consistent scale and massing and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u> Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low <u>front</u> fencing to facilitate views of the dwelling <u>comprising</u> ~~-P~~ post and rail with woven wire ~~,-~~ Low level stone or masonry ~~-or~~ ~~T~~ timber picket.

Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Wide streets. Vehicle access has been design and located to preserve existing street trees.
Representative Buildings	Identified - refer to SA planning database.

Urban Corridor (High Street) Historic Area Statement (WeTo6)

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890's - 1920's.
Allotments, subdivision and built form patterns	Linear pattern of development along Henley Beach Road. Medium density site areas. Narrow/deep tenancies. Continuous shopfronts. Fine grained.
Architectural styles, detailing and built form features	Predominantly ornate parapeted, <u>vertically proportioned</u> glazed shopfronts. Pedimented parapets. Hidden roof forms. Elaborate parapet treatments. Traditional verandahs. Ornamental timber verandah posts. Additions are generally located to the rear of the building.
Building height	Predominantly single storey. Two storey on corner allotments.
Materials	Rendered masonry. Stone. Masonry. Brick. Timber shopfronts. Corrugated pre-coloured or galvanised iron sheeting. Pressed Metal. Timber verandahs. Materials, finishes and colours associated with of original eras and styles.
Fencing	[Not stated]
Setting, landscaping, streetscape and public realm features	Commercial Strip. Continuous shopfronts. No setback to front boundary. Verandahs over footpath. Tree lined streets. Intimate and engaging public interface
Representative Buildings	Identified - refer to SA planning database.

ATTACHMENT C3 – PROPOSED CODE POLICY

Part 3 – Overlays / Character Area Overlay of the Planning and Design Code

The following sets out proposed changes to the Historic Area Statements in the City of West Torrens. The **red** (track changed text) indicates amendments and new proposed text.

Ashford Character Area Statement (WeTo-C1)

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1920's - 1940's
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low <u>(residential)</u> density site areas. Wide street frontages. Medium sized detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Tudor and Bungalow dwellings. <u>Key architectural features include:</u> Articulated hip and gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure. <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u> Additions, <u>including carports and garages</u>, are generally located to the <u>side and/or</u> rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows.
Fencing	Low <u>front</u> fencing facilitating views of the dwelling, <u>comprising</u> <u>P</u> ost and rail with woven wire, <u>L</u> ow level stone or masonry, <u>or</u> <u>T</u> imber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Carports and garages are behind the main face of dwellings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.
Representative Buildings	[Not identified]

Cowandilla / Mile End West Character Area Statement (WeTo-C2)

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	~~1920's~~ 1890's - 1940's.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Narrow and deep allotments. Detached and semi-detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Californian and State Bank Bungalows with some examples of Spanish Mission; Dutch Colonial dwellings; Detached and semi-detached federation cottages/villas; Victorian era cottages/villas; and Early inter-war dwellings. <u>Key architectural features include:</u> Gable and Dutch gable roofs with hips. Verandahs / porticos. <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u> Additions, <u>including carports and garages,</u> are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey generally within the roof space or otherwise designed to complement single storey character.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys.
Fencing	Low <u>front</u> fencing facilitating views of the dwelling <u>comprising</u> ~~P~~ post and rail with woven wire, ~~low~~ level stone or masonry <u>or</u> ~~T~~ timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Generous traditional well-maintained gardens. Tree lined streets.
Representative Buildings	[Not identified]

Glandore Character Area Statement (WeTo-C3)

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	~~1920s-1940s~~ , 1900's - 1950's.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Bungalows with some examples of Spanish Mission; Dutch Colonial; Tudor; Inter-war old English; and Inter-war Art Deco dwellings. <u>Key architectural features include:</u> Hip, gable and Dutch gable roofs. Verandahs / porticos. Verandahs as <u>a</u> continuation of main roof structure. <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u>
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys. Painted masonry decorative columns.
Fencing	Low fencing facilitating views of the dwelling <u>comprising:</u> ~~P~~ post and rail with woven wire, ~~L~~ low level stone or masonry, <u>or</u> ~~T~~ timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Carports and garages are behind the main face of dwellings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.
Representative Buildings	[Not identified]

Lockleys Character Area Statement (WeTo-C4)

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1920's - 1950's.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached and semi-detached dwellings on substantial allotments <u>to contribute to a spacious park-like setting.</u>
Architectural styles, detailing and built form features	Mixture of Bungalows, Tudor, Dutch Colonial and Art deco style dwellings with examples of Spanish Mission and Arts and Crafts. <u>Key architectural features include:</u> Pitched roofs. Verandahs / porticos. <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u>
Building height	Single and double storey.
Materials	Brick. Painted brick. Stone. Rendered masonry. Tiled roofs. Corrugated pre-coloured or galvanised iron sheeting.
Fencing	No or low fencing facilitating views of the dwelling <u>comprising</u> ~~P~~ post and rail with woven wire, ~~H~~ low level stone or masonry <u>or</u> ~~T~~ timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Wide side setbacks. Carports and garages are behind the main face of dwellings. Generous traditional well-maintained gardens. Tree lined streets. Low site coverage.
Representative Buildings	[Not identified]

Novar Gardens Character Area Statement (WeTo-C5)

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1950's - 1970's.
Allotments, subdivision and built form patterns	Low density site areas. Wide street frontages. Strong uniformity of allotment patterns <u>in a grid pattern with some curvilinear streets</u> . Detached dwellings on relatively square allotments.
Architectural styles, detailing and built form features	<u>Predominantly Post War and</u> Art deco dwellings. <u>Key architectural features include:</u> Pitched roofs with eaves. Verandahs / porticos. <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u>
Building height	Single storey. Discreetly integrated two storey elements within roof space.
Materials	<u>Predominantly face B</u> brick <u>of a variety of colours, often pale</u> . Face stone <u>including Basket Range stone</u> . Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Feature stone chimneys. <u>Rendered decorative elements are a minor feature.</u>
Fencing	No front fences. Side fences are no further forward than the building line.
Setting, landscaping, streetscape and public realm features	Consistent front setbacks. Carports and garages are <u>typically located</u> behind the main face of dwellings. <u>Some carports are also positioned forward of the dwelling where carparking behind the main face is not possible. These carports are designed to be subordinate to the main dwelling, open in style and minor in form and scale and do not detract from or dominate the dwelling.</u> Generous well-maintained gardens. <u>Often no footpath provided.</u>
Representative Buildings	[Not identified]

Thebarton Character Area Statement (WeTo-C6)

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1890's - 1940's.
Allotments, subdivision and built form patterns	Medium to very low density site areas. Subdivision consistent with allotment pattern in the immediate locality. Detached, semi-detached and row dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly detached and semi-detached Victorian and Federation villas/cottages and Bungalow style dwellings with examples of Single fronted cottages; Row dwellings; and Tudor style dwellings. <u>Key architectural features include:</u> Hip, gable and Dutch gable roofs. Verandahs / porticos. <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u> Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Timber verandah posts. Timber filigree. Red brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Front setbacks small to medium front and side setbacks. Large rear setbacks provide sense of space. Low site coverage. Carports and garages are behind the main face of dwellings. Well established tree lined streets. Narrow frontages (east of South Road). Vehicle access generally via rear laneways.
Representative Buildings	[Not identified]

Torrensville Character Area Statement (WeTo-C7)

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1890's - 1940's.
Allotments, subdivision and built form patterns	Low ~~to very low density~~ site areas. Wide frontages. Commercial development along Henley Beach Road on smaller/ narrower allotments. Detached and semi-detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Victorian and Federation Villas, Tudor and Bungalow style dwellings with examples of Row cottages; Single fronted cottages; Spanish Mission dwellings; and Parapeted shopfronts. Strong uniformity of layout and buildings. <u>Key architectural features include:</u> Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. <u>Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes.</u> Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.

Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Large front and side setbacks. Consistent rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Vehicle access has been design and located to preserve existing street trees.
Representative Buildings	[Not identified]

Removal of the Significant Retirement Facility and Supported Accommodation Sites Overlay from newly added Historic and Character Areas (areas being located in):

- Elston Street Historic Area Overlay (WeTo1)
- Mile End Historic Area Overlay (WeTo2)
- Ashford Character Area (WeToC1)
- Cowandilla / Mile End Character Area (WeToC2)
- Torrensville Character Area (WeToC7)

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy 1: Integrated Planning

State Planning Policy 2: Design Quality

State Planning Policy 3: Adaptive Reuse

State Planning Policy 7: Cultural Heritage

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

Table 1: Alignment with State Planning Policies

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 1 Integrated Planning Principles of Integrated Planning Balanced decision-making: Decision making that considers multiple perspectives.	The zoning and policy framework for the Council area seeks and achieves balance between areas to undergo major transformation with far denser, higher-rise development (including corridor and other strategic sites) and areas where existing character is valued while still allowing change. The Code Amendment will affect the latter, namely the Established Neighbourhood Zone, with overall minimal impact on growth targets. The 'balanced decision-making' principle should be viewed in the context of the last decade or so which has seen 'uplift' promoted and realised through successive amendments, both initiated by Council and the Minister, on strategic sites and along transit corridors. The Historic Area Overlay and Character

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	Area Overlay intent is conserving the historic and character value of buildings of collective significance; The Proposal seeks to apply these Overlays in a balanced way.
SPP 2 Design Quality Objective: To elevate the design quality of South Australia's built environment and public realm. 2.1 Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design (Figure 3). 2.5 Prioritise performance-based design quality outcomes in ... heritage and character areas... 2.8 Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities. 2.9 Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place. 2.11 Manage the interface between modern built form of different scales with more traditional dwelling forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.	The Code Amendment will further facilitate design quality via performance-based outcomes in heritage, historic and character areas. Good design is contextual and responsive, recognising and reinforcing the unique character and identity of each place. By updating Historic Area Statements and Character Area Statements there will be clearer expression of significant attributes of unique and important characteristics to areas.
SPP 3 Adaptive Reuse Objective: The adaptive reuse of existing buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/ or contribute to vibrant and livable places.	The addition of an updated thematic history will strengthen the ability for adaptive reuse of existing buildings by providing a clearer contextual historical reference point and description of relevant attributes of character.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
3.3 Repurpose, adapt and reuse historical buildings and places that recognise and preserve our state's history. 3.4 Prioritise the adaptive reuse of buildings in areas of heritage or cultural value where it will contribute to active and vibrant places, or where it is a catalyst for additional development demand.	By improving the Statements the Code Amendment will provide greater historical guidance for the preservation, adaptation and reuse of historical buildings and places that recognise and preserve our State's history. The proposed inclusion of representative buildings will assist designers and assessing officers to understand which buildings contribute to the local and historic character and provide a contextual historic reference point.
SPP 7 Cultural Heritage Objective To protect and conserve heritage places and areas for the benefit of our present and future generations. 7.1 The sensitive and respectful use of our culturally and historically significant places. 7.3 Recognise and protect places and areas of acknowledged heritage value for future generations. 7.4 The appropriate conservation, continuing use, and as appropriate, adaptive reuse of our heritage places and heritage areas of value to the community. 7.5 Maintain the context of a place or area of heritage value through appropriate design guidelines that encourage compatible design solutions. 7.6 The interpretation potential of heritage places and areas is enhanced to contribute to the economic and cultural sustainability of the state. 7.7 Provide certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.	The Code Amendment will effectively encourage the sensitive and respectful use of culturally and historically significant places. The proposed Code Amendment is consistent with Policies 7.3 and 7.4 as it seeks to recognise, protect and conserve places and areas which are of heritage or historic value. The updated thematic history along with the improved Area Statements will help maintain the context of areas of heritage value and provide greater certainty to landowners and the community about the planning processes for heritage identification, conservation and protection and specific attributes that are intended to be conserved. The Code Amendment consultation will communicate to stakeholders (property owners, occupiers and the broader community) the process and implications of identifying places and areas in the Planning & Design Code, and provide greater certainty of the future protection of these buildings, consistent with Policy 7.7.

2. Regional Plans

The Regional Plan

The Code Amendment was initiated by Council when the 30-Year Plan for Greater Adelaide - 2017 Update (30-Year Plan) was in effect. The Code Amendment has been prepared having regard to the policies of the 30-Year Plan however, prior to initiation approval the Greater Adelaide Regional Plan (GARP) was endorsed as the new regional planning document for Greater Adelaide. However, a review of the key policies and targets of the GARP has also been undertaken.

Table 2 Alignment with the 30-Year Regional Plan for Greater Adelaide

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Design Quality P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place. P31. Recognise the unique character of areas by identifying their valued physical attributes	By identifying additional Historic and Character Areas the unique physical and built form characteristics and identities of neighbourhoods will be preserved.
Heritage P33. Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully. P34. Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.	The Code Amendment will improve the information within the Historic Area and Character Area Statements to enable efficient and effective decision-making during development assessment to protect heritage and attributes of character that are recognised and valued. The historic context within historic areas will be better represented, and described, including through new Historic Area Statements.

Table 3 Alignment with the Greater Adelaide Regional Plan

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
State and Local Heritage Long term strategic objectives 1. Maintain a comprehensive register of heritage places and areas with appropriate heritage protections. 2. Promote the use of the State Heritage Register, Statements of Significance, Conservation Management Plans, Heritage Standards and Guidelines that assist applicants and communities in understanding the values of heritage places and areas. 6. Councils lead the identification and listing of local heritage places and historic areas to protect the local historical and attributes and themes that are important to local communities.	The proposed Code Amendment seeks to update the Historic Area Statements to better reflect the eras, architectural styles, design and patterns of development to ensure future development reflects these characteristics. Additionally, the Code will remove allotments/buildings that no longer reflect these characteristics. Additional Representative Buildings will maintain and enhance the nature of the overlay as well as continue to tell the story of settlement for the City of West Torrens.
Landscape and Neighbourhood Character Long term strategic objectives 1. Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities. 2. Promote a design-led response to development in character areas that is contextual and considers visual prominence, character integrity, common design attributes, and the desired streetscape setting. 7. Provide additional housing opportunities ensuring that design is sensitive to, recognises and complements the important characteristics of a place.	The proposed Code Amendment seeks to update the Character Area Statements to better reflect the eras, architectural styles, design and patterns of development to ensure future development reflects these characteristics. Additionally, the Code will remove allotments/buildings that no longer reflect these characteristics.

3. Other Strategic Plans

The City of West Torrens Community Plan 2030 is also relevant to the Code Amendment as it contains key strategic objectives for the Council. The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
City of West Torrens Community Plan 2034	The Code Amendment responds to the desires identified in the City of West Torrens Community Plan 2030, dated February 2021. The Plan seeks, through strategic objectives, that recognition of the Council's unique local cultural identity and heritage be displayed for the benefit of its communities, and that development outcomes create attractive and cohesive urban environments that protect the area's local cultural identity and heritage.

ATTACHMENT E – INVESTIGATIONS

Consideration of Technical and Numerical Values (TNV) for properties to be removed from the Ashford Character Area WeToC1

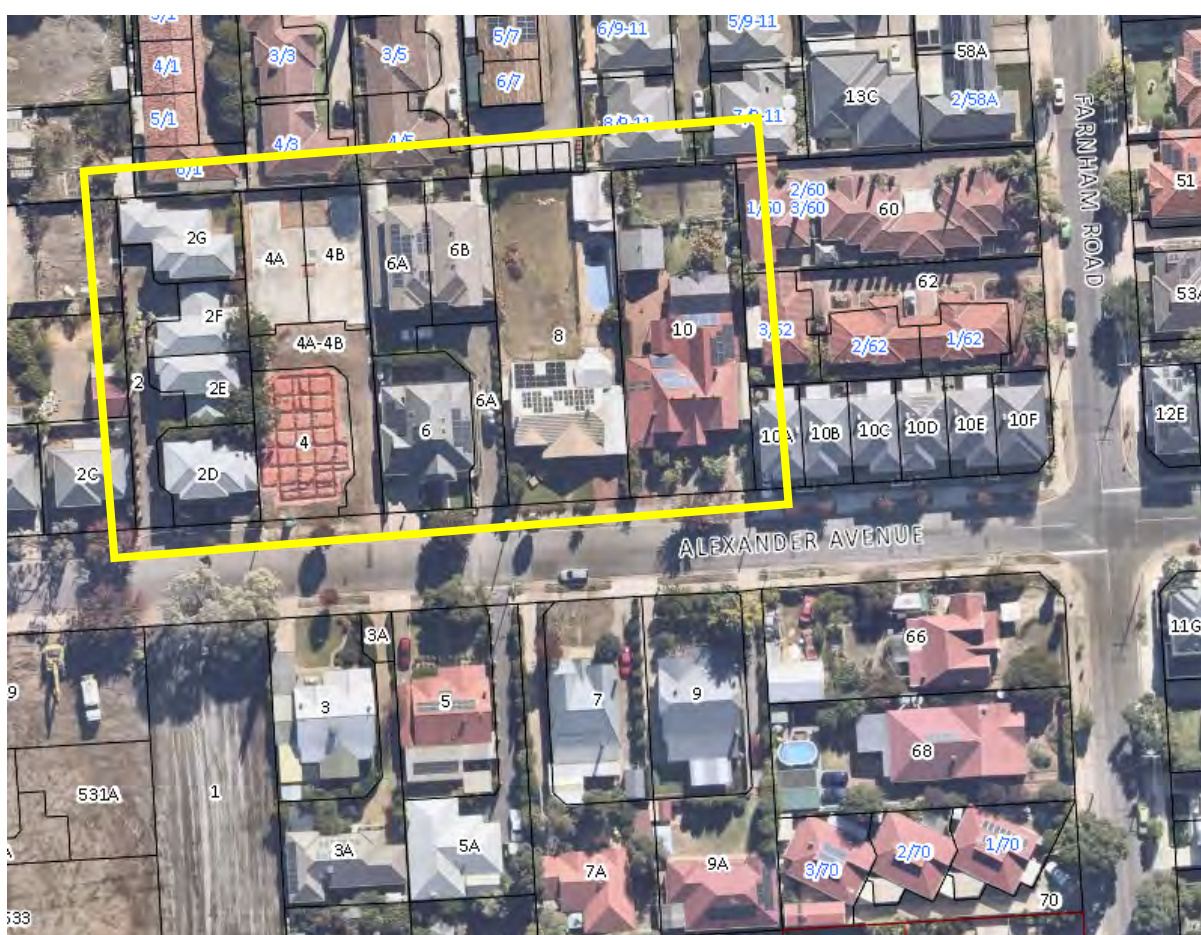
The City of West Torrens are proposing to remove five allotments from the current Character Area Overlay (see map 1 below). For these five allotments the following TNV's currently apply:

Maximum Building Height (Levels)

Maximum building height is 1 level

Minimum Side Boundary Setback

Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher



Address	Development Application	Proposal	Year built
2 Alexander Ave	211/1252/2009	4 two-storey group dwellings	2009
4 Alexander Ave	23012223	1 detached dwelling, 2 group dwellings	2025
6 Alexander Ave	211/621/2009	1 two-storey detached dwelling and 2 two-storey group dwellings at the rear	2010

Despite no TNV for minimum allotment size applying (from the P&D Code) or any policy regarding minimum allotment applying in the Development Plan there has not been an issue with the land division potential of the allotments that have been subdivided (2, 4 & 6 Alexander Avenue). Of the three sites that have been redeveloped number 2 Alexander Avenue has the smallest allotments with sizes ranging between 163m² and 259m². For this reason, it is reasonable to assume that there will still be the potential for increased densities at the two remaining subdividable allotments (8 and 10 Alexander).

Property	Lot size
2D Alexander Ave	247m ²
2E Alexander Ave	163m ²
2F Alexander Ave	163m ²
2G Alexander Ave	259m ²

When considering the surrounding development within the wider locality the following TNV's currently apply:

Maximum Building Height (Metres)

Maximum building height is 12.5m

Minimum Frontage

Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 5m; group dwelling is 7m; residential flat building is 15m

Minimum Site Area

Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm

Maximum Building Height (Levels)

Maximum building height is 3 levels

However, despite having a maximum building height of 4 stories in the surrounding locality developments along Alexander Avenue and within the surrounding locality have stayed at 2 stories in height (see examples below). This shows an unwillingness by the market and

developers to undertake any sort of development that is neither a detached, semi-detached, row or group dwelling.



Streetview 1: 11 Alexander Ave (left hand side) and 12 Alexander Avenue (right hand side)



Streetview 2: 49 Farnham Road (left hand side) and 58 Farnham Road (right hand side)

Conclusion:

For the reasons outlined above it is considered that increasing the building height TNV will not encourage greater development, nor an increase in development potential. Additionally, only two of the twelve allotments in the area to be removed from the Character Area Overlay are developable for new housing. The remaining 10 allotments have new buildings on them (dating from 2011 to 2025) on already small allotments.

As can be seen from the aerial photo and recent development approvals the current policy settings are working and have enabled the delivery of new housing and more dense housing. If any changes TNV's are more broadly sought for the locality or for the suburb this should be pursued through a Code Amendment or the Local Housing Strategy (established through GARP).

Consideration of Technical and Numerical Values (TNV) for properties to be added to the Ashford Character Area WeToC1

Purpose:

Investigate whether the Technical and Numeric Variations (TNV's) for the five properties proposed to be added to the Character Area Overlay, with applicable Ashford Character Area Statement (WeTo-C1) should be amended to be in line with TNV's in the Character Area.

Investigation:

The table below compares the current TNV's for the five properties currently located in the Housing Diversity Neighbourhood Zone and compares them to the TNV's that apply for the Ashford Character Area.

Applicable TNV's	Current: Housing Diversity Neighbourhood	Proposed: Ashford Character Area Statement (WeTo-C1)	Established Neighbourhood Zone
Maximum building height (metres)	12.5 metres	Height in metres is not listed in the Area Statement	
Maximum building height (levels)	3 levels	Generally single storey. Second storey within the roof space.	1 level
Minimum frontage	Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 5m; group dwelling is 7m; residential flat building is 15m	Wide street frontages	TNV: Not listed
Minimum site area	Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm	Low to very low (residential) density site areas	TNV: Not listed
Minimum side boundary setback	TNV: Not listed	Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens.	Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher

As can be seen the maximum building height TNVs for the five properties greatly varies from the maximum height TNV for the Overlay properties, although it should be noted that the Character Area statement does allow for second storey development to be contained in the roof space. Additionally, while the minimum site area for properties located in the Ashford Character Area is not listed, the Area Statement does state that properties in this area have low to very low density site areas. Using the definition for low net residential density from the Code this could be interpreted to mean a minimum site area of approximately 294m² (35 dwellings per hectare). This is slightly larger than the current TNV for a detached dwelling for the five properties proposed to be added to the Ashford Character Area Overlay with all other categories of dwellings being significantly under the envisaged allotment size. However, a minimum allotment size would only matter if the properties could realistically be subdivided. When looking at which properties could be subdivided (see the table below), we see that only three properties would meet the minimum lot size to be divided. While 69 Farnham meets the minimum lot size for new semi-detached dwellings to be created it is unlikely that would occur given its location as a corner allotment and the need to meet frontage and vehicle access requirements along with any future dwellings being able to meet the required setbacks. This would realistically leave 12 Herbert and 14 Herbert as the only allotments that would be able to be divided.

Both 12 and 14 Herbert contain original character dwellings (built in 1935 and 1936 respectively) and if a subdivision were to be proposed they could retain the existing dwelling via a hammerhead style land division.

Property	Size	Comments
69 Farnham	467m ²	Built in 1935. Will have the potential for 1 into 2 (as a semi-detached)
12A Herbert	283m ²	Built in 1992. No potential for subdivision
12B Herbert	322m ²	Built in 2012 No potential for subdivision
12 Herbert	561m ²	Built in 1935 Potential for 1 into 2 (as either a semi-detached or detached dwelling)
14 Herbert	914m ²	Built in 1936. Potential for 1 into 3 subdivision

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GILLET
ARCHITECTS

ARCHITECTURE
INTERIORS
URBAN DESIGN
HERITAGE

THEMATIC HERITAGE, CHARACTER AREA OVERLAY AND HISTORIC AREA OVERLAY REVIEW



PREPARED FOR THE CITY OF WEST TORRENS

JUNE 2024



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COVER IMAGE: DISTANT VIEW OF THE ROOFTOPS OF WEST TORRENS NEAR ADELAIDE, SOUTH, 1923, (SLSA PRG 280/1/42/136)

REPORT NAME:	West Torrens Thematic Heritage, Character Area Overlay and Historic Area Overlay Review
FOR:	City of West Torrens
JOB NUMBER:	23073

PREPARATION, REVIEW AND APPROVAL

REVISION #	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
#01	12.02.2024	GGA / Jensen Plus / Kenan Henderson	EL	ND
#02 FINAL REPORT	09.04.2024	GGA / Jensen Plus	EL	ND

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1. EXECUTIVE SUMMARY

Grieve Gillett Architects (GGA), in association with Jensen Plus, were commissioned by the City of West Torrens to undertake this project in July 2023. The intent of the project was to review the City's Thematic Heritage, Character Area Overlays (CAO), and Historic Area Overlays (HAO), to provide a greater understanding of the historic themes relevant to the area, and the suitability of existing Character Area Overlay and Historic Area Overlay spatial application and policy. GGA and Jensen undertook the following tasks to deliver the project:

1.1. PROJECT OVERVIEW

1.1.1. HISTORIC THEMATIC REVIEW

A thematic framework and set of historic themes have been developed. This framework considers themes suggested within Heritage South Australia's *Historic Themes* and builds upon earlier themes identified within the City of West Torrens's existing heritage surveys. A brief description and delineation of identified themes has been developed, with examples provided of places that represent identified thematic values. The Historic Thematic Review was prepared by consultant, Kenan Henderson.

1.1.2. DETERMINE UNDERREPRESENTED THEMES

Following the preparation of the Historic Thematic Review, a survey of places both within the existing HAO and CAO areas, and places outside these boundaries was undertaken, to identify underrepresented themes with the council area. The following have been identified as themes that are underrepresented in the City of West Torrens:

- Post 1950s places generally;
- Early examples of agricultural properties and infrastructure;
- Early examples of residences on larger land parcels;
- Early transport and Infrastructure items (typically replaced or superseded with later structures).

1.1.3. REVIEW OF HISTORIC AREA OVERLAYS

There are 6 Historic Area Overlays in the City of West Torrens:

- H1 – Elston Street
- H2 – Mile End
- H3 – Richmond
- H4 – Rose Street
- H5 – Torrensville East
- H6 – Henley Beach Road Urban Corridor

Each of these Overlay areas was reviewed to determine if the existing spatial application and policy provided in the Planning and Design Code requires amendment, to either expand or contract the extent of overlays, and provide updated content for Historic Area Overlay statements, where appropriate. Relevant Historic Themes for each area overlay were also identified.

1.1.4. REVIEW OF CHARACTER AREA OVERLAYS

There are 7 Character Area Overlays in the City of West Torrens:

- C1 – Ashford
- C2 – Cowandilla / Mile End
- C3 – Glandore
- C4 – Lockleys
- C5 – Novar Gardens
- C6 – Thebarton
- C7 – Torrensville

Each of these Overlay areas was reviewed to determine if the existing spatial application and policy provided in the Planning and Design Code requires amendment, to either expand or contract the extent of overlays, and provide updated content for Character Area Overlay statements, where appropriate.

Relevant Historic Themes for each area overlay were also identified.

1.2. KEY OBSERVATIONS

Generally it was observed that the existing Historic and Character Area Overlays are working well in conjunction with each other to preserve the qualities of the buildings outlined in their statements.

An extension to the Torrensville Character Area Overlay is proposed, which significantly extends the boundary of this CAO (7).

Inconsistencies with the area character were observed on elements that do not have development control, such as fencing and painting of surfaces. For instance, the continued rendering over the cream brick walls in Novar Gardens, could result in a loss of character. A similar outcome is possible where higher fences are built in streetscapes with original low fencing, requiring consideration of development control review for certain activities.

1.3. RECOMMENDATIONS

The following recommendations are made, for next steps and appropriate further studies:

- Progress to next stage of Code Amendment for identified Local Heritage places;
- Further discuss CAO and HAO considerations with DIT (Plan SA);
- Consider a programme of education / information material to distribute to residents about heritage management and listing;
- Prepare design guidelines for new development in any Area Overlays but also for development of LHPs and adjacent sites;
- Review representative markers on mapping for semi-detached buildings. This is presently inconsistent, for example as seen in existing mapping for Richmond;
- Consider undertaking a future study to consider any new Representative Buildings and/or Local Heritage items which may be located within the existing Character Area Overlays;
- Consider a review of certain activities that currently do not have development controls, for example the rendering of face brick dwellings in Novar Gardens.

2. INTRODUCTION

This Heritage review has been prepared by Grieve Gillett Architects and Jensen Plus for the City of West Torrens. Commissioned in 2023, the report provides a review of relevant Historic Themes, and reviews the existing Historic Area Overlays and Character Area Overlays in the City of West Torrens. Recommendations for alterations to the extent of Overlay areas and character statements are provided.

2.1. OBJECTIVES

The objectives and actions of this West Torrens Heritage Report include:

- Undertake a review of historic themes relevant to West Torrens (in line with document 'Historic themes for South Australia' prepared by the Government of South Australia and utilising Council's earlier heritage surveys) and complete a historic thematic framework for West Torrens. This will help inform future identification of items for listing within the Planning and Design Code.
- Determine which of the identified themes are underrepresented by current listings.
- Review current Historic Area Overlay and Character Area Overlay statements to ensure they are robust and working as desired.
- Prepare Historic Area Overlay and Character Area Overlay statements where improvements have been identified.
- Review the spatial application of the Historic Area Overlays and Character Area Overlays.
- Recommend changes to the spatial application of Historic Area Overlays and Character Area Overlays, where identified.

2.2. BACKGROUND

Study Area

The City of West Torrens has 6 Heritage Area Overlays and 7 Character Area Overlays within its boundaries. The study area and subject Overlay areas for this review are indicated in Figure 1.

Historic Areas		Character Areas	
H1	Elston Street	C1	Ashford
H2	Mile End	C2	Cowandilla / Mile End
H3	Richmond	C3	Glandore
H4	Rose Street	C4	Lockleys
H5	Torrensvile East	C5	Novar Gardens
H6	Henley Beach Road Urban Corridor	C6	Thebarton
		C7	Torrensvile

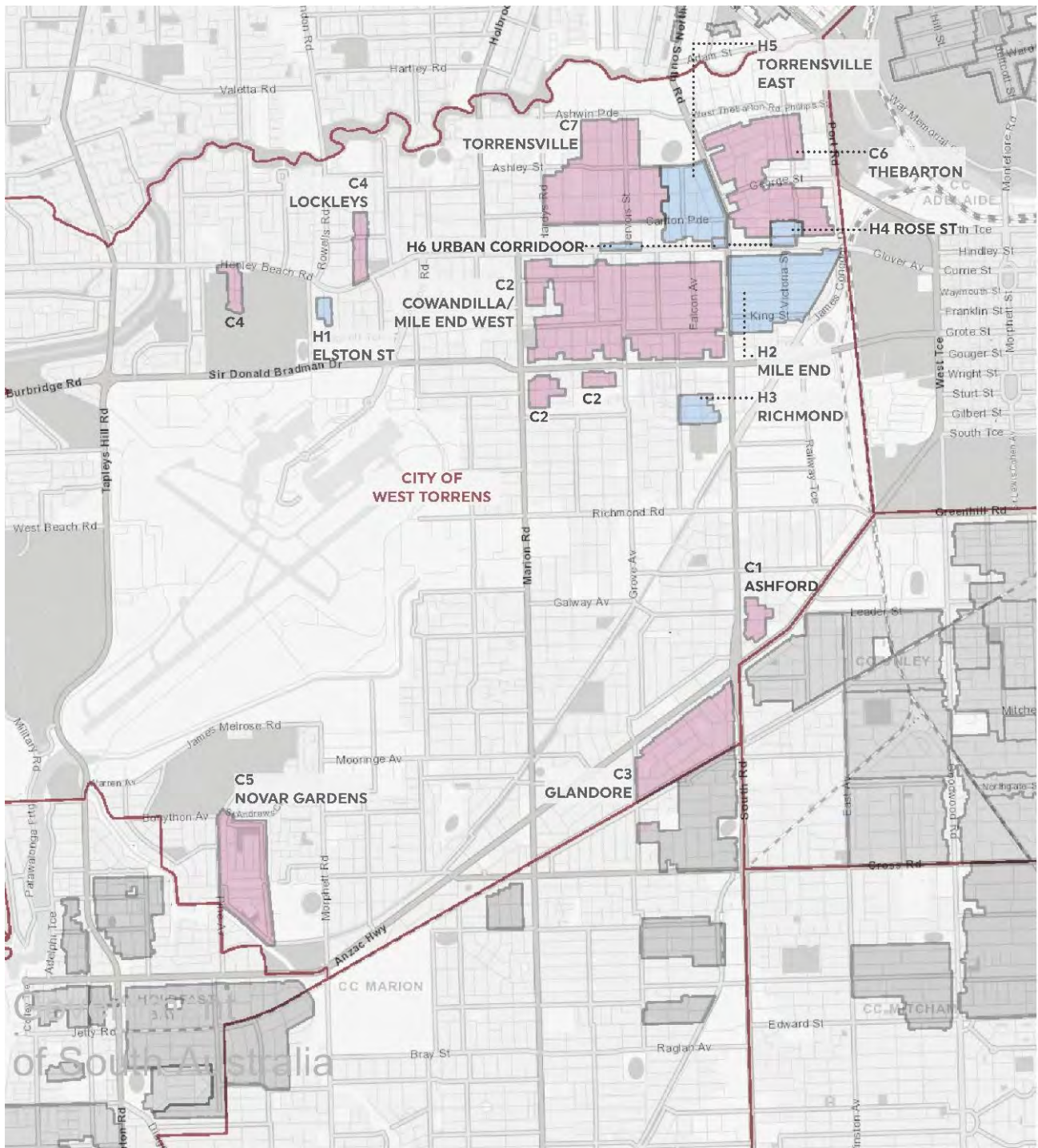


Figure 1: Existing Historic and Character Area Overlays in the City of West Torrens

2.2.1. CONSULTATION

Our project team engaged with relevant City of West Torrens staff to ensure that project progress was communicated throughout the development of this report, including meetings to discuss key points and next steps as the project progressed.

As part of the Thematic Review and development of historic themes, our team engaged with the West Torrens Historical Society. At the time of issuing the draft report, a meeting with Planning and Land Use Services (PLUS) was conducted to discuss potential amendments of the existing Area Overlay boundaries and statements. Feedback from this meeting has been considered in the development of recommendations.

2.2.2. FIELDWORK

Fieldwork was undertaken to understand and assess the extent of existing Historic and Character Area Overlay boundaries. This facilitated a determination if any boundaries should be proposed to be amended, to better reflect the characteristics and attributes of any Overlay. Consideration was given to both expansion and contraction of existing boundaries, based on the building stock observed during fieldwork.

Through the field survey, we were also able to identify places that could potentially be added or removed from an existing Area Overlay. Base maps were used to note down potential changes and observations during fieldwork. Year-built data supplied by Council was also used as reference for forming recommendations within area overlays.

2.2.3. KEY PLANNING AND DESIGN CODE CONSIDERATIONS

The following is extracted from the Planning and Design Code to provide context for how the existing Historic and Character Area Overlays have been developed. These overlays provide additional policy guidelines that may apply to a particular area. Definitions extracted from Plan SA are outlined in italics in the following paragraphs of this section.

The Historic Area Overlay in the Planning and Design Code protects places that contribute to the historic value of neighbourhoods and includes Historic Area Statements which set out the historic attributes of importance in an area and which should be protected or complemented.

The Character Area Overlay in the Planning and Design Code seeks to protect character streetscapes and includes Character Area Statements which set out the characteristics of importance in an area and what should be protected and complemented by new development.

Representative Buildings (formerly known as Contributory Items) are referenced in Historic Area and Character Area Statements and are mapped in the South Australian Planning and Property Atlas.

Representative Buildings display characteristics of importance in a particular area; however, their identification is not intended to imply that other buildings in a Historic or Character Area are not of importance. Representative Buildings located within the Historic Area Overlay do have demolition control.

*"In many locations, the two Overlays work in concert with the Established Neighbourhood Zone, which provides local policy around site area, frontage width, site coverage, side setbacks and building height."*¹

As per the Practice Guideline: Interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay, and the Community Guide to Heritage and Character in the New Planning System,

*Character Areas are local areas that exhibit desirable character attributes that give a community its identity. Not to be confused with heritage areas, Character Areas do not necessarily represent a specific cultural legacy or history, but rather capture a desired visual appearance. More specifically Character Areas describe the interplay between buildings, vegetation, density levels, subdivision types and human activity that distinguishes one place from another*²

3. HISTORIC THEMATIC REVIEW

3.1. INTRODUCTION

The City of West Torrens is a significant South Australian Local Government area (LGA) that extends from the boundaries of Adelaide's west Park lands to the coastline, from the River Torrens to the north to the Glenelg tram line to the south.³

The District Council of West Torrens was proclaimed on 7th July 1853 and was the seventh district council to be formed in South Australia. Today's Council area is much the same as its initial boundaries. However, throughout the years, various changes have occurred. In 1855 an area near Holdfast Bay became a part of Glenelg's Local Government area. In 1883 the well-populated region of Thebarton became an independent Local Government area (LGA).⁴ In 1903 the District Council of West Torrens gained an area from the District Council of Marion, but later lost this area to the Glenelg Local Government area. The West Beach region became part of the Corporate Town of Henley and Grange by 1915.⁵ Further portions of West Torrens were added to the Glenelg Local Government area in 1928, 1932 and 1950.⁶

The District Council of West Torrens became a municipal corporation as the Corporate Town of West Torrens on 1st January 1944, gaining city status as the City of West Torrens on 1st July 1950. By 1997, the Corporate Town of Thebarton was absorbed by the City of West Torrens, briefly named the City of West Torrens Thebarton before reverting to its original name a few months later.⁷

The City of West Torrens covers an area of 37.08 square kilometres between the City of Adelaide and St. Vincent Gulf. With an estimated 61,000 people⁸, the local population is represented by its Mayor and Council members from seven wards including Airport, Hilton, Keswick, Lockleys, Morphett, Plympton and Thebarton. The City of West Torrens encompasses a total of twenty-six metropolitan suburbs, including:

- | | | |
|--------------------|--------------------|-----------------|
| • Adelaide Airport | • Keswick | • Novar Gardens |
| • Ashford | • Keswick Terminal | • Plympton |
| • Brooklyn Park | • Kurralta Park | • Richmond |
| • Camden Park | • Lockleys | • Thebarton |
| • Cowandilla | • Marleston | • Torrensville |
| • Fulham | • Mile End | • Underdale |
| • Glandore | • Mile End South | • West Richmond |
| • Glenelg North | • Netley | • West Beach |
| • Hilton | • North Plympton | |

3.2. ASSESSMENT HISTORY

The municipal boundaries of the City of West Torrens currently contain 741 heritage listed places. This total includes 25 State Heritage places, 98 Local Heritage places and 618 Contributory places (now deemed 'Representative' places within the legislative processes of the *Planning and Design Code*) are currently listed on the South Australian Heritage Register ('the Register').

Since the 1980s, the local government area's built heritage has been extensively surveyed and assessed. Two heritage surveys predate the legislation and assessment criteria of the Heritage Places Act and the *Development Act 1993* (now superseded by the *Planning, Development and Infrastructure Act 2016*). Previous surveys assessing the heritage fabric of the City of West Torrens include:

- Adelaide Western Region Heritage Study (c.1980), prepared by Lester Firth and Merton Pty Ltd
- Thebarton Heritage Survey, October 1991, prepared by Danvers Architects
- Thebarton Heritage Review, 1996, prepared by McDougall & Vines
- City of West Torrens Heritage Survey 1998, prepared by McDougall & Vines
- City of West Torrens, Local Character Study, 2010, prepared by Jensen Planning + Design.

In accordance with the intentions of this Historic Thematic Overview, the contents of these surveys have been investigated to identify established themes that relate to the development history of the City of West Torrens. Identification of thematic discussions, identification of character or conservation areas and recommended heritage listings will be provided. Determination of identified themes underrepresented within these documents will also be provided.

This report does not explore the impact of religion on the development of West Torrens. For further information on the role and influence of religion on the development of the West Torrens Council Area, it is recommended to refer to The City of West Torrens Heritage Survey, 1988, by McDougall and Vines. The report touches upon the role of religion in shaping the area's development.

3.2.1. ADELAIDE WESTERN REGION HERITAGE STUDY (C.1980)

As indicated above, the district's earliest heritage survey was Lester Firth and Merton Pty Ltd.'s c.1980 *Adelaide Western Region Heritage Study*. This report was prepared using funds granted by the National Heritage Programme to undertake an examination of the heritage of Adelaide's Western region. Focus was given to the region's settlement patterns, development evolution and identification of heritage features. Overseen by the Western Metropolitan Regional Organisation of Councils, the review explored heritage fabric relating to the Local Government areas of Glenelg, Henley and Grange, Hindmarsh, Port Adelaide, Thebarton (LGA), West Torrens, and Woodville. While various places worthy of heritage protection are acknowledged, the c.1980 Survey did not include a clearly defined list of recommended places for heritage listing.

The c.1980 Survey noted common development patterns that occurred throughout the western Adelaide region. This is reflected in the headings and subheadings of the Survey's *Part 1 Regional History*. The Regional History was divided into time-specific headings, including '1836-1885; Foundation and Consolidation', '1885-1935; War and Depression', '1935-1950; Industrialisation and War', '1950-1980; Expansion and Reform'. Subheadings were more thematic in nature, including topics such as background to settlement, land settlement and development, economic production, people, social life and organisations and local government. The c.1980 Survey's second portion *Part 2 Local Areas* explores the localised histories of the Council areas in question in a thematic manner. Subheadings are similar to those listed above.

A series of conservation areas were also recommended within both West Torrens and Thebarton (LGA). Within West Torrens, the c.1980 Survey recommended conservation areas at West Beach Recreation Reserve, along the Torrens River, the Mile End railway yards and nearby industrial zones, 'White's Corner' at Fulham and an Ashford zone near the Everard family's 'Ashford House' on Anzac Highway. Within the former Corporation Town of Thebarton (LGA), the c.1980 Survey recommended conservation areas within the pre-1876 'old village' of Thebarton, the Rose Street, Mile End precinct, Torrens River Valley, the south-eastern Industrial zone and a 'Thebarton Focus' zone located around key structures near the intersection of South Road and Henley Beach Road.

3.2.2. THEBARTON HERITAGE SURVEY (1991)

The second heritage survey undertaken within the current City of West Torrens was Danvers Architect's 1991 Thebarton Heritage Survey. Undertaken in association with the State Heritage Branch of the Department of Environment and Planning (now Heritage SA) the aims of this survey were to identify places suitable for inclusion on the Register of State Heritage Items, identify possible State Heritage Areas, identify possible Historic (Conservation) Zones and provide an inventory of heritage places (land, buildings, structures) to assist in the assessment of the environmental impacts of development proposals.

Encompassing places within the suburbs of Thebarton, Mile End and Torrensville, a total of 902 items were surveyed. Within Thebarton, a total of 192 places were surveyed, 2 places were nominated as State Heritage Places and 24 items of Local Heritage significance were identified. In Mile End, 452 places were surveyed, 3 were nominated as State Heritage Places and 17 items of Local Heritage significance were identified. In Torrensville, 258 places were surveyed, 2 places nominated as State Heritage Places and 16 items of Local Heritage significance were identified. No State Heritage Areas were identified, though Four Historic (Conservation) Zones were identified, including Henley Beach Road Historic (Conservation) Zone, Thebarton/Torrensville Historic (Conservation) Zone, Rose Street

Historic (Conservation) Zone and Mile End Historic (Conservation) Zone. Individual histories of existing State Heritage Places and nominated State Heritage Places were provided. Inventories of items deemed to be of local significance were also provided, in addition to brief historical summaries of each place. As the review predated the legislation of the *Development Act 1993*, places of Local Heritage significance were not yet included on the Register of State Heritage items.

An historic overview of the former Town of Thebarton (LGA) was also provided. This 'Historical Geography' section was arranged into thematic subheadings including, Survey, Settlement, Social Life (including Individuals or Families, Social Groups, Social Services, Associations & Institutions, Religion, Education and Culture & Recreation), Politics and Government, Economic Production and Services.

3.2.3. THEBARTON HERITAGE REVIEW (1996)

The enactment of the *Development Act 1993* legislated the protection of Local Heritage places. Building on the findings of Danvers Architects' 1991 Survey, McDougall & Vines' 1996 *Thebarton Heritage Review* was intended to provide an authoritative description and evaluation of the Local Heritage resources of the Town of Thebarton (LGA) to be used for ongoing conservation planning and development application assessment. The 1996 Review provided a list of places of Local Heritage value (with relevant criteria assessment), confirmed the identity and delineation of Local Historic (Conservation) Zones and provided textural and graphic advice about the characteristics of each Historic (Conservation) Zone or Area. The 1996 Survey also recommended additional State Heritage places for nomination and provided suggestions for ongoing management of heritage places. The 1996 Survey did not include a historic overview; noting that the Corporation of Thebarton (LGA) had commissioned a separate council history from Dr. Pauline Payne around this time.

The 1996 Survey's list of recommended Local Heritage places appears to have been based on the findings of the 1991 Survey. Most recommendations were adopted and were given a criteria assessment. A small number of recommendations from the 1991 Survey were omitted, though a description of rationale for omission was provided. Reasons included State Heritage listing, identification within Historic (Conservation) Zones, demolition, and other reasons. A delineation and character description of Historic (Conservation) Zones were also provided. These Zones were also largely based on the findings of the 1991 Survey, though the identification of Zone relating to the early Thebarton Village was also provided. Changes from recommendations of the 1991 Survey were noted in each Section. A list of individual places that are described as being 'contributory' the character of each Zone was also provided. The recommendations of the 1996 Survey appear to have resulted in a number of Local Heritage places within the former City of Thebarton (LGA) placed on the SA Heritage Register by 13th December 2001.

3.2.4. CITY OF WEST TORRENS HERITAGE SURVEY (1998)

By 1997 the former Town of Thebarton (LGA) was re amalgamated with the City of West Torrens. Having recently completed their Thebarton (LGA) review, McDougall & Vines were subsequently commissioned to undertake a subsequent review of the amalgamated council area. Prior to this amalgamation, the whole former City of West Torrens was surveyed. As the former Town of Thebarton (LGA) had been recently surveyed, suburbs from this area were not surveyed by the 1998 Survey. The primary objectives of the 1998 Survey were to provide an authoritative description and evaluation of the heritage resources of the West Torrens Council area for the purposes of assessment, conservation and planning. The 1998 Survey also identified new recommendations for State Heritage Places, identified new places of Local Heritage value with criteria assessment and identified new Historic (Conservation) Areas within the West Torrens Council area.

A total of 53 places of Local Heritage value were identified within the suburbs of Adelaide Airport, Ashford, Brooklyn Park, Camden Park, Cowandilla, Hilton, Keswick, Lockleys, Marleston, Mile End-Mile End South, Netley, Plympton-North Plympton, Richmond and Underdale. No places of Local Heritage value were identified within the West Torrens suburbs of Fulham, Glandore, Kurrulta Park, Novar Gardens or West Beach. Three new Historic (Conservation) Zones were recommended, including the Hilton Historic (Conservation) Zone, the Lockleys Historic (Conservation) Zone and the Galway Gardens (Marleston) Historic (Conservation) Zone. A large number of contributory places within these Historic (Conservation) Zones were also listed. The 1998 Survey also recommended Special Policy

Areas, including various Residential Areas and a Mile End Industrial Area. A list of Significant Trees was also identified. The recommendations of the 1998 Survey appear to have resulted in a number of Local Heritage places and contributory (now 'representative') places within the local government area placed on the SA Heritage Register by 2nd October 2008.

A brief thematic history of the City of West Torrens was also provided. This history was structured around themes including Land and Settlement, Primary Production, Transport and Communications, People, Social Life and Organisations (including subheadings for Religion, Education, Sports and Recreation and Community Organisations), Government and Work, Secondary Production & Service Industries.

3.2.5. CITY OF WEST TORRENS, LOCAL CHARACTER STUDY (2010)

In 2009, the State Government introduced the Residential Code, new development legislation that applied to a large part of the City of West Torrens. This Code enabled automatic compliance status to development proposals that conformed with the then Code requirements. This standardised set of general planning controls in some circumstances replaced localised planning provisions. It was recognised that the Residential Code may not be suitable in some areas with noteworthy character, where significant impact on surrounding developments and streetscape were now possible. As such the Minister for Planning and Development gave the City of West Torrens the opportunity to identify areas which the city considered to be exempt from the Code on the grounds of 'character'. A set of criteria were applied upon which character assessment was also provided.

In 2010, the City of West Torrens' Development Plan included 28 different Zones and 26 associated Policy Areas. Different zoning types included residential, commercial and industrial. The Plan's residential zone included 10 Policy Areas. With Jensen Planning + Design, the City of West Torrens' *Local Character Study (2010)* proposed several new character areas, including Underdale, Torrensville, Kurralta Park, Marleston and Hilton Character Areas. A number of new recommended Policy Areas included Ashford, Plympton and Kurralta Park (Anzac Highway) Policy Areas. The 2010 Study also discussed residential growth opportunities in existing Historic (Conservation) Policy Areas at Torrensville, Rose Street, Mile End, Elston Street (Brooklyn Park) and Hilton.

While localised characteristics relating to Historic (Conservation) Policy Areas were identified, no historic overview of the City of West Torrens was provided within this document.

3.3. DEVELOPMENT OF THEMATIC FRAMEWORK

As part of the introduction of the recent *Planning & Design Code*, a number of South Australian local government areas have recently undertaken Local Heritage reviews. These reviews have generally been undertaken within the context of a comprehensive thematic framework, identifying and incorporating key local historic themes into a developed brief history and subsequent assessment of Local Heritage and Contributory places.

Recent heritage surveys have frequently included elements of the widely recognised *National Australian Historic Theme Framework* of 1998. This document has supported heritage professionals in the provision of links between different regional stories of Australia's history and the heritage places which demonstrate that history in their physical form. While recognising the emergence of State and Local Heritage places and themes, the 1998 document primarily deals with historic values while acknowledging the natural, social, scientific and aesthetic values that may also reside in a place.

The Department of Environment & Water's Heritage South Australia have also recently developed *Historic Themes for South Australia* guidelines. These *Historic Themes* were developed to be consistent with the *Australian Historic Theme Framework*. The purposes of Heritage South Australia's *Historic Themes* were to assist in identifying gaps in the South Australian Heritage Register and to assist in prioritising places for assessment for State Heritage listing.

An earlier draft of Heritage South Australia's *Historic Themes* framework had been distributed. The intentions of this earlier draft were previously described as:

- Providing a two-way framework to guide the assessment, protection and interpretation of heritage places in South Australia.
- To develop thresholds within themes to identify which themes are of particular relevance to South Australian history and to differentiate between themes of state or local significance.
- Review listed Local Heritage places and protect Local Heritage places in providing a heritage rather than planning interpretation.
- Create an illustrated document with tangible expressions of identified themes/subthemes or specific stories/intangible heritage that can be embraced by institutions such as museums, etc.
- To assist in the interpretation of criterion (a) with a comparative analysis and representation of South Australian historic patterns and themes for both Local and State Heritage assessments.
- To support Local and Regional Heritage surveys by determining themes to be presented by places.
- To support History Trust programs, encouraging museums and collections to map storytelling to historic themes, etc.

Both the *National Australian Historic Theme Framework* and the *Historic Themes for South Australia* documents were used in the development of the thematic framework adopted by this review.

Unfortunately, neither document provided a sufficiently comprehensive thematic list that could be directly applied to Local Heritage assessment. For example, the *Historic Themes for South Australia* document indicates its intended usage specifically in relation to identifying places of State Heritage significance rather than Local Heritage significance, despite earlier discussion regarding the document's intentions for assisting Local Heritage reviews. The intent and structure of both documents did however provide an appropriate setting for the development of tailored key themes and subthemes that directly relate to the history of the City of West Torrens.

3.4. SUMMARY OF HISTORIC THEMES

A thematic framework and set of historic themes have been developed. This framework considers themes suggested within Heritage South Australia's *Historic Themes* and builds upon earlier themes identified within the City of West Torrens's existing heritage surveys. This framework and associated themes have generally adopted the time periods recognised by the c.1980 Adelaide Western Region Heritage Study. Minor alterations to the date range within Theme 3 now enable an effective historical overview of the rapid technological advancements and social reforms that occurred within the 20th century Inter-War period. The effective delineation of the 1998 Survey's historic overview has also been adopted and used as subthemes. A discussion of the role of housing is notably absent in previous historical overviews. As such, this is given a more prominent place within the naming of subthemes, particularly from Theme 2 onwards.

Following consultation with the City of West Torrens and other stakeholders, the following thematic framework and historic themes have been proposed and adopted:

3.5. THEMATIC HISTORICAL OVERVIEW DEVELOPMENT

This framework of historic themes has been used to develop a thematic historical overview of the City of West Torrens. This history was developed using a variety of historical sources, including existing heritage surveys. This history is not intended as a complete chronological account of the City of West Torrens but a brief summary to encapsulate key themes within specified periods.

A brief description and delineation of identified themes has been developed, with provided examples of places that are understood to be emblematic of identified thematic values. These selected examples are intended as representative examples only and are not intended as an exhaustive list of places that display these thematic values.

Representative examples will generally include items already placed on the South Australian Heritage Register. However, key places that may represent the values of a particular theme or subtheme that are not currently registered on the Register will be included where relevant. While it is understood that this document is not undertaken in association with a Local Heritage review, it is hoped that unlisted places that represent themes and subthemes may be targeted for possible listing as part of future Local Heritage review processes.

Additional places of potential natural and/or First Nations heritage significance are also outside of the targeted scope of this review and have not been considered for assessment.

3.6. HISTORIC THEMES FOR THE CITY OF WEST TORRENS

THEME 1: FOUNDATION AND CONSOLIDATION (1836-1885)

- 1.1 Land, Settlement & Housing (1836-1885)
- 1.2 Primary Production (1836-1885)
- 1.3 Transport & Communications (1836-1885)
- 1.4 Social Life & Organisations (1836-1885)
- 1.5 Local Government (1836-1885)
- 1.6 Work, Secondary Production & Service Industries (1836-1885)

THEME 2: DEPRESSION, PROSPERITY AND DEVELOPMENT (1885-1915)

- 2.1 Land & Housing (1885-1915)
- 2.2 Social Housing (1885-1915)
- 2.3 Primary Production (1885-1915)
- 2.4 Transport & Communications (1885-1915)
- 2.5 Social Life & Organisations (1885-1915)
- 2.6 Local Government (1885-1915)
- 2.7 Work, Secondary Production & Service Industries (1885-1915)

THEME 3: WAR AND INDUSTRIALISATION (1915-1950)

- 3.1 Land & Housing (1915-1950)
- 3.2 Social Housing (1885-1915)
- 3.3 Primary Production (1915-1950)
- 3.4 Transport & Communications (1915-1950)
- 3.5 Social Life & Organisations (1915-1950)
- 3.6 Local Government (1915-1950)
- 3.7 Work, Secondary Production & Service Industries (1915-1950)

THEME 4: EXPANSION AND REFORM (1950>)

- 4.1 Land & Housing (1950>)
- 4.2 Primary Production (1950>)
- 4.3 Transport & Communications (1950>)
- 4.4 Social Life & Organisations (1950>)
- 4.5 Local Government (1950>)
- 4.6 Work, Secondary Production & Service Industries (1950>)

3.7. THEME 1: FOUNDATION & CONSOLIDATION (1836-1885)

The land upon which the City of West Torrens stands today was inhabited by the First Nations Kaurna people for many thousands of years before European settlement. The Kaurna were steadily displaced from the region by European settlement from 1836 until the mid-19th century. Following the founding of the colony of South Australia in 1836, the lands west of the City of Adelaide between the Torrens and Sturt Rivers formed an important part of the initial foundation and consolidation of what was to become metropolitan Adelaide. Various periods of development prior to the end of South Australia's 'boom' era by 1885 have been identified.



Figure 2 1838 Map of the District of Adelaide for the South Australian Company, showing western Sections that would become the West Torrens district (SLSA BRG 42/120/17)

3.7.1. LAND, SETTLEMENT & HOUSING (1836-1885)

Following the initial colonisation of South Australia in 1836, land surveys outside of the City of Adelaide were undertaken by Colonel William Light and his survey team and country Sections were made available from 1838. The physical characteristics of the land included large areas of swampy land and drainage areas around the River Torrens to the north and the Sturt River to the south. While initially prohibitive to intensive settlement, the fertile lands around the Torrens and Sturt Rivers, with Sections located around the City Park lands or close to the Bay Road from the City to Glenelg. As such, many West Torrens Sections were quickly settled by early colonists.⁹

Local land was primarily used during this period for agricultural purposes. By 1840 much of the West Torrens landscape was under crops. Important early farms include C. G. Everard's farms on Section 42 & 43 and Section 52 near the Bay Road (now Anzac Highway). Along the Torrens, John White established 'Fulham Farm' on Section 194, A. H. Davis founded 'Moore Farm' on Sections 200 & part of Section 192 and the Fisher family established their 'Lockleys' farm. John Morphett's 'Cummins Estate' was a prominent holding near the Sturt River. Many other farms were scattered throughout the region from the 1840s onwards.¹⁰ The village of Thebarton was the colony's third largest suburb and West Torrens' earliest urban centre. Established on the first country section surveyed by Light (Section 1). Colonel Light himself established a property here. Sections in nearby Torrensville and Mile End were generally used as farmland until suburban subdivision began to occur from 1876.¹¹ Several other West Torrens villages were established in the 1840s, though these were relatively isolated and generally slow to develop. Examples include Cowandilla (Section 92), New Richmond (Section 95), North Richmond (Section 94) and Plympton (Section 108).

Important early housing types in West Torrens generally consisted of farmhouses with outbuildings or small urban dwellings. While important examples survive, many of these original homesteads are now demolished or have been extensively rebuilt. At Thebarton, approximately 100 houses were completed by 1841, generally consisting of small workman's cottages on small allotments and narrow streets. Several mid-19th century examples survive in the area today. By the late 19th century substantial

suburban dwellings began to appear along the district's primary thoroughfares. By the 1880s the suburban subdivision of 'West Adelaide' (including Mile End, Torrensville and Thebarton) had commenced, though many blocks remained vacant into the 20th century.

Surviving examples include:

- 'Cummins House', 19-23 Sheoak Avenue, Novar Gardens (State, SHP 10552)
- Remains of 'Thebarton Cottage', Colonel Light's House, 107 Port Road, Thebarton (State, SHP 26527)
- 'Weetunga', 14 Weetunga Street, Fulham (State, SHP 11922)
- 'The Oaks', 511 Henley Beach Road, Fulham (State, SHP 11921)
- 'Ashford House', 85-87 Anzac Highway, Ashford (Local, HID 21070)
- 'Plympton House', 4 Lewis Crescent, North Plympton (State, SHP 11945)
- 32 Chapel Street, Thebarton (Local, 9089)
- 47-49 Maria Street, Thebarton (Local, HID 9129)
- 'Buckland', 333 Marion Road, North Plympton (Local, HID 21100)
- 'The Pines', 336 Marion Road, North Plympton (Local, HID 21101)
- 'Ackland House', 631 South Road, Everard Park (State, SHP 10732)
- 44-50 Marshall Terrace, Brooklyn Park (Local, HID 21076)
- 272-274 Sir Donald Bradman Drive, Cowandilla



Figure 3 1850 drawing of an early settler's cottage on Section 50 near Hilton (SLSA BRG 72746)



Figure 4 1864 photograph of John White's 'Fulham Farm' at Fulham near the Reed Beds, constructed in 1840 (SLSA B 11427)

3.7.2. PRIMARY PRODUCTION (1836-1885)

Agricultural pursuits were the primary production industries within the West Torrens region at this time. Much of this activity occurred in the district's low-lying northern region near the Torrens, an area known as the 'Reed Beds' (now Fulham, Lockleys and West Torrens). As noted, important early farms included Everard's 'Ashford', White's 'Fulham Farm', the Fisher family's 'Lockleys' and Morphett's 'Cummins Estate' among others. Other examples also included Abraham Davis' 'Moore Farm' at Fulham and Joseph Johnson's 'Frogmore' on Section 223. By the 1850s the predominance of wheat and hay production gave way to cultivation of fruit and vegetables. Much horticultural activity took place at the 'Reed Beds' due to the area's fertile soil and reliable water supply. Over time, many larger farms were subdivided into smaller market gardens which continued agricultural production well into the 20th century. At Thebarton, vintner Thomas Hardy had established his 'Bankside' vineyard by the mid-1850s.¹² Little physical evidence of these agricultural activities survives today in West Torrens due to extensive residential subdivision.¹³

Surviving examples include:

- 'Cummins House', 19-23 Sheoak Avenue, Novar Gardens (State, SHP 10552)
- 'Weetunga', 14 Weetunga Street, Fulham (State, SHP 11922)
- 'The Oaks', 511 Henley Beach Road, Fulham (State, SHP 11921)
- 'Ashford House', 85-87 Anzac Highway, Ashford (Local, HID 21070)
- Anthus Street, Lockleys (Local, HID 21116)
- Former Holbrook's Winery, 103 Holbrooks Road, Underdale (Local, HID 21114)



Figure 5 1898 photograph of Henley Beach Road, near the Reed Beds (SLSA PRG 1610/11/217)



Figure 6: Fulham Butterfields Farm typical of the Reedbeds area (LH0263-03b)

3.7.3. TRANSPORTATION & COMMUNICATIONS (1836-1885)

The West Torrens district's early villages and farms were linked to Adelaide by several main roads. To the south was the Bay Road to Glenelg (now Anzac Highway) while Henley Beach Road and Sir Donald Bradman Drive (formerly Rowlands Road/Burbridge Road) enabled east-west access from the City through West Torrens to the coastline. Key north-south corridors include South Road and Marion Road. Tapley's Hill Road previously linked with Richmond Road prior to the construction of Adelaide Airport in the mid-20th century. These thoroughfares provided essential transportation networks for the district's earliest settlers. Train and tram networks introduced after 1870 also provided important public services, including the Holdfast Bay Railway Line from 1878 until 1929. Horse-drawn tramways were extended through Thebarton by the early 1880s. Postal services were established within early settlement and telegraph services extended through the region in line with similar developments throughout the state in the late 19th century.¹⁴ Reliable bridges were an important concern in South Australia's early history. Taylor's Bridge at South Road, an important local thoroughfare, was completed in 1858 (now demolished).

Surviving examples include:

- Former Railway Corridor, Birdwood Terrace, McArthur Avenue, North Plympton (Local, HID 21098)



Figure 7: Plympton Railway Station, North Terrace to Glenelg Line.(SLSA B 46528/208)



Figure 8 C.1900 colorised photograph of flower garden at the rear of Plympton State School (SLSA B 60496)



Figure 9: Bridge on Henley Beach Road 1890 (SLSA B 45083)

3.7.4. SOCIAL LIFE & ORGANISATIONS (1836-1885)

During the 19th century the West Torrens area was comprised of tightly knit village and farming communities. Urban and regional centres constructed community infrastructure and facilities such as churches, schools, institutes and libraries. Churches often numbered among the district's earliest community buildings. Many early examples have now been demolished or altered, including Thebarton's early Chapel Street Wesleyan Church (1848). Early schools were often conducted from private houses. Several privately-run schools were managed in Thebarton by the mid-19th century.¹⁵ The legislation of the *Education Act 1875* enabled the foundation of public schools, including the region's earliest surviving public school Plympton Primary School (1880).¹⁶

Sports and recreation formed an integral element of social life in the colony and in the West Torrens district. Much of this involved horse racing, as many early settlers ran racehorses or managed horse studs.¹⁷ Adelaide's first horse races were held in the late 1830s at Thebarton in a large paddock on Section 48. Several streets in the vicinity now bear the names of racehorses that once ran on the track, including Mile End's Falcon Avenue, Norma Street, Ebor Avenue and Lurline Street.¹⁸ No trace of this former racing track remains today. Thebarton's open paddocks were often used for sporting events throughout the 19th century though sporting organisations and associated facilities did not appear until the early 20th century. Few institutes or similar community structures appear to have been constructed in the West Torrens district during this period.

Hotels, halls and institutes were also important gathering places. The Halfway Inn on the Bay Road (now Highway Inn, Anzac Highway) and the Hilton Hotel at South Road, Hilton were important district meeting places. Both buildings have now been extensively rebuilt.¹⁹ At Thebarton, hotels including the Market Tavern (1840, also Market House Inn, Butcher's Arms, renamed Mile End Hotel in 1870), the Wheatsheaf Inn (1844, rebuilt in 1919 as the Wheatsheaf Hotel), the Squatters Arms Hotel (1850, rebuilt in 1880s) and the West Thebarton Hotel (1883) were all important local meeting places.²⁰ Early hotels at Mile End included the Globe Hotel and Bricklayer's Arms of the mid-19th century.

Surviving examples include:

- All Saints Uniting Church (former Methodist Church), 364A Marion Road, North Plympton (Local, HID 21104).
- St James Anglican Church, 1B Falcon Avenue, Mile End (Local, HID 9110)
- Former Baptist Church, 143-145 Sir Donald Bradman Drive, Hilton (Local, HID 21081)

- Former Thebarton Baptist Church, 42 Phillips Street, Thebarton (State, SHP 11841)
- Plympton Primary School, 20 Owen Street, Plympton (Local, HID 21108)
- Kilmara Primary School convent and chapel, 114 Kintore Street, Thebarton (Local, HID 9082)
- Squatters Arms Hotel, George Street, Thebarton (State, SHP 11833)

3.7.5. LOCAL GOVERNMENT (1836-1885)

As previously noted, the West Torrens District Council was proclaimed in July 1853. This Council area included the villages of Thebarton, Hilton, Cowandilla, Richmond, Reedbeds, St Leonards and Plympton. The area was divided into wards at Thebarton, Reedbeds, Hilton and Plympton by 1859 with several other cadastral alterations over time. By the early 1880s, growing differences between the predominantly rural character of the West Torrens district and the urbanised landscape of Thebarton resulted in formation of the Corporation of the Town of Thebarton by February 1883.²¹ The former Town's wards of Strangways, Musgrave, Torrens and Jervois were marked by cast iron boundary markers. The initial Thebarton Town Hall was constructed on South Road in 1885. Prior to 1888, West Torrens District Council regularly met at the Hilton Hotel.²²

- Thebarton Former Town Hall, 125-133 South Road, Thebarton (Local, 9086)
- Former Council Boundary Marker, Bagot Street, Mile End (State, SHP 14476)



Figure 10 C.1875 photograph of Taylor Brothers fellmongery and wool washing works at Thebarton (SLSA B 7341)

3.7.6. WORK, SECONDARY PRODUCTION & SERVICE INDUSTRIES (1836-1885)

While agricultural and horticultural activities remained the district's primary industry during this period, secondary industries at Thebarton (LGA) also formed a major source of local employment.

Slaughtering, wool washing, tanning, brick making, flour milling and brewing were among the district's earliest secondary industries, in turn encouraging growth of trades, shops, hotel and early transport facilities.²³ Tanneries and fellmongeries were among Thebarton's (LGA) earliest industries, developing into large enterprises by the late 1850s. A cattle market and slaughterhouse had been established by 1841 and dairies were common throughout the district by the 1880s. Brick making was also a growth

industry by the 1870s and 1880s.²⁴ Very little fabric relating to the district's secondary production and service industries within this early development period is known to survive.

While the River Torrens provided a reliable nearby water source, supply could not keep up with commercial and domestic water consumption demand by the mid-19th century. In December 1877 an extension to the Hope Valley Reservoir system opened, supplying water to Thebarton, Plympton and Hilton among other locations. In 1871 the Provincial Gas Company established a Thebarton gasworks on East Terrace (now James Congdon Drive), later becoming part of the SAGASCO network by the early 20th century. This site is now demolished.²⁵



Figure 11: Thebarton Gas works, approximately 1870-1963 SLSA BRG 350/34/1/4/1

3.8. THEME 2: DEPRESSION, PROSPERITY & DEVELOPMENT (1885-1915)

Following the 'boom' period of the early 1880s, South Australia entered a prolonged economic recession that lasted well into the 1890s. The wild success of mining ventures at West Australia in the mid-1890s, founded largely by South Australian investment, ushered in a prosperous and optimistic period of Australian history marked by the Federation of the Australian colonies in 1901. The Federation period would last until the early years of the First World War. During this time, technological advancements in transportation and communication infrastructure would rapidly transform the lives of South Australia's citizens. The suburban landscape of the West Torrens district would continue to develop.



Figure 12 1912 photograph of homes under construction at Somerset Avenue, Hilton (West Torrens Historical Society, LH0303-54)

3.8.1. LAND & HOUSING (1885-1915)

Suburban development in the West Torrens district during this period generally followed development frameworks established prior to 1885, particularly within the former Town of Thebarton. Following the introduction of public rail networks in the 1870s, extensive suburban land speculation had occurred. The severe, decade-long economic depression of the mid-1880s to mid-1890s saw little housing construction. As such, by the turn of the 20th century, relatively little new suburban subdivision in the western suburbs occurred as many vacant allotments from the earlier period were still available. While some suburban development occurred, existing agricultural and horticultural farmland generally retained these uses throughout this period. At Thebarton, the introduction of electric trams the construction of the Mile End Railway Yard by 1909 encouraged new subdivision in this area, including the construction of houses, shops and factories in addition to commercial development along Henley Beach Road.²⁶

With prosperity came a major housing 'boom' which occurred throughout metropolitan Adelaide in the mid-1890s. Newly wealthy from mining investments and successful business ventures, South Australians turned their attention to the possibilities of modern residential design, resulting in the rapid transformation of 'patchy' suburban streetscapes into attractive avenues lined with well-built housing. Architectural expertise was highly valued, resulting in an unusually high number of architecturally designed dwellings on prominent sites. Decaying mid-19th century farmhouses were transformed into palatial 'artistic' structures through extensive additions. By the commencement of the First World War, Adelaide's suburban landscape had been transformed.

The work of architects Edward Davies and Henry Cowell is of high significance to the history of the West Torrens district during this period. Davies was a prominent Plympton resident and designed many important local buildings. A former builder/timber merchant turned architect and horticulturalist, Cowell and his two architect sons were significant Lockleys residents and were also responsible for many prominent buildings in the district in the first half of the 20th century.

Surviving examples include:

- 'The Oaks', 511 Henley Beach Road, Fulham (State, SHP 11921)
- 'Richmond Park', 18 Cudmore Terrace, Marleston
- 'Nesfield', 353 Marion Road, Plympton (Local, HID 21101)
- 'Kandahar', 327-329 Marion Road, North Plympton (Local, HID 21099)
- 'Carlyle', 328 Marion Road, Netley (Local, HID 21097)
- 'Roseneath', 264 Henley Beach Road, Underdale (Local, HID 21113)

- 21 Marion Road, Torrensville
- 160 South Road, Torrensville (Contributory, HID 21915)
- 454 Henley Beach Road, Lockleys
- 382 Henley Beach Road, Lockleys (Local, HID 21089)



Figure 13: C.1915 photograph of a home and family at Brooker Terrace, Richmond (SLSA B 39482)

3.8.2. SOCIAL HOUSING (1885-1915)

With the Federation period's prosperity came a renewed focus on social progress and reform. This period saw major changes including industrial and workplace reforms, health and sanitary reforms and quality working-class housing that greatly improved working-class lifestyles. A significant land development project of this period was the 1895 acquisition of former farmland at Richmond on Sections 49 & 50 from landowner J. H. Aldridge by the South Australian Government. These Sections were subdivided into 'workingmen's blocks' of approximately one hectare each and converted from leasehold to freehold. Constructing small workman's cottages from 1895 until the First World War, this subdivision relieved social stress within the region's needy farming communities and was a significant social planning development that resulted in a closely-knit Richmond farming community.²⁷ Most fabric relating to this social history has now been encompassed by mid-20th century suburban and commercial development, though some cottages have survived.

In 1897, a substantial bequest from the estate of wealthy philanthropist Thomas Elder resulted in the formation of the Adelaide Workman's Homes Incorporated. This organisation was responsible for significant low-cost rental housing developments, including their 1901-2 residential development at Rose Street, Mile End, designed by architects Edward Davies & Charles Walter Rutt. This significant development set a high standard for low-income residential developments within the inner-western suburbs over the following decades.

Surviving examples include:

- 71 Kingston Avenue, Richmond (Local, HID 21110)
- 52 Milner Road, Richmond
- Row Cottages ('Adelaide Workman's Homes'), 36-50A, 39-45A Rose Street, Mile End (State, SHP 11792)



Figure 14 10 Adelaide's Workmen's Homes at Rose Street, Mile End
(https://www.flickr.com/photos/schillers_shots/50967489876, accessed 22/12/2023)

3.8.3. PRIMARY PRODUCTION (1885-1915)

Primary production industries within the district of West Torrens remained relatively consistent throughout this period. Agricultural pursuits gradually gave way to horticultural activities, particularly on land associated with the River Torrens to the district's northern boundaries. While little surviving infrastructure dating to this period survives today, it appears that existing production frameworks expanded with Adelaide's growing population throughout the period. As previously described, very little primary production infrastructure from this period survives today.



Figure 15 C.1910s photograph of Henley Beach Road, Mile End (SLSA PRG 280/1/17/17)

3.8.4. TRANSPORTATION & COMMUNICATIONS (1885-1915)

The transportation and communication revolutions of the late 19th and early 20th centuries profoundly changed the way people lived and moved. Horse-powered transportation rapidly gave way to motor travel as horse-drawn trams were electrified. Gas lighting was replaced by electricity, which in turn introduced a range of modern home amenities and services. Telephone communication enabled rapid communication. The marvellous technological possibilities of air travel had been rapidly resulting from the First World War.

The district's roadways were increasingly used by public and private motor vehicles throughout this period. Horse-drawn buses ran to Thebarton until 1906. The Torrensville to Henley Beach tramline route was electrified in 1909. A double line of tracks ran from Adelaide to Thebarton, and a single track continued down Henley Beach Road. A converter station was constructed at Henley Street, Mile End at this time to facilitate this journey.²⁸ To facilitate better passenger access, the Hindmarsh tramline was redirected up Mile End's Parker Street and Thebarton's Albert and Holland Streets, entering Hindmarsh by crossing the Torrens over a new bridge. Constructed in 1909 and now named after its designer Sir William Goodman, this structure was the first reinforced concrete bridge constructed in metropolitan Adelaide.²⁹

By the 1900s, Adelaide's North Terrace railway goods yard had become very congested, and the State Government began looking for alternative sites. Parts of Sections 2, 3, 4 & 5 at Mile End were purchased from the South Australian Company. The Mile End railway yards were opened in March 1909.³⁰ Practically all of the 1909 railway yards at Mile End South and Keswick are now demolished or extensively modified.

Surviving examples include:

- Former MTT Converter Station No 2, 6-8 Henley Street, 11-19 Elm Street, Mile End (Local, HID 9114)
- Sir William Goodman Bridge (formerly 'Holland '), Holland Street, Hindmarsh (Charles Sturt & West Torrens LGAs) (State, SHP 10987)



Figure 16 C.1950s photograph of Queen of Angels Church at Thebarton (SLSA PRG 1662/1/6/31)

3.8.5. SOCIAL LIFE & ORGANISATIONS (1885-1915)

As populations expanded, so too did the local infrastructure to support the social lives of local citizens. Various new churches were constructed at this time. A second Baptist Church was constructed on

Richmond Road, Richmond in 1895. A Sunday school hall and rectory for St James Church, Mile End were completed by 1912. Various other Christian denominations-built churches within Mile End, Thebarton and West Adelaide during this period.³¹ A United Church, shared by the Baptists and Church of Christ, was opened on Torrens Avenue, Lockleys in 1906. A third Methodist church was built at Brooklyn Park by 1914. Local architect Henry Cowell and his architect sons, operating as Cowell & Cowell, were responsible for the design of the imposing Queen of Angels Catholic Church on Taylor's Road (now South Road), Thebarton.³² The Richmond Primary School was constructed in 1898. Rising student numbers in the Town of Thebarton saw the construction of a new boy's school in 1904. Thebarton's Technical School was dedicated in 1911 and was opened in 1914, providing trade school education for apprentices.³³

While sporting events continued to be a major local pastime, purpose-built facilities do not appear to have been constructed in the district until after the end of the First World War. Vacant recreation grounds at Thebarton are documented to have been used for sport and training grounds by 1907.³⁴ The Plympton Institute, a rare institute building within the West Torrens district, was designed by architect Edward Davies and was constructed in 1902.³⁵ Hotels dating to this period include Thebarton's Southwark Hotel (1886), associated with the nearby Hindmarsh Brewery which was established around this time.³⁶ The 'Star Theatre' of Henley Beach Road was constructed in 1915 and was used as a local cinema.³⁷

Surviving examples include:

- Brooklyn Park Uniting Church, 5-7 May Terrace, Brooklyn Park (Local, HID 21074)
- Former St James Anglican Church School, 1A Falcon Avenue, Mile End (State, SHP 14451)
- Queen of Angels Church, 141 South Road, Thebarton (Local, HID 9081)
- Richmond Primary School, 419-433 South Road, Keswick (Local, HID 21085)
- Thebarton Technical College (former Technical School), 40 Ashley Street, Torrensville (Local, HID 9120)
- Former Plympton Institute (Hayhurst RSL Hall), 30 Long Street, Plympton (Local, HID 21106).
- Southwark Hotel, 77 Port Road, Thebarton (State, SHP, 11831)
- Former Star Theatre, 107 Henley Beach Road, Mile End
- Druids Hall, 8a Jervois Street, Torrensville (Local, HID 9128)

3.8.6. LOCAL GOVERNMENT (1885-1915)

With local government meetings regularly held in the Hilton Hotel and services previously managed from the home of District Clerk, the first West Torrens Council Chambers building was constructed on Marion Road, Brooklyn Park in 1888, designed by architects Wright, Reid & Beavor.³⁸ This structure comprised the primary local government building constructed during this period, though extensive projects were planned and executed following the end of the First World War.

Surviving examples include:

- Former West Torrens Council Chambers, 112-120 Marion Road, Brooklyn Park (Local, HID 21075)



Figure 17 1920 photograph of Railway Cross at Mile End, showing Hardy & Son's 'Tintara' cellars (SLSA B 35653)

3.8.7. WORK, SECONDARY PRODUCTION & SERVICE INDUSTRIES (1885-1915)

Secondary production and service industries became a dominant feature within the West Torrens district during the following Inter-War period. However, this period saw more intensive commercial and industrial development prior to the First World War within the former Town of Thebarton (LGA).

By 1900 primary production in Thebarton was largely restricted to portions of Torrensville and Underdale as large-scale industrial enterprises along the Torrens and the boundaries of the City's western Park Lands began to emerge. Manufacturing and commerce greatly expanded in Thebarton in the early 1900s, particularly relating to agricultural machinery manufacturing and heavy engineering. Most industrial development took place along the Torrens and in Southwark, and some in Torrensville and Mile End.³⁹ The former Hoffman brickworks at South Road, Torrensville was taken over by J. Hallett & Son in 1910, who expanded and mechanised the site's industrial processes. The Torrenside Brewery (also Southwark Brewery) was opened in 1886 by the Ware family and was associated with the activities of the Walkerville Cooperative Brewing Co Ltd from 1898 onwards. Vintner Thomas Hardy's extensive Tintara cellars at Mile End were constructed from 1893. Pharmaceutical company F. H. Faulding & Co expanded its Thebarton manufacturing premises at this time, becoming a major local industry of the Inter-War period. Other prominent Southwark industries established before the First World War included the Imperial Manufacturing Co., E. S. Wigg and Sons and the Adelaide Bottle Co. Pty Ltd.⁴⁰

A Military Barracks headquarters building was constructed at Keswick in 1913, the first substantial Commonwealth building constructed in South Australia after the Federation of the Australian Colonies in 1901. The Barracks are now located in the City of Unley. After 1912, a voluntary fire brigade was established in Thebarton. Following the legislation of the *Fire Brigades Bill* 1913, the Town of Thebarton (LGA) constructed a new fire station on Carlton Parade, Torrensville in 1916, doing much to alleviate the threat of fire within the area.⁴¹

Surviving examples include:

- Keswick Barracks, Headquarters Building, 2 Anzac Highway, Keswick (State, SHP 14272) (Outside of West Torrens boundary)
- Former Hoffman Brick Kiln (Brickworks Marketplace, former Hallett Brickworks), Lot 21 Ashwin Parade, Torrensville (State, SHP 10553)
- Walkerville Brewhouse Tower, 107 Port Road, Thebarton (State, SHP 26528)
- Former Thomas Hardy & Sons Wine Cellars, Tintara House, 2-4 Henley Beach Road, Mile End (State, SHP 12365)
- Former Fire Station, 40-42 Carlton Parade, Torrensville (Local, HID 9123)



Figure 18 1914 photograph of new completed Army headquarters at Keswick (SLSA PRG 280/1/10/110)

3.9. THEME 3: WAR & INDUSTRIALISATION (1915-1950)

The years between the end of the First World War and the end of the Second World War was a critical development period for the City of West Torrens. 19th century estates were sold and developed as new residential suburbs emerged, many of which were informed by 'Garden Suburb' town planning ideals of the early 20th century. Industrial production came to the fore as large complexes were quickly developed. Important municipal and recreational infrastructure also emerged at this time.



Figure 19 1920s photograph of recently constructed bungalow dwellings in the suburbs of Adelaide (SLSA PRG 280/1/18/205)

3.9.1. LAND & HOUSING (1915-1950)

Several important town planning initiatives were undertaken within the West Torrens district during the Inter-War period. Prominent among these was the subdivision of Galway Gardens (now Marleston) and Novar Gardens. Like the celebrated Colonel Light Gardens initiative, both Galway Gardens and Novar Gardens were the result of early 20th century 'Garden Suburb' town planning principles, where State Bank funded housing provided accommodation primarily for returned soldiers and their families. Council approval and construction work commenced from 1920 onwards.⁴² Both suburbs demonstrate town planner Charles Reade's influence on town planning in South Australia during this period.⁴³ The 1920s Novar Gardens subdivision appears to have been entirely rebuilt during the construction of the mid-20 century Sturt River drainage system. Little evident planning control over the former Galway Gardens subdivision has resulted in extensive development, though many early State Bank homes survive within the original development site, bordered by Richmond Road, South Road and Richie Terrace.

During this period former farmland began to undergo suburban development due to population expansion. Former farmland began to be sold off and heavily subdivided. Extensive suburban development occurred in various areas, noticeably within former 'Reed Beds' suburbs including Mellor Park and White Park (now part of Lockleys, Underdale and Brooklyn Park). The Everard family's extensive holdings north of the Bay Road were rapidly transformed into the suburb of Ashford. The subdivision of former estates at Glandore, Kurralta Park and Camden Park also commenced during this period. By 1921, The Town of Thebarton (LGA) had the second greatest population density in metropolitan Adelaide. By this time, expansion was only possible through demolition of existing structures.⁴⁴ Numerous vacant allotments at Torrensville and Mile End were slowly filled. With the implementation of drainage schemes in the mid-1930s, further land development took place in areas including North Plympton, Netley, Fulham, West Beach and Marleston among others.

Most suburban land development occurring within West Torrens during this period happened in the 1920s or between 1935-1939. This is due to the recovering post-WWI economy of the late 1910s and the extended Depression era of the early 1930s, followed shortly by the events of the Second World War between 1939 and 1945. Housing from this period is generally defined by the style and materiality of State Bank funded lower-middle class housing models, much of which was executed in a simplified Californian Bungalow style with reinforced concrete elements. While these housing types are prevalent within tightly developed suburbs such as Ashford and Keswick, larger, prominently sited allotments were available near the River Torrens. This resulted in many impressive Inter-War dwellings lining primary thoroughfares at Lockleys, Underdale and Brooklyn Park, executed in variety of Tudor Revival, Californian Bungalow and Art Deco/Streamlined styles.



Figure 20: Camden Novar Gardens Bay Roads near Ferguson Street (circa 1900) west towards Glenelg, horse & buggy hay wagon (LH0562-07)

Surviving examples include:

- Rowells Road, Lockleys (Local, HID 21090)
- 420, 428, 451, 453 & 445 Henley Beach Road, Lockleys
- 1 Torrens Avenue, Lockleys
- Acacia Avenue, Lockleys
- 355, 357, 359, 361 Henley Beach Road, Brooklyn Park
- 535 South Road, Ashford
- 243 Richmond Road, Richmond

3.9.2. SOCIAL HOUSING (1915-1950)

Like the previous period, the issue of social housing was a major topic relating to housing development within the West Torrens district during this time. As stated, the early 20th century 'Garden Suburbs' of Galway Gardens and Novar Gardens were specifically developed during the 1920s as social housing for returned soldiers from the First World War. The suburb of Keswick was another prominent site for State Bank funded returned soldier's housing during this period.⁴⁵ The earlier success of Adelaide Workman's Homes Inc.'s Mile End developments resulted in further social housing examples in the Hilton/Richmond area, particularly within Albert Street, Davenport Terrace, Martin Avenue and Milner Road. Of particular note are the 'Old English' Adelaide Workmen's Homes of Davenport Terrace and Milner Road, designed by architect Eric Phillipps Dancker in 1928.⁴⁶ A number of early Housing Trust rental units were also constructed in Brooklyn Park and West Richmond in 1939 to the design of architect H. E. Cowell.⁴⁷

Surviving examples include:

- 8 & 10, 12 & 14, 16 & 18 Davenport Road & 33 Milner Road, Richmond (All Contributory)
- 1 & 3, 5 & 7, 9 & 11 and 13 & 15 Martin Avenue, Richmond (All Contributory)
- 21 & 23, 24 & 26, 25 & 27, 28 & 30 and 32 & 34 Albert Street, Richmond



Figure 21 1933 illustration discussing Adelaide Workmen's Homes at Hilton (*Building*, December 12, 1933, p.97)

3.9.3. PRIMARY PRODUCTION (1915-1950)

As former farmland began to be subdivided for residential development, the district's primary production industries of agriculture and horticulture began to diminish during this time. As very little surviving infrastructure survives today, it is difficult to understand the way in which these industries diminished over time.



Figure 22 c.1930s photograph of Kidman Bridge at Henley Beach Road, Lockleys (SLSA B 9815)

3.9.4. TRANSPORTATION & COMMUNICATIONS (1915-1950)

Following the rapid transformation of transportation and communication infrastructure of the previous period, further developments ensued within West Torrens, particularly within built-up areas around the former Town of Thebarton (LGA). Following the electrification of tram railways prior to the First World War, an altered route to the Hindmarsh tramway line was opened in 1923, travelling down the south side of Port Road and down George Street. The returning route crossed the Torrens at a new bridge (now demolished) from Manton to Cawthorne Street and onto Light Terrace and to Port Road.⁴⁸ This tramline was removed during the 20th century.

The construction of the 1909 Mile End Railway Yards caused greater road traffic congestion and the Thebarton, Hindmarsh, Woodville and West Torrens Councils met in 1909 to discuss an over way bridge. After several years of construction, the new Bakewell Bridge was opened in 1925, at a total cost of £26,000. The work had involved closing the Mile End Road across the Park lands from Henley Beach Road to Hindley Street and the construction of a new road (now Glover Avenue) from Henley Beach Road to Currie Street. A concrete bridge was built over the railway lines, and trams and traffic were redirected over the bridge to Henley Beach Road.⁴⁹ In 2001 Bakewell Bridge was damaged by a freight train and its structural integrity was compromised. The Bridge was replaced by the Bakewell Underpass completed in 2007.⁵⁰

Several important concrete bridges across the Torrens were completed during the 1930s. The most significant was the 1936 Kidman Bridge of Henley Beach Road, crossing the Torrens at Fulham. At Underdale, the new Holbrook's Road bridge was also completed around this time, now replaced by a mid-20th century structure. In 1937 a new concrete bridge at Lockleys connected Rowell's Road to River Road (now Findon Road).⁵¹ This bridge also appears to have been entirely reconstructed in the mid-20th century. A new bridge at Tapley's Hill Road between West Beach and Henley Beach South was also completed at this time and has been replaced.⁵² At Torrensville, a former sub-control station was constructed on the corner of South Road and Ashley Street during the Second World War to provide a communication base for the coordination of emergency services in case of air raids.⁵³

Surviving examples include:

- Kidman Bridge, Henley Beach Road, Fulham
- Former World War Two Civil Defence Sub-Control Station, 92 South Road, Torrensville (State, SHP 14477)



Figure 23 Opening Night at the newly completed Thebarton Town Hall, 1928 (West Torrens Historical Society, LHT0849-01)

3.9.5. SOCIAL LIFE & ORGANISATIONS (1915-1950)

The Inter-War period saw the organisation and formation of major recreational and social centres within the West Torrens district. In the aftermath of the First World War, memorial halls were constructed at Hilton, Marlestone and Lockleys. The Bay Road to Glenelg was renamed Anzac Highway in 1924 and significant memorial plantings were later undertaken along this thoroughfare. Other important early 20th century social organisations emerging at this time included Boy Scouts and Girl Guides among others. New public schools were also built, notably including Lockleys Junior Primary School at Brooklyn Park from 1915. In 1923 Sister V. M. Penny established a private hospital in Lurline Street, Mile End; the forerunner of the South West Community Hospital. The Women's Services Association was founded in 1919. A new Rechabite Hall was constructed on Henley Beach Road, Torrensville in 1930.⁵⁴ In 1939, the long-standing need for scout and guide group accommodation was met with the construction of a hall in August Street, Thebarton.

Several significant social developments occurred within the former Town of Thebarton (LGA) during this period. In 1919, Thebarton council purchased 14 acres of land for recreational grounds, resulting in the construction of the Thebarton Oval at Torrensville by 1922. The site's Soldier's Memorial Entrance was also constructed at this time. The Camden Oval and Recreation Ground was also established on eight hectares of land purchased from the State Bank by the West Torrens Council in the 1920s.⁵⁵ Plympton's Weigall Oval was also established in the 1920s.⁵⁶ The new Thebarton Town Hall on Henley

Beach Road, Torrensville was opened in 1928, providing cinematographic entertainment on a regular basis. The Town Hall was also used for dramatic performances and concerts and continues to be a popular South Australian venue. Hilton's Lyric Theatre of Rowland's Road (now Sir Donald Bradman Drive) was constructed in 1938 and is a significant local example of the Art Deco/Streamlined architectural style. In 1922, the Kooyonga Golf Course was established on its expansive site at Lockleys. The site's impressive Clubhouse (now extensively rebuilt) incorporated elements of former landowner Caleb May's original dwelling.⁵⁷

Surviving examples include:

- Grandstand, Thebarton Soldier's Memorial Oval, 38 Ashley Street, Torrensville (Local, HID 9119)
- Gate/Ticket Office, Thebarton Soldier's Memorial Recreation Ground, Ashley Street, Torrensville (State, SHP 11835)
- Thebarton Theatre (Thebarton Town Hall), including Council Chambers and Assembly Hall, 112 Henley Beach Road, Torrensville (State, SHP 10645)
- Theatre 62 (former Baptist Church and Hilton Soldier's Memorial Hall), 143-145 Sir Donald Bradman Drive, Hilton (Local, HID 21081)
- Lockleys Junior Primary School, 27-29 Elston Street, Brooklyn Park (Local, HID 21073)
- Girl Guide and Scout Hall, 125-133 South Road, Thebarton (Local, HID 9076)
- Claret Ash Avenue Soldier's Memorial Plantings, lining Anzac Highway at Ashford, Keswick, Kurralt Park, Plympton, Camden Park and Novar Gardens (Local, HID 21126)
- Soldiers Remembrance Hall, 444 South Road, Marlestone
- Girl Guide and Boy Scout Hall, 7 August Street, Thebarton
- Lady Gowrie Child Centre, 3A Dew Street, Thebarton (State, SHP 14869)
- Former Rechabite Hall (now Colossus Pan Rhodian Society Inc.), 148a Henley Beach Road, Torrensville



Figure 24: Novar Gardens 457-489 Anzac Highway Olive Grove



Figure 25 West Torrens Council Chambers, Sir Donald Bradman Drive, Hilton
(<https://www.flickr.com/photos/31967465@N04/52265936353>, accessed 22/12/2023)

3.9.6. LOCAL GOVERNMENT (1915-1950)

Having occupied its Marion Road premises since 1888, in 1919 the West Torrens Council developed plans for a new public hall, council chambers and offices site in Keswick. Designed by local architect H. E. Cowell, these plans did not come to fruition. By the mid-1930s, the local economy had begun to recover from the worst of the Great Depression. H. E. Cowell was again asked to design suitable premises for a site at the intersection of Brooker Terrace and Hilton Road in Hilton. The foundation stone was laid in 1935 and the new West Torrens Council Chambers were opened in February 1936.

At Thebarton, the 1885 Council Chambers proved to be inadequate accommodation, leading to the completion of new municipal offices and an assembly hall complex as part of the construction of the new Thebarton Town Hall in 1928. During this period, the former Town of Thebarton (LGA) was the first local government body in South Australia to enact zoning regulations under the 1923 Building Act. A 1924 by-law restricted construction of new shops to Henley Beach Road and factories to areas north of Torrensville's Ashwin Parade, Anderson Street and Ballantyne Street.⁵⁸ A new Art Deco/Streamlined style courthouse and police station was also constructed on South Road, Thebarton during this period.

Surviving examples include:

- West Torrens Council Chambers, 165-171 Sir Donald Bradman Drive, Hilton (State, SHP 11949)
- Thebarton Theatre (Thebarton Town Hall), including Council Chambers and Assembly Hall, 112 Henley Beach Road, Torrensville (State, SHP 10645)
- Former Thebarton Court House and Police Station, 135 South Road, Thebarton (Local, HID 9088)



Figure 26 C.1923 photograph of Mile End goods train passing S. A. Farmers' Cooperative Union Ltd premises at Mile End South (SLSA PRG 280/1/41/10)

3.9.7. WORK, SECONDARY PRODUCTION & SERVICE INDUSTRIES (1915-1950)

Many of the large industrial complexes established in earlier periods continued to thrive and expand. At Thebarton, Faulding's Laboratories complex adjoining the River Torrens became a large industrial complex during the Inter-War period, becoming the first private South Australian company to produce penicillin. Several prominent local brickworks also consolidated at this time, including E. D Bourne's premises at Brown Street, West Thebarton. The Torrensville Brick Company Ltd, operating a small site on Section 47 with three kilns, also dates to this time.⁵⁹ In 1926 a large fire destroyed paper works manufacturers E. S. Wigg & Sons' Port Road factory, causing £45,000 worth of damage.⁶⁰ It would appear this early 20th century factory was quickly rebuilt, the building's current Art Deco/Streamlined style primary façade is a prominent landmark within the local landscape. At Camden Park, Lightburn & Co's engineering works purchased forty hectares of land and quickly established a major local industry, employing approximately 800 people.⁶¹ At Mile End several important industrial complexes emerged, including the South Australian Farmers' Cooperative Union venture, Charlick's Flour Mill complex and the Perry Engineering Complex. At Keswick, several large-scale businesses were also developed, including the white goods Kelvinator Factory and Hume Pipe Factory. During the Second World War, the Kelvinator Factory was converted to war production.⁶²

The Torrens Floodwater Relief Scheme, forming part of the *Metropolitan Drainage Act*, was passed by State Parliament in 1935. This scheme enacted long term planning for water disposal issues throughout the entire region over the following decades. Issues relating to the disposal of flood waters had often been discussed, and by 1919-20 an underwater drainage scheme had been completed at Thebarton. This legislation established initial plans for large scale drainage management systems enacted during the mid-20th century. At Hilton, several bores had been sunk in 1914 during a period of extended drought. By the mid-1930s, these bores had been re-opened during water restrictions and provided metropolitan Adelaide with approximately 475,000 gallons of clean water daily.⁶³ In 1923, the Adelaide Electric Supply Company expanded its premises into the western suburbs, constructing a series of industrial buildings at Mile End prior to 1930. Many West Torrens residents subsequently had ready access to electrical stoves and hot water services, replacing earlier gas services.⁶⁴ At Brooklyn Park, the sixty-two metre Station 5CL radio transmitter was constructed in 1925, a major local landmark until its relocation in the mid-20 century due to the construction of nearby Adelaide Airport.⁶⁵ Industrial waste at Thebarton (LGA) was a long term problem, and the need for effective waste disposal was recognised. The Council's waste incinerator was built in 1935 to the design of architect Walter Burley Griffin with Eric Nicholls and was one of Griffin's last significant works before departing Australia.⁶⁶ New Savings Bank premises were opened on Henley Beach Road, Mile End in 1924 and were designed by architects F. W. Dancker & Son.⁶⁷

Surviving examples include:

- Former Faulding's Eucalyptus Oil Distillery, 35-37 Stirling Street, Thebarton (State, SHP 11827)
- Former Adelaide Electric Supply Company Co Ltd complex, 32-56 Sir Donald Bradman Drive, Mile End (State, SHP 26308)
- Former South Australian Farmers' Cooperative Union Complex, 46-70 London Road, Mile End South
- Former Charlick's Mill, 47-49 London Road, Mile End South (Local, HID 21095)
- Former E. S. Wigg & Son warehouse, 79 Port Road, Thebarton
- Former Kelvinator Factory, 29/1-3 Anzac Highway (corner Everard Street), Keswick
- Former Thebarton Incinerator, 34-36 West Thebarton Road, Thebarton (State, SHP 10554)
- Former Savings Bank of South Australia (94 Henley Beach Road, Mile End (State, SHP 11825)

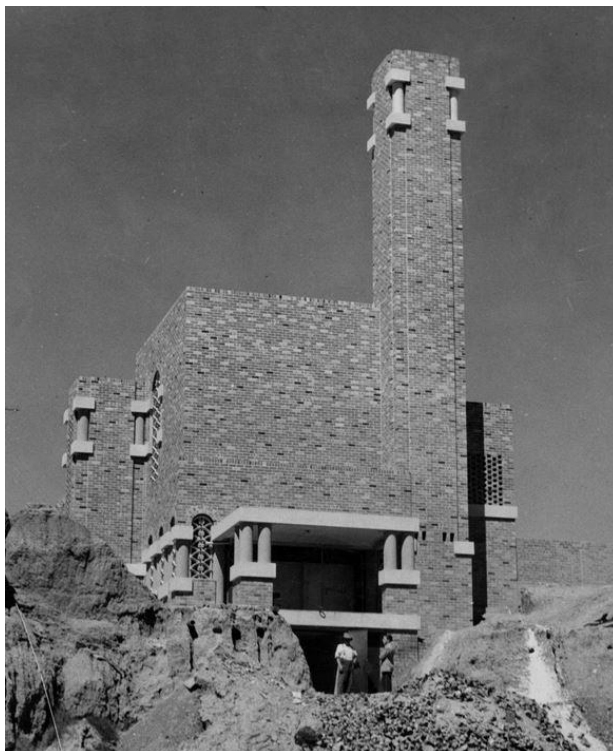


Figure 27 C.1937 photograph of the Incinerator at Thebarton (SLSA B 9690)

3.10. THEME 4: EXPANSION & REFORM (1950>)

The years following the end of the Second World War began the completion of the physical transformation of West Torrens area from a predominantly rural district to a suburban landscape. In 1947 there were 22,570 residents within the Council area. By 1981 this number had risen to 45,099. The number of dwellings in the district trebled during this period.⁶⁸ Post-war immigration saw a rapid transformation of West Torrens' social fabric. The construction of Adelaide Airport in the 1950s brought the possibilities of air travel to South Australia's citizens. Primary production in the region largely ceased, though secondary heavy industrial production would continue to grow throughout the remainder of the 20th century.



Figure 28 Construction of a home in Daly Street, Kurralta Park, c.1955 (West Torrens Historical Society, LH0499)

3.10.1. LAND & HOUSING (1950>)

The last available undeveloped sites in the district were subdivided soon after the Second World War for residential, recreational and industrial purposes. Even established areas were redeveloped at this time. The former Morphet estate near Anzac Highway was subdivided in 1963 to form the new suburb of Novar Gardens; little of the 1920s 'Garden Suburb' district remained afterwards. At Fulham the White family's 'Weetunga' estate was subdivided for residential purposes in the 1950s. The nearby 'Oaks' Estate was redeveloped into a retirement village in the 1980s. South of the Glenelg golf links was the appropriately named 'Golflands', an extensive collection of war service homes built between 1949-50. Earlier subdivisions at Glandore, Kurralta Park and Camden Park began to fill with mid-20th century family homes while intensive residential development occurred throughout Cowandilla, North Plympton, Netley, Fulham Park, West Beach and Glenelg North among other suburbs. Approximately 20 percent of the West Torrens area however was acquired by the Commonwealth Government for the development of Adelaide Airport from 1946 onwards.

The extensive work of the post-WWII Housing Trust programme can be seen throughout the district at this time. Mid-20 century 'cream-brick' family homes are typically seen within post-WWII residential subdivisions. Extensive post-war immigration resulted in greater numbers of non-British migrants, particularly from Mediterranean countries including Greece and Italy. This can be understood to be tangibly reflected in common 'Italianate' elements within local housing of this period, including Classical columns, archways, and balustrading. Flats and units began to replace single storey dwellings in more intensively developed areas while multi-storey development took place along key district roads, including Anzac Highway.⁶⁹

3.10.2. PRIMARY PRODUCTION (1950>)

Primary production agricultural and horticultural industry practically ceased within West Torrens as the former rural district was transformed into suburbia by the late 20th century. No new primary production industries emerged as former farmland was consumed by residential subdivision. As previously noted, very little tangible fabric relating to these industries survive today.



Figure 29 1958 aerial photograph of Adelaide Airport (SLSA B 23915)

3.10.3. TRANSPORTATION & COMMUNICATIONS (1950>)

After the end of the Second World War, residential subdivision was generally serviced by the growing use of personal motor cars. This resulted in decreased usage of public transportation infrastructure including trams and railways which practically disappeared by 1960s/1970s. As the local population grew, road traffic increased on the district's primary thoroughfares. Several roads were renamed over time, the most significant example of which was the renaming of Burbridge Road to Sir Donald Bradman Drive in January 2001.

The most significant transportation development of this period was the initial construction of Adelaide Airport between 1947 and 1954. Acquired by the Commonwealth Government in 1946, the site of the new Airport had previously consisted of approximately 95 holdings consisting primarily of swamp land prone to flooding with few existing homes. Construction commenced in September 1947 and the first plane touching down in December 1954. Commercial operations commenced from February 1955 though the Airport terminal wasn't opened until August 1957. Early fabric relating to Adelaide Airport's history has now been demolished to accommodate recent redevelopment.

The site of Adelaide Airport truncated several transport corridors including Marion and West Beach roads. To compensate for these losses, the Commonwealth Government constructed Burbridge Road from Morphett Road to Tapleys Hill Road and provided land for a dual carriageway between Marion Road and Tapleys Hill Road.⁷⁰ The Australian National railway passenger terminal also opened at Keswick in 1984.



Figure 30 St Nicholas Greek Orthodox Church at George Street, Thebarton
(<https://www.flickr.com/photos/31967465@N04/5682041694>, accessed 22/12/2023).

3.10.4.SOCIAL LIFE & ORGANISATIONS (1950>)

The social fabric of the West Torrens population significantly changed after the Second World War. Post-War memorial efforts are reflected in key sites including Hilton's Memorial Gardens, opened in 1951.⁷¹ Numerous migrants, predominantly Greek and Italian, moved to the region during this period, resulting in the western suburbs becoming Adelaide's most ethnically diverse region. Italian migrants generally settled in Fulham and Lockleys while Greek migrants gravitated towards the former Town of Thebarton (LGA).⁷² This rapid change is reflected in usage and construction of social infrastructure during this period. Existing buildings were often modified to specific usage, including Torrensville's Castellorizian society house in Danby Street, Torrensville, or Colossus Pan Rhodian Society Henley Beach Road. The purpose-built St Nicholas Greek Orthodox Church (1959) at George Street, Thebarton reflects the prevalence and beliefs of Greek migrants within this area. The district's Greek community also constructed St George's Church at Rose Street, Mile End in 1965, influencing the development of nearby St George's College at Mile End, which opened in 1984.⁷³

New Protestant churches also dot the landscape in West Torrens, including St Richard of Chichester Anglican Church, Brooklyn Park (c.1964) Good Shepherd Anglican Church, Plympton (1975). Christ the King Catholic Church of Henley Beach Road, Lockleys (1960) is also a notable ecclesiastical structure of the period. New schools at Netley, Lockleys, Fulham, Fulham Gardens accommodated growing populations in these areas after 1960. Richmond School was largely rebuilt by 1980 and became the most modern school of the area. While state school flourished, numerous religious schools also formed, including St Joseph's School at Richmond and other schools at Brooklyn Park, Kurralta Park and Plympton. Occupation and vocational training also expanded at this time, as the Building and Furnishing Trades School moved to Marleston in 1962. Localised advanced education options were reflected in tertiary education environments including the 1976 Torrens College of Advanced Education at Underdale, later a campus of the University of South Australia.⁷⁴

Surviving examples include:

- Memorial Gardens & Cross, 81-85 Davenport Terrace, Hilton (Local, HID 21082)
- St Nicholas Greek Orthodox Church, 65-67 George Street, Thebarton (Local, HID 9079)
- Colossus Pan Rhodian Society Inc. (former Rechabite Hall), 148A Henley Beach Road, Torrensville
- Former Savings Bank of South Australia (now 'Hellenic Macedonian Cultural Centre'), 94 Henley Beach Road, Mile End (State, SHP 11825)
- St George Greek Orthodox Church, 60 Rose Street, Mile End
- Anglican Church of the Good Shepherd, 11-13 Clayton Avenue, Plympton (Local, HID 21105) (c.1975 structure unlisted)

- St Richard of Chichester Anglican Church, Henley Beach Road & May Terrace, Brooklyn Park
- Christ the King Catholic Church, 456 Henley Beach Road, Lockleys

3.10.5. GOVERNMENT & WORK (1950>)

Existing governance structures of previous periods were generally retained and expanded over time as the local population grew. The West Torrens Council Chambers have been extended during the late 20th century to provide suitable Council accommodation, following the amalgamation of the former Town of Thebarton (LGA) with the City of West Torrens in 1997. Associated with the West Torrens Council Chambers is the West Torrens Library of 1964 and the adjoining Memorial Gardens.

Surviving examples include:

- West Torrens Library, 1 Brooker Terrace, Hilton

3.10.6. SECONDARY PRODUCTION & SERVICE INDUSTRIES (1950>)

While primary production in the region largely ceased by this time, existing secondary production heavy industries continued to prosper and expand. While developed areas including Thebarton saw little physical change, neighbouring West Torrens regions saw more physical change than in any previous period of European settlement due to industrial development.

By the mid-1950s Perry's Engineering at Mile End had upwards of 800 employees and later merged with a Melbourne company in 1966. Much of the district's mid-20th century industrial expansion resulted from firms outgrowing other Adelaide locations. The Australian subsidiary of the beverage firm Coca-Cola moved to its Port Road location in 1952. Biscuit and confectionary manufacturers W. Menz & Co purchased land at Marleston in 1940 and commenced operations there from 1952. The Advertiser newspaper purchased five hectares of land at Netley and a new 1.5-hectare building opened in February 1964. Netley became a job-printing hub as the Government Printing Department transferred to purpose-built premises at Netley in 1974. Other local printing presses included Mitchell Press at West Beach Road, Richmond, and Colour Printing House on South Road at Kurralt Park.⁷⁵

Surviving examples include:

- Former International Harvester Ltd Showroom, 19 James Congdon Drive, Mile End (Local, HID 9102)

4. HISTORIC AREA OVERLAYS

This section reviews the following Historic Area Overlays (HAO) and their statements. These Historic Area Overlays are highlighted in blue in Figure 1. The corresponding themes associated to the area overlay are outlined in the table below:

	Suburb	Area Statement Eras	Thematic History
H1	Elston Street _WeTo1	1890s - 1920s.	THEME 2: Depression, Prosperity & Development: (1885-1915): Land and Housing THEME 3: War & Industrialisation (1915-1950): Land and Housing
H2	Mile End_ WeTo2	1860s - 1920s.	THEME 2: Depression, Prosperity & Development: (1885-1915): Land and Housing, Social Housing THEME 3: War & Industrialisation (1915-1950): Land and Housing
H3	Richmond_ WeTo3	1900s - 1920s.	THEME 2: Depression, Prosperity & Development: (1885-1915): Land and Housing, Social Housing THEME 3: War & Industrialisation (1915-1950): Land and Housing, Social Housing
H4	Rose Street_ WeTo4	1900s - 1920s.	THEME 2: Depression, Prosperity & Development: (1885-1915): Social Housing
H5	Torrensvile East_ WeTo5	1890s - 1930s	THEME 2: Depression, Prosperity & Development: (1885-1915): Land and Housing THEME 3: War & Industrialisation (1915-1950): Land and Housing,
H6	Henley Beach Road Urban Corridor_ WeTo6	1890s - 1920s	THEME 2: Depression, Prosperity & Development: (1885-1915): Social Life & Organisations THEME 3: War & Industrialisation (1915-1950): Social Life & Organisations

The following sections begin with the existing area statements and mapping, followed by recommended changes based on observations following the fieldwork. Notes on the identified changes regarding the Historic Area Overlays are included in Appendix 1.

4.1. ELSTON STREET HISTORIC AREA (WETO 1)

4.1.1. EXISTING HAO STATEMENT_H1 ELSTON STREET

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890s - 1920s.
Allotments, subdivision and built form patterns	Low to very low-density site areas. Wide frontages. Detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Federation villa style homes with examples of Bungalows and Art Deco dwellings. Bay windows. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. Simple façade detailing. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Regularly spaced trees. Vehicle access has been designed and located to preserve existing street trees.
Representative Buildings	Identified - refer to SA planning database.

4.1.2. EXISTING HAO EXTENT _H1 ELSTON STREET



- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS



Figure 31: Relatively consistent character defined by building heights, pitched roofs, setbacks generally.



Figure 32: Housing inconsistent with area character that fall within the overlay.



Figure 33: Example of representative dwellings with low / open fencing heights.



Figure 34: An example of typical dwellings in the HAO

4.1.3. PROPOSED HAO STATEMENT _H1 ELSTON STREET

Amendments and additions to existing statement have been highlighted for clarity of review.

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890s - 1920s up to 1930's
Allotments, subdivision and built form patterns	Low to very low-density site areas. Wide frontages. Detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Federation villa style homes with examples of Bungalows and Art Deco dwellings. Bay windows. Hip, gable, and Dutch gable roofs. Integrated and complementary verandahs / porticos. Simple façade detailing. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys., and terracotta tile roofs
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket. Higher side fencing
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditionally well-maintained gardens. Regularly spaced trees. Vehicle access has been designed and located to preserve existing street trees.
Representative Buildings	Identified

4.1.4. PROPOSED HAO EXTENT_H1 ELSTON STREET



New buildings recommended to be added to the historic area are consistent with the character of the area. The list of architectural styles and building materials has been updated to more accurately reflect the existing and newly added buildings.

Recommended additions to Historic Area Overlay:

- 1 Elston Street
- 3 Elston Street
- 5 Elston Street
- 16 Elston Street (as representative)
- 25 Elston Street:

4.2. MILE END HISTORIC AREA (WETO 2)

4.2.1. EXISTING HAO STATEMENT_H2 MILE END

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1860s - 1920s.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low-density site areas. Wide frontages. Detached and semi-detached to allotments.
Architectural styles, detailing and built form features	Predominantly detached Victorian villas with examples of Victorian semi-detached row dwellings; Victorian single fronted cottages Bungalows; Inter-war Art Deco dwellings; and Parapeted shopfronts. Bay windows. Gable and Dutch gable roofs. Steeply pitched hip roofs. Integrated and complementary verandahs / porticos. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Generous side and rear setbacks, maintaining large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Vehicle access has been designed and located to preserve existing street trees. Vehicle access is via rear lanes where available.
Representative Buildings	Identified - refer to SA planning database.

4.2.2. EXISTING HAO EXTENT_H2 MILE END

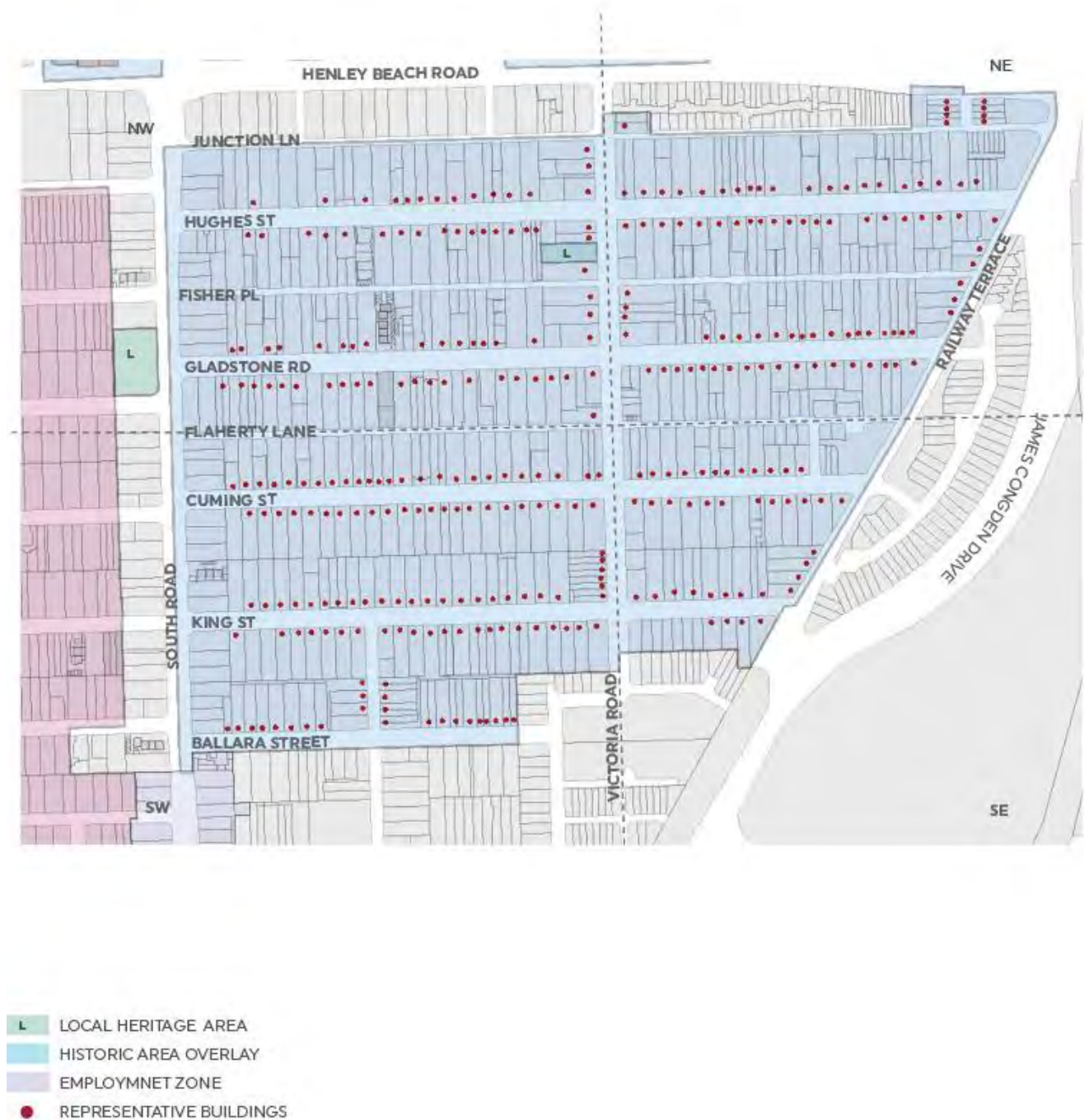




Figure 35: Reproduction dwelling at left; original / early dwelling to right – note garage under main roof at left.



Figure 36: Development located outside of HAO boundaries.



Figure 37: Changes to elements with no development control such as fencing and building paint.



Figure 38: Dwellings with modified appearances that are reversible

4.2.3. PROPOSED HAO STATEMENT_H2 MILE END

Amendments and additions to existing statement have been highlighted for clarity of review.

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

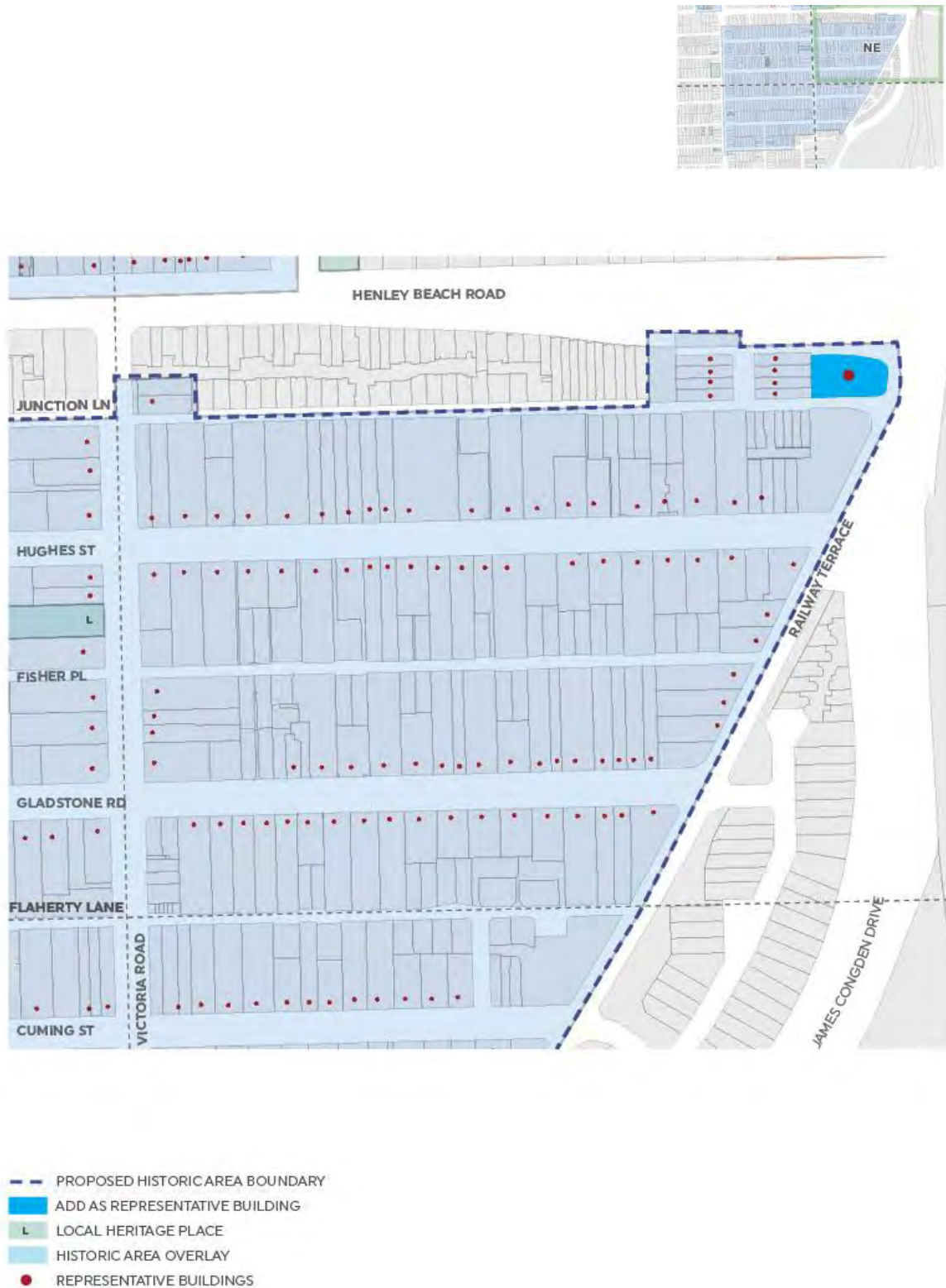
These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1860s - 1920s.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low-density site areas. Wide frontages. Detached and semi-detached to allotments.
Architectural styles, detailing and built form features	Predominantly detached Victorian villas with examples of Victorian semi-detached row dwellings; Victorian single fronted cottages Bungalows; Inter-war Art Deco dwellings; and Parapeted shopfronts. Bay windows. Gable and Dutch gable roofs. Steeply pitched hip roofs. Integrated and complementary verandahs / porticos. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Generous side and rear setbacks, maintaining large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Vehicle access has been design and located to preserve existing street trees. Vehicle access is via rear lanes where available.
Representative Buildings	Identified - refer to SA planning database.

Generous side setback is limited in the area and does not reflect most of the historic area. Majority of the dwellings in the southeastern area of the overlay do not demonstrate generous side setbacks. It is recommended to remove this statement to better reflect area conditions

4.2.4. PROPOSED HAO EXTENT_H2 MILE END_NE



4.2.5. PROPOSED HAO EXTENT_H2 MILE END_SE



- PROPOSED HISTORIC AREA BOUNDARY
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

4.2.6. PROPOSED HAO EXTENT_H2 MILE END_SW



4.2.7. PROPOSED HAO EXTENT_H2 MILE END_NW



New buildings recommended to be added to the historic area are consistent with the character of the area. The list of architectural styles and building materials has been updated to more accurately reflect the existing and newly added buildings.

Recommended additions to Historic Area Overlay:

- 2 Railway Terrace
- 69 Cuming Street
- 59 King Street
- 57 King Street
- 84 Hughes Street
- 82 Hughes Street
- 85 Hughes Street
- 70 A Hughes Street
- 70 Hughes Street
- 51 Hughes Street
- 56 Hughes Street
- 60 Hughes Street
- 1,3,5,7,9,13,15,17,19,21,23,25,25A,29 Ballara Street
- 10,10 A, 9, 11, 13, 15 ,17, 19, 21 Claremont Street
- 2, 2A, 4, 4A, 6, 6A, 8, 8A, 20, 20A, 22, 22A, 24, 24A, 26, 28 Daringa Street

4.3. RICHMOND HISTORIC AREA (WETO 3)

4.3.1. EXISTING HAO STATEMENT_H3 RICHMOND

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1900s - 1920s.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Medium to low density. Rectangular shaped allotments with direct street frontage. Predominantly Row and semi-detached dwellings.
Architectural styles, detailing and built form features	Predominantly Inter-war dwellings with examples of State Bank Bungalows and Art Deco dwellings. Half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos. Additions are generally located to the rear of the dwelling.
Building height	Up to 2 storeys.
Materials	Consistent material palette. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.
Fencing	No fencing or low fencing facilitating views of the dwelling.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Street trees. Vehicle access has been design and located to preserve existing street trees.
Representative Buildings	Identified - refer to SA planning database.

4.3.2. EXISTING HAO EXTENT_H3 RICHMOND





Figure 39: A typical representative dwelling which has undergone little alteration



Figure 40: A typical representative dwelling which has undergone little alteration



Figure 41: A non-representative semidetached dwelling that falls in the HAO.



Figure 42: A non-representative semidetached dwelling that falls in the HAO.



Figure 43: A non-representative semidetached dwelling that falls in the HAO.



Figure 44: An example of extended carports on Lehman Place.

4.3.3. PROPOSED HAO STATEMENT_H3 RICHMOND

Amendments and additions to existing statement have been highlighted for clarity of review.

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1900s - 1920s.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Medium to low density. Rectangular shaped allotments with direct street frontage. Predominantly Row and semi-detached dwellings with some detached dwellings.
Architectural styles, detailing and built form features	Predominantly Inter-war dwellings with examples of State Bank Bungalows and Art Deco dwellings Half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos. Additions are generally located to the rear of the dwelling. Complementary Infill modern semi-detached housing.
Building height	Up to 2 storeys.
Materials	Consistent material palette. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.
Fencing	No fencing or low fencing facilitating views of the dwelling.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Street trees. Vehicle access has been design and located to preserve existing street trees.
Representative Buildings	Identified - refer to SA planning database.

4.3.4. PROPOSED HAO EXTENT_H3 RICHMOND



The proposed boundary considerably reduces existing HAO boundary to exclude a representative building and surrounding non representative context.

New buildings recommended to be added to the historic area are consistent with the character of the area.

Recommended additions to Historic Area Overlay:

- 34 & 32 Albert Street add as representative.

4.4. ROSE STREET HISTORIC AREA (WETO 4), WETO6

4.4.1. EXISTING HAO STATEMENT_H4 ROSE STREET

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1900s - 1920s.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low-density site areas. Rectangular shaped allotments with direct street frontage. Narrow and deep allotments. Predominantly semi-detached dwellings to allotments.
Architectural styles, detailing and built form features	Strong uniformity in architectural style. Predominantly semi-detached Gothic workers cottages. Pitched roofs. Verandahs / porticos. Parapeted gable. Features associated with traditional era and style of buildings. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Strong uniformity in material palette. Stone. Brick. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Red brick chimneys.
Fencing	No fencing or low fencing facilitating views of the dwelling. Timber picket to boundary.
Setting, landscaping, streetscape and public realm features	Consistent front setbacks. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Street trees. Vehicle access has been design and located to preserve existing street trees. Vehicle access from laneways, particularly Rose Street where there are no crossovers.
Representative Buildings	Identified - refer to SA planning database.

4.4.2. EXISTING HAO EXTENT_H4 ROSE STREET



- S STATE HERITAGE PLACE
- L LOCAL HERITAGE AREA
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS



Figure 45: An example of a typical representative dwelling which has undergone little alteration



Figure 46: State Heritage listed row cottages in Rose Street



Figure 47: An example of a typical representative dwelling which has undergone little alteration



Figure 48: Semidetached dwellings along Taylors Lane

4.4.3. PROPOSED HAO STATEMENT_H4 ROSE STREET

No amendments and additions to existing statement have been proposed for the Rose Street area.

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1900s - 1920s.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low-density site areas. Rectangular shaped allotments with direct street frontage. Narrow and deep allotments. Predominantly semi-detached dwellings to allotments.
Architectural styles, detailing and built form features	Strong uniformity in architectural style. Predominantly semi-detached Gothic workers cottages. Pitched roofs. Verandahs / porticos. Parapeted gable. Features associated with traditional era and style of buildings. Additions are generally located to the rear of the dwelling. Complementary Infill modern semi-detached housing.
Building height	Generally single storey. Second storey within the roof space.
Materials	Strong uniformity in material palette. Stone. Brick. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Red brick chimneys.
Fencing	No fencing or low fencing facilitating views of the dwelling. Timber picket to boundary.
Setting, landscaping, streetscape and public realm features	Consistent front setbacks. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Street trees. Vehicle access has been design and located to preserve existing street trees. Vehicle access from laneways, particularly Rose Street where there are no crossovers.
Representative Buildings	Identified - refer to SA planning database.

4.4.4. PROPOSED HAO EXTENT_H4 ROSE STREET



New building recommended to be added to the Historic Area Overlay is consistent with the character of the area. Recommended additions to Historic Area Overlay:

- 14 Parker Street

Further Observations to Historic Area Overlay (no proposed amendments in mapping)

- 38A-38G Taylors Lane
 - o not representative of the historic character of the area. However, they form a consistent group of dwellings of similar style. Semi-detached dwellings with 2 and half floor levels and brick façade.
 - o Currently their inclusion in the overlay allows for future protection of Heritage places and their wider context.
- 1-21 Kintore Lane
 - o 11 houses to the South of Kintore Lane are not included in Historic Area Overlay.
 - o However, they form a consistent group of dwellings of a similar style. Semi-detached, low density with brick façade.
 - o Some development control is afforded by the State Heritage Adjacency Overlay.

4.5. TORRENSVILLE EAST HISTORIC AREA (WETO 5)

4.5.1. EXISTING HAO STATEMENT_ H5 TORRENSVILLE EAST

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890s - 1930s.
Allotments, subdivision and built form patterns	Low to very low density site areas. Wide frontages. Narrow and deep allotments. Consistent and uniform allotment pattern.
Architectural styles, detailing and built form features	Predominantly Victorian and Federation style villa and cottage dwellings with examples of Californian and State Bank Bungalows; Single fronted cottages; and Parapeted shopfronts. Hip, gable and Dutch gable roofs. Bay windows. Verandahs / porticos. Simple detailing. Window awnings. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low fencing to facilitate views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Wide streets. Vehicle access has been design and located to preserve existing street trees.
Representative Buildings	Identified - refer to SA planning database.

4.5.2. EXISTING HAO EXTENT_H5 TORRENSVILLE EAST



- S STATE HERITAGE PLACE
- L LOCAL HERITAGE AREA
- H HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS
- P CHARACTER AREA OVERLAY



Figure 49: Representative dwellings with high fencing



Figure 50: Representative dwellings with potentially reversible modifications



Figure 51: A typical representative dwelling which has undergone little alteration



Figure 52: An example of a representative dwelling

4.5.3. PROPOSED HAO STATEMENT_ H5 TORRENSVILLE EAST

No amendments and additions to existing statement have been proposed for the Torrensville area.

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890s - 1930s.
Allotments, subdivision and built form patterns	Low to very low density site areas. Wide frontages. Narrow and deep allotments. Consistent and uniform allotment pattern.
Architectural styles, detailing and built form features	Predominantly Victorian and Federation style villa and cottage dwellings with examples of Californian and State Bank Bungalows; Single fronted cottages; and Parapeted shopfronts. Hip, gable and Dutch gable roofs. Bay windows. Verandahs / porticos. Simple detailing. Window awnings. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low fencing to facilitate views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Wide streets. Vehicle access has been design and located to preserve existing street trees.
Representative Buildings	Identified – refer to SA planning database.

4.5.4. PROPOSED HAO EXTENT_ H5 TORRENSVILLE EAST (N)



4.5.5. PROPOSED HAO EXTENT_ H5 TORRENSVILLE EAST (S)



- PROPOSED HISTORIC AREA BOUNDARY
- ADD TO AREA AS REPRESENTATIVE BUILDING
- REMOVE AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- S STATE HERITAGE PLACE
- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

New buildings recommended to be added to the historic area are consistent with the character of the area. The recommended existing places to be removed are not consistent with the area.

Recommended additions to Historic Area Overlay:

- 27,13 Huntriss Street

Recommended removal from Historic Area Overlay:

- 1,3 Huntriss Street: parking lot
- 68 Danby Street

4.6. URBAN CORRIDOR (HIGH STREET) HISTORIC AREA (WETO 6)

The Urban Corridor historic area is segmented into three parts along Henley Beach Road. For this report, these groups of buildings have been labelled as Urban Corridor (East), Urban Corridor (Centre), Urban Corridor (West). Refer to [section 4.6.2](#).

4.6.1. EXISTING HAO STATEMENT_H6 URBAN CORRIDOR

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890s – 1920s.
Allotments, subdivision and built form patterns	Linear pattern of development along Henley Beach Road. Medium density site areas. Narrow/deep tenancies. Continuous shopfronts. Fine grained.
Architectural styles, detailing and built form features	Predominantly ornate parapeted, glazed shopfronts. Pedimented parapets. Hidden roof forms. Elaborate parapet treatments. Traditional verandahs. Ornamental timber verandah posts. Additions are generally located to the rear of the building.
Building height	Predominantly single storey. Two storey on corner allotments.
Materials	Rendered masonry. Stone. Masonry. Brick. Timber shopfronts. Corrugated pre-coloured or galvanised iron sheeting. Pressed Metal. Timber verandahs. Materials, finishes and colours associated with of original eras and styles.
Fencing	[Not stated]
Setting, landscaping, streetscape and public realm features	Commercial Strip. Continuous shopfronts. No setback to front boundary. Verandahs over footpath. Tree lined streets. Intimate and engaging public interface
Representative Buildings	Identified – refer to SA planning database.

4.6.2. EXISTING HAO EXTENT_H6 URBAN CORRIDOR

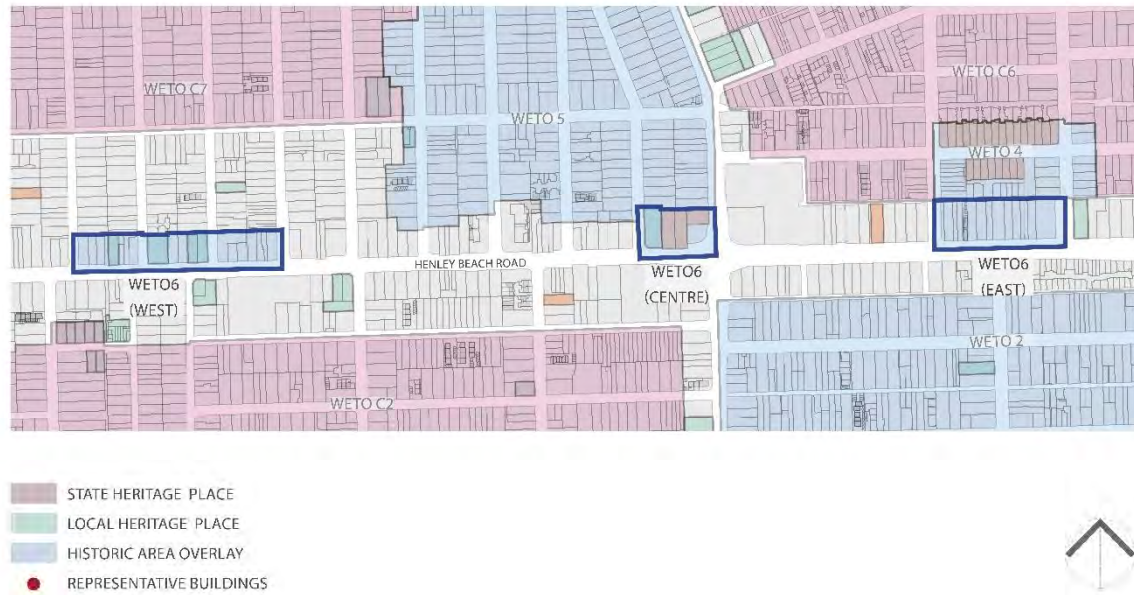


Figure 53: New shops built among historic buildings



Figure 54: Group of shops in WeTo East



Figure 55: Group of buildings in WeTo West.



Figure 56: Group of buildings in WeTo Centre including State listed Thebarton Theatre.

4.6.3. PROPOSED HAO STATEMENT_H6 URBAN CORRIDOR

Amendments and additions to existing statement have been highlighted for clarity of review.

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1890s – 1920s.
Allotments, subdivision and built form patterns	Linear pattern of development along Henley Beach Road. Medium density site areas. Narrow/deep tenancies. Continuous shopfronts. Fine grained.
Architectural styles, detailing and built form features	Predominantly ornate parapeted, vertically proportioned glazed shopfronts . Pedimented parapets. Hidden roof forms. Elaborate parapet treatments. Traditional verandahs. Ornamental timber verandah posts. Additions are generally located to the rear of the building.
Building height	Predominantly single storey. Two storey on corner allotments.
Materials	Rendered masonry. Stone. Masonry. Brick. Timber shopfronts. Corrugated pre-coloured or galvanised iron sheeting. Pressed Metal. Timber verandahs. Materials, finishes and colours associated with of original eras and styles.
Fencing	[Not stated]
Setting, landscaping, streetscape and public realm features	Commercial Strip. Continuous shopfronts. No setback to front boundary. Verandahs over footpath. Intimate and engaging public interface
Representative Buildings	Identified – refer to SA planning database.

Further articulation of the shopfront glazing recommended to better reflect historic characteristics.

4.6.4. EXISTING HAO EXTENT_H6 URBAN CORRIDOR (EAST)



4.6.5. PROPOSED HAO EXTENT_H6 URBAN CORRIDOR (EAST)



- PROPOSED HISTORIC AREA BOUNDARY
- REMOVE AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY

4.6.6. EXISTING HAO EXTENT_H6 URBAN CORRIDOR (CENTRE)



4.6.7. PROPOSED HAO EXTENT_H6 URBAN CORRIDOR (CENTRE)



- PROPOSED HISTORIC AREA BOUNDARY
- S STATE HERITAGE PLACE
- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY

4.6.8. EXISTING HAO EXTENT_H6 URBAN CORRIDOR (WEST)



4.6.9. PROPOSED HAO EXTENT_H6 URBAN CORRIDOR (WEST)



- PROPOSED HISTORIC AREA BOUNDARY
- ADD TO AREA AS REPRESENTATIVE BUILDING
- REMOVE AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

New buildings recommended to be added to the historic area are consistent with the character of the area. The list of architectural styles and building materials has been updated to more accurately reflect the existing and newly added buildings.

Recommended additions to Historic Area Overlay:

- 70 Henley Beach Road
- 60 Henley Beach Road

Other Observations

- Adjacent streetscape development has the potential to impact the heritage area. But it is not considered appropriate to extend the overlay to the southern side of Henley Beach Road due to the lack of contributory building stock.
- The integrity of the area as a historically social and economic area for the community is relatively intact.

5. CHARACTER AREA OVERLAYS

Jensen PLUS has been engaged by Grieve Gillett Architects to undertake the review of existing Character Area Overlays (CAO) applied to the City of West Torrens and recommend changes to the areas, where necessary.

Below are observations taken from fieldwork in November and December of 2023 and January of 2024. The mapping identifies dwellings which are considered incongruous to the character elements of the relevant overlay (shown in red) as well as dwellings which are both contemporary builds but are also complementary to the character of the area (orange). In some cases, the mapping also identifies dwellings located outside of the CAO, but which display attributes which are generally in keeping with the broader elements of the CAO (shown in green) and could be worthy of inclusion. Observations are followed by recommendations to the area. Recommended changes to statement have been highlighted for further ease of review.

There are seven CAOs in the City of West Torrens, some of which are separate "islands" which contain small groupings of streets. Other Areas are large and include several suburbs. The following observations are organised into the relevant CAOs from WeToC1 to WeToC7.

The corresponding themes associated to the area overlay are outlined in the table below:

	Character Area	Area Statement Eras	Thematic History
C1	Ashford_ WeToC1	1920s - 1940s	THEME 3: War & Industrialisation (1915-1950): Land and Housing
C2	Cowandilla / Mile End_ WeTo-C2	1920s - 1940.'s	THEME 3: War & Industrialisation (1915-1950): Land and Housing
C3	Glandore_ WeTo-C3	1920s - 1940s.	THEME 3: War & Industrialisation (1915-1950): Land and Housing
C4	Lockleys_ WeTo-C4	1920s - 1950s.	THEME 3: War & Industrialisation (1915-1950): Land and Housing
C5	Novar Gardens_ WeToC5	1950s - 1970s.	THEME 4: Expansion and Reform Land and Housing
C6	Thebarton_ WeToC6	1890s - 1940s.	THEME 2: Depression, Prosperity & Development (1885-1915): Land & Housing THEME 3: War & Industrialisation (1915-1950): Land and Housing
C7	Torrensvile_ WeToC7	1890s - 1940s.	THEME 2: Depression, Prosperity & Development (1885-1915): Land & Housing THEME 3: War & Industrialisation (1915-1950): Land and Housing

5.1. ASHFORD CHARACTER AREA (WETO C1)

5.1.1. EXISTING CAO STATEMENT_C1 ASHFORD

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1920s – 1940s
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low-density site areas. Wide street frontages. Medium sized detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Tudor and Bungalow dwellings. Articulated hip and gable roofs. Verandas / porticos. Verandahs as continuation of main roof structure. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Carports and garages are behind the main face of dwellings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.
Representative Buildings	[Not identified]

5.1.2. EXISTING CAO EXTENT_C1 ASHFORD



- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- CHARACTER AREA OVERLAY

5.1.3. OBSERVATIONS CAO EXTENT_C1 ASHFORD



How this area reflects the CAO elements

Built form and pattern of development.

WeToC1 is consistent with the Character Area Statement. There are mixed dwelling styles, but mostly complementary to the CAO and the dwelling eras as it is described.

The southern dwellings on Alexander Ave have hammerhead developments at the rear. Due to the retention of the existing dwellings at the front and the landscaped treatment of narrow "handle" driveways to service the rear dwellings, the hammerhead developments are not dominant in the street, maintaining the character in line with the Character Area Statement.

1 and 2 Alexander Ave are not consistent with the character statement or the dwellings in their locality, being modern residential flat buildings. The dwelling at 4 Alexander Ave is an original dwelling set over two lots. While this dwelling remains, it contributes to the integrity of the character area. However, without demolition control in the Character Area Overlay, the dwelling could be demolished and replaced with one new dwelling on each existing lot which would further compromise the character integrity of the northern part of Alexander Ave. At which point, it could be argued that the northern part of Alexander Ave may no longer warrant inclusion in the CAO.

The dwelling at 69 Farnham Road contributes positively to the character of the area but is currently outside the CAO boundary. The eastern side of Farnham is a bit compromised. If the dwelling at 69 Farnham Road was added to the CAO, it would improve the integrity of the street.

The dwellings at 13-15 Tyson Street "Tyson Court" have been identified as inconsistent with the character area statement due to the frontage and dwelling widths. Otherwise, the building at 13-15 Tyson Street displays features and styles which are representative of other dwellings of the era detailed in the character area statement.

Landscape character.

Footpaths are mostly concrete, on both sides of the streets. Streets are generally well-treed, contributing to the character of the area. Alexander Ave has younger street trees.

The central section of Tyson Street has a substantially wide verge which is grassed with trees. Dwelling driveways extend over the verge to the dwellings on the north side of the street.

5.1.4. RECOMMENDATIONS

WeToC1.a Inclusion of 69 Farnham Road into the CAO.

WeToC1.b Exclusion of the northern side of Alexander Ave. if the dwelling at 4 Alexander Ave is demolished and two narrower dwellings replace it.

WeToC1.c Council undertakes a future study to consider any new Representative Buildings and/or Local Heritage Items which may be located within the existing Character Area Overlays.

No amendments and additions to existing statement have been proposed for the area. The recommended alterations seek to more completely capture dwellings which contribute to the character of the area while appropriately reflecting recent changes in the area.



C1 Image 1: Herbert Road showing consistent dwelling form, scale and siting. Front fencing is complementary and street trees are present in maintained verges.



C1 Image 2: Dwelling at 5 Alexander Ave is retained with hammer head dwelling at rear. C1 Image 3 shows the rear dwelling access.



C1 Image 3: Rear dwelling access alongside 5 Alexander Ave is not dominant in the street and is landscaped. This assists in minimising the impact of second driveways on the character of the street because the patterns of development are not disrupted.



C1 Image 4: Example of sometimes conflicting interfaces.

59 Farnham Rd (dwelling, right) is within the Character Area Overlay (CAO) whereas 11 Alexander Ave (dwellings, left) are not.



C1 Image 5: Dwellings at 11 Alexander Ave are located outside the CAO. Indication of the dwelling forms which could occur without the CAO.

5.2. COWANDILLA / MILE END CHARACTER AREA (WETO C2)

5.2.1. EXISTING CAO STATEMENT_C2 COWANDILLA / MILE END

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1920s – 1940s
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Narrow and deep allotments. Detached and semi-detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Californian and State Bank Bungalows with some examples of Spanish Mission; Dutch Colonial dwellings; Detached and semi-detached federation cottages/villas; Victorian era cottages/villas; and Early inter-war dwellings. Gable and Dutch gable roofs with hips. Verandahs / porticos. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey generally within the roof space or otherwise designed to complement single storey character.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Generous traditional well-maintained gardens. Tree lined streets.
Representative Buildings	[Not identified]

5.2.2. EXISTING CAO EXTENT_C2 COWANDILLA / MILE END



- X STATE HERITAGE PLACE
- L LOCAL HERITAGE PLACE
- CHARACTER AREA OVERLAY

5.2.3. PROPOSED CAO EXTENT_C2 COWANDILLA / MILE END (EAST)



5.2.4. OBSERVATIONS CAO EXTENT_C2 COWANDILLA / MILE END (WEST)



5.2.5. OBSERVATIONS CAO EXTENT_C2 COWANDILLA / MILE END (SOUTHWEST)



- GOOD CHARACTER NOT IN OVERLAY
- QUESTIONABLE CHARACTER
- NOT IN CHARACTER
- STATE HERITAGE PLACE
- LOCAL HERITAGE PLACE
- CHARACTER AREA OVERLAY

How this area reflects the CAO elements

Built form and pattern of development.

WeCo2 contains mostly large and spacious allotments. Some streets in the east, including Norma, Lurline and Falcon, have some narrower front setbacks associated with original dwellings (often semi-detached cottages). These streets are also narrower than the majority in the area.

The mapping identifies dwellings and lots which are not consistent with the Character Area Statement due to either an incongruous design, or that the dwelling is a new development and not from the era specified in the Character Area Statement. Many of the streets in the WeToC2 area have examples of contemporary developments, and some of them have been designed to be complementary to the character of the area. This is an indication that the Character Area Overlay policy is being applied appropriately to result in new dwellings which "fit in" with their surroundings.

At the northeast corner of the CAO, on the southern side of Norma Street, is an example of a brownfield development which replaced a warehouse with sixteen contemporary-styled single-storey semi-detached dwellings. While the existing dwellings to the west are similar in allotment frontage and are also semi-detached, the materials, proportions and form of the new dwellings are not necessarily consistent with the Character Area Statement. These dwellings were constructed in 2019 (prior to the P&D Code). This southern section of Norma Street (east of Falcon Ave) could be considered lacking in integrity and warrant exclusion from the CAO.

"Year Built" data (Appendix B: Year built data) has been used to review the patterns of dwelling eras in WeToC2 in addition to study area fieldwork.

Landscape character:

Fencing is of mixed height and type but generally in keeping with the CAO to support an open feel and afford visibility of the dwelling.

Street trees are planted in an avenue pattern in most streets. Some streets have immature trees but mostly the street trees are mature and leafy. Gardens are large and private trees and gardens contribute to greening. Streets all have concrete footpaths on both sides. Verges vary in width and landscape quality from house to house, many are of a metre depth (or less) with grass or quarry fines.

5.2.7. RECOMMENDATIONS

WeToC2.a Inclusion of Somerset Ave and Talbot Street into the WeToC2 area (as detailed in Figure 57).

WeToC2.b Dwelling eras in the WeToC2 area are more varied than what is represented by the Character Area Statement. Recommend broadening the eras of dwellings to resemble that of WeToC7 (1890s – 1940s).

OR

WeToC2.c Exclusion of the northern portion of WeTo2 which is then included into WeToC7 (as detailed in Figure 58: Recommendation Map 2: Exclusion of the northern portion of WeTo2 which is then included into WeToC7.) where dwelling eras in WeToC2 are the oldest and most similar to WeToC7. This leaves the southern portion of WeToC2, the Jenkins and Francis Street and the recommended Somerset/Talbot areas together with these areas representing more recent dwelling eras.

WeToC2.d Inclusion of identified allotments into the CAO as highlighted in green in the mapping, particularly those on the north side of Norma.

WeToC2.e Any addition to the Character Overlay should consider the highest and best use of the land to be added to the overlay along with any future masterplan for those areas.

WeToC2.f Council undertakes a future study to consider any new Representative Buildings and/or Local Heritage Items which may be located within the existing Character Area Overlays.

No amendments and additions to existing statement have been proposed for the area. The recommended alterations seek to more appropriately reflect dwelling eras in the areas and reflect recent changes in the area.



C2 Image 1: Formby Street, Hilton is an example of a narrower street with narrow verges, smaller street trees.



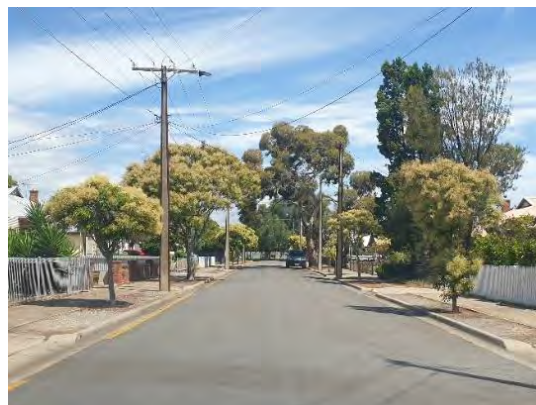
C2 Image 2: 40 Darebin (left) and 38 Darebin (right) are both dwellings from the early 1900s which are within the CAO, but the dwelling era is not captured in the statement.



C2 Image 3: 10 Goldfinch Ave as an example of a dwelling from the inter-war era, displaying elements which contribute to the overall character area.



C2 Image 4: 14 Burt Ave, Hilton as an example of a dwelling from the early 1900s.



C2 Image 5: Spencer Street consists predominantly of bungalow dwellings. Verges are narrow and street trees are mixed. Pattern of development is consistent.

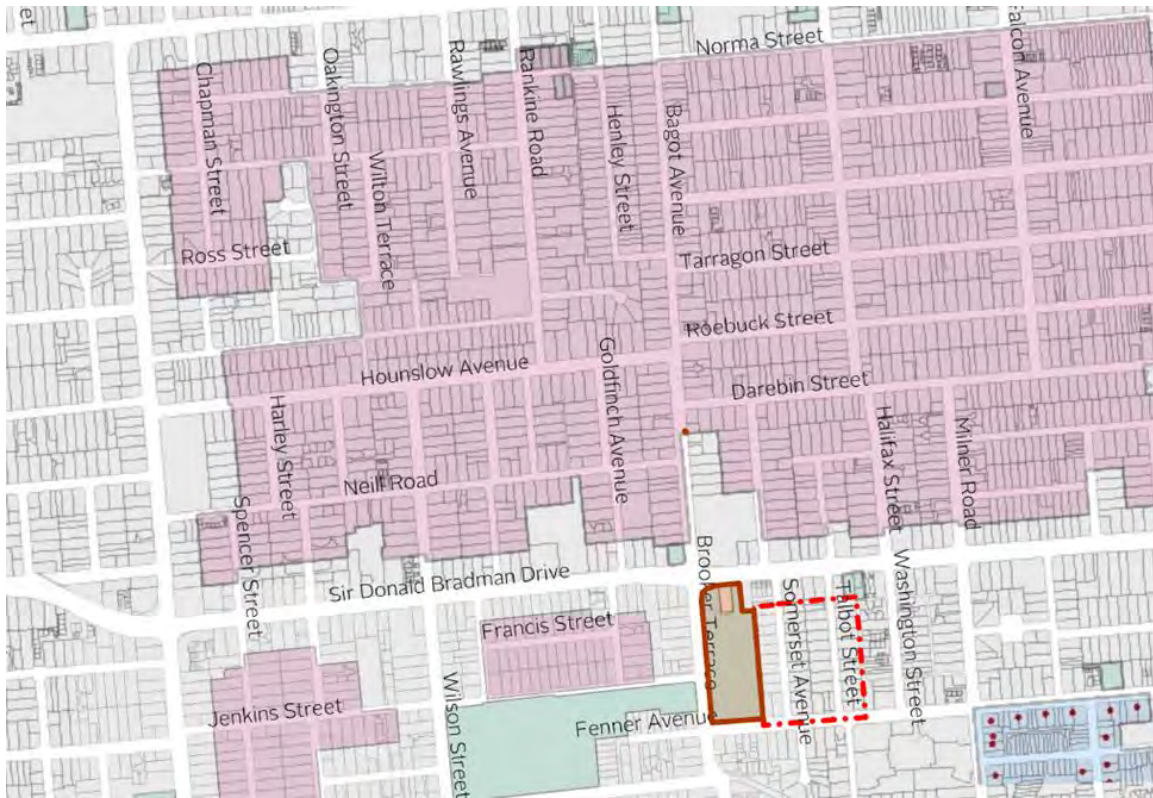


Figure 57: Recommendation Map 1: Inclusion of Somerset Ave and Talbot Street into the WeToC2 area.

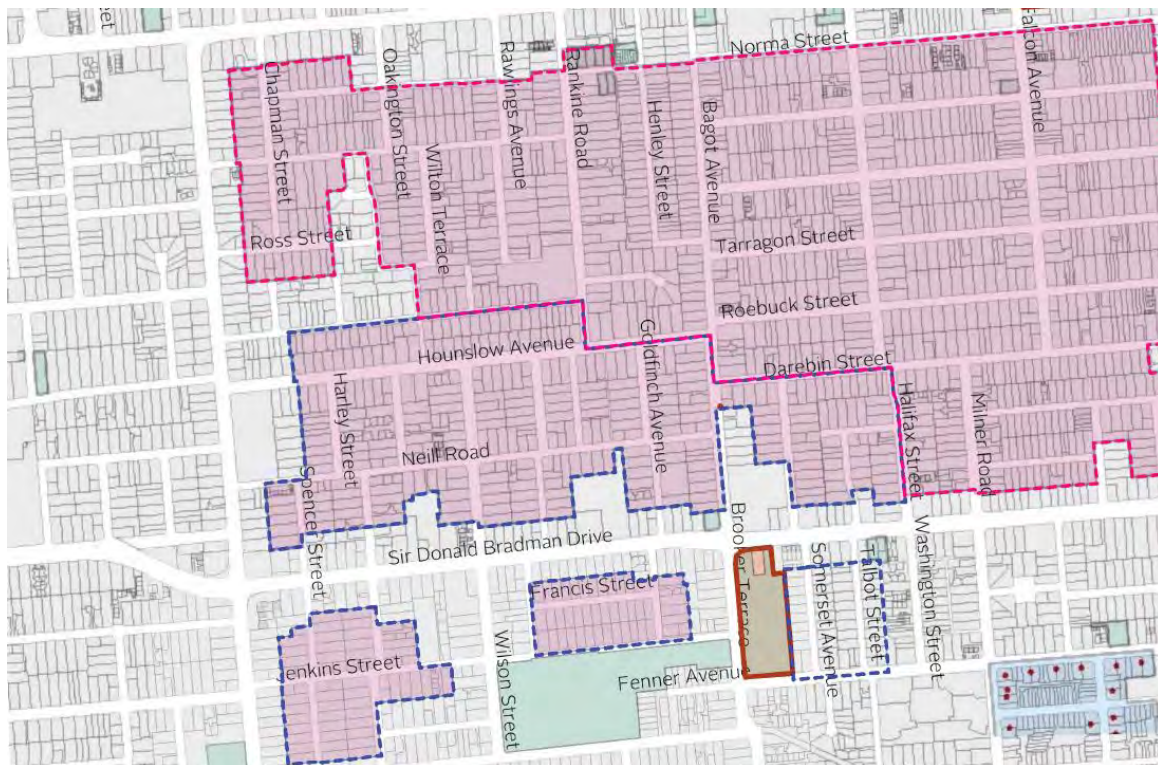


Figure 58: Recommendation Map 2: Exclusion of the northern portion of WeTo2 which is then included into WeToC7.

5.3. GLANDORE CHARACTER AREA (WETO C3)

5.3.1. EXISTING CAO STATEMENT_C3 GLANDORE

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

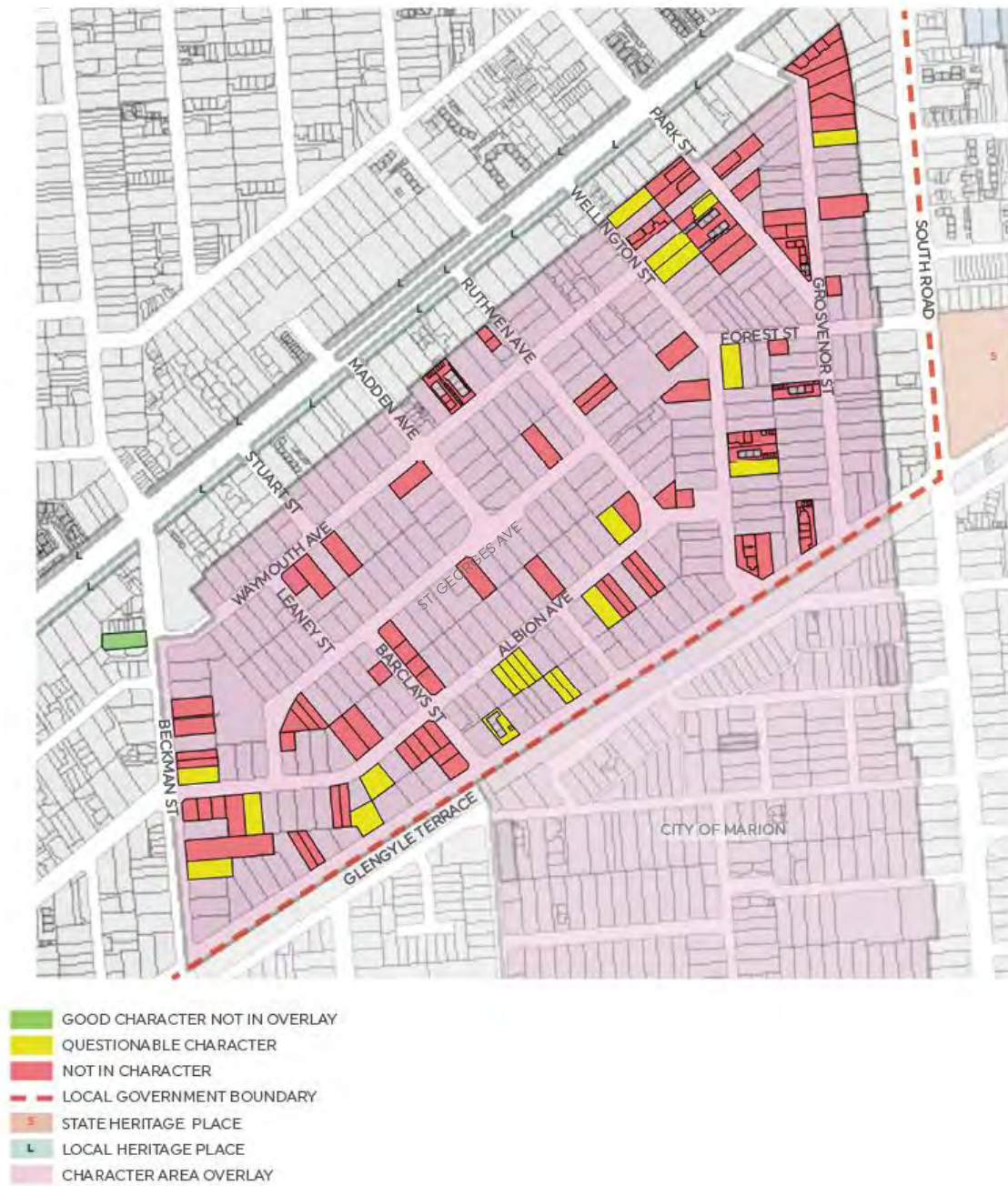
Eras, themes and context	1920s – 1940s.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low-density site areas. Wide street frontages. Detached on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Bungalows with some examples of Spanish Mission; Dutch Colonial; Tudor; Inter-war old English; and Inter-war Art Deco dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure.
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys. Painted masonry decorative columns.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Carports and garages are behind the main face of dwellings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.
Representative Buildings	[Not identified]

5.3.2. EXISTING CAO EXTENT_C3 GLANDORE



- LOCAL GOVERNMENT BOUNDARY
- S STATE HERITAGE PLACE
- L LOCAL HERITAGE PLACE
- CHARACTER AREA OVERLAY

5.3.3. OBSERVATIONS CAO EXTENT_C3 GLANDORE



How this area reflects the CAO elements

Built form and pattern of development.

WeToCo3 is an area of mixed dwelling stock but with reasonably consistent allotment patterns. WeToC3 is considered to be of high integrity. Dwellings which are newer developments are mostly in a form which complement the character of the area.

Albion Avenue presents with a mixed form of dwelling styles and allotment frontage widths, making it less consistent with the Character Area Statement. The western part of this area, including the length of Albion Avenue, has a high proportion of Post-War dwellings. These dwellings, despite not meeting the Statement, are considered to be contributing to the character of the area and suggests that the dwelling era of the Statement be adjusted to more appropriately match what is in the area.

“Year Built” data (refer Appendix A) has been used to review the patterns of dwelling eras in WeToC3 in addition to study area fieldwork. There are examples of dwellings from pre-1910 in the east of this area. These dwellings contribute to the amenity and character (and history) of the area yet are not captured in the date range of the CAO.

Landscape character.

Fencing is of mixed height and type but generally in keeping with the CAO to support an open feel and afford visibility of the dwelling.

Street trees are planted in an avenue pattern in most streets. Some streets have immature trees but mostly the street trees are mature and leafy. Gardens are large and private trees and gardens contribute to greening. Streets all have concrete footpaths on both sides. Verges vary in width and landscape quality from house to house but are generally of a metre depth (or less) with grass or quarry fines.

5.3.5. RECOMMENDATIONS

WeToC3.a Revision of Character Area Statement to expand the era of dwellings to more accurately capture the diversity of dwelling eras (expand to 1900s - 1950s).

WeToC3.b One dwelling on Beckman St located outside of the CAO was identified as being complementary to the CAO. Given it is one dwelling, it is not recommended to adjust the CAO boundary.

WeToC3.c Council undertakes a future study to consider any new Representative Buildings and/or Local Heritage Items which may be located within the existing Character Area Overlays.

No amendments and additions to existing statement have been proposed for the area. The recommended alterations seek to more appropriately reflect dwelling eras in the areas.



C3 Image 1: 9 Forest Street, Hilton is an example of a dwelling from the early 1900s which is in the boundaries of the CAO, but era is not captured in the statement.



C3 Image 2: 31 St Georges Ave is an example of a dwelling which is representative of the character statement.



C3 Image 3: 42 and 42A Albion Ave are example of mid-2010s dwellings which has features in conflict with the character statement (prominent garage, fenestration proportions, roof form, modern portico, limited setbacks).



C3 Image 4: 41A and 41 Glengyle Ave are examples of mid-2010s dwellings where effort has been made to include elements to complement the character statement, however there are key features in conflict (allotment frontage, double garage, no front windows/rooms, limited setbacks).



C3 Image 5: 40 and 40A St Georges Ave are examples of modest recent dwellings that display features which seek not to detract from the character statement (roof form, projecting front room, front windows)

5.4. LOCKLEYS CHARACTER AREA (WETO C4)

5.4.1. EXISTING CAO STATEMENT_C4 LOCKLEYS

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1920s - 1950s.
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached and semi-detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Mixture of Bungalows, Tudor, Dutch Colonial and Art deco style dwellings with examples of Spanish Mission and Arts and Crafts. Pitched roofs. Verandahs / porticos.
Building height	Single and double storey.
Materials	Brick. Painted brick. Stone. Rendered masonry. Tiled roofs. Corrugated pre-coloured or galvanised iron sheeting.
Fencing	No or low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Wide side setbacks. Carports and garages are behind the main face of dwellings. Generous traditional well-maintained gardens. Tree lined streets. Low site coverage.
Representative Buildings	[Not identified]

5.4.2. EXISTING CAO EXTENT_C4 LOCKLEYS



- L LOCAL HERITAGE PLACE
- CHARACTER AREA OVERLAY
- HISTORIC AREA OVERLAY

5.4.3. OBSERVATIONS CAO EXTENT_C4 LOCKLEYS



- QUESTIONABLE CHARACTER
- NOT IN CHARACTER
- L LOCAL HERITAGE PLACE
- CHARACTER AREA OVERLAY
- HISTORIC AREA OVERLAY

How this area reflects the CAO elements:

Built form and pattern of development.

WeCo4 includes two small areas comprised of groupings of streets, focussed around Willingale Ave (in the west) and Malurus Ave (in the east) on either side of Henley Beach Road.

These areas are unique in the City of West Torrens, especially Willingale Ave, with large homes on spacious allotments in a park-like setting which is assisted by the street being set into the Kooyonga Golf Course. The street has wide, landscaped street verges, no footpaths and mature trees of mixed species.

It was observed that Willingale Ave and Rostrata Street have experienced a change in its built form with contemporary dwellings evident and in some cases the original dwellings have been altered, affecting their overall form and their contribution to the character of the area. Some recent homes from the 2000s to present day are considered out of character. New dwellings are grander in scale than the original building stock. The general pattern of development remains largely intact though.

Willingale Ave's uniqueness in the City of West Torrens relates to the pattern of development; being of dwellings set in a spacious park-like setting on larger allotments. The pattern of development warrants the heightened development control of the CAO.

To undertake a land division in Willingale Avenue, site areas must meet PO2.1 of the Established Neighbourhood Zone *"Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality."* This, together with the CAO should be sufficient to protect the pattern of development in Willingale Ave.

Malurus Ave is characterised by large dwellings on spacious allotments which are mostly consistent with the character area statement elements. Some dwellings in the north of the street have undergone change, but these are mostly complementary to the character, or do not detract too substantially. Malurus Ave has a prominent avenue of mature White Cedar street trees, and the landscaping of private yards contributes to a very leafy environment.

Dwellings on the northern section of Malurus Ave (north of Grallina St) and those in Lorraine Ave are more modern dwellings (1950s and contemporary dwellings) and are not considered to have the same character integrity of the current area within the CAO.

Both CAOs in this area incorporate side streets. These side streets are characterised mostly by side fencing.

5.4.4. RECOMMENDATIONS

Amendments and additions to existing statement have been highlighted for clarity of review.

WeToC4.a Willingale Ave, recommend protection of remaining original dwellings through LHP listing or identification as Representative Buildings.

WeToC4.b Willingale Ave: Inclusion of text into the Statement to reinforce the spacious park-like setting, as follows:
 "Allotment, subdivision and Built Form Pattern: Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached and semi-detached dwellings on substantial allotments **to contribute to a spacious, park-like setting."**

WeToC4.c Review the internal application of the COA policy to recent developments in Willingale Ave to determine if the CAO policy intent is achieved.

WeToC4.d Council undertakes a future study to consider any new Representative Buildings and/or Local Heritage Items which may be located within the existing Character Area Overlays.

The recommended alterations seek to ensure the Character Area Overlay statement reflects the development pattern, built form and landscape of the area and further understand procedurally how recent changes to this area have occurred in an attempt to better protect the remaining original dwellings in the future.



C4 Image 1: Willingale Ave streetscape showing the park-like setting, trees, wide verges and open fencing.



C4 Image 2: 8 Willingale Ave is a good example of the character area statement's intent.



C4 Image 3: 10 Willingale Ave (and interface with #8) is a modern dwelling from early 2020s. It displays few features represented in the Character Area Statement.



C4 Image 4: 41 Malurus Ave is a good example of the character area statement's intent.



C4 Image 5: 12 Malurus Ave is a recent dwelling which (while not perfect) has been designed to complement the character of the area and "fit in".



C4 Image 6: 41 Malurus Ave is a recent dwelling which displays few features which complement the character of the area (dwelling proportions, prominent garage, roof form).

5.5. NOVAR GARDENS CHARACTER AREA (WETO C5)

5.5.1. EXISTING CAO STATEMENT_C5 NOVAR GARDENS

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1950s - 1970s.
Allotments, subdivision and built form patterns	Low density site areas. Wide street frontages. Strong uniformity of allotment patterns. Detached dwellings on relatively square allotments.
Architectural styles, detailing and built form features	Predominantly Art deco dwellings. Pitched roofs with eaves. Verandahs / porticos.
Building height	Single storey. Discreetly integrated two storey elements within roof space.
Materials	Brick. Face stone. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Feature stone chimneys.
Fencing	No front fences. Side fences are no further forward than the building line.
Setting, landscaping, streetscape and public realm features	Consistent front setbacks. Carports and garages are behind the main face of dwellings. Generous well-maintained gardens.
Representative Buildings	[Not identified]

5.5.2. EXISTING CAO EXTENT_C5 NOVAR GARDENS



- STATE HERITAGE PLACE
- LOCAL HERITAGE PLACE
- CHARACTER AREA OVERLAY
- HISTORIC AREA OVERLAY

5.5.3. OBSERVATIONS CAO EXTENT_C5 NOVAR GARDENS

C5 NOVAR GARDENS_OUTCOMES

GRIEVE
GILLET
ARCHITECTS



- QUESTIONABLE CHARACTER
- NOT IN CHARACTER
- STATE HERITAGE PLACE
- LOCAL HERITAGE PLACE
- CHARACTER AREA OVERLAY
- HISTORIC AREA OVERLAY

5.5.4. OBSERVATIONS _ WETOC5: NOVAR GARDENS

How this area reflects the CAO elements

Built form and pattern of development.

The character elements of the WeToC5 area are of high integrity to the Character Area Statement.

The area has consistent allotment patterns which are generous and relatively square in nature. This results in the dwellings being wide in form, with smaller side setbacks. Many homes have been observed to have forward-projecting carports. Most of these carports are subservient in design to the dwelling, but they are present in the street, and a common feature.

Rendered bricks are becoming common. Where the render is a lower percentage of the dwelling, it does not detract too substantially. However, there is a chance it will become more common, reducing the amount of face brick, and potentially impacting the character of the area.

Some newer homes have been designed to incorporate complementary design elements to reflect the characteristics of the surrounding homes and the character of the area, such as feature stone elements, pitched roofs and wide dwelling forms.

Landscape character.

Streets are wide, some are curvilinear, and most do not have footpaths on both sides of the street (some streets have no footpaths). Street trees are mixed. Many of the trees are small and have less aesthetic effect due to the width of the street.

5.5.5. RECOMMENDATIONS

Amendments and additions to existing statement have been highlighted for clarity of review.

WeToC5.a Inclusion of text into the Character Area Statement to protect the pattern of development as follows:

"Allotments, subdivision and built form patterns: Low density site areas. Wide street frontages. Strong uniformity of allotment patterns **in grid pattern with some curvilinear streets.** Detached dwellings on relatively square allotments."

WeToC5.b Incorporate the topic of minimising rendered brick, which is present but should be avoided, into the Character Area Statement as follows:

"Materials: **Predominantly Face Brick of a variety of colours, often pale.** Face stone **including Basket Range stone.** Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Feature stone chimneys. **Rendered decorative elements are a minor feature.**"

WeToC5.c Incorporate the presence of forward-projecting carports as an element which is present, but which should be avoided, into the Character Area Statement as follows:

"Setting, landscaping, streetscape and public realm features: Consistent front setbacks. Carports and garages are behind the main face of dwellings. **Where carports are situated forward of the dwelling, they should occur where car parking behind the main face of the dwelling is not otherwise possible and they are designed in a way to be subservient, open in style and minor in form and scale to not detract from the main dwelling.** Generous well-maintained gardens. **Often no footpaths provided.**"

WeToC5.d Council undertakes a future study to consider any new Representative Buildings and/or Local Heritage Items which may be located within the existing Character Area Overlays.

The recommended alterations seek to ensure the Character Area Overlay statement reflects the development pattern, built form and landscape of the area.



C5 Image 2: 13 Old Drive is an example of a 1960s dwelling which is typical to this area, which has undergone little alteration.



C5 Image 2: 9 Old Drive is an example of a 1960s dwelling which has prominent Art-Deco features



C5 Image 3: 9 Saratoga Drive is representative of the area and is also an example of a forward-projecting carport- a feature which is becoming more common. This carport is relatively modest.



C5 Image 4: 23 Coach House Drive retains most of its original form but has been rendered.



C5 Image 5: 13 Sycamore Ave is a contemporary dwelling with complementary proportions but with other features which are not as complementary.



C5 Image 6: 15 Old Drive is a contemporary dwelling which is incongruous with the area, mostly due to its height, roof form and materials.

5.6. THEBARTON CHARACTER AREA (WETO C6)

5.6.1. EXISTING CAO STATEMENT_C6 THEBARTON

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

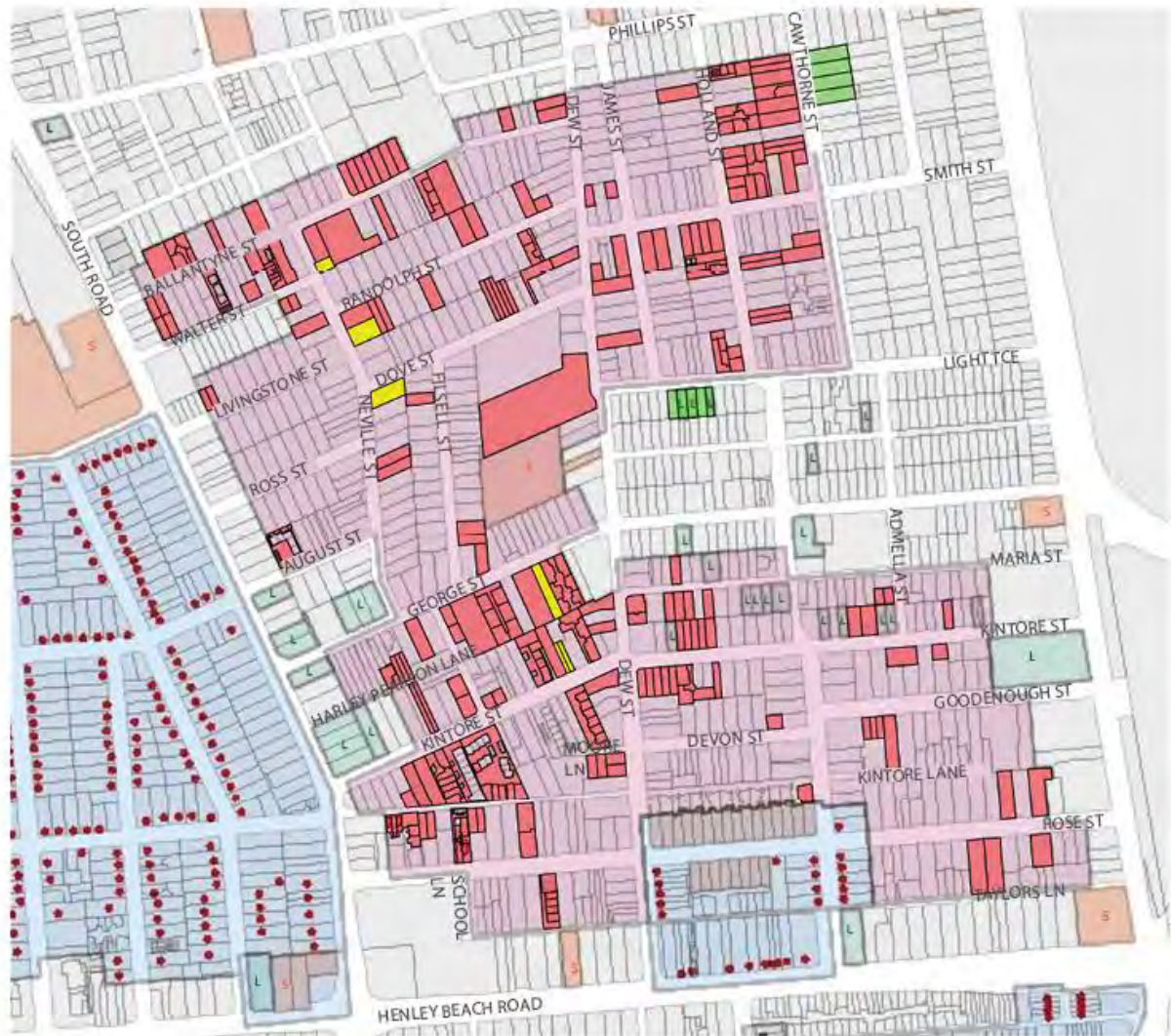
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

Eras, themes and context	1890s - 1940s.
Allotments, subdivision and built form patterns	Medium to very low density site areas. Subdivision consistent with allotment pattern in the immediate locality. Detached, semi-detached and row dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly detached and semi-detached Victorian and Federation villas/cottages and Bungalow style dwellings with examples of Single fronted cottages; Row dwellings; and Tudor style dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Timber verandah posts. Timber filigree. Red brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Front setbacks small to medium front and side setbacks. Large rear setbacks provide sense of space. Low site coverage. Carports and garages are behind the main face of dwellings. Well established tree lined streets. Narrow frontages (east of South Road). Vehicle access generally via rear laneways.
Representative Buildings	[Not identified]

5.6.2. EXISTING CAO EXTENT_C6 THEBARTON



5.6.3. PROPOSED CAO EXTENT_C6 THEBARTON



- GOOD CHARACTER NOT IN OVERLAY
- QUESTIONABLE CHARACTER
- NOT IN CHARACTER
- S STATE HERITAGE PLACE
- L LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- CHARACTER AREA OVERLAY

5.6.4. OBSERVATIONS _ WETOC6: THEBARTON

How this area reflects the CAO elements

Built form and pattern of development.

WeToC6 is a fairly diverse area displaying varied allotment sizes and dwelling forms and styles. Some development which is detracting from the character of the area (likely from the early 2000s) is observed and this may have occurred prior to the area being included into a character overlay (Policy Area). Some of these newer buildings and unit groupings are found in clusters in the CAO. It is not recommended that the CAO boundary is adjusted as the clusters are centralised and any future renovation of these allotments would benefit from the CAO Statement controls to encourage replacement buildings are consistent with the character of the area.

Allotment sizes are mixed but dwelling styles are generally consistent and contribute to the character and amenity of the area. Dwelling front setbacks vary depending on the dwelling style, with some semi-detached cottages and row dwellings (such as those found in Kintore and Maria Streets), and having little to no front yard, and other villas being setback with larger front yards and side setbacks.

The section of Ballantyne St between South Rd and #20 Ballantyne St (the northern side) is of mixed dwelling-style consistency and could be excluded from the CAO, similarly with Walter Street which consists of sheds and modern dwellings.

Dwellings on the eastern side of Cawthorne St are representative of the character, but located outside the CAO boundary. Similarly with some dwellings on the southern side of Light Terrace. These dwellings / street sections could be included into the CAO boundary to offer the dwellings additional policy control and to encourage that the redevelopment of the dwellings in their surrounds is done in a way which continues to include design elements which complement the character of the area.

Landscape Character

Streets are narrower with concrete footpaths, both sides, and narrow verges. Street trees are mature and often contribute to an avenue effect.

5.6.5. RECOMMENDATIONS

Amendments and additions to existing statement have been highlighted for clarity of review.

WeToC6.a Inclusion of the eastern side of Cawthorne Street and the southern side of Light Terrace into the CAO.

WeToC6.b Removal of the term "very" relating to site area density from the Character Area Statement to read:

"Allotments, subdivision and built form patterns: **Medium to very low density site areas.**
Subdivision consistent with allotment pattern in the immediate locality. Detached, semi-detached and row dwellings on substantial allotments."

WeToC6.c Exclusion of the northern side of Ballantyne St between South Rd and #20 Ballantyne St

WeToC6.d Exclusion of Walter Street from the CAO.

WeToC6.e Council undertakes a future study to consider any new Representative Buildings and/or Local Heritage Items which may be located within the existing Character Area Overlays.

The recommended alterations seek to ensure the Character Area Overlay statement reflects the development pattern of the area, more comprehensively captures dwellings which contribute to the character of the area while appropriately reflecting recent changes in the area.



C6 Image 1: 27 Kintore Street is representative of the dwelling form and development pattern of the area.



C6 Image 2: Dwellings at 39 Kintore which are contemporary dwellings located within the CAO but are not complementary to the character of the area.



C6 Image 3: 41 and 43 Kintore are examples of dwellings with smaller setbacks and higher density of the area (along with row dwellings which exist in some streets).



C6 Image 4: A view of the northern side of Walter Street, with modern dwellings and sheds which are the predominant building types in the street.



C6 Image 5: example of row dwellings at 58 Kintore St.



C6 Image 6: example of gated group dwellings at 99-101 George St. These dwellings do not present the street well and detract from the character of the area by altering pattern of development and rhythm of buildings in the street.

5.7. TORRENSVILLE CHARACTER AREA (WETO C7)

5.7.1. EXISTING CAO STATEMENT_C7 TORRENSVILLE

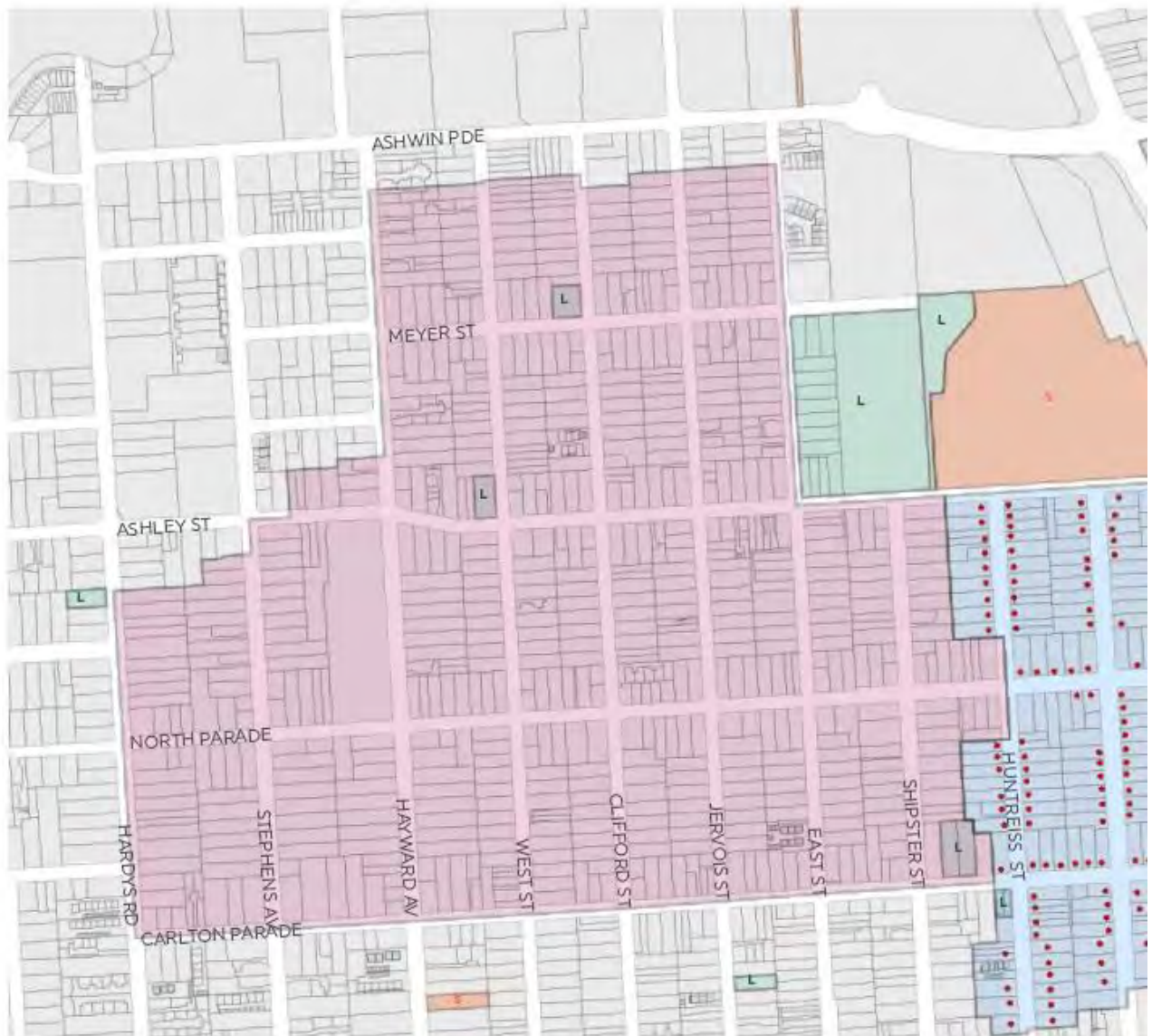
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

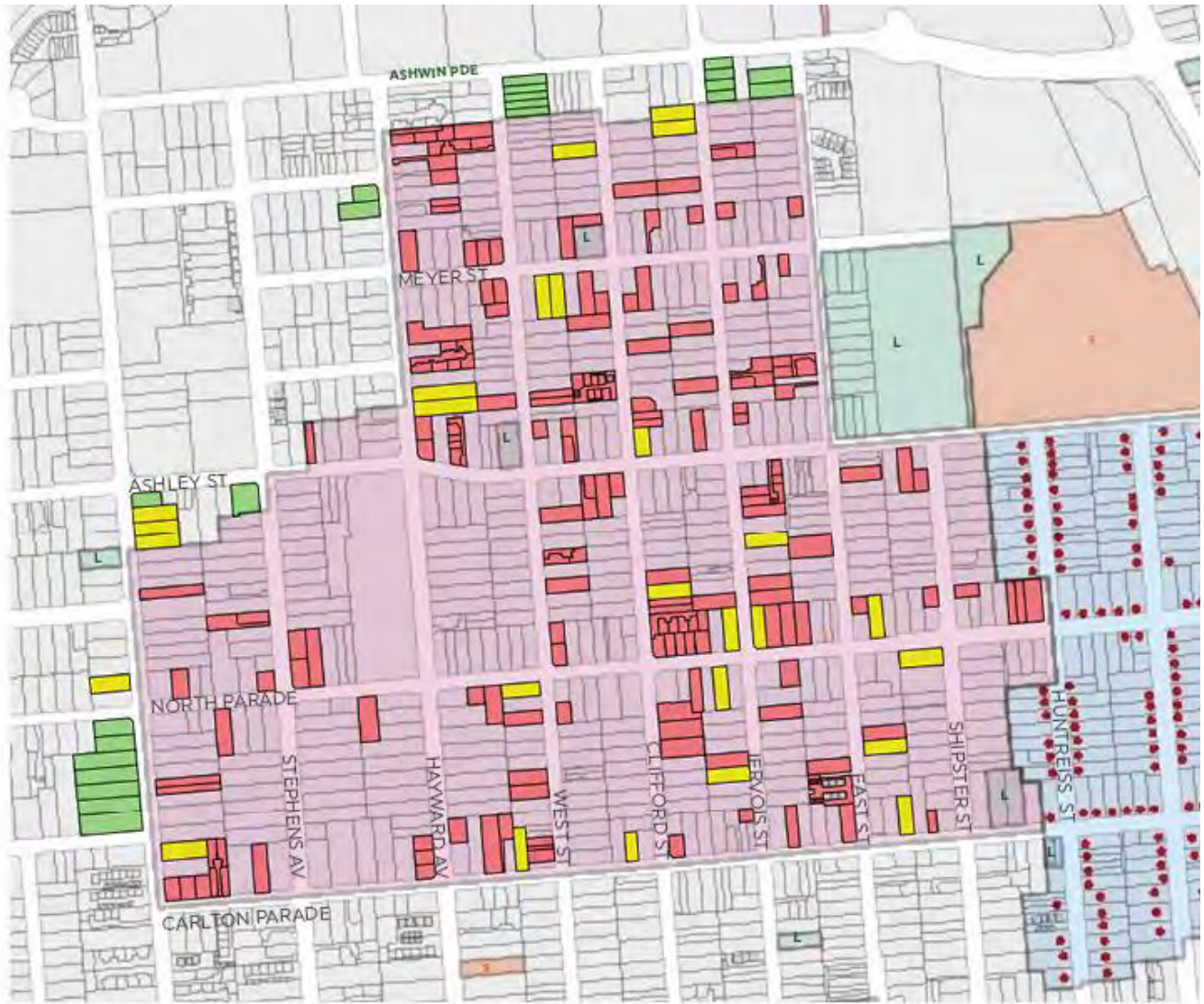
Eras, themes and context	1890s - 1940s.
Allotments, subdivision and built form patterns	Low to very low density site areas. Wide frontages. Commercial development along Henley Beach Road on smaller/ narrower allotments. Detached and semi-detached dwellings on substantial allotments.
Architectural styles, detailing and built form features	Predominantly Victorian and Federation Villas, Tudor and Bungalow style dwellings with examples of Row cottages; Single fronted cottages; Spanish Mission dwellings; and Parapeted shopfronts. Strong uniformity of layout and buildings. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. Additions are generally located to the rear of the dwelling.
Building height	Generally single storey. Second storey within the roof space.
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting, landscaping, streetscape and public realm features	Large front and side setbacks. Consistent rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Vehicle access has been designed and located to preserve existing street trees.
Representative Buildings	[Not identified]

5.7.2. EXISTING CAO EXTENT_C7 TORRENSVILLE



- S STATE HERITAGE PLACE
- L LOCAL HERITAGE PLACE
- H HISTORIC AREA OVERLAY
- C CHARACTER AREA OVERLAY

5.7.3. OBSERVATIONS CAO EXTENT_C7 TORRENSVILLE



- GOOD CHARACTER NOT IN OVERLAY
- QUESTIONABLE CHARACTER
- NOT IN CHARACTER
- STATE HERITAGE PLACE
- LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- CHARACTER AREA OVERLAY

How this area reflects the CAO elements

Built form and pattern of development.

WeCo7 has a wide dwelling year range, and this is reflected in the dwelling stock observed. The area is generally consistent with the statement and where there have been contemporary developments, they are generally complementary to the character or do not detract too negatively.

The relationship with the HAO to the east could be reviewed as many of the homes have qualities in keeping with the homes in the HAO.

Despite the integrity of the dwellings identified in green at 75 and 77 Hayward Ave, 49 Stephens Ave and 58 Hardys Rd, the sites are disconnected and not considered to warrant expansion of the CAO.

Dwellings on the southern side of Carlton Parade are largely consistent and representative of the character statement elements. This also applies to Fernleigh, Sherriff and Pearse Streets. These areas are within the Housing Diversity Neighbourhood Zone.

There are areas to the west, including Stuckey Street, Golden Glow Ave, North Parade, Sherrif St and Herbert Av which are consistently 50's to 60's dwellings which could be included if the date range was expanded. Allotment patterns in these areas are consistent with those included in the current WeToC7 boundary, but the dwelling styles differ due to the later era of construction. Despite this, the dwellings and their allotments still contribute to the character of the area and are representative of post-war residential development. As such, expansion of the WeToC7 boundary is considered appropriate.

5.7.4. RECOMMENDATIONS

Amendments and additions to existing statement have been highlighted for clarity of review.

WeToC7.a Inclusion of the following areas into the CAO:

- Southern side of Ashwin Parade, between Hayward Ave and East St
- Dwellings on the Western side of Hardy's Road between Ashley St and Norman St

WeToC7.b Expansion of the dwelling "Eras, themes and context" to include dwellings up to the 1960s.

WeToC7.c With the expansion of the dwelling eras to the 1960s in the Character Area Statement, the following areas could be considered appropriate for inclusion into the WeToC7 CAO (detailed in Recommendations Map 3)

- The area bounded by Ashley Street, Holbrooks Road and Hardys Street, in line with the rear boundaries of the properties fronting the northern side of Henley Beach Road. This area is comprised of dwellings which are set on allotments which are consistent with the character of the WeToC7 area, and contain dwellings mostly constructed between the 1950s-1960s.
- The area bounded by the southern side of Carlton Parade, to Hardys Road in the west, the Historic Area Overlay area in the east and to the rear boundaries of the properties fronting the northern side of Henley Beach Road.

WeToC7.d Inclusion of the northern portion of the existing WeToC2 area (detailed in Recommendations Map 3)

WeToC7.e Removal of the term "very" relating to site area density from the Character Area Statement to read:

"Allotments, subdivision and built form patterns: **Low to very low density site areas**. Wide frontages. Commercial development along Henley Beach Road on smaller/ narrower allotments. Detached and semi-detached dwellings on substantial allotments.

The very-low density allotments appear to have been sited along Carlton Parade however only a few of them remain with most already being subdivided. As such, the very-low density pattern is no longer considered part of the character of the area.

WeToC7.f Council undertakes a future study to consider any new Representative Buildings and/or Local Heritage Items which may be located within the existing Character Area Overlays.

WeToC7.g A review of previous Development Plan Amendments combined with development data (i.e. land use and land division applications and approvals) be undertaken prior to the consideration of any changes to this Overlay to provide greater context to any proposed amendments.

The recommended alterations seek to ensure the Character Area Overlay statement reflects the development pattern of the area, more comprehensively captures dwellings which contribute to the character of the area while appropriately reflecting recent changes in the area.



C7 Image 1: 90 Carlton Pde is a good example of an earlier dwelling with many features which complement the Character Area Statement.



C7 Image 2: 15 Hayward Avenue is a good example of a dwelling from the Inter-War era which are found in this CAO.



C7 Image 3: 13A Hayward Ave is a contemporary dwelling build in the side/ rear yard of a single dwelling which once was on the corner of Hayward and Carlton Pde.



C7 Image 4: 104 Carlton Parade is one of the few examples remaining of a very-low density allotment.



C7 Image 5: 35 West St is incongruous with the Character Area Statement.



C7 Image 6: A more consistent contemporary dwelling. Note the challenge posed by the double garage under main roof which impacts dwelling width, roof form, verandah and dwelling proportions.

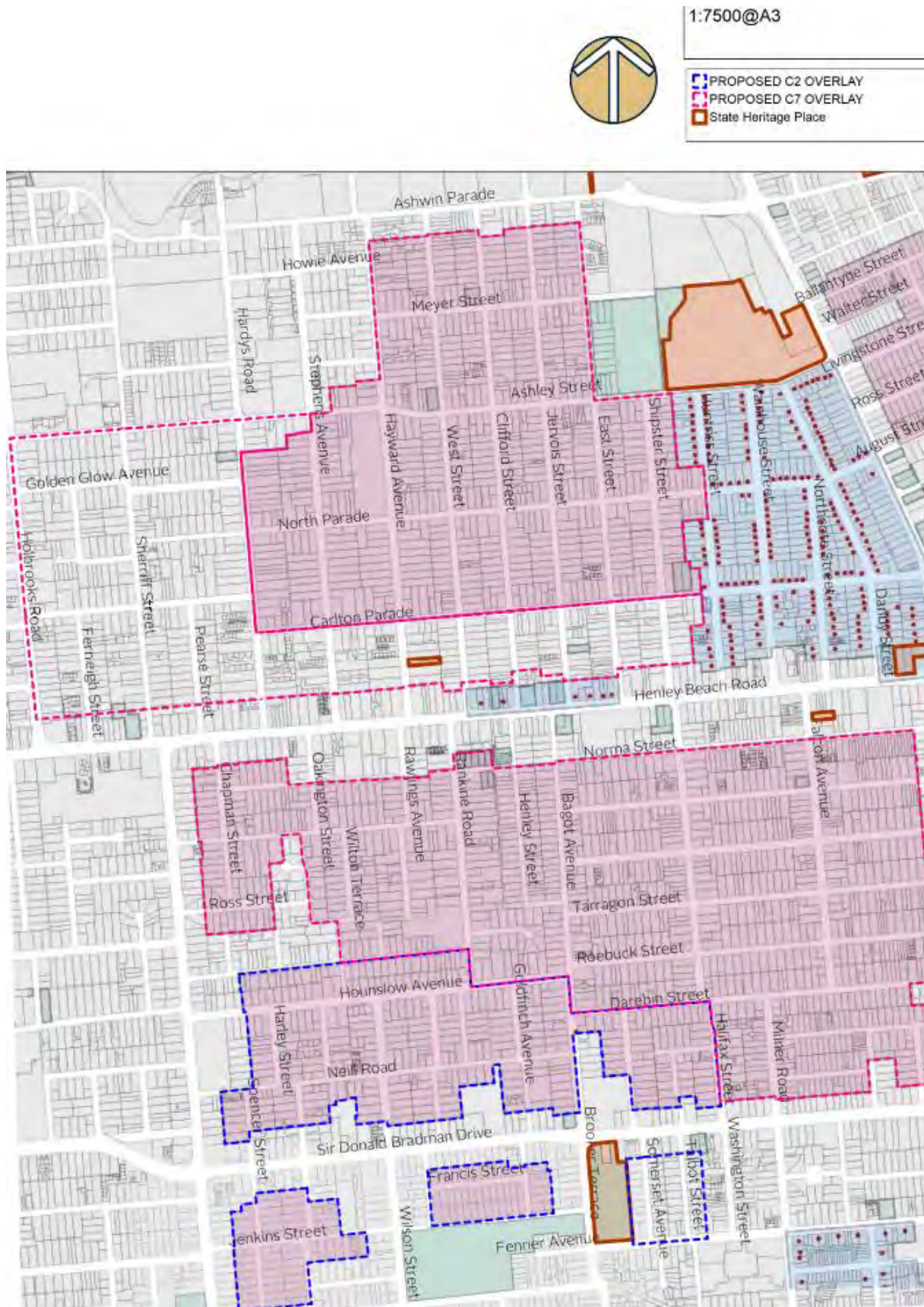
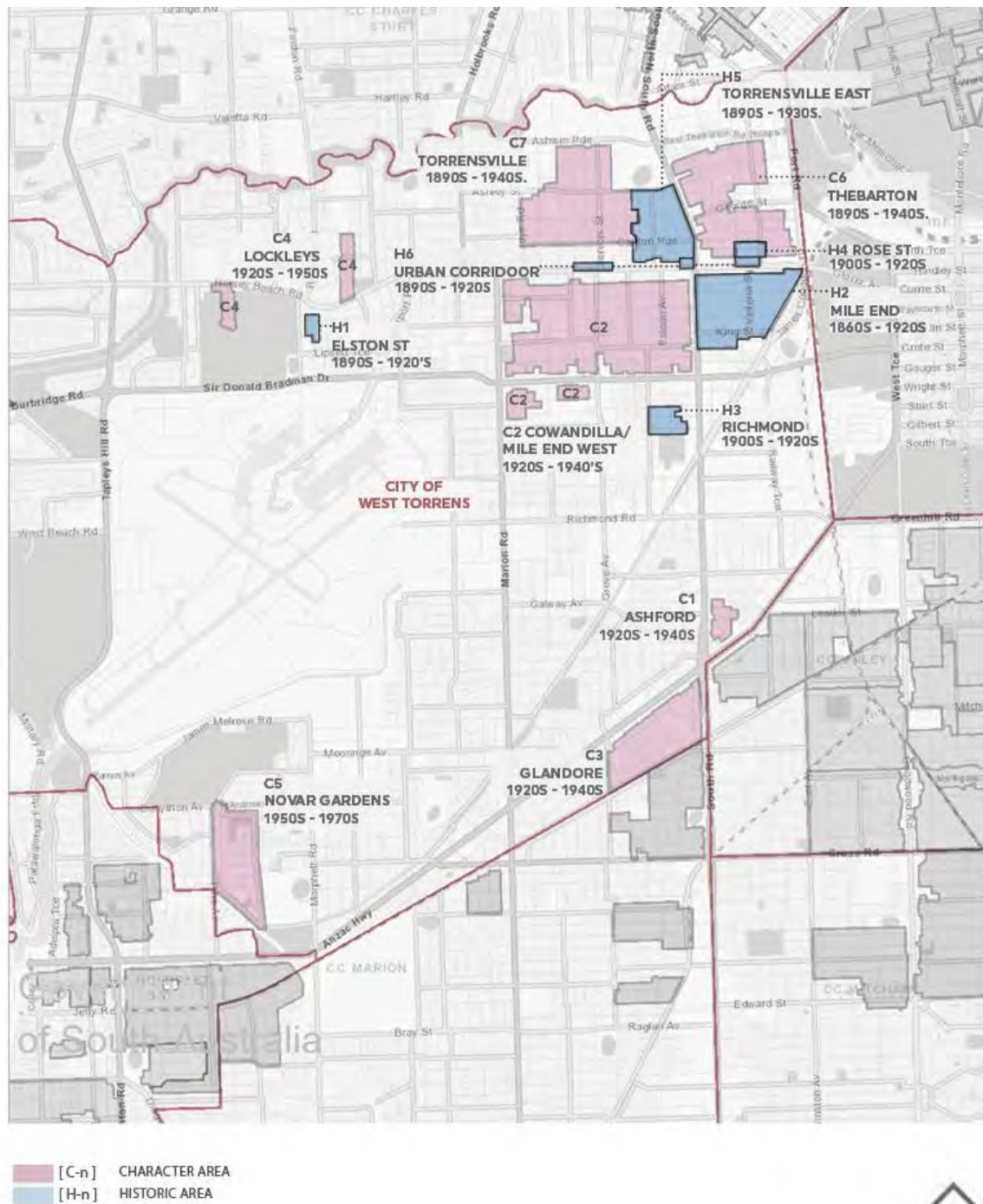


Figure 59: Recommendation Map 3: Inclusion of the following areas into the CAO

6. UNDERREPRESENTED THEMES

The Thematic History Review provides an overview of key themes represented in the development of the area now comprising the City of West Torrens, and identified examples of places that fall within each theme. Generally these places have been identified in previous heritage surveys, and listed as State or Local Heritage places, as appropriate.

Some of these places (mainly dwellings) fall within the Historic Area Overlays and Character Area Overlays.



6.1. THEME 1: FOUNDATION AND CONSOLIDATION (1836-1885)

Generally well represented, places dating from this period of 1836 to 1885 provide an insight into the early development of the area post-colonisation. Whilst many examples remain and are heritage listed, a significant number of earlier sites, particularly those involving larger land parcels, have been demolished to facilitate higher density development.

Places representing this theme are generally dating from the latter end of the period.

The following identifies a number of places already listed.

6.1.1. LAND, SETTLEMENT & HOUSING (1836-1885)

State Heritage Places

- 'Cummins House', 19-23 Sheoak Avenue, Novar Gardens (State, SHP 10552)
- Remains of 'Thebarton Cottage', Colonel Light's House, 107 Port Road, Thebarton (State, SHP 26527)
- 'Weetunga', 14 Weetunga Street, Fulham (State, SHP 11922)
- 'The Oaks', 511 Henley Beach Road, Fulham (State, SHP 11921)
- 'Plympton House', 4 Lewis Crescent, North Plympton (State, SHP 11945)
- 'Ackland House', 631 South Road, Everard Park (State, SHP 10732)

Local Heritage Places

- 'Ashford House', 85-87 Anzac Highway, Ashford (Local, HID 21070)
- 32 Chapel Street, Thebarton (Local, 9089)
- 47-49 Maria Street, Thebarton (Local, HID 9129)
- 'Buckland', 333 Marion Road, North Plympton (Local, HID 21100)
- 'The Pines', 336 Marion Road, North Plympton (Local, HID 21101)
- 44-50 Marshall Terrace, Brooklyn Park (Local, HID 21076)

Unlisted

- 272-274 Sir Donald Bradman Drive, Cowandilla

6.1.2. PRIMARY PRODUCTION (1836-1885)

Whilst some examples remain and are protected through heritage listing, little physical evidence of these agricultural activities survives today in West Torrens due to extensive residential subdivision and development.

State Heritage Places

- 'Cummins House', 19-23 Sheoak Avenue, Novar Gardens (State, SHP 10552)
- 'Weetunga', 14 Weetunga Street, Fulham (State, SHP 11922)
- 'The Oaks', 511 Henley Beach Road, Fulham (State, SHP 11921)

Local Heritage Places

- 'Ashford House', 85-87 Anzac Highway, Ashford (Local, HID 21070)
- Anthus Street, Lockleys (Local, HID 21116)
- Former Holbrook's Winery, 103 Holbrooks Road, Underdale (Local, HID 21114)



Figure 60: Former Holbrooks Winery (Lynette Bacchus)

Very little fabric from this era is known to survive. It is recommended that Council should seek to establish if any remaining material is located in the community.

6.1.3. TRANSPORT & COMMUNICATIONS (1836-1885)

Many of the earliest transport and communications facilities have been replaced or superseded by more modern structures. This theme is underrepresented but there are few remaining places that could be considered for heritage protection.

State Heritage Places

None identified as part of this project.

Local Heritage Places

- Former Railway Corridor, Birdwood Terrace, McArthur Avenue, North Plympton (Local, HID 21098)

6.1.4. SOCIAL LIFE & ORGANISATIONS (1836-1885)

Good representation, particularly hotels, churches and schools, although it is worth noting that many more have been demolished or altered substantially.

State Heritage Places

- Former Thebarton Baptist Church, 42 Phillips Street, Thebarton (State, SHP 11841)
- Squatters Arms Hotel, George Street, Thebarton (State, SHP 11833)

Local Heritage Places

- All Saints Uniting Church (former Methodist Church), 364A Marion Road, North Plympton (Local, HID 21104).
- St James Anglican Church, 1B Falcon Avenue, Mile End (Local, HID 9110)
- Former Baptist Church, 143-145 Sir Donald Bradman Drive, Hilton (Local, HID 21081)
- Plympton Primary School, 20 Owen Street, Plympton (Local, HID 21108)
- Kilmarra Primary School convent and chapel, 114 Kintore Street, Thebarton (Local, HID 9082)

6.1.5. LOCAL GOVERNMENT (1836-1885)

Limited representation from the early period of development, noting also that the boundaries and extents of local government areas has changed over time, and that early activities in this thematic area often took place in non-purpose built facilities.

State Heritage Places

- Former Council Boundary Marker, Bagot Street, Mile End (State, SHP 14476)

Local Heritage Places

- Thebarton Former Town Hall, 125-133 South Road, Thebarton (Local, 9086)

6.1.6. WORK, SECONDARY PRODUCTION & SERVICE INDUSTRIES (1836-1885)

Very little fabric relating to the district's secondary production and service industries within this early development period is known to survive.

It is recommended that Council should seek to establish if any remaining material is located in the community.

State Heritage Places

None identified as part of this project.

6.2. THEME 2: DEPRESSION, PROSPERITY AND DEVELOPMENT (1885-1915)

The period included a prolonged economic recession that lasted well into the 1890s, followed by a period of optimism associated with the Federation of Australia in 1901. Suburban development increased, along with infrastructure and services for residents.

The area overlays that represent these themes are as follows:

6.2.1. LAND & HOUSING (1885-1915)

Housing from this period is generally well represented in local, state, and area overlay listings. Traditionally, heritage surveys were focussed on places from the earlier periods of development, leading to areas and individual places being considered for heritage listing.

State Heritage Places

- 'The Oaks', 511 Henley Beach Road, Fulham (State, SHP 11921)
- 'Nesfield', 353 Marion Road, Plympton (Local, HID 21101)
- 'Kandahar', 327-329 Marion Road, North Plympton (Local, HID 21099)
- 'Carlyle', 328 Marion Road, Netley (Local, HID 21097)
- 'Roseneath', 264 Henley Beach Road, Underdale (Local, HID 21113)

Local Heritage Places

- 382 Henley Beach Road, Lockleys (Local, HID 21089)

Representative (formerly Contributory) Places

- 160 South Road, Torrensvile (Contributory, HID 21915)
- 454 Henley Beach Road, Lockleys
- 21 Marion Road, Torrensvile
- 'Richmond Park', 18 Cudmore Terrace, Marleston

Historic Area Overlays

- Elston Street _WeTo1
- Mile End_ WeTo2

- Richmond_ WeTo3
- Torrensville East_ WeTo5

Character Area Overlays

- Thebarton_ WeToC6
- Torrensville_ WeToC7

6.2.2. SOCIAL HOUSING (1885 – 1915)

State Heritage Places

- Row Cottages ('Adelaide Workman's Homes'), 36-50A, 39-45A Rose Street, Mile End (State, SHP 11792)

Local Heritage Places

- 71 Kingston Avenue, Richmond (Local, HID 21110)

Historic Area Overlays

- Mile End_ WeTo2
- Richmond_ WeTo3
- Rose Street_ WeTo4
- 52 Milner Road, Richmond

6.2.3. PRIMARY PRODUCTION (1885-1915)

While little surviving infrastructure dating to this period survives today, it appears that existing production frameworks expanded with Adelaide's growing population throughout the period.

No examples have been identified as part of this project. It is recommended that Council should seek to establish if any remaining material is located in the community.

6.2.4. TRANSPORT & COMMUNICATIONS (1885-1915)

Many of the transport and communications facilities from this period have also been replaced or superseded by more modern structures. This theme is underrepresented but again, there are few remaining places that could be considered for heritage protection.

State Heritage Places

- Sir William Goodman Bridge (formerly 'Holland Bridge'), Holland Street, Hindmarsh (Charles Sturt & West Torrens LGAs) (State, SHP 10987)

Local Heritage Places

- Former MTT Converter Station No 2, 6-8 Henley Street, 11-19 Elm Street, Mile End (Local, HID 9114)

6.2.5. SOCIAL LIFE & ORGANISATIONS (1885-1915)

As with residential buildings, places such as churches, schools and community institutions are typically quite well represented from this period.

State Heritage Places

- Former St James Anglican Church School, 1A Falcon Avenue, Mile End (State, SHP 14451)
- Southwark Hotel, 77 Port Road, Thebarton (State, SHP, 11831)

Local Heritages Places

- Queen of Angels Church, 141 South Road, Thebarton (Local, HID 9081)
- Richmond Primary School, 419-433 South Road, Keswick (Local, HID 21085)
- Thebarton Technical College (former Technical School), 40 Ashley Street, Torrensville (Local, HID 9120)
- Druids Hall, 8a Jervois Street, Torrensville (Local, HID 9128)
- Former Plympton Institute (Hayhurst RSL Hall), 30 Long Street, Plympton (Local, HID 21106)
- Brooklyn Park Uniting Church, 5-7 May Terrace, Brooklyn Park (Local, HID 21074)
- Former Star Theatre, 107 Henley Beach Road, Mile End

Historic Area Overlays

- Henley Beach Road Urban Corridor_ WeTo6

6.2.6. LOCAL GOVERNMENT (1885-1915)

As with the previous thematic period relating to local government, there are limited places that represent this time period.

It is recommended that Council should seek to establish if any remaining material is located in the community.

Local Heritages Places

- Former West Torrens Council Chambers, 112-120 Marion Road, Brooklyn Park (Local, HID 21075)
- Henley Beach Road Urban Corridor_ WeTo6

6.2.7. WORK, SECONDARY PRODUCTION & SERVICE INDUSTRIES (1885-1915)

This theme and time period is well represented; similarly to churches and other public buildings, previous heritage surveys and assessments have generally covered buildings of heritage value at both the state and local level.

State Heritage Places

- Keswick Barracks, Headquarters Building, 2 Anzac Highway, Keswick (State, SHP 14272)
- Former Hoffman Brick Kiln (Brickworks Marketplace, former Hallett Brickworks), Lot 21 Ashwin Parade, Torrensville (State, SHP 10553)
- Walkerville Brewhouse Tower, 107 Port Road, Thebarton (State, SHP 26528)
- Former Thomas Hardy & Sons Wine Cellars, Tintara House, 2-4 Henley Beach Road, Mile End (State, SHP 12365)

Local Heritages Places

- Former Fire Station, 40-42 Carlton Parade, Torrensville (Local, HID 9123)

Unlisted

- Former Flint & Sons' Barn, 37-39 Kintore Street, Mile End

6.3. THEME 3: WAR AND INDUSTRIALISATION (1915-1950)

19th century estates were sold and developed as new residential suburbs emerged, many of which were informed by 'Garden Suburb' town planning ideals of the early 20th century.

6.3.1. LAND & HOUSING (1915-1950)

Several important town planning initiatives were undertaken within the West Torrens district during the Inter-War period. Prominent among these was the subdivision of Galway Gardens (now Marleston) and Novar Gardens.

Most suburban land development occurring within West Torrens during this period happened in the 1920s or between 1935-1939.

Representation of dwellings starts to diminish towards the latter part of this time period. More recent heritage surveys and those being commissioned now are starting to encompass later places, particularly post World War Two places, but earlier surveys generally looked at places up until the mid-1940s.

Local Heritage Places

- Rowells Road, Lockleys (Local, HID 21090)

Unlisted places

- 420, 428, 451, 453 & 445 Henley Beach Road, Lockleys
- 1 Torrens Avenue, Lockleys
- Acacia Avenue, Lockleys
- 355, 357, 359, 361 Henley Beach Road, Brooklyn Park
- 535 South Road, Ashford
- 243 Richmond Road, Richmond

Historic Area Overlays

- Elston Street _WeTo1
- Mile End_ WeTo2
- Richmond_ WeTo3
- Torrensville East_ WeTo5

Character Area Overlays

- Ashford_ WeToC1
- Cowandilla / Mile End_ WeTo-C2
- Glandore_ WeTo-C3
- Lockleys_ WeTo-C4
- Thebarton_ WeToC6
- Torrensville_ WeToC7

6.3.2. (NEW) SOCIAL HOUSING (1915 – 1950)

Like the previous period, the issue of social housing was a major topic relating to housing development within the West Torrens district during this time. As stated, the early 20th century 'Garden Suburbs' of Galway Gardens and Novar Gardens were specifically developed during the 1920s as social housing for returned soldiers from the First World War. The suburb of Keswick was another prominent site for State Bank funded returned soldier's housing during this period.⁷⁶ The earlier success of Adelaide Workman's Homes Inc.'s Mile End developments resulted in further social housing examples in the Hilton/Richmond area, particularly within Albert Street, Davenport Terrace, Martin Avenue and Milner Road. Of particular note are the 'Old English' Adelaide Workmen's Homes of Davenport Terrace and Milner Road, designed by architect Eric Phillipps Dancker in 1928.⁷⁷ A number of early Housing Trust rental units were also constructed in Brooklyn Park and West Richmond in 1939 to the design of architect H. E. Cowell.

Historic Area Overlays

- Richmond_ WeTo3

Unlisted places

- 32 & 34 Albert Street, Richmond

6.3.3. PRIMARY PRODUCTION (1915-1950)

As former farmland began to be subdivided for residential development, the district's primary production industries of agriculture and horticulture began to diminish. Little infrastructure survives today. This theme and time period are underrepresented.

It is recommended that Council should seek to establish if any remaining fabric is located in the community.

6.3.4. TRANSPORT & COMMUNICATIONS (1915-1950)

As with the previous era there are places that represent this theme well, however there are not a large number that have been identified as being of heritage value.

State Heritage Places

- Former World War Two Civil Defence Sub-Control Station, 92 South Road, Torrensville (State, SHP 14477)

Unlisted places

- Kidman Bridge (1936), Henley Beach Road, Fulham

6.3.5. SOCIAL LIFE & ORGANISATIONS (1915-1950)

Social and community facilities are again generally well represented, particularly in the pre-World War Two part of this time period.

State Heritage Places

- Gate/Ticket Office, Thebarton Soldier's Memorial Recreation Ground, Ashley Street, Torrensville (State, SHP 11835)
- Thebarton Theatre (Thebarton Town Hall), including Council Chambers and Assembly Hall, 112 Henley Beach Road, Torrensville (State, SHP 10645)
- Lady Gowrie Child Centre, 3A Dew Street, Thebarton (State, SHP 14869)

Local Heritage Places

- Grandstand, Thebarton Soldier's Memorial Oval, 38 Ashley Street, Torrensville (Local, HID 9119)
- Theatre 62 (former Baptist Church and Hilton Soldier's Memorial Hall), 143-145 Sir Donald Bradman Drive, Hilton (Local, HID 21081)
- Lockleys Junior Primary School, 27-29 Elston Street, Brooklyn Park (Local, HID 21073)
- Girl Guide and Scout Hall, 125-133 South Road, Thebarton (Local, HID 9076)

Unlisted Places

- Claret Ash Avenue Soldier's Memorial Plantings, lining Anzac Highway at Ashford, Keswick, Kurralt Park, Plympton, Camden Park and Novar Gardens
- Soldiers Remembrance Hall, 444 South Road, Marleston
- Girl Guide and Boy Scout Hall, 7 August Street, Thebarton
- Former Rechabite Hall (now Colossus Pan Rhodian Society Inc.), 148a Henley Beach Road, Torrensville

Historic Area Overlays

- Henley Beach Road Urban Corridor_ WeTo6

6.3.6. LOCAL GOVERNMENT (1915-1950)

As the Council area was well established by this time and as the population grew, purpose built local government facilities started to emerge.

State Heritage Places

- West Torrens Council Chambers, 165-171 Sir Donald Bradman Drive, Hilton (State, SHP 11949)
- Thebarton Theatre (Thebarton Town Hall), including Council Chambers and Assembly Hall, 112 Henley Beach Road, Torrensvile (State, SHP 10645)

Local Heritage Places

- Former Thebarton Court House and Police Station, 135 South Road, Thebarton (Local, HID 9088)

6.3.7. WORK, SECONDARY PRODUCTION & SERVICE INDUSTRIES (1915-1950)

The emergence of production and service industries during this time reflected the rise of the capacity of machines to assist with production. There are a number of listed places representative of this theme, as well as a number of unlisted places worthy of consideration.

State Heritage Places

- Former Faulding's Eucalyptus Oil Distillery, 35-37 Stirling Street, Thebarton (State, SHP 11827)
- Former Adelaide Electric Supply Company Co Ltd complex, 32-56 Sir Donald Bradman Drive, Mile End (State, SHP 26308)
- Former Thebarton Incinerator, 34-36 West Thebarton Road, Thebarton (State, SHP 10554)
- Former Savings Bank of South Australia (94 Henley Beach Road, Mile End (State, SHP 11825)

Local Heritage Places

- Former Charlick's Mill, 47-49 London Road, Mile End South (Local, HID 21095)

Unlisted Places

- Former South Australian Farmers' Cooperative Union Complex, 46-70 London Road, Mile End South
- Former E. S. Wigg & Son warehouse, 79 Port Road, Thebarton
- Former Kelvinator Factory, 29/1-3 Anzac Highway (corner Everard Street), Keswick

6.4. THEME 4: EXPANSION AND REFORM (1950>)

The years following the end of the Second World War began the completion of the physical transformation of West Torrens area from a predominantly rural district to a suburban landscape.

This theme of expansion and reform in general is underrepresented in terms of heritage listed places.

6.4.1. LAND & HOUSING (1950>)

The former Morphett estate near Anzac Highway was subdivided in 1963 to form the new suburb of Novar Gardens, however little of the 1920s 'Garden Suburb' district remains, with the redevelopment of housing stock in the 1950s.

Historic Area Overlays:

- Novar Gardens_ WeToC5

6.4.2. PRIMARY PRODUCTION (1950>)

Primary production agricultural and horticultural industry practically ceased within West Torrens as the former rural district was transformed into suburbia by the late 20th century. No new primary

production industries emerged as former farmland was consumed by residential subdivision. As previously noted, very little tangible fabric relating to these industries survive today.

Presently, very little is known to survive. It is recommended that Council should seek to establish if any remaining material is located in the community.

6.4.3. TRANSPORT & COMMUNICATIONS (1950>)

This theme is not well represented by listed places. Key developments such as the Adelaide Airport had a bearing on the development of the area, however there is little or no fabric remaining of the earliest development, and it could be considered that the airport is not specifically significant to the City of West Torrens, but rather to greater Adelaide and SA more broadly.

- Adelaide Airport

6.4.4. SOCIAL LIFE & ORGANISATIONS (1950>)

As with previous time periods, structures representing this theme of social life and cultural institutions is quite well represented, with also a number of unlisted places worthy of consideration.

State Heritage Places

- Former Savings Bank of South Australia (now 'Hellenic Macedonian Cultural Centre'), 94 Henley Beach Road, Mile End (State, SHP 11825)

Local Heritage Places

- Memorial Gardens & Cross, 81-85 Davenport Terrace, Hilton (Local, HID 21082)
- St Nicholas Greek Orthodox Church, 65-67 George Street, Thebarton (Local, HID 9079)
- Anglican Church of the Good Shepherd, 11-13 Clayton Avenue, Plympton (Local, HID 21105) (c.1975 structure unlisted)

Unlisted Places

- Colossus Pan Rhodian Society Inc. (former Rechabite Hall), 148A Henley Beach Road, Torrensville
- St George Greek Orthodox Church, 60 Rose Street, Mile End
- St Richard of Chichester Anglican Church, Henley Beach Road & May Terrace, Brooklyn Park
- Christ the King Catholic Church, 456 Henley Beach Road, Lockleys

6.4.5. LOCAL GOVERNMENT (1950>)

There are few places post 1950 that represent this theme, with the places constructed in the preceding 35 to 40 years remaining in use.

Unlisted Places

- Hamra Centre Library (formerly West Torrens Library), 1 Brooker Terrace, Hilton

6.4.6. WORK, SECONDARY PRODUCTION & SERVICE INDUSTRIES (1950>)

Local Heritage Places

- Former International Harvester LTD Showroom, 19 James Congdon Drive, Mile End (Local, HID 9102)

7. OBSERVATIONS

7.1. UNDERREPRESENTED THEMES

The following have been identified as themes that are underrepresented in the City of West Torrens. Both within the existing Historic Area Overlays and Character Area Overlays (the primary focus of this report), and within the broader Council area with representation within Local and State Heritage registers:

- Post 1950s places generally (except social life and Organisations places).
- Early examples of agricultural properties and infrastructure.
- Early examples of residences on larger land parcels.
- Early transport and Infrastructure items (typically replaced or superseded with newer / later structures)

7.2. AREA OVERLAYS GENERALLY

Generally, Historic and Character Area Overlays are working well in conjunction with each other to preserve the qualities of the buildings outlined in their statements.

Several sections of neighbourhoods are located next to major roads. These areas although observed to be representative of the historic character of the overlays, are typically not included as they are potentially susceptible to major projects such as road widening, or the zoning that applies relates to greater density development. No substantial changes were identified as being required to existing overlays.

An extension to the Torrensville Character Area Overlay is proposed, which significantly extends the boundary of this CAO (7).

Inconsistencies with the area character were observed on elements that do not have development control, such as fencing and painting of surfaces. For instance, the continued rendering over the cream brick walls in Novar Gardens, could result in a loss of character. A similar outcome is possible where higher fences are built in streetscapes with original low fencing. A recommendations guideline could be issued to control on matters of these types of modifications.

8. RECOMMENDATIONS / NEXT STEPS

Based on the outcomes of the review, we recommend the following for improvements to the statements for the Historic Area Overlay and the Character Area Overlay, so they better respond to the current contextual environment of the areas, as well as Council and community expectations. This will continue to provide protection of the positive elements within these areas and encourage the enhancement and development of the areas in a contextually sensitive manner.

- Progress to next stage of Code Amendment for identified Local Heritage places.
- Further discuss CAO and HAO considerations with DIT (Plan SA).
- Consider a programme of education / information material to distribute to residents about heritage management and listing.
- Prepare design guidelines for new development in any Area Overlays but also for development of LHPs and adjacent sites.
- Review representative markers on mapping for semi-detached buildings. This is presently inconsistent, as seen in existing mapping for Richmond.
- Consider undertaking a future study to consider any new representative buildings and/or Local Heritage items which may be located within the existing Character Area Overlays;
- Consider a review of certain activities that currently do not have development controls, for example the rendering of face brick dwellings in Novar Gardens.

9. APPENDIX A: FIELD NOTES

The following appendix contains field notes and observations for the Historic Area Overlays

H1 ELSTON STREET

Reviewed areas

Not to be included 30 Elston Street • Spanish mission • 1935 year built • Separated from current HAO by house 28 • Facing school yard	
Not to be included 32 Elston Street • 1925 year built • Separated from current HAO • Facing school yard	

Other Observations:

- Some houses representing area statements remain on adjacent streets, however they are inconsistent within the streetscape.

H2 MILE END

- Dwellings reviewed: 1,3,5,7,9,13, 15, 17, 19, 21, 23, 25, 25A, 29 Ballara Street

50 Hughes Street - Mapped as non-representative - Not LHP listed - Built year 1900	  
Proposed addition as representative building 60 Gladstone Rd Within statement era	 
Proposed addition as representative building 51 Gladstone Rd Within statement era	 

Proposed addition as representative building 56 Gladstone Rd Mapped as non-representative Has new façade additions	
23 Cuming Street Currently listed as representative Any edits in statement to mention those representative buildings have "ability to reasonably restore with modifications"?	
South of Ballara Street and Daringa Street Year built dates/ Employment Zone (consider adding Daringa street into HAO at all ?)	

Dwellings modified present within overlay, however display charter consistent with the overlay:

2 Carlton Parade: Side of Danby Street

20 North Parade: Roof

24 North Parade: side additions`

1 Huntriss Street: car park additions

3 Huntriss Street: car park additions

37 Huntriss Street

43 Huntriss Street

26 Wainhouse Street: high brush fence

13 Wainhouse Street: high fence

16 Wainhouse Street: modified.

17, 23 Wainhouse Street: high side fences

31 Wainhouse Street: fence

47 Wainhouse Street: fence

48 Wainhouse Street: modified? ok

18 Northcote Street: high fence on side of Carlton Parade

19 Northcote Street: Car garage added.

16 Northcote Street: modified porch

34 Danby Street: additions

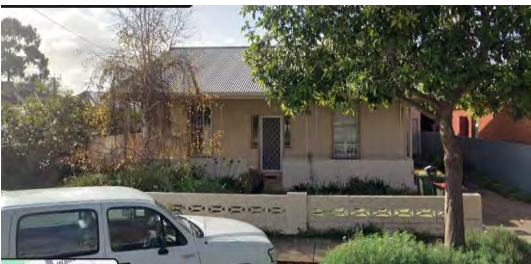
27 Danby Street: fence

34,32,30: Backyard facing Danby: high fences.

H5 Torrensville East

Review of modified representative dwellings.

11/9 Huntriss Street: Subdivided plot	
47 Huntriss Street: Modified corner structure, inconsistent to statement	
10 Danby Street:	
8 Danby Street	

6 Danby Street	
37 Danby Street Modified frontage	
68 Danby Street: Inconsistent style	
1,3 Huntriss Street: Parking lot	
Proposed addition as representative building 27 Huntriss Street	
Proposed addition as representative building 13 Huntriss Street	

10. APPENDIX B: YEAR BUILT DATA

The mapping below shows clusters of earlier dwellings (lavender and pink) which are not captured by the statements.



Figure 61: WeTo 1, Year Built



Figure 62: WeTo 2 (southwest), Year Built

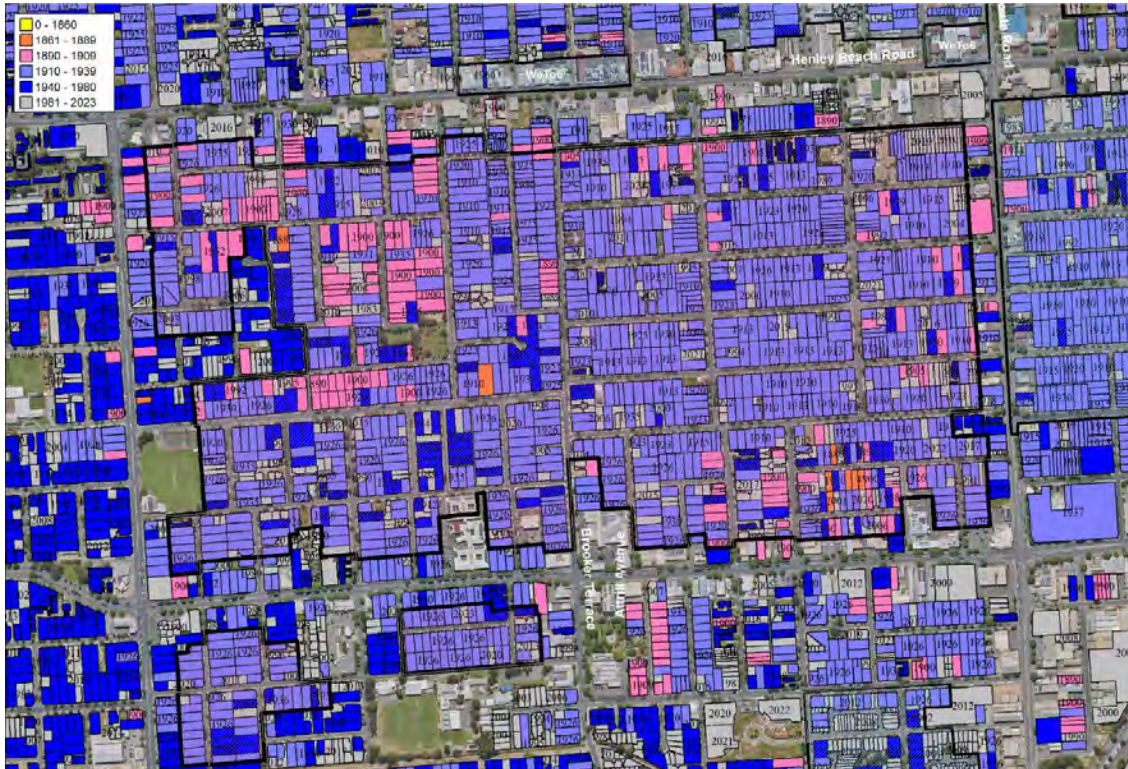


Figure 63: WeTo C2, Year Built

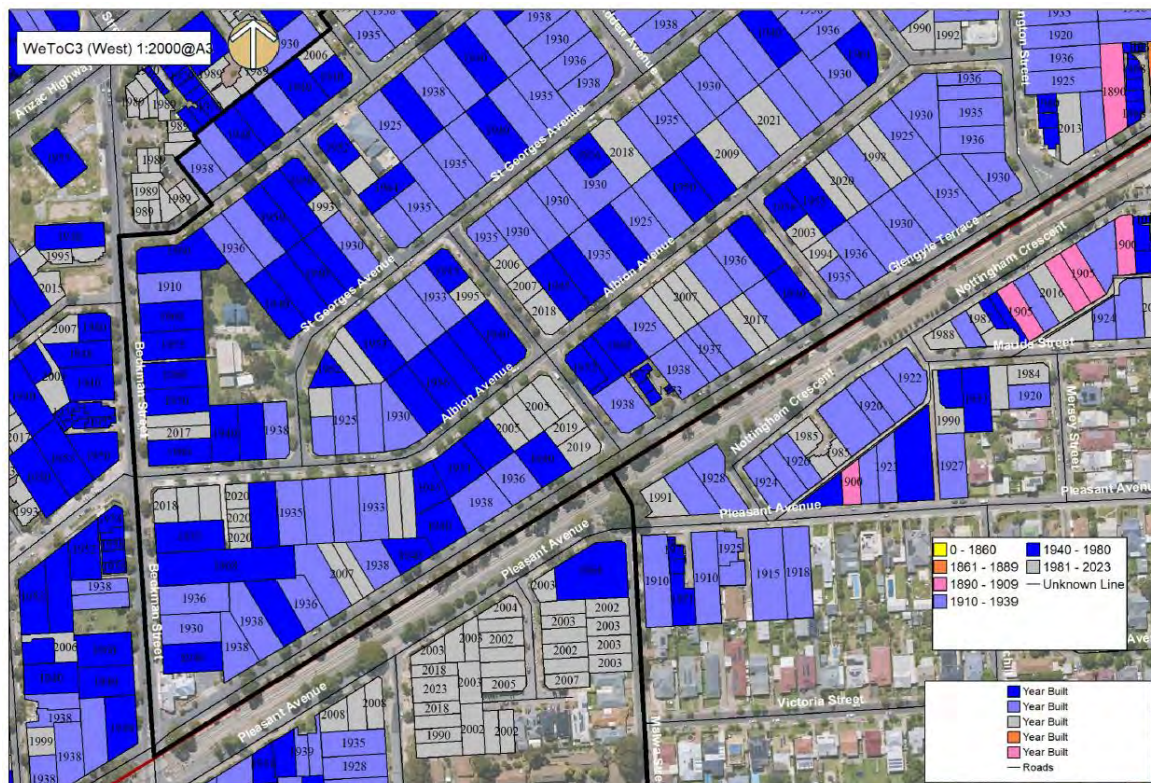


Figure 64: WeTo C3 (west), Year Built



Figure 65 WeTo C3 (east), Year Built

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- ¹⁰ McDougall & Vines, 1998, p.2.
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- ²⁴ Danvers Architects, 1991, p.27.
- ²⁵ Danvers Architects, 1991, p.41.
- ²⁶ Danvers Architects, 1991, p.12
- ²⁷ McDougall & Vines, 1998, p.3.
- ²⁸ Danvers Architects, 1991, p.37.
- ²⁹ Danvers Architects, 1991, p.41.
- ³⁰ Danvers Architects, 1991, p.38.
- ³¹ Danvers Architects, 1991, p.19.
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- ³³ Danvers Architects, 1991, p.21.
- ³⁴ Danvers Architects, 1991, p.21.
- ³⁵ McDougall & Vines, 1998, p.8.
- ³⁶ Danvers Architects, 1991, p.33.
- ³⁷ Danvers Architects, 1991, p.22.
- ³⁸ McDougall & Vines, 1998, p.9
- ³⁹ Danvers Architects, 1991, p.30.

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- ⁴⁰ Danvers Architects, 1991, p.30.
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- ⁶⁵ McDougall & Vines, 1998, p.56.
- ⁶⁶ Danvers Architects, 1991, p.28.
- ⁶⁷ 'Mile End Savings Bank of S.A.' (Tender, The Register, Thu 11 Oct 1923, p4).
- ⁶⁸ Peter Donovan, 2004, Gateway City, The Reunited Community of Thebarton and West Torrens, City of West Torrens, p.50.
- ⁶⁹ Donovan, 2004, p.52.
- ⁷⁰ Donovan, 2004, p.54.
- ⁷¹ McDougall & Vines, 1998, p.88.
- ⁷² Donovan, 2004, p.56.
- ⁷³ Donovan, 2004, p.56.
- ⁷⁴ Donovan, 2004, p.56
- ⁷⁵ Donovan, 2004, p.54-55.
- ⁷⁶ Galway Gardens, 1920, p.4.
- ⁷⁷ 'Three pairs of cottages for Adelaide Workmen's Homes Incorporated at Hilton (Tender, The Register, Thu 26 Jul 1928, p5); 'A cottage at Hilton for Adelaide Workmen's Homes Incorporated' (Tender, The Register, Fri 7 Sep 1928, p3).