

SOUTH AUSTRALIAN HERITAGE COUNCIL

MINUTES

The 159th Meeting of the South Australian Heritage Council (the Council) was held on Level 10, 81-95 Waymouth Street, Adelaide on Thursday 14 August 2025.

Statement of Acknowledgement

The Chairperson acknowledged that the land that the Council members meet on today is the traditional lands for Kaurna people and that the Council respects 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: Ms Sandy Verschoor Members: Dr Stephen Schrapel, Mrs Deborah Lindsay, Mr Jamie Botten, Mr David Brooks, Professor Gini Lee, Mr Tim Lloyd, Ms Michelle Toft and Ms Eleanor Walters.

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

1. WELCOME AND APOLOGIES

Ms Verschoor welcomed all to the 159th meeting of the South Australian Heritage Council (the Council).

There were nil apologies.

2. ADOPTION OF AGENDA AND DECLARATION OF CONFLICTS OF INTEREST

Agenda

The agenda was adopted without amendment.

Declarations of conflict of interest

- Mrs Deborah Lindsay indicated a conflict of interest in relation to Item 5 (in-camera item) and indicated she would not participate in the discussion related to the Australian Education Union Building and the Epworth Building. This was because her firm was involved in providing advice to the owner for both places.

- Dr Stephen Schrapel indicated that in relation to Item 7.3 Malcolm Reid's Emporium, his Director supplied expert witness statement to the court case. Through discussion Dr Schrapel resolved he did not have a conflict.
- Ms Walters indicated she had a conflict of interest in relation to Item 5 "Previous Council minutes – review of Bell's Plumbers Shop matter, given that she works for the Local Council where this place is situated.
- Mr David Brooks noted an application he has pending with the City of Adelaide Council in relation to Adelaide Park Lands and City Layout, but determined it was not a conflict.
- Mr Jamie Botten declared a conflict in relation to Item 5 "Previous Council Minutes – Review of In Confidences Items", arising out of the Bell's Plumbers Shop and Pewsey Vale matters referred to in that Item.
- Mr Jamie Botten declared a conflict in relation to Item 5.1 "Advice from CSO Procedure for listing under s.17(2) (b) and anonymity of nominators and people making submissions", arising out of the fact that he was a member of the State Planning Assessment Panel that, in 2023, refused planning consent to the development application involving the Australian Education Union Building situated at 163A Greenhill Road, Parkside.

3. PREVIOUS MEETINGS MINUTES

The Council considered the draft minutes of the 29 June 2025 meeting and requested the following amendments:

- Page 3, 2nd action on that page, amend to note that a final draft of the Heritage Strategy would be provided to the Attorney General for the purpose of seeking feedback.
- Page 9, make a note that Ms Sandy Verschoor returned to the meeting during Item 8.2.
- Page 12, last paragraph above "Resolutions", replace the word "Brinkworth" with "Gladstone".
- Page 13, amend the paragraph under post listing discussion as follows: "The Council noted that Heritage SA will prepare advice for Council if there are any further nominations for bulk grain handling facilities."

RESOLUTION:

The South Australian Heritage Council:

- **Approved** the minutes of the 29 June 2025 meeting subject to the above amendments.

4A ACTION ITEMS

Ms Voigt provided an overview of the action item list.

It was noted that work had been completed on interpreting the former Thebarton Police Barracks. Action: It was agreed that this material would be promoted through the Heritage newsletter.

Council discussed a previous action for Ms Verschoor to seek a meeting with the Health Minister about the work to remember the former Thebarton Police Barracks. Action: Ms Verschoor will review the interpretive material that has been completed and discuss with Dr Louise Bird whether a meeting with Minister Picton is still required.

Action: Ms Voigt noted that Heritage SA will brief the Council on project proposals at its September meeting.

RESOLUTION:

The South Australian Heritage Council:

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

4B CHAIRPERSON'S REPORT

Ms Sandy Verschoor indicated she met with the Deputy Premier to discuss the Draft Heritage Strategy and the proposal to list the Adelaide Park Lands, Squares and City Layout. Their conversation was very positive. The Deputy Premier would like a clear understanding of implications of designating a State Heritage Area.

Ms Voigt noted that Ms Pryde, Mr Queale and herself met with Mr Jason Bailey, of Department of Housing and Urban Development (DHUD) to progress policies to support the State Heritage Area proposal to be considered by the Planning Minister.

Action: Ms Verschoor indicated she will forward the chronological history of decision making of Council on the protection of Adelaide Park Lands and City Layout to the Deputy Premier.

There has been an undertaking that the Deputy Premier's office will provide feedback on the draft Heritage Strategy.

Ms Verschoor met with the Minister for Aboriginal Affairs and his advisers. The Minister was pleased that Aboriginal heritage and built heritage had been included under the umbrella of the one strategy and will also offer feed back as required.

Ms Verschoor met with the Chairs of other Boards / Council in the Department for Environment and Water on 13 August 2025.

Ms Verschoor met with Mr Craig Holden, Chair, State Planning Commission, as well as members Mr David O'Loughlin and Ms Stephanie Johnston, and provided them feedback from the workshop and survey with Local Councils. They also discussed the State and Local heritage listing process and responsibilities of various governments.

Ms Verschoor indicated that Council ought to continue its involvement in discussions and decisions around the integrated listing process.

It was noted that Adelaide has put in a bid to host the Conference of the Parties on Climate Change (COP 31) in November 2026. Ms Verschoor had initially discussed climate change matters related to the role of the Council with Mr Martin Haese, Chair of the Premier's Climate Change Council and sought further discussions with the Climate Change Council.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the Chair's report.

5 IN CAMERA

The Council had an in-camera discussion pursuant to section 7 (6) of the *Heritage Places Act 1993*.

Text removed for publication.

6 ITEMS FOR DISCUSSION / DECISION

6.1 Adelaide Park Lands, Squares and City Layout

It was noted that Mrs Lindsay returned to the meeting.

Dr Louise Bird introduced this matter. Council discussed with the following outcomes:

- The Council noted the chronology of decisions and actions of the Council captured in minutes since 1984 around the protection of the Adelaide Park Lands, Squares and City Layout.
- The Heritage Standard has been progressed to final draft. It was noted that the Council will have an opportunity to comment on the draft Heritage Standard for the Adelaide Park Lands and City Layout.
- Council discussed the historic olive groves associated with the Adelaide Gaol. Action: Heritage SA to determine if the olive grove could be considered for listing or whether it is excluded by the *New Women's and Children's Hospital Act 2022*.
- Ms Verschoor noted that heritage listing of the Adelaide Park Lands and City Layout has been a constant focus for the Council for several years and this needs to be made clear in any communication around this matter.
- Council reiterated its support for the listing of the Adelaide Park Lands and City Layout as a State Heritage Area.
- Council considered what assessments could be prepared for its consideration at its December 2025 meeting and requested that the following:

1. Adelaide Oval, Cresswell Gardens, Montefiore Hill, Light's Vision Surrounds, Pennington Gardens West, Adelaide Park Lands (public nomination)
 2. Dardanelles Memorial Gardens, Adelaide Park Lands (public nomination)
 3. Brougham Gardens, / Tantutitingga (Park 29) (Council nomination)
- It was noted that these three places would be assessed on their own merit and not specifically as part of the Adelaide Park Lands and City Layout.
 - Other places that could be assessed in the future for potential State Heritage listing include Wellington Square, the Elm Carriageway and Veale Gardens.

RESOLUTIONS:

The South Australian Heritage Council:

- **Noted** the previous decisions made by the South Australian Heritage Council and predecessor bodies about consideration of State heritage listing of the Adelaide Park Lands and City Layout.
- **Noted** that three nominations will be considered at the Council meeting on the 11th December 2025.
 - Adelaide Oval, Montefiore Hill/Lights' Vision Surrounds and Pennington Gardens West (part Park 26) (26323)
 - Brougham Gardens Tantutitingga (Park 29)
 - Dardanelles Memorial Gardens (part Park 21w) (26533)

6.2 State Heritage Monuments and Statues

The Council thanked Dr Louise Bird for providing extensive background papers on this matter.

It was noted that this matter rose from Heritage Chairs and Officials of Australia and New Zealand, and Council's position will be fed back into national considerations in the future.

The Council discussed and considered:

- The idea of including further information to accompany a plaque or monument to tell the whole story of its history.
- The social movement in the United States and the United Kingdom regarding statues.
- That there are statues of colonists involved in frontier wars, but not the statues of their Aboriginal counterparts.
- The consideration of nominating Aboriginal statues or monuments for State Heritage listing.

OFFICIAL

- The importance of understanding the history and the story of the time, not just the focus on the individual portrayed in the statue / monument.
- It was noted that any Better Heritage Information (BHI) will provide an update around the significance of the statue or monument.
- The owner of a statue or monument would need to approve any plaque or relocation change.
- Council agreed that its guideline would be to consider the approach of truth telling on a case-by-case basis.
- Council requested that the date that the monument or statue was placed, and the name of the sculptor be added to the summary list of monument and statue State Heritage Places.
- Views change over time and people will have individual views on a monument or statue.
- Council agreed to make its position a Guideline.

Action: A draft Guideline to be provided to Council for approval.

RESOLUTIONS:

The South Australian Heritage Council:

- **Considered** the content of the agenda paper.
- **Discussed** its position and that a draft guideline be prepared for Council approval.

6.3 State Heritage Area questions and discussion

It was noted that on 15 May 2025, the South Australian Heritage Council toured the Port Adelaide State Heritage Area, before holding its meeting in the Port Adelaide library.

Mr Michael Queale, Principal Heritage Architect, Heritage SA, was welcomed to the meeting to answer questions the Council had following the visit. The following is a summary of the discussion:

- There are 17 State Heritage Areas in South Australia.
- Shed 1 at Port Adelaide was considered by the Council at its last meeting. It is situated outside of the State Heritage Area.
- The boundary of the State Heritage Area in Port Adelaide stopped short of the waterfront and wharves.
- If a State Heritage Area were to be expanded in size, a Code Amendment would most likely be required.
- South Australia is the only state in Australia that has State Heritage Areas.
- Heritage value in a State Heritage Area is illustrated through the historic pattern of development, architectural features of properties and general streetscape character. The interior of properties are not considered.

OFFICIAL

- Heritage SA noted that it has sent letters of compliance to owners who have not demonstrated they are maintaining their property within the Port Adelaide State Heritage Area.
- Authority to enter a property in a State Heritage Area is held by 'authorised officers' of local government. Heritage SA heritage advisers can be invited by the council officer to attend such inspections.
- Consideration of potential new State Heritage Areas as part of Regional Plan reviews.
- State heritage grants are available for conservation works to any property of heritage value within a State Heritage Areas.
- There is no Heritage Adjacency Overlay trigger for a State Heritage Area. The SHA boundary in each Area defines the extent of heritage value.
- The Council would seek to provide comment through consultation on any future State Heritage Area Code Amendment.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the advice provided by Mr Michael Queale.

6.4 Status of Heritage Assessments

Dr Thomas Mackay, Heritage SA, was welcomed to the meeting.

Dr Mackay noted that since May 2025, the Council has received four new nominations. One for Rapid Bay Hilltop and three for Shed 1 at Port Adelaide.

There are currently thirty places on the active assessment list.

Dr Mackay asked for Council representatives to assist in prioritising the places from 1946 - 1999 that have been identified for assessment. Dr Stephen Schrapel, Mr Jamie Botten and Professor Gini Lee agreed to assist.

Dr Mackay noted that in 2024/25 the Council had provisionally entered sixteen State Heritage Places, confirmed sixteen State Heritage Places, confirmed one State Heritage Object and Designated four State Heritage Places in the South Australian Heritage Register. The Council also removed one State Heritage Place from the SA Heritage Register and rejected twelve places for listing in the SA Heritage Register.

Action: Dr Mackay to organise a meeting with the Council representatives to prioritise places from 1946 – 1999 that have been identified for assessment.

RESOLUTIONS:

The South Australian Heritage Council:

- **Noted** the contents of the paper.
- **Approved** the addition of Rapid Bay Hilltop to the Active Assessment list.

- **Approved** Dr Stephen Schrapel, Mr Jamie Botten and Professor Gini Lee working with Heritage SA to prioritise the places from 1946-1999 that have been identified for assessment.

6.5 SA Heritage Council Annual Report 2024-25

Mr Hanna noted that the South Australian Heritage Council is required to prepare an annual report on its operations at the end of each financial year for the Minister responsible for the administration of the *Heritage Places Act 1993* to table in the Parliament of South Australia.

The Council provided suggested amendments to Mr Hanna.

RESOLUTIONS:

The South Australian Heritage Council:

- **Approved** the South Australian Heritage Council's Annual Report for 2024-25, subject to any suggested changes provided; and
- **Noted** that, subject to any suggested changes, the South Australian Heritage Council's Annual Report will be signed by the Council's Chair and submitted to the Minister for Climate, Environment and Water.

6.6 SA Heritage Council Public Report 2024-25

To assist in promoting the work of the South Australian Heritage Council, a public facing document has been prepared for consideration highlighting the achievements of the Council in 2024-25.

The Council provided several minor changes to Mr Hanna for amendment. The Council approved the document on the basis of these changes being made out of session.

Action: Mr Hanna to amend the report as required and make it available on the Council's webpage.

RESOLUTIONS:

The South Australian Heritage Council:

- **Approved** the South Australian Heritage Council communications document 2024-25.
- **Noted** that, subject to any suggested changes, the Council's communications document will be published on the Council's webpage.

7 ITEMS TO BE CONSIDERED FOR CONFIRMATION ON THE SA HERITAGE REGISTER

7.1 Former Hindmarsh Town Hall Complex (façades), 4 Milner Street, Hindmarsh. On Karna Country.

Mr Chris Burns, Heritage SA, was welcomed to the meeting. Mr Burns noted that on 10 April 2025, the South Australian Heritage Council provisionally entered the Former Hindmarsh Town Hall Complex (façades), 4 Milner Street, Hindmarsh, in the South Australian Heritage Register as a State Heritage Place as it meets criterion (e) under s16 of the *Heritage Places Act 1993*.

The Summary of State Heritage Place for the Former Hindmarsh Town Hall Complex (façades) is presented for the Council's consideration and final approval.

The period for making a public submission closed on 11 July 2025. One submission was received supporting State Heritage listing.

The Council discussed the submission and determined to Confirm the entry of this place under criterion e) and approved the Summary of State Heritage Place.

RESOLUTIONS:

The South Australian Heritage Council:

- **Considered** the submission.
- **Confirmed the** entry of the **Former Hindmarsh Town Hall Complex (façades)** (CT 5789/111 D51300 A1; CT 5789/106 D52380 A3 Hundred of Yatala) in the South Australian Heritage Register as a State Heritage Place, pursuant to sections 18(4) & 18(5) of the *Heritage Places Act 1993* as it satisfies criterion (e) under section 16(1) of the Act:
 - (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics
- **Approved** the Summary of State Heritage Place

7.2 Former A.A. Stenross & Company Boatyard, 24 Lincoln Highway, Port Lincoln. On Barngala Country.

Mr Chris Burns, Heritage SA, noted that on 10 April 2025, the South Australian Heritage Council provisionally entered the Former A. A. Stenross & Company Boatyard in the South Australian Heritage Register as a State Heritage Place as it meets criteria (b) and (d) under s16 of the *Heritage Places Act 1993*.

The period for making a public submission closed on 11 July 2025. One submission was received in favour of State Heritage listing.

The Summary of State Heritage Place for the Former A. A. Stenross & Company Boatyard is presented for the Council's consideration and final approval.

The Council discussed the submission and determined to Confirm the entry of this place under criteria b) and d) and approved the Summary of State Heritage Place.

RESOLUTIONS:

The South Australian Heritage Council:

- **Confirmed** the entry of the Former A. A. Stenross & Company Boatyard (CR 5768/501 Section 1232 Hundred of Port Lincoln) in the South Australian Heritage Register as a State Heritage Place, pursuant to sections 18(4) & 18(5) of the *Heritage Places Act 1993* as it satisfies criteria (b) and (d) under section 16(1) of the Act:
 - (b) it has rare, uncommon or endangered qualities that are of cultural significance
 - (d) it is an outstanding representative of a particular class of places of cultural significance
- **Approved** the Summary of State Heritage Place, including the suggested edits made in track changes.

7.3 Former Malcolm Reid's Emporium, 187-195 Rundle Street, Adelaide SA 5000. On Kaurna Country.

Ms Jade Kanas, Heritage SA, was welcomed to the meeting.

Dr Louise Bird noted that on 15 January 2025, Sandy Verschoor, Chair of the South Australian Heritage Council, provisionally entered Malcolm Reid's Emporium, 187-195 Rundle Street, Adelaide in the South Australian Heritage Register under s17(2)(b) of the *Heritage Places Act 1993*, to protect the place while it is assessed as it is likely to meet s16 criteria (a) and (b) of the Act.

On 25 February 2025, the owner applied for pre-action discovery in the Supreme Court of South Australia.

On 30 May 2025, the Supreme Court issued a Record of Outcome Order. As a part of that process, next steps were agreed between the Council and OM Holdings with regard to the consideration of the Heritage Assessment of Malcolm Reid's Emporium.

Ms Jade Kanas presented an Assessment Report for the Former Malcolm Reid's Emporium for the Council's consideration and recommended that the place meets s16 criteria (a), (b) and (g) and that "Former" is added to its Register name in accordance with the Council's Naming Policy.

The Council discussed the report and determined this place did not meet criteria b), c), d), e) or f).

The Council unanimously agreed it met criterion a) and b).

The Council agreed by majority that it met criterion g).

The Council requested Heritage SA strengthen the text for criterion g) when it prepares the draft Summary of State Heritage Place document to accurately reflect the importance the Malcolm Reid Emporium held across South Australia.

In accordance with the agreement with the Supreme Court of SA, the Council agreed not to confirm this place in the Register at this meeting and to provide the owner with 6 weeks in which to make further representation. The owner has been given the opportunity to make both a written representation and to appear and speak to this matter at the 30 October 2025 meeting of Council.

RESOLUTIONS:

The South Australian Heritage Council:

- **Noted** the Assessment Report prepared for Former Malcolm Reid's Emporium, 187-195 Rundle Street, Adelaide Sa 5000 (CT 6167/606 D37943 A53, CT 6167/607 D37943 A54, Hundred of Adelaide).
- **Determined** criteria (a), (b) and (g) of the *Heritage Places Act 1993* are met.
- **Halted** further consideration of the matter to afford the owner the opportunity to make further representation, with any representation by the owner to be submitted to Heritage South Australia within six weeks of providing them the assessment report.
- **Noted** that this matter does not change the existing listing of Malcolm Reid's Emporium (Façade) (SHP 11579), which remains a State Heritage Place.

8 ITEMS FOR REVISION

8.1 Change of Name: "Dwelling and Flat (Former Office / Garage) Designed by Christopher Smith in the Art Deco Style for his own residence".

Mr Chris Burns, Heritage SA, noted that on 8 May 2025, the owner of Dwelling and Flat (former Office/Garage) designed by Christopher Smith in the Art Deco Style for his own residence (SHP 26301), wrote to Heritage South Australia requesting a Blue Heritage Plaque for their property.

The current Registered and Known as Names of the State Heritage Place do not accurately reflect the heritage significance of the place and are unnecessarily long.

Registered and Known as Names:

OFFICIAL

Dwelling and Flat (former Office/Garage) designed by Christopher Smith in the Art Deco Style for his own residence.

New Registered and Known as Names proposed for the Council's consideration to more appropriately reflect the heritage significance of the place, and to expedite the approval and manufacture of a Blue Heritage Plaque.

The proposed Registered and Known as Names comply with the South Australian Heritage Council's (the Council's) *Policy – Naming Principles for State Heritage Places* (the Policy).

The Council considered this request and approved the change of name to:

- Greenaways (Chris A. Smith House) (*Registered Name*)
- Greenaways (Chris A. Smith House) (*Known as Name*).

RESOLUTION:

The South Australian Heritage Council:

- **Approved** the proposed renaming of Dwelling and Flat (former Office/Garage) designed by Christopher Smith in the Art Deco Style for his own residence to Greenaways (Chris A. Smith House) (Registered Name) and Greenaways (Chris A. Smith House) (Known as Name).

9 ITEMS FOR NOTING**9.1 Correspondence**

Council noted incoming correspondence from Mr Phil Winter regarding the decision making on Shed 1, Port Adelaide. It was noted that a response will be prepared for the Chair's consideration.

Action: Mr Hanna to work with Ms Verschoor on a draft reply to Mr Winter.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** incoming and outgoing correspondence.

9.2 Delegations Report

Noted.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the delegations report.

9.3 Meeting dates for 2026

Noted the meeting dates scheduled for 2026. Action: Mr Hanna will send meeting requests to Council members for 2026.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the meeting dates for 2026.

10 Any Other Business

Compliance matters

Council discussed Edmund Wright House, 59 King William Street, Adelaide and Gawler Chambers, 188 North Terrace, Adelaide. Council was concerned that these places have been neglected. Council formally requested a letter be issued to the respective owners to seek an undertaking that they are being appropriately conserved.

Action: Heritage SA will write to the respective owners.

It was noted that the Claire Town Hall is still an outstanding matter.

It was noted that a site visit had been undertaken by Heritage SA to inspect Kanyaka Station Ruins near Hawker regarding salt damp.

CLOSE OF MEETING

Ms Sandy Verschoor closed the meeting at 1:30pm



Ms Sandy Verschoor

Date: 18 September 2025

Chair