

Historic Area Statement Update Code Amendment – Review of Representative Buildings

Strategic Alignment - Our Places

Public

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City Planning, Development and Business Affairs Committee

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Shaping

PURPOSE OF WORKSHOP

The purpose of this workshop is to provide the outcome of the independent review of the sixteen Representative Buildings that owners objected to being included in the Historic Area Overlay in the State Government's Planning and Design Code (the Code).

The workshop responds to Council's decision on 11 March 2025 to defer consideration of the Historic Area Statement Update Code Amendment for Endorsement, pending further advice:

Defers consideration of the matter pending further advice from the administration in relation to the submissions from the deputations received at the City Planning, Development and Business Affairs Committee on 4 March 2025.

Following Council's decision, Administration engaged Grieve Gillett Architects (GGA) to independently review the sixteen proposed Representative Buildings that were objected to (**Attachment A**).

Strategic Alignment

Administration prepared the Historic Area Statement Update Code Amendment (the Code Amendment) to progress the Council's submission to the Expert Panel on the State Planning Implementation Review endorsed in January 2023 and the City of Adelaide (CoA) Strategic Plan 2024-2028:

- Fast track an update to the Historic Area Statements as a 'quick win' in creating stronger protection for historic buildings.
- No loss of local heritage places and consider options to increase the 1,850 places.
- Review the heritage overlays to ensure our heritage places are known and accommodated during development by 2025.

The Code Amendment updates the CoA's 14 existing Historic Area Statements and introduces Representative Buildings to assist with development assessment in the Historic Area Overlay.

Historic Area Statements describe local features of historic character and relevant contextual information that support applicants when designing new developments, including alterations and additions.

Purpose of Representative Buildings

Representative Buildings are buildings that display characteristics of importance in a particular area. They support development assessment in the Historic Area Overlay by providing examples of desirable built form and streetscape characteristics.

Representative Buildings were introduced by the State Government when 'Contributory Items' contained in former Development Plans were transitions to the Code. The CoA did not have Contributory Items and consequently no buildings in the City of Adelaide are currently designed as Representative Buildings.

Identifying Representative Buildings can assist in:

- Interpreting the desired attributes and characteristics identified in the Historic Area Statements.

- Clarifying the degree of assessment and information required to accompany an application for development including demolition.

Code Amendment

At its meeting on 4 March 2025, the City Planning, Development and Business Affairs (CPDBA) Committee received a report seeking endorsement of the Code Amendment following public consultation ([Link 1](#)).

The Code Amendment proposed 55 Representative Buildings be included in the Historic Area Overlay in the City of Adelaide. Through the consultation process, sixteen of the proposed 55 Representative Building owners objected to their property listing.

There are 14 Historic Areas in the City of Adelaide (Figure 1). The subject buildings are within the Historic Area Overlays: Adel 1, Adel 6, Adel 9, Adel 12 and Adel 14. All Historic Area Overlays are in the North Adelaide suburb, except for Adel 14 which is in the south-east of the Central Business District.

On 4 March 2025, the CPDBA Committee heard three deputations relating to the identification of the following buildings as Representative Buildings:

1. 66 Mills Terrace, North Adelaide
2. 47 Stanley Street, North Adelaide
3. 424 Gilles Street, Adelaide.

One deputation sought that the Inter-War period be removed from Adel/14 Historic Area Statement.

Administration subsequently received further advice regarding 99 Palmer Place, North Adelaide, seeking to remove the building from identification as a Representative Building.

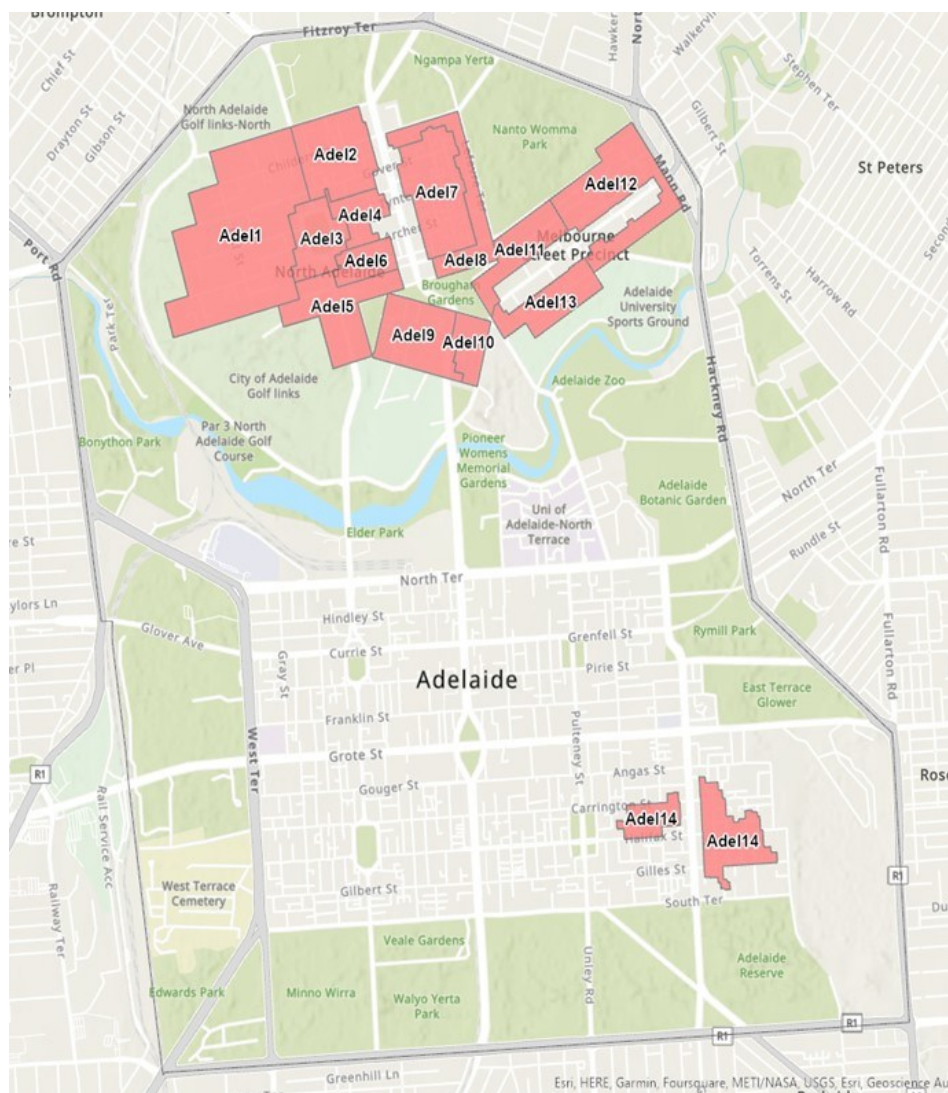


Figure 1. Historic Areas in the Planning and Design Code

Further Advice on Representative Buildings

GGA independently reviewed consultation responses and deputations, visited the street frontage of each building and reviewed existing resources and historic information. Each building was assessed against the updated Historic Area Statement.

Based on their review, GGA recommend excluding ten of the sixteen properties that were objected to as Representative Buildings, which are:

1. 123 Barnard Street, North Adelaide
2. 171 Barnard Street, North Adelaide
3. 66 Mills Terrace, North Adelaide (subject of a deputation)
4. 112 Brougham Place, North Adelaide
5. 99 Palmer Place, North Adelaide
6. 39-40 Kingston Terrace, North Adelaide
7. 41 Kingston Terrace, North Adelaide
8. 43 Kingston Terrace, North Adelaide
9. 47 Stanley Street, North Adelaide (subject of a deputation)
10. 424 Gilles Street, Adelaide (subject of a deputation).

GGA recommend that six of the sixteen properties objected to be included as Representative Buildings, they are:

1. 174 Ward Street, North Adelaide
2. 25 Mann Terrace, North Adelaide
3. 293 Halifax Street, Adelaide
4. 301 Halifax Street, Adelaide
5. 305 Halifax Street, Adelaide
6. 307 Halifax Street, Adelaide.

Based on GGA's recommendations, the total number of Representative Buildings to be considered for inclusion in the Planning and Design Code is 45 properties, reduced from the original proposal of 55 properties.

The Inter-War era referenced in Adel/14 was not introduced as part of the current Code Amendment process and is not proposed to be removed from the Historic Area Statement – Adel/14 as it is outside of the current scope of work.

Minor editorial changes to the Historic Area Statements, including the removal of reference to the school oval on Gover Street, North Adelaide, as it is not part of the area's historic character, are proposed as part of the review.

Next Steps

A separate report Item on the Historic Area Statement Update Code Amendment for Endorsement, is included on the Agenda of the CPDBA Committee on 2 September 2025 that presents options for Council's consideration in progressing the Code Amendment.

KEY QUESTIONS

What are Council Members' views of the inclusion of Representative Buildings independently reviewed by Grieve Gillett Architects in the Historic Area Overlay?

DATA AND SUPPORTING INFORMATION

Link 1 - [Agenda for City Planning, Development and Business Affairs Committee on Tuesday, 4 March, 2025](#)

ATTACHMENTS

Attachment A – Representative Building Assessment by Grieve Gillet Architects

- END OF REPORT -

Our Places

Historic Area Statement Update Code Amendment – Review of Representative Buildings

To provide the outcome of the independent review of the sixteen
Representative Buildings that owners objected to being included in the
Historic Area Overlay in the State Government's Planning and Design
Code

Sarah Gilmour, Associate Director Park Lands Policy & Sustainability

Elizabeth Little, Grieve Gillett Architects

Purpose

Purpose

- The purpose of this workshop is to provide the outcome of the independent review of the sixteen Representative Buildings that owners objected to being included in the Historic Area Overlay in the State Government's Planning and Design Code

Background

- On 11 March 2025 Council resolved that it:

Defers consideration of the matter pending further advice from the administration in relation to the submissions from the deputations received at the City Planning, Development and Business Affairs Committee on 4 March 2025

- Following Council's decision, Administration engaged Grieve Gillett Architects (GGA) to independently review the sixteen proposed Representative Buildings that were objected to

Key Question

KEY QUESTION

What are Council Members' views of the inclusion of the Representative Buildings independently reviewed by Grieve Gillett Architects into the Historic Area Overlay?

Introduction

- There are 14 Historic Areas in the City of Adelaide
- The Code Amendment proposed 55 Representative Buildings be included in the Historic Area Overlay
- Sixteen of the proposed 55 Representative Building Owners objected to their property listing
- The subject buildings are within the Historic Area Overlays: Adel 1, Adel 6, Adel 9, Adel 12 and Adel 14
- All Historic Area Overlays are in the North Adelaide suburb, except for Adel 14 which is in the south-east of the CBD
- Based on GGA's recommendations, the total number of Representative Buildings to be considered for inclusion in the Planning and Design Code is 45 properties, reduced from the original proposal of 55 properties



What is a Representative Building

The Plan SA website defines Representative Buildings as follows:

- Representative buildings (formerly known as Contributory Items) referenced in Historic Area Statements and Character Area Statements and mapped in the South Australian Planning and Property Atlas are buildings that display characteristics of importance to a particular area.
- Their identification is not intended to imply that other buildings in a historic area are not of importance.
- All buildings located within the Historic Area Overlay have demolition control.
- Representative Buildings are not afforded greater demolition protection than other buildings located within an Historic Area Overlay.

Purpose of a Representative Building

Purpose

Representative Buildings support the development assessment process by providing further examples of desirable built form and streetscape characteristics.

Identifying Representative Buildings can assist in:

- Interpreting the desired attributes and characteristics identified in the Historic Area Statements.
- Clarifying the degree of assessment and information required to accompany an application for development including demolition.

Identification of Representative Buildings

The following criteria-tests were used to identify Representative Buildings:

- Does the building exhibit historic themes and attributes of historic built character important to the area set out in the relevant Historic Area Statement (not including Local or State Heritage Place)?
- Is the building style and era consistent with those expressed in the Historic Area?

Matters raised in Deputations

66 Mills Terrace, North Adelaide - Deputation sought removal of proposed Representative Building listing on the basis:

- It cannot be based on Inter-war Spanish Mission style alone.
- The building does not exhibit significant historic themes and attributes described in the Historic Area Statement.
- It fails to meet the criteria for designation as it was one of a small eclectic group of buildings but is not the dominant character of the area.

RESPONSE

- Spanish Mission Style dwelling is an era included in the Historic Area Statement.
- The building has no visual continuity with other buildings in the streetscape.
- Representative Building listing will have little to no purpose within the provisions of the Overlay to inform future development to the nearby allotments due to existing planning parameters applying to these allotments.
- Does not meet the visual continuity criteria for Representative Building assessment and risks confusing the dominant character of the area established by the other properties that are heritage listed.
- **Not recommended** for inclusion as a Representative Building.

Matters raised in Deputations

47 Stanley Street, North Adelaide – deputation sought removal of the proposed Representative Building listing on the basis:

- The building, no longer displays the design characteristics of importance to North Adelaide.
- The building has undergone numerous alterations and major works that have changed its street-visible profile, façade, presentation, garden, boundary and gates.

RESPONSE

- Low integrity of the building fabric and inability to demonstrate a single clearly identifiable era or style result being unsuitable to be recommended as a Representative Building.
- **Not recommended** for inclusion as a Representative Building.

Matters raised in Deputations

424 Gilles Street, Adelaide – deputation sought that the inter-war period be removed from Adel 14 Historic Area Statement and removal of the proposed Representative Building listing on the basis:

- Limited number of buildings from the Inter-War era.
- The building has been substantially modified since construction and the modifications have diminished its integrity.

RESPONSE

- The building does not exemplify a single clearly identifiable era or style.
- Any representation of character is also diminished by modifications such that it is not suitable to be recommended as a Representative Building.
- Inclusion of the Inter-War style is outside of scope for the current Code Amendment.
- **Not recommended** for inclusion as a Representative Building.

Representative Buildings Not Recommended for Inclusion

- GGA recommend removing ten of the sixteen properties that were objected to, as follows:
 1. 123 Barnard Street, North Adelaide
 2. 171 Barnard Street, North Adelaide
 3. 66 Mills Terrace, North Adelaide (subject of a deputation)
 4. 112 Brougham Place, North Adelaide
 5. 99 Palmer Place, North Adelaide
 6. 39-40 Kingston Terrace, North Adelaide
 7. 41 Kingston Terrace, North Adelaide
 8. 43 Kingston Terrace, North Adelaide
 9. 47 Stanley Street, North Adelaide (subject of a deputation)
 10. 424 Gillies Street, Adelaide (subject of a deputation)

Representative Buildings Recommended for Inclusion

Based on their review, GGA recommend six of the sixteen properties objected to are included as Representative Buildings, as follows:

Property	GGA Response
174 Ward Street, North Adelaide • Not part of a “cohort of representative buildings or a collection of buildings of historic character” • Mixed style typologies in the streetscape. • Neighbouring building to the west retains heritage character. • Diminished character in its landscape setting.	The buildings alongside two similar era buildings to the west, one is a State Heritage Listed Place, the other is a Local Heritage Listed Place, the surrounding streetscape is comprised of mixed styles. There is limited visual continuity in the streetscape, however 174 Ward Street demonstrates sufficient characteristics and contextually relates to the adjacent listed buildings to the west. The focus of Representative Building assessment is the integrity and character of the building. Elements such as landscape and fencing can be improved.

Representative Buildings Recommended for Inclusion

Property	GGA Response
25 Mann Terrace, North Adelaide • Lack of historical or architectural significance with alterations over the years to the façade, verandah and fencing. No longer retains distinct historical features. • Ongoing deteriorating property condition. Concerned about restrictions on carrying out necessary repairs and modifications. • Impact on property value and financial impact.	Some of the original forms exist. Modified elements, including the removal of the paint finish from stone walls and the replacement of the verandah and fencing, could be reversed. The condition of a place should not be a consideration in the assessment and does not influence the assessment of Representative Buildings. Listing as a Representative Building would mean there is merit for retention; however, alterations to Representative Buildings are common, and there is a framework for planning assessment. The property is already subject to the Desired Outcomes assessment criteria for the Heritage Area Overlay, including demolition control.

Representative Buildings Recommended for Inclusion

Property	GGA Response
293, 301, 305, 307 Halifax Street, Adelaide • No noteworthy, famous or distinguished person is connected to the properties. • The properties have neither, Museum nor Art Gallery importance. • The properties have been in family ownership and the integrity of the family should be considered. • Concern that civil rights are being encroached on.	The objection does not affect the assessment of Representative Buildings. The building displays key original features consistent with architectural elements commonly found in Victorian era, cottage dwellings. It is a good example of this style and era and has visual continuity with other buildings having similar characteristics in the streetscape.

Other matters considered

- The Inter-War era referenced in Adel 14 was not introduced as part of the current process, is not within the scope of the Code Amendment, and is not proposed to be removed from the Historic Area Statement – Adel 14
- Minor editorial changes to the Historic Area Statements are proposed, including the removal of reference to the school oval on Gover Street, North Adelaide as it is not part of the area's historic character
- Representative Buildings have been nominated as they contain qualities representative of the area
- The Code Amendment does not preclude the ability to extend/renovate dwellings
- Representative Building is not a measure of heritage value but rather whether a property meaningfully demonstrates the historic characteristics as expressed in the Historic Area Statement
- Melbourne Street and East End is outside the current Historic Area Overlay and scope of the Code Amendment
- The south-west corner of the city will be investigated separately and incorporated into a future program of Code Amendments

Next Steps

September 2025 A separate report Item on the Historic Area Statement Update Code Amendment for Endorsement is included on the Agenda of the CPDBA Committee on 2 September 2025 that presents options for Council's consideration.

Key Question

KEY QUESTION

What are Council Members' views of the inclusion of the Representative Buildings independently reviewed by Grieve Gillett Architects into the Historic Area Overlay?

Additional Detailed Slides

- The following slides provide a summary assessment of the 16 Representative Buildings objected to

123 Barnard Street, North Adelaide



Figure 1: 123 Barnard Street
Source: GCA 2024



Figure 2: 123 Barnard Street
Source: Bell 2005



Figure 3: 123 Barnard Street
Source: CoA dated 1976

2025 Assessment

The original elements of the building reflect the character of the area including the asymmetrical late Victorian form, bay window, hipped roof, timber verandah and detached scale. The building has undergone significant alterations, including a second-storey addition that impacts its original scale and massing. There is no visual continuity with other buildings having similar characteristics.

Recommendation

This building is **not recommended** for inclusion as a Representative Building.

171 Barnard Street, North Adelaide



Figure 4: 171 Barnard Street Source: Realestate.com Sold 2024



Figure 5: 171 Barnard Street Sept 2019
Source: Google maps



Figure 6 : Acre 802 Barnard Street, South Side April 1939.
Source SLSA B 8217

2025 Assessment

The original elements of this house are interwar period style. A historic photo shows that the frontage was adapted to include a Mediterranean style portico during the 1930s. The Mediterranean portico no longer exists and has been replaced by a straight timber post verandah which is more in line with the original interwar style. The building has been rendered and painted. The materiality of the original interwar style austere face brick and stucco finish has been replaced.

The style characteristics associated with the interwar era in the Historic Area Overlay do not include the Austerity style. Furthermore, changes to the materiality of the building compromise its integrity.

Recommendation

This building is **not recommended** for inclusion as a Representative Building.

66 Mills Terrace, North Adelaide



Figure 7: 66 Mills Terrace. Source: Streetview 2024



Figure 8: 66 Mills Terrace, Source: Streetview, Mar 2015



Figure 9: 66 Mills Terrace, February 24th, 1930. Source: SLSA 5748

2025 Assessment

The building is representative of the Spanish Mission style that is included in the Historic Area Statement. The building has no visual continuity with other buildings in the streetscape. Listing this property as a Representative Building will have little purpose within the provisions of the Overlay to inform future development to the nearby allotments due to existing planning parameters that apply to these allotments.

Recommendation

This building is **not recommended** as a Representative Building.

174 Ward Street, North Adelaide



Figure 10: 174 Ward Street, CCA 2025

2025 Assessment

Original elements of the building demonstrate recognised attributes as defined by the Historic Area Statement. Key features include the roof pitch, brick construction, bay windows, tall brick chimneys with expressed crowns, and timber detailed gable. These elements are coherent with the two listed properties to the west.

Recommendation

This building is **recommended for inclusion** as a Representative Building.

112 Brougham Place, North Adelaide



Figure 12: 112 Brougham Place Sandstone fencing with gate, Streetview, July 2020

2025 Assessment

The stone wall and portions of the building are recorded on the 1880 Smith Survey. The development sequence of the building is otherwise unclear.

Stylistically the building is characteristic of the Victorian Era which is important to the Historic Area; however, its siting and orientation are not typical and its view from the street is obscured.

Substantial renovations and limited visibility provide no meaningful value as a Representative Building

Recommendation

This building is **not recommended** for inclusion as a Representative Building.

99 Palmer Place, North Adelaide



Figure 14: 99 Palmer Place
Source: Google Maps, Jun 2021



Figure 15: 99 Palmer Place dated 1976
Source: City of Adelaide

2025 Assessment

The symmetrical façade to Palmer Place is the result of major development which occurred in 1987. These works completely altered the configuration and style of the building. The current house represents a building which is grander than the original.

Whilst Reproduction style is referenced in the area, designation as a Representative Building is not recommended as this would misrepresent the historic development pattern of the Historic Area.

Recommendation

This building is **not recommended** for inclusion as a Representative Building.

39 - 40 Kingston Terrace, North Adelaide



Figure 16: 39-40 Kingston Terrace. Source: Google Street View



Figure 17: Photographed 1982; SLISA B 40194



Figure 18: Photographed 1982; SLISA B 40196

2025 Assessment

The development sequence of this building represents the change in stylistic influences in the area however, the overall composition of the building is not representative of a single style.

Decorative features are of old English and American Colonial revival while the form is derived from the repurposing of an original cottage with two storage extension adjacent. The building has been substantially altered to the extent that it is not recommended to be listed as a Representative Building.

Recommendation

This building is **not recommended** for inclusion as a Representative Building.

41 and 43 Kingston Terrace, North Adelaide



Figure 19: (L to R) 41 and 43 Kingston Terrace; CGA, 2025



Figure 20: Streetscape of the corner of Kingston Terrace; Aug 2020
Source: Google maps

2025 Assessment

Alterations, including Georgian Revival elements, have compromised the original Victorian character, diminishing the building's alignment with the Historic Area Overlay.

While the form, scale, setting, stone masonry and quoins remain, the extent of modification reduces its historic integrity and weakens its ability to illustrate key characteristics of the Historic Area Overlay.

Although linked to 1870s–1880s residential development, the building's altered state limits its value as a representative example.

Recommendation

These buildings are **not recommended** for inclusion as Representative Buildings.

25 Mann Terrace, North Adelaide



Figure 21: 25 Mann terrace,
Source: CGA 2025



Figure 22: 25 Mann terrace (right) and adjacent Local Heritage
Place (left).
Source: CGA 2025

2025 Assessment

A representative example of a symmetrically fronted sandstone residence of the 1870s–1880s, retaining key elements such as form, roof pitch, chimneys, rendered quoins, window and door facings, and eaves brackets.

Notwithstanding later alterations to the verandah, fencing and repainting over the sandstone wall, it represents the residential construction from the period.

While the building has undergone modifications, these changes do not detract from its significance or diminish its ability to reflect the key characteristics of the Historic Area Overlay.

Recommendation

This building is **recommended for inclusion** as a Representative Building.

47 Stanley Street, North Adelaide



Figure 23: 47 Stanley Street
Source: GCA2025



Figure 24: Streetscape of 47 Stanley Street (centre, red roof), July 2023
Source: Google maps

2025 Assessment

Later alterations, such as the fence, verandah, and rendering have impacted the original character of the building, reducing its authenticity. Some Victorian elements like the symmetrical form and hipped roof remain, however the overall presentation has been compromised and lacks strong integrity.

The extent of modification reduces from its historic integrity and weakens its ability to illustrate key characteristics of the Historic Area Overlay. Although linked to 1870s–1880s residential development, the building's altered state limits its value as a Representative Building.

Recommendation

This building is **not recommended** for inclusion as a Representative Building.

424 Gilles Street, Adelaide



Figure 25: 424 Gilles Street
Source: GCA, 2025



Figure 26: 424 Gilles Street with garage addition
Source: CoA

2025 Assessment

The building exhibits a blend of architectural styles, primarily Tudor Revival and Modern Bungalow, with very select elements reflecting the area's Statement of Character.

Notable features include its generously landscaped setting and Tudor-style gable detailing. However, the overall design lacks stylistic coherence, and the roof pitch is uncommon for the Historic Area Statement. Original chimneys, timber detailing, and brick wall facade are the only visible link to the building's historic form.

Recommendation

This building is **not recommended** for inclusion as a Representative Building.

293 Halifax Street, Adelaide



Figure 27: 293 Halifax Street
Source: GCA, 2025



Figure 28: Halifax Street, South, Streetscape
Source: Google maps

2025 Assessment

The building displays typical characteristics of a Victorian cottage dwelling. Architectural features include hipped roof, tall brick chimneys, pitched verandah, vertically proportioned windows, and stone masonry walls with brick quoins and window surrounds. The verandah appears to be a later addition or has been altered from its original form.

While it is unknown whether all features are original, they are consistent with architectural elements commonly found in the area's historical development.

Recommendation

This building is **recommended for inclusion** as a Representative Building.

301 Halifax Street, Adelaide



Figure 29: 301 Halifax Street
Source: GCA, 2025



Figure 30: Halifax Street Streetscape
Source: GCA, 2025

2025 Assessment

The building is sited in accordance with the surrounding streetscape, presenting as a single- storey, low scale cottage with a shallow front setback, small garden areas, and minimal side boundary setbacks.

The building displays typical characteristics of a Victorian cottage dwelling. Architectural features include hipped roof, tall brick chimneys, pitched verandah, vertically proportioned windows, and stone masonry walls and quoins.

While it is unknown whether all features are original, they are consistent with architectural elements commonly found in the area's historical development and an outline of the dwelling is evident in the 1880 Smith Survey.

Recommendation

This building is **recommended for inclusion** as a Representative Building.

305 and 307 Halifax Street, Adelaide



Figure 31: 305 and 307 Halifax St;
Source: Google Maps, Aug 2024



Figure 32: Semi-detached dwellings continue the scale and form of nearby Halifax Street houses
Source: CGA, 2025.

2025 Assessment

The building displays typical characteristics of a Victorian cottage dwelling. Architectural features include hipped roof, tall brick chimneys, pitched verandah, vertically proportioned windows, and stone masonry walls and quoins.

While it is unknown whether all features are original, they are consistent with architectural elements commonly found in the area's historical development and an outline of the dwellings are evident in the 1880 Smith Survey.

Recommendation

These buildings are **recommended for inclusion** as Representative Buildings.