

SOUTH AUSTRALIAN HERITAGE COUNCIL

MINUTES

The 119th Meeting of the South Australian Heritage Council (the Council) was held on Thursday 24 June 2021.

Statement of Acknowledgement

The Chairperson acknowledged that this land that the Council members meet on today is the traditional lands for Kaurna people and that the Council respect their spiritual relationship with their country. The Chairperson also acknowledged the Kaurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

Heritage Council: Chair: Mr Keith Conlon OAM Members: Ms Peggy Brock AM, Mr Marcus Rolfe, Mr Stephen Schrapel, Mrs Deborah Lindsay, Ms Katrina McDougall, Ms Eleanor Walters, Mr Gavin Leydon and Ms Jan Ferguson OAM.

Secretariat: Mr David Hanna, Executive Officer, Heritage South Australia, Department for Environment and Water (DEW) and Ms Bev Voigt, Manager Heritage South Australia.

1. WELCOME AND APOLOGIES

Mr Conlon welcomed all to the 119th meeting of the South Australian Heritage Council (the Council).

There were no apologies.

Mr Conlon congratulated Professor Peggy Brock AM on receiving an AM award in the recent Queen's Birthday Honours.

2. ADOPTION OF AGENDA AND DECLARATION OF CONFLICTS OF INTEREST

Agenda

The agenda was adopted without amendment.

Declarations of conflict of interest

There were no declarations of conflict of interest.

3 PREVIOUS MEETING MINUTES

Council considered the minutes of the 20 May 2021 meeting and approved them without amendment.

RESOLUTION:

The South Australian Heritage Council:

- **Approved** the minutes of the 20 May 2021 meetings without amendment.

4. ACTION ITEMS

Council noted the action items.

Mr Conlon was pleased to note the Heritage Tourism Strategy will be launched by Minister Speirs at the hotel Sparkke at the Whitmore this evening. Approximately 140 people will be attending. Mr Conlon noted that the square was named by the Street Naming Committee in 1837 after William Wolryche Whitmore, a British politician who had introduced the South Australia Act 1834 to the British House of Commons. The square has a dual name – Whitmore (English name) and Iparrityi (Kaurna Aboriginal name) for a much revered Kaurna elder. In the late 19th and early 20th century, she contributed significantly to the recording of her people's culture, stories and place names.

Ms Voigt sought support from individual Council members to support the finalisation of the Archaeological Guidelines. Mrs Lindsay, Mr Rolfe and Ms Ferguson volunteered to help with this process.

Action: Mr Angas, Heritage SA to organise a meeting with the above Council members, noting that Ms Ferguson requested a video meeting.

Council indicated it was keen for the update of the South Australian Thematic Guidelines to be progressed and discussed with Ms Voigt the process for doing this.

Council expressed its desire to meet with the State Aboriginal Heritage Committee. A joint meeting will be organised as soon as practical.

Council discussed timber built State Heritage Places at risk of bushfire and requested the investigation of a 3D recording of these places. It was noted that the CFS has mapped all at risk timber State Heritage Places. There was still work to be done on advice for State Heritage Place owners in bushfire prone areas.

In relation to prioritising twentieth century architecture for assessment, Ms McDougall stated she would contact Dr Louise Bird to discuss.

RESOLUTION

The South Australian Heritage Council:

- **Noted** the status of the action list.

5 FOR DISCUSSION / DECISION

5.1 Flinders Ranges World Heritage Tentative Nomination

Mr Jason Irving, Manager National Parks and Protected Areas, Department for Environment and Water was welcomed to the meeting.

Mr Irving provided a presentation to Council. The main points were:

- There is no other place on Earth that preserves the most complete geological record of the “dawn of animal life” as extensively and comprehensively as the Flinders Ranges.
- There is nowhere else on Earth where this record is as interconnected, well exposed and accessible as what is found in the Flinders Ranges.
- World Heritage in the Flinders Ranges will comprise a number of geological sites across seven discrete component parts on parks and pastoral lands that give expression to the World Heritage story
- There has been a Flinders Ranges special edition of the Australian Journal of Earth Sciences
- Conversations with Adnyamathanha Traditional Owners and Co-management Boards are ongoing
- A Community Reference Group has been working to understand economic development opportunities and community preparedness
- Landholders of the privately managed candidate sites are supportive
- Site planning on pastoral leases has commenced.
- Investment is underway in two the core sites of Brachina Gorge and Nilpena
- World Heritage Tentative Listing accepted by UNESCO in April 2021
- Next step is to prepare a Nomination Dossier for submittal to the Australian Government.

Mr Conlon thanked Mr Irving for the presentation.

Council agreed that for the Flinders Ranges to make the Tentative List for World Heritage Status is extremely exciting. The Council asked Heritage South Australia to provide a status update on the current State Heritage listings in and around the Flinders Ranges site to identify any gaps and to present to Mr Irving for possible inclusion in the dossier.

RESOLUTION

The South Australian Heritage Council:

- **Noted** the presentation on the Flinders Ranges World Heritage Tentative Nomination.

5.2 Building Upgrade Finance presentation

Ms Corinna Pereira, Central Facilitator of Building Upgrade Finance was welcomed to the meeting. Ms Pereira provided a presentation to the Council that included the following key points:

- Eligibility for Building Upgrade Finance is: non-residential buildings, buildings over 2 years old and the building has to be within a participating Local Council Area
- Environmental and Heritage upgrades can be funded in South Australia.
- A Building Upgrade Agreement is the contract that is put in place to establish the security and repayment of the loan.
- The finance is set up by the three parties signing a Building Upgrade Agreement under which:
 - A financier provides a loan
 - A building owner completes upgrade works
 - A council uses the council rates system to charge and collect fixed quarterly repayments – this means that the repayments are attached to the property, just like council rates. The council then transfers repayments to the financier.
- If council rates are not paid, they become a debt on the property – the Building Upgrade Finance repayments do as well. This arrangement means that Building Upgrade Finance is secured by the property, not by the building owner and this allows the financier to offer much more attractive loan terms.
- Benefits for owners include fixed, lower repayments and potential for neutral/positive cash flows. The operating savings from upgrades can help to repay the finance, further improving cash flows.
- One hundred percent of project finance available (no deposit) including soft costs with no impact on capital budgets.
- A tenant contribution to the costs of repayments may be possible. Tenants can also request upgrades, contributing to the repayments.
- Finance is attached to the land. If the land is sold, the remaining finance may be transferred to the new owners or discharged on settlement.

Ms Pereira noted that there is currently a review of the Building Upgrade Finance. It was noted that uptake so far has been limited. Given that interest rates are so low at the moment, it is difficult to compete with other more traditional borrowing options.

Council discussed with Ms Pereira the likelihood of more local governments taking up the opportunity and also the review of this initiative.

Mr Conlon thanked Ms Pereira for her presentation.

RESOLUTION

The South Australian Heritage Council:

- **Noted** the presentation on Building Upgrade Finance.

5.3 For Review: Guideline – Prioritising Nominations

Council agreed to include the word “endeavour” in the guideline regarding time frame for assessing nominations.

It also agreed to add “Regional Plans” as something that officers are required to consider when prioritising nominations.

In discussing this matter, Council looked at the volume of work involved in preparing assessment reports on potential State Heritage Places and sought an opportunity to discuss the matter with research staff.

Action: Organise a meeting between Assessment Team in Heritage SA and Mr Leydon, Mrs Lindsay and Mrs Ferguson.

Action: Mrs Anna Pope invited to attend Council’s next meeting regarding the outstanding nominations list.

RESOLUTION

The South Australian Heritage Council:

- **Approved** the amendments to Guideline - Prioritising Nominations.

5.4 For Review: Guideline – Communication with Nominators

This guideline establishes the communication protocols for the department staff with nominators – the aim being that nominators are informed of progress in related to their nomination.

Council requested that this guideline be amended by including that the nominator is advised when the place they have nominated is considered by the Council.

RESOLUTION

The South Australian Heritage Council:

- **Approved** the amendment to Guideline: Communication with nominators.

5.5 For review: Guideline – Notification of Owners following Confirmation or Removal of a Provisional Entry.

Council discussed this guideline and the only amendment requested was to change reference of ‘Development Plan’ to ‘Planning and Design Code’.

RESOLUTION

The South Australian Heritage Council:

- **Approved** the Guideline with one minor amendment described above.

5.6 Strategic Plan: Action Plan 2021-22

The South Australian Heritage Council has a Strategic Plan consisting of a Vision, Goals and Outcomes relating to Heritage as we head towards 2025. At this meeting, Council determined an action plan associated with the Strategic Plan for the 2021-22 year.

Council discussed the following areas of interest for 2021-22:

- Meaningful participation and input into meetings of the Heritage Reform Advisory Panel through the membership of Mr Conlon (Mr Leydon, Mr Rolfe, Ms Walters and Ms McDougall to support Mr Conlon in this endeavour).
- At least twice yearly meetings with the SA Planning Commission to continue to discuss planning reform in South Australia.
- Continue to promote working relationship with Planning and Land Use Services (PLUS).
- Promote heritage buildings as an attractive alternative to new builds by removing the perception of heritage being a constraint to appropriate development.
- Activate underutilised heritage buildings.
- Continue to promote the return of Heritage Advisory Services.
- Continue to advocate for adaptive reuse measures in the Planning and Design Code (what elements of the Planning and Design Code encourage adaptive reuse?).
- Promote that the state needs much stronger compliance presence. This can be part of the discussion with SA Planning Commission.
- Discussed amendments that may be required to the *Heritage Places Act 1993*. Ms Voigt noted that Heritage SA could prepare a paper for a future strategic meeting. It was noted there might be a policy solution for some matters that arise – without requiring amendments to the *Heritage Places Act 1993*. It was noted that the Heritage Reform Advisory Panel will discuss legislative reform at a high level.
- Agreed to continue to provide advice to Minister for Heritage and also to Parliamentary Inquiries on policy and how government could continue to strengthen heritage provisions within legislation and programs.
- Prepare an archaeological zoning plan for the City of Adelaide that provides clarity for developers. Council noted this may not occur over the next 12 months, but nevertheless agreed it was important. It would be appropriate for there to be a clear tipping point where an archaeological investigation for large-scale developments is required.
- Truth telling – agreed that it is vital that the Council continue to tell the first nation's people story wherever it can. Our stories ought to be inclusive and not just solely about white history. The example of Rosetta Head Whaling Station was given – this was a good piece of work that includes the Ramindjeri story.

Council sought an amendment to the Strategy with wording about acknowledging the Aboriginal story. At the next strategic matters meeting, it would seek to finalise an addition in the Strategy 'Promote' section.

Ms Voigt noted the intention of Heritage SA to do a broader review of Council's Policies and Procedures and this can include incorporating an Aboriginal reconciliation component through relevant work.

RESOLUTIONS

The South Australian Heritage Council:

- **Noted** the South Australian Heritage Council Strategic Plan
- **Noted** and discussed the review of the 2020-21 Action Plan
- **Endorsed**, subject to comments at the meeting, the 12-month Action Plan of the Council for 2021-22; and
- **Noted** that Ms Voigt will update the draft Action Plan and establish a forward program of topics for future strategic meetings.

5.7 Marketing and Communication Strategy 2021-22

It was noted that Mr Hanna, with the assistance of Council's Chairperson Mr Conlon, drafted a Marketing and Communication Strategy (the Strategy) for the Council for July 2021 – June 2022.

The document is a high-level policy document setting out the purpose, goals and target audience of the Strategy.

The associated Action Plan for the Strategy sets out an ambitious work program and builds on the actions carried out in 2020-21.

Council discussed the Marketing and Communication Strategy and made the following remarks:

- Within the Action Plan, it was requested that it be amended to include two meetings per year with the SA Planning Commission.
- It was noted that both the State Library of SA and the SA Museum have Friends groups and may be added to Heritage South Australia's mailing lists.
- The Council will look for opportunities to educate University architecture and other students about the role of the SA Heritage Council.
- Ms McDougall noted that the SA Architecture Museum is preparing a short course for heritage and conservation planning.
- The Tourism course run through Flinders University would be a good place to promote heritage matters.

Action: Council members to send Mr David Hanna details of their presence on social media.

RESOLUTIONS

The South Australian Heritage Council:

- **Approved** the Marketing and Communication Strategy 2021-22.
- **Noted** the associated action plan.

6. ITEMS FOR NOTING

6.1 Chairperson's Report

Mr Conlon advised the Council of outcome of the first meeting of the Heritage Reform Advisory Panel and thanked Ms Walters, Mr Rolfe, Mr Leydon and Ms McDougall for their support. It was noted that the Heritage Snaps 2021 photo competition would be launched Friday 25 June, with entrants able to upload photos in four categories until the competition close date in October 2021.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the report provided by the Chairperson.

6.2 DEW Report

The process of how the Adelaide Parklands was proposed as a State Heritage Area was discussed and an update on its progress was received.

The Council was updated on recent action by the Minister on two significant government owned State Heritage Places, both with substantial potential for further activation and expanded heritage tourism potential.

Council noted that the proposed legislation for Martindale Hall would enshrine continuing and expanded community access, about which strict conditions would be included in a lease to a commercial or non profit operator after a tender process. It would also strengthen heritage protection for the premises.

In the case of the non-renewal of the Ayers House lease to the National Trust of South Australia, it noted that, again, the purpose of shifting responsibility for the property's management to the History Trust of South Australia was to expand and diversify its public offerings, while honouring its history and heritage. It would become a Government led cultural and events space. The administrative staff would be housed with no loss of the main spaces for public entry and uses.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the report provided by Department for Environment and Water.

6.3 Correspondence**RESOLUTION:**

The South Australian Heritage Council:

- **Noted** the incoming and outgoing correspondence.

6.4 Delegations Report**RESOLUTION:**

The South Australian Heritage Council:

- **Noted** the Delegations Report.

7 ANY OTHER BUSINESS

Nil.

CLOSE OF MEETING

Mr Conlon closed the meeting at 1:30pm.



Mr Keith Conlon OAM

Date: 5 August 2021

Chair