

# SOUTH AUSTRALIAN HERITAGE COUNCIL

## MINUTES

The 149<sup>th</sup> Meeting of the South Australian Heritage Council (the Council) was held on Level 10, 81 – 95 Waymouth Street, Adelaide on Thursday 5 September 2024.

### 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:** A/Chair: Ms Eleanor Walters Members: Dr Stephen Schrapel, Mrs Deborah Lindsay, Mr David Brooks, Mr Jamie Botten, Professor Gini Lee, Ms Michelle Toft 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 Walters welcomed all to the 149<sup>th</sup> meeting of the South Australian Heritage Council (the Council).

There were apologies from Ms Sandy Verschoor.

It was noted that Mr David Brooks and Mrs Deborah Lindsay were participating via electronic means.

## 2. ADOPTION OF AGENDA AND DECLARATION OF CONFLICTS OF INTEREST

### **Agenda**

The agenda was adopted.

### **Declarations of conflict of interest**

Ms Eleanor Walters declared a conflict in relation to Item 7.3 All Souls Church as her main employment is as a Planner with at the City of Norwood Payneham & St Peters, the Local Government Area in which the place is situated.

Mrs Deborah Lindsay declared a conflict of interest in relation to Item 9.1 Oakbank Racecourse, as DASH Architects, the firm she works for, was engaged by the owners to provide heritage advice.

Dr Stephen Schrapel declared a conflict of interest in relation to Item 9.3 Malcolm Reid Emporium, as Swanbury Penglase Architects, the firm he works for, has provided advice on the matter.

### 3. PREVIOUS MEETING MINUTES

Council considered and approved the draft minutes from the 1 August 2024 meeting without amendment.

#### RESOLUTION:

The South Australian Heritage Council:

- **Approved** the minutes of 1 August 2024.

### 4. ACTION ITEMS

Noted.

#### RESOLUTION:

The South Australian Heritage Council:

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

### 5. IN CAMERA DISCUSSION

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

*Text redacted for publication.*

### 6. ITEMS FOR DISCUSSION / DECISION

#### 6.1 Procedure: Advice to the Minister on heritage agreements

Council considered suggested amendments to this procedure and endorsed them subject to the following:

- The first sentence under the heading “Procedure” will read “The Council will consider a draft heritage agreement, variation or termination of a heritage agreement at its regular meetings.”

#### RESOLUTIONS:

The South Australian Heritage Council:

- **Approved** the amendments to the “Procedure: Advice to the Minister on heritage agreements” subject to the additional change described above.

- **Noted** that the updated Procedure will be loaded to the Council's webpage.

## 6.2 Guideline: Consideration of heritage agreements

Council reviewed this guideline and approved the suggested changes. Council also requested that an additional dot point be added to the list on page one to reflect that the draft Heritage Agreement will be provided as an enclosure to the agenda paper.

### RESOLUTION:

The South Australian Heritage Council:

- **Approved** the suggested amendments proposed to the Guideline subject to the additional amendment described above.

## 6.3 Procedure: Accountability

Council reviewed this procedure and approved the recommended changes. Council also requested that additional text be included under the heading "scope" to make it clear that it only relates to reporting requirements.

### RESOLUTIONS:

The South Australian Heritage Council:

- **Approved** the changes suggested in tracked changes and the additional amendment described above.
- **Noted** that the updated procedure will be loaded to the Council's webpage.

## 6.4 Guideline: Conflict of Interest

Council reviewed this guideline and noted that it would be amended by Mr Hanna to reflect some minor edits provided by Ms Walters.

### RESOLUTION:

The South Australian Heritage Council:

- **Approved** the updated to the Guideline: Conflict of Interest" subject to the minor amendments being made.

## 6.5 Heritage Protection Report

Mr Blazeby, Heritage SA introduced this item. Mr Blazeby noted that the working group of Council had met on 7 August 2024 to review the 9<sup>th</sup> Heritage Protection Report. The 7 key themes of the 2022 report were maintained, however, the order was changed to reflect the higher priority of developing a heritage strategy. A new heading 'requirements'

was added to address the need for extra resources (human and financial) to deliver on the recommended actions.

Mr Blazeby thanked Ms Toft for sending through some minor edits prior to the meeting.

The Council discussed the changes proposed by the working group.

Professor Gini Lee suggested cultural landscapes be included as a theme for “shortcomings”.

Identifying landscapes through current mechanisms is important – State Heritage Area or through BHI.

Noted that Theme 4 included cultural landscapes but it was agreed that it would be also added to Theme 3 as a new dot point.

Subject to the above, the Council approved the updates to the Heritage Protection Report.

## **RESOLUTIONS:**

The South Australian Heritage Council:

- **Noted** the progress of the key themes of 9<sup>th</sup> Report on Heritage Protection.
- **Approved** the updated Report on Heritage Protection be sent to the Minister responsible for administration of the Heritage Places Act.
- **Noted** that a cover letter to the Minister will be prepared for the Chair’s review and signature.
- **Noted** that the Summary Report will be updated to reflect the approved 9<sup>th</sup> Report on Heritage Protection and sent to members out of session for comment, prior to publishing on the web.

## **6.6 SA Heritage Council Communications Document 2023-24**

Council reviewed the draft Communications Document for 2023-24 and approved it subject to the addition of some images relating to the Council’s regional trip in April 2024.

## **RESOLUTION:**

The South Australian Heritage Council:

- **Approved** the South Australian Heritage Council Communications Document 2023-24 subject to the addition of some further information relating to the Council’s regional trip.

- **Noted** that, subject to the suggested changes, the Council's Communications Document will be published on the Council's webpage.

## 6.7 Portable Buildings World Heritage nomination

It was noted that on 27 June 2024, the Portable Buildings Task Force, led by Professor Miles Lewis, presented to the South Australian Heritage Council on its nomination for the World Heritage listing of Portable Buildings located in Australia.

Council further considered the nomination prepared by the Task Force and made available on its website.

Council agreed to amend the draft letter to the Portable Buildings Task Force, to focus on the South Australian components only of the nomination. Council also agreed to write a letter of support to the Hon Tanya Plibersek MP, Federal Minister for the Environment and Water.

### RESOLUTIONS:

The South Australian Heritage Council:

- **Considered** the nomination and other supporting material provided by the Portable Buildings Taskforce
- **Approved** an amended draft response to the Portable Buildings Task Force.
- **Approved** sending a letter of support to the Hon Tanya Plibersek MP, Federal Minister for Environment.

## 6.8 Archaeological potential mapping – Adelaide metropolitan area

Mr Alex Moss and Mr Mark Polzer were welcomed to the meeting.

Mr Alex Moss provided the Council with a summary of the process for mapping archaeological potential and an overview of the 'archaeological potential map' developed for selected areas of the Adelaide Metropolitan Area assessed to date.

Mr Mark Polzer briefed the Council on the ongoing discussions between Heritage SA and the City of Adelaide about data sharing and cooperation of current work and the possibly of undertaking additional work to further enhance the archaeological potential mapping for the City of Adelaide.

Mr Mark Polzer discussed future work or features identified for assessed areas of the Adelaide Metropolitan Area include providing more fine-grain archaeological detail for each location, including:

- specific Heritage Places Act s16(1) significance criteria
- archaeological theme
- details regarding who, what, when

- links to supporting documentation (historical maps/plans, aerial photographs, reports, publications, etc).

It was noted that the archaeological layer is not on South Australian Property and Planning Atlas (SAPPA) nor is it likely to be included in the Planning and Design Code in the near future.

It was noted that the archaeological layer will be loaded to ENV Maps or Nature Maps so that the public can easily access it.

It was noted that the City of Holdfast Bay and the City of Adelaide are currently undertaking cultural mapping of their respective Council areas. The City of Burnside is also currently tendering for similar mapping to occur in the near future.

Ms Walters thanked Mr Moss and Mr Polzer for their presentation.

## **RESOLUTION:**

The South Australian Heritage Council:

- **Noted** the presentation on Archaeological Potential Mapping for the Adelaide Metropolitan Area.

## **7 ITEMS TO BE CONSIDERED FOR PROVISIONAL ENTRY ON THE SA HERITAGE REGISTER**

### **7.1 South Lakes, Goolwa South. On Ngarrindjeri Country.**

Ms Walters invited Dr Louise Bird, Heritage SA, to introduce this matter. Dr Bird noted that on 10 May 2024, the Council received a nomination from a member of the public for South Lakes (residential estate and golf course), Goolwa South as the nominator believed it met criteria (a) and (g) under s16 of the *Heritage Places Act 1993* for listing as a State Heritage Place in the South Australian Heritage Register.

The nomination indicates that the place is under threat due to a change in land use for a portion of the golf course that would allow the residential development of it.

The assessment finds that South Lakes does not meet any of the s16 criteria and it is recommended that the Council rejects the nomination.

It was noted by Council that that the nominated area has severely degraded integrity and intactness.

Council agreed with the findings of the assessment report and rejected the nomination of South Lakes.

## **RESOLUTION:**

The South Australian Heritage Council:

- **Rejected** South Lakes, a residential area and golf course bounded by Beach Road, Yates Avenue, Barrage Road and foreshore to Lake, Sand Dunes to 90-mile Beach, Goolwa South, Hundred of Goolwa as it does not meet any of the s16 criteria in the *Heritage Places Act 1993*.

## 7.2 Epworth Building, 33/33B Pirie Street, Adelaide. On Kurna Country

Ms Walters invited Dr Thomas Mackay, Heritage SA, to introduce this matter. Dr Mackay noted that on 14 May 2020, the Council identified Epworth Building as having potential heritage significance and added the place to the Assessment List.

An Assessment of Epworth Building, 33/33B Pirie Street, Adelaide recommends that Epworth Building meets criterion (g) under s16 of the *Heritage Places Act 1993* for listing as a State Heritage Place.

A Summary of State Heritage Place and the Heritage Assessment Report were prepared for Council's consideration to determine whether Epworth Building should be provisionally entered as a State Heritage Place in the South Australian Heritage Register.

Council considered whether the place met criterion (g) – the criterion it had been recommended for provisional entry under. The Council agreed with the assessment and approved provisional listing under criterion (g).

Council then discussed whether the place met any other criteria under s16 of the *Heritage Places Act 1993*. Council agreed to focus its discussion on criterion (e) only and agreed that the other criteria were not met.

It was noted that the Epworth Building is an early example of technology that allowed taller buildings to be built.

Council agreed that the Epworth Building demonstrates a high degree of aesthetic accomplishment and is an outstanding representative of the 'Inter-War Gothic' architectural style and that criterion (e) was met. It was noted that along with Lister House (now Tobin House), Epworth Building demonstrates how this style was applied to South Australia's first-wave of tall-buildings.

Council agreed to provisionally enter this place under criteria e) and g) of s16 of the *Heritage Places Act 1993*.

### RESOLUTION:

The South Australian Heritage Council:

- **Provisionally entered** Epworth Building, 33/33B Pirie Street, Adelaide (CT 6132/476 F104979 A9; Hundred of Adelaide) in the South Australian Heritage Register as a

State Heritage Place, as it is deemed to fulfil criteria (e) and (g) for State heritage listing under section 16(1) of the *Heritage Places Act 1993*:

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 for Epworth Building, 33/33b Pirie Street, Adelaide subject to amendments to include a discussion under criterion (e).

### **7.3 All Soul's Anglican Church, 28 Stephen Terrace, St Peters. On Kauria Country.**

Ms Eleanor Walters departed the meeting as she declared a conflict of interest.

Dr Schrapel raised a minor potential conflict. It was agreed that he was not conflicted, and he could participate in the discussion and voting.

The Council determined under Section 7(1) of the *Heritage Places Act 1993* that Mr Jamie Botten would Chair the meeting for this item in the absence of the Chair and Deputy Chair.

Mr Hanna noted that the nominator was in attendance as an observer and was welcomed to the meeting.

Dr Bird, Heritage SA, noted that on 31 May 2023, the Council received a nomination from a member of the public for All Souls' Anglican Church, 28 Stephen Terrace, St Peters for entry in the South Australian Heritage Register as they believe it meets criteria (e) and (f) under s16 of the *Heritage Places Act 1993*.

An assessment of All Souls' Anglican Church recommends that the place is considered to meet criterion (e).

A Summary of State Heritage Place and Heritage Assessment Report were prepared for Council's consideration and to determine whether All Souls' Anglican Church should be provisionally entered as a State Heritage Place in the Register.

Mr Botten asked Council whether there was any merit in considering any other criteria than the two the church was nominated for. Council was satisfied no other criteria were met. Council then discussed criterion (f) and agreed that the place does not meet criterion (f) to be met.

Dr Bird noted that this Church is different to other places of worship in that it is its architectural merit only that makes it worthy of State Heritage listing and not other aspects of its history.

Council considered the assessment and the nomination. Council agreed with the findings of the assessment report and agreed to provisionally enter the place under criterion (e). Council considered the draft Summary of State Heritage Place and approved it subject to Dr Bird amending the extent of listing.

## RESOLUTIONS:

That the South Australian Heritage Council:

- **Provisionally entered** All Souls' Anglican Church, 28 Stephen Terrace, St Peters (CT 5447/237 F21850 A910 Hundred of Adelaide) in the South Australian Heritage Register as a State Heritage Place, as it is deemed to fulfil criterion (e) for State heritage listing under section 16(1) of the *Heritage Places Act 1993*:
  - (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 All Souls' Anglican Church, 28 Stephen Terrace, St Peters, subject to the above comments.

## 8 ITEMS TO BE CONSIDERED FOR CONFIRMATION ON THE SA HERITAGE REGISTER

### 8.1 Torrens Island Quarantine Station Complex, 114 Trunkway, Torrens Island. On Kaurna Country.

It was noted that Mrs Eleanor Walters returned to Chair the meeting.

It was noted that on 14 March 2024, the Council provisionally entered the Torrens Island Quarantine Station Complex, (TIQS), 114 Trunkway, Torrens Island in the South Australian Register as it meets criteria (a), (b) and (d) under section 16 of the *Heritage Places Act 1993*.

The period for making a public submission closed on 27 June 2024. It was noted that no submissions were received.

The Summary of State Heritage Place for TIQS was presented for the Council's final approval.

Noting that there were no submissions to consider, the Council confirmed the entry in the SA Heritage Register subject to a minor edit to the Summary of State Heritage Place on page 3 as follows: "at risk of carrying scrapie".

## RESOLUTIONS:

The South Australian Heritage Council:

- **CONFIRMED** the entry of the Torrens Island Quarantine Station Complex, 114 Trunkway, Torrens Island (CT 6211/942 D90964 A300, CT 6211/943 D90964 A301, CT 6212/771 D90964 Q302, CT 6212/771 D90964 Q306) 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 (a), (b) and (d) under section 16(1) of the Act:
  - (a) it demonstrates important aspects of the evolution or pattern of the State's history
  - (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 for the Torrens Island Quarantine Station Complex.

## 8.2 Kelvin Building, 233-236 North Terrace, Adelaide. On Kurna Country.

On 14 March 2024, the Council provisionally entered Kelvin Building (CT 5129/427, F102327 A13, Hundred of Adelaide) in the South Australian Heritage Register as a State Heritage Place as it meets criteria (a), (b) and (e) under s16 of the *Heritage Places Act 1993*.

The period for making a public submission closed on 27 June 2024. The Council noted that no submissions were received.

The Summary of State Heritage Place for Kelvin Building was presented for the Council's final approval.

Noting that there were no submissions to consider, the Council confirmed the entry in the SA Heritage Register and approved the Summary of State Heritage Place.

### RESOLUTIONS:

The South Australian Heritage Council:

- **Confirmed** the entry of Kelvin Building, Kurna Country, 233-236 North Terrace Adelaide (CT 5129/427, F102327 A13, 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 criterion (a), (b) and (e) under section 16(1) of the Act:
  - (a) it demonstrates important aspects of the evolution or pattern of the State's history
  - (b) it has rare, uncommon or endangered qualities that are 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 Kelvin Building, 233-236 North Terrace, Adelaide.

## **9 Better Heritage Information**

Dr Louise Bird noted that Heritage South Australia has prepared additional information for six State Heritage Places at this meeting and these reports had been provided to Council members with their agenda package.

Council considered these reports under Section 14 of the *Heritage Places Act 1993*: The Council may include other information in the Register, or hold other information in association with the Register, as the Council thinks fit.

### **9.1 Oakbank Racecourse**

It was noted that Mrs Deborah Lindsay departed the meeting for this matter given her conflict of interest declaration.

Council considered the Better Heritage Information document.

Council discussed the interior of the racecourse and the hill and determined that both form a part of the significance of the place.

It was agreed that the interior of the racecourse forms a part of the landscape setting and is an element of significance. The Council requested that the BHI SSHP document is updated to specifically identify the interior as an element of significance.

It was also requested that the spelling of the word “indicative” be corrected.

### **RESOLUTIONS:**

The South Australian Heritage Council:

- Approved the Statement of Heritage Significance subject to the above change, and
- Approved the change of “Known As” name to “Oakbank Racecourse”

### **9.2 South Australian Maritime Museum Bond Stores**

It was noted that Mrs Lindsay returned to the meeting.

Council considered the Better Heritage Information document for this place and approved the recommendations as presented.

### **RESOLUTIONS:**

The South Australian Heritage Council:

- **Approved** the Statement of Heritage Significance, and
- **Approved** a change to the Registered Name under Section 21 of the Heritage Places Act to “Former Elder’s Bond and Free Stores”
- **Approved** the change of “Known As” name to “South Australian Maritime Museum (former Elder’s Bond & Free Stores).”

### 9.3 Façade of Malcolm Reid’s Emporium

It was noted that Dr Stephen Schrapel departed the meeting for this item given his declared conflict of interest. The Council noted that Dr Schrapel would not return for the remainder of the meeting given it was near the end of the agenda and Council had a quorum without him.

Ms Walters welcomed owner Dr Rakesh Mohindra, Mr Brian Hayes KC and Ms Tyneil Flaherty, representing the owner, to the meeting.

Mr Hayes KC noted that he was provided with an updated Better Heritage Information document prior to entering the meeting and was pleased that the SA Heritage Council had amended the draft Better Heritage Information document by redacting the elements of significance.

Mr Hayes KC indicated that the sign is not part of the elements of significance.

Ms Walters thanked Mr Hayes KC for his oral representation and asked the Council to consider the amended Better Heritage Information document.

Council approved the Better Heritage Information document subject to the removal of the bolded heading on page 2, the removal of “Indicative Criteria” heading, and the removal of the heading “elements of significance” and the text associated with it.

Council approved the amendment of the registered name from ‘Facade of Malcolm Reid’s Emporium’ to Malcolm Reid’s Emporium (Façade)”.

### RESOLUTIONS:

The South Australian Heritage Council:

- **Approved** the Statement of Heritage Significance subject to the above changes.
- **Approved** a change to the Registered Name under Section 21 of the Heritage Places Act to “Malcolm Reid’s Emporium (Façade)”

### 9.4 Former Athelstone (Dinham’s) Flour Mill

Council considered the Better Heritage Information document for this place and approved the recommendations as presented.

## RESOLUTIONS:

The South Australian Heritage Council:

- **Approved** the Statement of Heritage Significance.
- **Approved** a change to the Registered Name under Section 21 of the Heritage Places Act to “Athelstone Flour Mill”.
- **Approved** a change to the “Known as Name” to “Athelstone (Dinham’s) Flour Mill”.

### 9.5 Paralana Hot Springs

Council considered the Better Heritage Information document for this place and approved the document subject to the inclusion of a temperature range for the springs in the indicative criterion (b) statement.

Council approved the other recommendations as presented through the agenda paper.

## RESOLUTIONS:

The South Australian Heritage Council:

- **Approved** the Statement of Heritage Significance, subject to the above.
- **Approved** a change to the Registered Name under Section 21 of the Heritage Places Act to “Paralana Hot Springs”.
- **Approved** a change to the “Known as Name” to “Paralana Hot Springs [Designated place of geological significance], Arkaroola Pastoral Station”.

### 9.6 Parachilna Gorge, Mount Falkland Station

Council considered the Better Heritage Information document for this place and approved the recommendations as presented.

It was noted that when the type section was first described, the format (coordinate datum) was unknown. After investigation it was determined that the coordinates for the type section provided within the BHI Summary of State Heritage Place are accurate for the current known datum.

## RESOLUTIONS:

The South Australian Heritage Council:

- **Approved** the Statement of Heritage Significance.
- **Approved** a change to the Registered Name under Section 21 of the Heritage Places Act to “Parachilna Gorge Geological Monument”.

- **Approved** a change to the “Known as Name” to “Parachilna Gorge Geological Monument [Designated place of geological significance]”.
- **Approved** the amendment to polygon co-ordinates for this place.

## ITEMS FOR NOTING

### 10.1 Chairperson’s Report

Given that the regular Chairperson, Ms Sandy Verschoor, was absent, there was no Chairperson’s report presented to this meeting.

#### RESOLUTION:

The South Australian Heritage Council:

- **Noted** that there was no Chairperson’s report.

### 10.2 Correspondence

Noted.

#### RESOLUTION:

The South Australian Heritage Council:

- **Noted** the correspondence.

### 10.3 Delegations Report

Noted.

#### RESOLUTION:

The South Australian Heritage Council:

- **Noted** the delegations report.

### 10.4 Meeting dates for 2025

Noted.

#### RESOLUTION:

The South Australian Heritage Council:

- **Noted** the meeting dates for 2025

### 10.5 Status of Heritage Assessments

Noted.

#### RESOLUTION:

The South Australian Heritage Council:

- **Noted** the Status of Heritage Assessments

## 11 Any Other Business

### Delegated authority to provide advice to legal counsel

The Council noted that Ms Kym Pryde is the Council's delegated authority to provide advice and direction to legal counsel on its behalf.

Heritage SA requested that the Council consider deputising a second officer to provide advice to legal counsel on its behalf, in the case of Ms Pryde being unavailable.

Council discussed the request and agreed that Ms Beverley Voigt is to be a delegated authority of the Council and may provide advice to legal counsel on its behalf when Ms Pryde is unavailable.

### **RESOLUTION:**

The South Australian Heritage Council:

- **Delegated** authority to Ms Beverley Voigt, Heritage SA, to provide advice to legal counsel on its behalf as a proxy to Ms Pryde.

### **CLOSE OF MEETING**

Ms Eleanor Walters closed the meeting at 1:30pm.



**Ms Sandy Verschoor**

**Date:** 10 October 2024

**Chair**