

SOUTH AUSTRALIAN HERITAGE COUNCIL

MINUTES

The 156th Meeting of the South Australian Heritage Council (the Council) was held at the Memorial Hall, Torrens Training Depot, Victoria Drive, Adelaide on Thursday 8 May 2025.

Statement of Acknowledgement

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

Heritage Council: Chair: Ms Sandy Verschoor Members: Ms Eleanor Walters, Dr Stephen Schrapel, Mrs Deborah Lindsay, Mr Jamie Botten, Mr David Brooks, Ms Michelle Toft, Professor Gini Lee and Mr Tim Lloyd.

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 156th meeting of the South Australian Heritage Council (the Council).

There were no 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 regarding Item 8.2 Epworth Building as her firm has been engaged by the owner in relation to this matter.

The following was noted as not being a conflict:

- Mr Jamie Botten noted that Botten Levinson lawyers are representing the owner in relation to Item 8.2 Epworth Building. Mr Botten worked with Botten Levinson lawyers but has not worked there for some time and has no involvement with the

firm nor gets any benefit from the firm anymore. Therefore, he considered he did not have a conflict.

3. PREVIOUS MEETING MINUTES

The Council approved the minutes of 10 April 2025 meeting with the following amendments:

- Item 6.1 – add the word “meeting” after the words “10 April 2025”.
- Item 6.1 – add that a heading would be added above each subsection.
- Item 6.2 – under the Resolutions for this item, remove the words “Volume 1”
- Item 11 - amend to note that a Chairperson’s report was not provided.

RESOLUTION:

The South Australian Heritage Council:

- **Approved** the minutes of the 10 April 2025 meeting subject to the above.

4. ACTION ITEMS

Council noted the status of the outstanding action items.

Council also noted the letters that will be sent to the Minister and the Attorney General regarding the Heritage Strategy.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the information provided in the Action Items list.

5. IN CAMERA DISCUSSION

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

Text removed for publishing.

6. ITEMS FOR DISCUSSION / DECISION

6.1 Draft Heritage Agreement – old Railway Station, Port Augusta.

Ms Kirsty Nield, Senior Heritage Officer, Heritage SA, was welcomed to the meeting (participating via telephone).

It was noted that the Minister may, after seeking and considering the advice of the Council, enter into a heritage agreement with the owner of land constituting a State Heritage Place.

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The Council were provided with a draft Heritage Agreement prepared by Heritage South Australia and the Crown Solicitor's Office.

After inspection of the State Heritage Place by Ms Kirsty Nield, a Conservation Schedule and Maintenance Schedule has been developed by Heritage South Australia and will be included as annexures to the Heritage Agreement.

The proposed heritage agreement ensures the delivery of conservation works and maintenance of the State Heritage Place once in private ownership.

The Council discussed the following:

- What the owners are committed to complete as part of the works.
- That there is a possibility for a variation, if needed, to the Heritage Agreement.
- Council agreed that commencement of works ought to involve the physical works to a site and not just documentation. It was noted that "substantial commencement" would be more appropriate.
- That Ms Nield would review the timeframes to ensure that the timeframe to complete the conservation works is reasonable.

Council noted that a letter will be drafted to be sent to the Minister's delegate.

RESOLUTIONS:

The South Australian Heritage Council:

- **Considered** the Heritage Agreement and formulated advice to provide to the Minister's delegate, pursuant to subsection 32(1) of the *Heritage Places Act 1993*.
- **Noted** that Heritage South Australia will draft a letter containing the Council's advice for the chairperson's review and signature, to be forwarded to the Minister's delegate (P27235), pursuant to section 32 (1) of the *Heritage Places Act 1993*.

7 ITEMS TO BE CONSIDERED FOR PROVISIONAL ENTRY IN THE SA HERITAGE REGISTER

7.1 Sisalkraft Factory Complex, 356 Torrens Road, Kilkenny. On Kurna Country.

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

It was noted that on 5 December 2022, Heritage South Australia received a nomination for the Sisalkraft Factory Complex for listing as a State Heritage Place

On 20 November 2024, Dr Thomas Mackay and Dr Louise Bird undertook a site visit of the Sisalkraft Factory Complex.

A Summary of State Heritage Place and the Heritage Assessment Report were prepared by Dr Thomas Mackay for Council's consideration and to determine whether the Sisalkraft Factory Complex should be provisionally entered as a State Heritage Place in the South Australian Heritage Register.

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The Heritage Assessment Report recommended that the Sisalkraft Factory Complex meets s16 criteria (d) and (e).

Council discussed and agreed no other criteria would be considered apart from (d) and (e).

Council considered the nomination and assessment against criteria (d) and (e) and agreed that both were met at the State threshold for provisional listing.

Council discussed the Summary of State Heritage Place as follows:

- Agreed it ought to be titled “Former” Sisalkraft Factory Complex.
- Suggested that the function of the factory be explained in the Statement of Heritage Significance.
- Agreed that the document would be amended to include more emphasis on the landscape context as it is clearly a designed landscape and that this is unusual for a factory.
- It was noted that the comparative analysis section in the assessment report had minimal information about other extant corporate landscapes.

Dr Mackay noted that the document will be put in the updated template and that the year quoted as 1954 ought to be 1956.

Action: Provide Council with an updated Summary of State Heritage Place out of session.

Action: Suggested that Heritage SA send a public request out through social media for images of the landscape of this place.

RESOLUTIONS:

The South Australian Heritage Council:

- **Provisionally entered** the Sisalkraft Factory Complex, 356 Torrens Road, Kilkenny (CT 5491/302 F6312 A8; CT 5491/304 F6312 A7; CT 5491/305 F6312 A11; CT 5491/306 F6312 A10; and CT 5232/375 F6312 A6; Hundred of Yatala) in the South Australian Heritage Register as a State Heritage Place, as it is deemed to fulfil criteria (d) and (e) for State heritage listing under section 16(1) of the *Heritage Places Act 1993*:
 - (d) it is an outstanding representative of a particular class of places of cultural significance.
 - (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 for the Former Sisalkraft Factory Complex, 356 Torrens Road, Kilkenny, subject to the above amendments.

7.2 Dr Orchard childhood home, 6 Barrelder Rd, Torrens Park. On Karna Country.

Mr Chris Burns, Heritage SA, was welcomed to the meeting. Mr Burns noted that on 12 March 2025, a member of the public nominated the Former Orchard Family Residence, 6 Barrelder Road, Torrens Park for listing as a State Heritage Place in the South Australian Heritage Register as they believe it meets criterion (g) under s16 criteria of the *Heritage Places Act 1993*.

The nominator indicated that the Former Orchard Family Residence was under imminent threat of demolition.

On 19 March 2025, Ms Sandy Verschoor, Chair of the Council, was notified that the place was under threat of demolition. Ms Verschoor chose not to provisionally enter the Former Orchard Family Residence in the Register under s17(2)(b) of the *Heritage Places Act 1993*.

An assessment has been completed and recommends the place does not meet any of the criteria under s16 of the *Heritage Places Act 1993* for listing as a State Heritage Place.

Mr Burns also noted that other places are considered to better represent Dr Orchard's contribution to South Australia.

The Council discussed and agreed with the recommendations of the assessment report.

Council members agreed that this place did not meet the threshold for listing against any criteria and rejected the listing.

RESOLUTION:

The South Australian Heritage Council:

- **Rejected** the Former Orchard Family Residence, 6 Barrelder Road, Torrens Park (CT 5449/21 A140 D2453, Hundred of Adelaide) as it does not meet any of the s16 criteria in the *Heritage Places Act 1993*.

7.3 Green Waterhole – Tank Cave Fossil Complex, Lot 550 Princes Highway Tantanoola. On the Country of the First Nations of the South East.

Ms Megan Thomas, Heritage SA, was welcomed to the meeting. Ms Thomas noted that on 10 April 2025, the South Australian Heritage Council agreed that Green Waterhole - Tank Cave Fossil Complex should be reconsidered for State Heritage listing and Designation under the provisions of the *Heritage Places Act 1993*.

An updated version of the previously approved Summary of State Heritage Place and Heritage Assessment Report has been prepared for Council's consideration in provisionally entering and designating Green Waterhole – Tank Cave Fossil Complex as a place of palaeontological, geological and speleological significance in the South Australian Heritage Register.

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It was noted that it was an administrative oversight that has led to Council reconsidering this listing.

The importance of the Green Waterhole had not diminished, and Council agreed to provisionally enter it under criteria b), c) and g) of section 16 of the *Heritage Places Act 1993*. Council also agreed to designate it as a place of palaeontological, geological and speleological significance.

Action: Provide Ms Verschoor with a copy of the letter that went to the owners.

Action: Heritage SA to prepare a media holding statement

Council agreed with all recommendations.

It was noted that Designation of this place will improve protections through permit provisions.

RESOLUTIONS:

The South Australian Heritage Council:

- **Provisionally entered** the Green Waterhole – Tank Cave Fossil Complex (CR 5762/955, H420600 S550; CT 6311/164, H420600, S488; CT 6075/536, D86241, A71 and a government road Hundred of Hindmarsh) in the South Australian Heritage Register as a State Heritage Place, as it is deemed to fulfil criterion (b), (c) and (g) for State heritage listing under section 16(1) of the *Heritage Places Act 1993*:
 - (b) it has rare, uncommon or endangered qualities that are of cultural significance.
 - (c) it may yield information that will contribute to an understanding of the State's history, including its natural history.
 - (g) it has a special association with the life or work of a person or organisation or an event of historical importance.
- **Designated** Green Waterhole – Tank Cave Fossil Complex as a place of palaeontological, geological and speleological significance.
- **Approved** the Summary of State Heritage Place for the Green Waterhole – Tank Cave Fossil Complex, Lot 550 Princes Highway Tantanoola.

8 ITEMS TO BE CONSIDERED FOR CONFIRMATION IN THE SA HERITAGE REGISTER**8.1 Graham and Barbara Dickson House, Kaurna Country, 4 Morola Ave, Rostrevor**

It was noted that on 12 June 2024, Sandy Verschoor, Chair South Australian Heritage Council provisionally entered Graham and Barbara Dickson House 4 Marola Avenue, Rostrevor in the South Australian Heritage Register under s17(2)(b) of the *Heritage Places Act 1993*, to protect the place while it is assessed.

Dr Louise Bird noted that the period for making a public submission closed on 17 September 2024; 24 submissions were received. All were in favour of confirming the entry in the Register.

The Summary of State Heritage Place and Assessment Report recommended that the place met section 16 criteria (e) and (g) and are presented for the Council's consideration and to decide if Graham and Barbara Dickson House should be confirmed in the Register. The Summary of State Heritage Place is also presented for the Council's approval.

The Council had a preliminary discussion:

- It is possible to see the development of the Adelaide style of architecture through the physical fabric in this property.
- The house is an example of the exceptional work of architect Robert Dickson.
- There are nine homes at Morialta of this style and this is likely to be the best of the nine homes.
- The garden setting was explored including a discussion on the bush like garden. It was noted the landscape changed with the Dickson's over time to meet their needs.
- The house is situated in a particular landscape context and this could be highlighted through the history section of the Summary of State Heritage Place.
- Critical recognition of the architectural excellence of this property was discussed.
- The 24 submissions in favour shows the enthusiasm for the community for this property to be recognised.
- The property is situated in the Hills Neighbourhood planning zone.

The Chair welcomed Mr Michael Pilkington to the meeting and invited him to provide an oral representation. The following key points were made by Mr Pilkington:

- In favour of the confirmation of listing.
- Robert Dickson's book of 2010 was referenced.
- The houses of Robert Dickson always possess a high degree of creativity, aesthetic and technical accomplishment including this house.
- They remain an outstanding representation of modest arrangements of purposeful passive solar design for modern family living with zoned areas for different family activities, grouped service areas, exemplary use of natural materials such as timber, glass and straw ceiling panels.
- Natural materials, particularly timber joinery windows and structural timber abound. The roof is corrugated iron matching the pitch of the natural ground.
- The house has an east west orientation, split level floorplan, and has connections between inside and outside. The design therefore expresses geographical and ecological responsibility.

- The architectural life and work of Robert Dickson is one of the best known in South Australia. His is a national design reputation that is acknowledged as one of national significance

Ms Verschoor thanked Mr Pilkington for his oral representation.

The Council discussed and confirmed the place under criterion e) with the addition of one sentence to highlight the landscaping component of the place.

It was also agreed that the history section of the Summary of State Heritage Place would be improved by adding reference to the garden and landscape.

The Council confirmed the place under criterion g) without amendment to the Summary of State Heritage Place.

Action: Heritage SA to provide Council with updates to the Summary of State Heritage Place out of session.

RESOLUTIONS:

The South Australian Heritage Council:

- **Confirmed** the entry of Graham and Barbara Dickson House 4 Marola Avenue, Rostrevor (CT 5672/29 F132994 A4 Hundred of Adelaide) 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 (e) and (g) 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
 - (g) it has a special association with the life or work of a person or organisation or an event of historical importance
- **Approved** the Summary of State Heritage Place subject to amendments to be made out of session.

8.2 Epworth Building, 33/33B Pirie Street, Adelaide. On Karna Country.

It was noted that Mrs Deborah Lindsay departed the meeting due to her declared conflict of interest.

On 5 September 2024, the Council provisionally entered Epworth Building in the South Australian Heritage Register as a State Heritage Place as it meets criteria (e) and (g) under s16 of the *Heritage Places Act 1993*.

The period for making a public submission closed on 11 December 2024. One submission was received from the owner objecting to State Heritage listing.

The Chair invited Dr Thomas Mackay to provide an overview of the department's recommendations to the Council.

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Dr Mackay indicated that the argument made against criterion (e) in the owner's documentation does not undermine the Council's rationale for listing Epworth Building under that criterion. Dr Mackay said that if the Council continues to believe that Epworth Building retains sufficient integrity to be considered an outstanding representative of the Inter-War Gothic style and continues to demonstrate its aesthetic accomplishment, then it should confirm it under (e).

Dr Mackay reiterated Heritage SA's recommendation that criterion (g) is met and that the argument made against (g) in the submissions by the owner does not undermine the rationale for listing Epworth Building under that criterion.

The Chair then invited Mr James Levinson together with Mr Jason Schulz to provide an oral representation on behalf of the owner. The following is a summary of the comments provided:

- It was indicated that it is an issue of whether the threshold is met for both criteria (e) and (g).
- There is nothing in the documents provided to Council that justify the finding that it meets the threshold test.
- In relation to criterion (g), we don't dispute the importance of the Methodist Church, but it is far better represented in other places.
- The association with the Methodist Church was fleeting and it was not special, and there is no longer any evidence of the association.
- The temporal association and the physical association with the Methodist Church are gone.
- People today would not associate the name "Epworth" with the Methodist Church.
- The property did not reach the threshold for listing in 1986, and it doesn't now. When compared to multiple church buildings of the Methodists – the Epworth Building is non-consequential.
- No one today would say there is a special association with the Methodist Church and therefore criterion (g) is not met.
- In relation to criterion (e), the original report in 1986 recommended against this criterion and there is nothing new to suggest it meets this criterion now.
- Mr Levinson spoke to the tests in the criteria guidelines and indicated to the Council that it is important they don't scramble the individual tests. Mr Levinson made the case that the tests were not met in relation to both criteria.
- The architectural elements have been removed or changed.
- It is not an outstanding example of inter-war gothic.
- It is not on the same par as Bonython Hall.

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- Hennessy House – much smaller scale, built for the Church. It is clearly an ecclesiastical building. Epworth does not do this. It is a substantial large building built for the Church. It doesn't look like religious offices. Any associations are truly gone.

Ms Verschoor thanked the speakers.

The Council discussed whether what they have read and heard through written and oral submissions would justify changing its original decision that criteria (e) and (g) are met.

Following deliberation, the Council agreed that Criterion (e) is met via unanimous decision.

The Council then discussed criterion (g). Following deliberation, the Council agreed that criterion (g) is met via unanimous decision.

Council confirmed the entry under criteria (e) and (g) and approved the Summary of State Heritage Place.

RESOLUTIONS:

The South Australian Heritage Council:

- **Considered** the submission, cover letter and Provisional State Heritage Listing Review (DASH Report) received in relation to the entry of Epworth Building in the South Australian Heritage Register;
- **Confirmed** the entry of Epworth Building (CT 6132/476 F104979 A9; Hundred of Adelaide) 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 (e) and (g) 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
 - (g) it has a special association with the life or work of a person or organisation or an event of historical importance
- **Approved** the Summary of State Heritage Place.

9 ITEMS FOR NOTING**9.1 Chairperson's Report**

Ms Verschoor noted she does not have a chair's report.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** no Chair's report at this meeting.

9.2 Status of Heritage Assessments

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the status of Heritage Assessments.

9.3 Correspondence

Noted.

RESOLUTION:

The South Australian Heritage Council:

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

9.4 Delegations Report

Noted.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the Delegations Report.

10 Any Other Business

Noted Heritage Strategy workshops being held over 14 and 16 May.

Ms Voigt provided the Council with progress to date with the development of the Heritage Strategy.

Noted that Professor Gini Lee is going to represent Ms Verschoor at a meeting in the mid-north regarding new electrical transmission lines.

Action: Council approved the preparation of a summary of its updated Heritage Protection Report for placement on its webpage.

CLOSE OF MEETING

Ms Sandy Verschoor closed the meeting at 12pm.



Ms Sandy Verschoor

Date: 26 June 2025

Chair