



City of  
Greater Geraldton  
a vibrant future



File No: \_\_\_\_\_  
TP \_\_\_\_\_

## **ARCHIVAL RECORDING OF HERITAGE PLACES**

Name of Place: LOT 9 (101-102) SANFORD STREET, GERALDTON

Date: 27 JUNE 2012

Prepared By: MONTGOMERY ENGINEERING CONSULTANTS PTY LTD

Prepared For: A. & R. ITALIANO

## ARCHIVAL RECORD DETAILS

### 1. PLACE DETAILS

Name of Place: HOUSE DUPLEX SEMI DETACHED

Other Name(s): \_\_\_\_\_

Address (include Lot Nos. if known): 101-102 SANFORD STREET, GERALDTON WA 6530

Place Type: (☒ please tick)

☐ Individual building or small group

☐ Precinct

☐ Park / Garden

☐ Other Structure (eg. Memorial)

☐ Other (Describe) \_\_\_\_\_

### 2. OWNER DETAILS

Name of Owner(s): A. & R. ITALIANO

Address (if different from place details above): 39 GLASS CRESC., GERALDTON WA 6530

### 3. HERITAGE LISTINGS (☒ please tick)

Local (Municipal) Inventory

(If yes, see details below)

Yes ☒ No ☐

Town Planning Scheme

Yes ☐ No ☒

State Register of Heritage Places

Yes ☐ No ☒

National Trust

Yes ☐ No ☒

Register of National Estate

Yes ☐ No ☒

Other (eg. Art Deco Society) \_\_\_\_\_

Local Inventory Details:

Place No. 354

Significance Category: (☒ please tick)

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ **3X**

Local Inventory Place Record Form

attached:

Yes ☒ No ☐ (If "No", insert details in section 5)

**4. DETAILS OF ARCHIVAL RECORD**

**Reason for archival record being prepared:**

(eg. place subject to development application, place being demolished)

PLACE BEING DEMOLISHED

**Archival Record prepared by:**

☐ Owner: \_\_\_\_\_

☒ Consultant: \_\_\_\_\_

☐ Other: \_\_\_\_\_

On behalf of: \_\_\_\_\_

**Archival Record submitted to Local Government:**

☐ Yes ☐ No      Date: \_\_\_\_\_

**Archival Record endorsed by Local Government:**

☐ Yes ☐ No      Date: \_\_\_\_\_

**Changes / additional information required by the Local Government: (summarise below)**

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**5. PLACE INFORMATION**

The information in section 5 is to be completed only if

- The information is not contained in the **attached** Municipal Heritage Inventory place form; or
- The information in the Municipal Heritage Inventory place form is incorrect or not current (*ie. changes have occurred to the place since the place form was originally prepared*)

Otherwise ☒ tick:

Local Inventory Place Record Form attached: Yes ☐

**Physical Description:** (*brief description of the site, general style, main construction materials etc.*)

FEDERATION STYLE SEMI-DETACHED DUPLEX HOUSE. BRICK FACADE AND CORRUGATED STEEL SHEET ROOF.

TIMBER FLOORS AND TIMBER FRAMED ROOF. SIDE WALLS AND REAR TIMBER FRAMED AND CORRUGATED SHEET

STEEL WALLS.

(This information should be supported by photographs / other images)

Date(s) of construction: NOT KNOWN

**Brief History:**

(*Either use the space provided or attach information. Include previous owners, original and subsequent uses, dates that additions or other changes were made*)

SEE ATTACHED LETTER



**What is significant about the place or what is / are the main feature(s)?**

*(eg. associated with an important person or event, interesting / unique style of fabric, rare example of its type, important to the local community and / or visitors, contributes to a streetscape or precinct etc. – refer also to municipal heritage inventory place form)*

AESTHETIC

**Condition of place:** (☒ please tick)

☐ Very Good    ☐ Good    ☐ Fair    ☒ Poor

**Comments:**

SEE ATTACHED LETTER

**Details of changes / alterations to be made:** *(development application may be attached)*

SEE ATTACHED LETTER

**6. SUPPORTING INFORMATION**

PHOTOGRAPHS Check option supplied: (☒ please tick)

☐ Black & white prints      ☐ Colour prints      ☐ Digital

**External**

- All elevations in full and details of interesting features (eg. windows, front door, verandah detailing, chimney pots etc.)
- The place in its setting (ie. in relation to other buildings, streetscape)
- Associated building or outbuildings
- Landscaping

**Internal**

- All rooms and any interesting features (eg. ceiling roses, fireplaces, staircases, pressed metal ceiling)
- Any interesting features of associated buildings and outbuildings

**\*\*Important: Photographs must include any rooms, features etc. that may / will be altered or removed if redevelopment proceeds. The photography should clearly show the condition of the place.**

**LOCATION PLAN:** **Attached**  
(☒ please tick)

To show street / lot in relation to locality / area / townsite ☐

**SITE PLAN:**

**Standard required:**

<b>Category 1:</b>	architectural standard, to scale	<input type="checkbox"/>
<b>Category 2 – 5:</b>	sketch standard, to scale	<input type="checkbox"/>

**BUILDING PLANS:**

**Standard required:**

<b>Floor plan:</b>	<b>Category 1:</b> architectural standard, to scale	<input type="checkbox"/>
	<b>Category 2 – 5:</b> sketch standard, to scale	<input type="checkbox"/>

**Elevations:**

	<b>Category 1:</b> architectural standard, to scale	<input type="checkbox"/>
	<b>Category 2:</b> sketch standard, to scale	<input type="checkbox"/>
	<b>Category 3 – 5:</b> sketch standard, if possible	<input type="checkbox"/>

**\*\*Important: Plans must include any rooms, features etc. which may / will be altered or removed if redevelopment proceeds.**

**HISTORIC PLANS:** ☐

If available, a copy of the plans should be attached  
Alternatively a reference to their holding location should be given, if known

**CERTIFICATES OF TITLE:** ☐

If available, attach a copy of the current title  
It may be possible for the Local Government to supply a Historic Title Search

**HISTORIC PHOTOGRAPHS:** ☐

If available



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## Montgomery Engineering Consultants Pty Ltd

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Your Ref:  
Our Ref:  
Enquiries: John Montgomery

The Principal Planner  
City of Greater Geraldton  
PO Box 101  
Geraldton WA 6530

Attention: Marnie Bell

Dear Marnie,

**Lot 9 (101 – 102) Sanford Street Geraldton.**

I have been instructed by my Clients, Mr and Mrs A. and R. Italiano (the Proponents) of 39 Glass Court Geraldton, owners of the above property, to inspect and assess the structure of the existing residence at 101 – 102 Sanford Street, Geraldton.

As part of my Brief, I am to address Council's Heritage Policy in relation thereto and report on any matters relevant to the structure and make any pertinent commercial observations in relation to the property in its present condition.

### **Background**

The Proponents purchased the property about 30 years ago as an investment property. In that time, it has been used as a rental property, with recent years seeing it providing a low rent option for a family member and two indigent tenants.

The present situation has the property in a condition where it is no longer habitable to the extent that major structural elements need attention and the septic tanks at the rear have collapsed. It is understood that the tenants have been given notice to vacate.

The time has now arrived where the Proponents need to make a financial decision in respect to the property that yields them the premium commercial return on their investment.

### **Commercial Assessment:**

The subject property has been owned for a long period of time, during which its value has increased with the general property values in the area.

A Property's worth consists of land value and improvement value. In this case, the land value has increased and the improvement value has decreased, to such a point that it detracts from the total property value.

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The Proponents have stated that they have no interest in developing the property and there is no commercial case of fiscal merit that can be made for the renovation of the existing structure. It is their desire to sell to land, without the impediment of a dilapidated structure that any new proponent would have to demolish to gain the full commercial and development potential of the land.

**Identified Heritage Issues:**

The City of Greater Geraldton Municipal Inventory Place record shows that the original assessment (attached) of this property was made sixteen years ago in 1996. In this assessment, the specific heritage merit of this property was noted as being "aesthetic", especially taken in conjunction with the neighbouring property.

It can be seen from the photo below that the neighbouring property has masked its charms with a high fence.



**Frontage**

The Inventory raises the issue of the Property's contribution to the streetscape of Sanford Street. Since this comment was recorded some 16 years ago, the Sanford streetscape has changed quite markedly.

In assessing the streetscape, this section of Sanford Street has some unusual aspects to it. One side (the Southern aspect) is dominated by Nagle College and Geraldton Primary School frontages along with overhead power lines. The Northern aspect is dominated by Norfolk Island pines and a diverse range of architectural types from the modern to the Federation era buildings that the subject property represents. The Proponents contend that it is over-representing the property's significance to the streetscape amenity by describing it as "high" in light of the amount of change permitted to the streetscape over the intervening years.

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**Application for Approval to Demolish:**


On the basis of the foregoing, the Proponents seek approval to demolish the existing structure in preparation for sale of the property.

The Proponent offers reasonable access to the City of Greater Geraldton's officers to photograph and survey the house for the record prior to the demolition.

As the Proponents will be selling the land to an unknown buyer, they seek relief from the impost of having to provide a development plan which in all likelihood will not be used.

We look forward to your further advice in this matter please.

Yours sincerely  
**Montgomery Engineering Consultants Pty Ltd**



**John Montgomery**  
**MIEAust, CP Eng, NPERCivil, RPEQ**  
**Managing Director**

Date: 27 June 2012

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Property Rear



Streetscape West