

SOUTH AUSTRALIAN HERITAGE COUNCIL

MINUTES

The 62nd Meeting of the South Australian Heritage Council (the Council) was held on Wednesday 17 June 2015 in the Coorong Room, Level 2, 1 Richmond Road, Keswick.

Statement of Acknowledgement

We acknowledge this land that we meet on today is the traditional lands for Kauma people and that we respect their spiritual relationship with their country. We also acknowledge the Kauma people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kauma people today.

PRESENT

South Australian Heritage Council: Chair: Mrs Judith Carr; Deputy Chair: Ms Carolyn Wigg; Members: Mr Gavin Leydon, Prof Alison Mackinnon, Ms Sara Beazley, Dr Cameron Hartnell and Mr Jason Schulz.

Apologies: Mr Rob Donaldson and Mr Michael Queale.

Secretariat: Mr David Hanna, Executive Officer, State Heritage Unit, DEWNR and Ms Bev Voigt, Manager, Heritage and Boards Secretariat, DEWNR.

Guests: Mrs Anna Pope, A/Manager State Heritage Unit, DEWNR; Mr Simon Carter, Assessment officer, State Heritage Unit, DEWNR; Mr David Scougall, resident of Manitoba Housing Complex; Mr Jeffrey Buringa, Renewal SA; and Mr Sam Hosking from Hosking Willis Architecture.

WELCOME

The Chair welcomed all present.

1. ADOPTION OF AGENDA AND DECLARATION OF CONFLICTS OF INTEREST

Agenda adopted without change.

Mr Schulz declared a conflict of interest for the following matters:

- Item 4: Maughan Church (previously advised this client)
- Item 9.1: Vic Park Entry Gates (his office is undertaking works in and around this place, and has Adelaide City Council as a client)

Dr Cameron Hartnell declared a conflict of interest for the following matters:

- Item 5.1: Former Military Hospital (Building 64), 2 Anzac Highway, Keswick (involved with nomination)

2. CONFIRMATION OF PREVIOUS MEETING MINUTES

Council members requested that in future minutes of meetings, the minutes ought to include less of the general discussion and instead focus on decisions made.

Motion to confirm minutes of 22 April 2015 meeting.

Minutes of 22 April 2015 meeting confirmed subject to the following amendments:

- on page 7 remove the sentence 'Mrs Carolyn Wigg departed the meeting due to another engagement during the discussion of this item.'
- on page 9, Item 8.3 change the word 'considered' to 'nominated'.

Motion to confirm minutes of 4 May 2015 meeting.

Minutes of 4 May 2015 meeting confirmed without amendment.

3. ACTION ITEMS

Council members noted the status of the action list.

4. REMOVAL OF PROVISIONAL ENTRIES IN THE SOUTH AUSTRALIAN HERITAGE REGISTER

4.1 Maughan Church and Mission

Noted that on 20 April 2015 the Minister wrote to the Council directing the Council to remove the Maughan Church and Mission from the South Australian Heritage Register.

It was noted that United Communities has indicated it will commission a 3D model of the place which will be provided to the public via the web. It was suggested that the 3D imagery could be lodged with the University of South Australia Architecture Museum.

The Council discussed what should happen to records created as part of the listing process when a Place is removed from the Register. The place and the information does have a value, and that body of research should survive, even if the place is rejected, or removed from the Register.

Action: DEWNR to look into developing a policy on the accessibility of information of places nominated but rejected, or removed from the Register.

Action: Executive Officer to make available a link to Heritage Assessment reports on the Council website including reports for those that are assessed but not listed.

Recommendation

The South Australian Heritage Council:

- **NOTED** the direction from the Minister for Sustainability, Environment and Conservation; and
- **RESOLVED** that the Maughan Church and Mission, 47 Franklin Street, Adelaide CT 5372/352 A2 F16498 PT TA 265 Hundred Adelaide **be removed** from the South Australian Heritage Register pursuant to the direction from the Minister for Sustainability, Environment and Conservation under section 18 (7c) of the Heritage Places Act 1993.

5. PROVISIONAL ENTRY IN THE SOUTH AUSTRALIAN HERITAGE REGISTER

5.1 Former Military Hospital (Building 64), 2 Anzac Highway, Keswick

DEWNR provided an overview of the nomination. It was noted that the State Heritage Unit undertook a site visit and found that the place did not have internal features of special significance that demonstrated its past use as a hospital. Fireplaces have been filled in when chimneys were removed, and larger rooms are now filled in with partitions. A pair of French doors survive on each side.

Council noted the layout was a barracks layout and not that of a hospital. It is difficult to associate anything remaining in Building 64 as a hospital.

Council noted there is very little of the fabric of this building that associates Matron Ethel Davidson's involvement with the building.

Council considered the nomination against criteria (a) and (g) and decided that Building 64 did not satisfy either of these criteria.

Recommendation

The South Australian Heritage Council:

- **REJECTED** the nomination of the former Military Hospital (Building 64), Keswick Barracks, 2 Anzac Highway, Keswick (CT 5554/118, A101, FP 9793, Hundred of Adelaide).

5.2 Brown Hill Creek Recreation Park and Associated Quarries, Brownhill Creek Road, Brownhill Creek

DEWNR provided an overview of the nomination and that the proposal included expanding the nomination to include certain quarries outside the Park boundary.

Council noted that the nomination would have benefited from a comparative analysis to other important water works, quarries, manure pits etc. in the State as the report only discusses its importance to Mitcham.

It was noted that the area in and surrounding the park is a good example of early European settlement development however, the quarries were not considered to be unique examples of quarrying work in South Australia; and the Recreation Park could not be considered unique when compared to other Recreation Parks in South Australia.

The 'Monarch of the Glen' tree and the waterworks could warrant further investigation as possible nominations for State Heritage listing in their own right.

The Council noted the potential for archaeological points of interest at this site, but determined to reject the nomination as a State place.

Council considered the nomination against criteria (a), (b) and (c) and decided that Brown Hill Creek Recreation Park and Associated Quarries did not satisfy any of these criteria.

Recommendation

The South Australian Heritage Council:

- **REJECTED** the nomination of the Brownhill Creek Recreation Park and associated quarries, Brownhill Creek Road, Brownhill Creek, 5062 (CR5944/89 A1 DP67191,

CT5650/520 A2 F152737, CT 5784/208 A4 D31924, CR5753/925 S704 H105100, CT5480/864 S885 H105100, Hundred of Adelaide).

5.3 Former SAGASCO Gasworks, Between Chief and East Streets, Brompton

DEWNR provided an overview of the nomination and noted that there are listed Places within the site of the nominated place.

Council agreed to provisionally enter the Place as it satisfies criteria (a), (b) and (g) and to amend the nomination name 'Former SAGASCO Gasworks' to 'Brompton Gasworks'.

Council agreed that the Gasworks site be 'Designated as a Place of Archaeological significance' pursuant to section 14 (7) (b) of the *Heritage Places Act 1993*.

Action: A Statement of Designation to be prepared by DEWNR and added to the 'Summary of State Heritage Place' for approval by Council.

Action: Council asked DEWNR to ensure that when an assessment is carried out, the assessment considers whether or not the place should be designated as a Place of Archaeological significance.

Recommendation

The South Australian Heritage Council:

- **PROVISIONALLY ENTERED** the Brompton Gasworks, 1-21 Chief Street, Brompton (CT 5554/1 – Lots 104, 105 & 106, Filed Plan 212611, Hundred of Yatala; CT 5781/429 – Closed Road Marked A, Road Plan 1093, Hundred of Yatala; CT 5781/435 – Closed Road Marked A, Road Plan 2359, Hundred of Yatala; CT 6055/957 – Lots 95, 96, 97, 98, 99 & 100, Filed Plan 21891, Hundred of Yatala and CT 6055/958 – Lot 91, Filed Plan 207183, Hundred of Yatala) as described in the Summary of State Heritage Place, in the South Australian Heritage Register as a State Heritage Place pursuant to section 17(2)(a) of the *Heritage Places Act 1993* as it satisfies criteria (a), (b) and (g) 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, and*
 - (g) *it has a special association with the life or work of a person or organisation or an event of historical importance.*
- **APPROVED** the proposed 'Summary of State Heritage Place' for the Brompton Gasworks, 1-21 Chief Street, Brompton, including the Statement of Heritage Significance, discussion of relevant criteria and site plan, subject to the addition of a Statement of Designation out of session.
- **DESIGNATED** the Brompton Gasworks, 1-21 Chief Street, Brompton as a Place of Archaeological significance pursuant to section 14 (7) (b) of the *Heritage Places Act 1993*. (Summary to be updated accordingly).

5.4 Nicholls Building, Pulteney Grammar School, 196 South Terrace Adelaide

DEWNR provided an overview of the nomination. Council noted that the place is locally listed.

Council considered the nomination against the criteria under section 16(1) of the *Heritage Places Act 1993* and decided that Nicholls Building, Pulteney Grammar School did not satisfy any of these criteria.

Recommendation:

The South Australian Heritage Council:

- **REJECTED** the nomination of Nicholls Building, Pulteney Grammar School, 196 South Terrace, Adelaide, 5000 for entry in the South Australian Heritage Register as a State Heritage Place, as it did not satisfy any of the criteria for State heritage significance under section 16 of the *Heritage Place Act 1993*.

In a related discussion, Council considered the DEWNR proposal to include 'tests' against the criteria in the assessment process. Council agreed that the application of the tests could form part of the discipline of the process of the assessment without being mandated or a required part of any assessment template. Council considered that the extra 'tests' applied in the proposed process may constrain the thought processes and judgement on which the assessment process under the Act relies. Each nomination is different and therefore each assessment should be taken from first principles. This may be compromised if the assessor is guided to follow a particular template for assessment. Instead it was agreed by Council that the guidelines should be reviewed and updated to improve the way in which the criteria are addressed for future assessments.

Action: DEWNR to review the Guidelines for State Heritage Places to determine an appropriate approach to incorporating the proposed tests for assessing against the criteria without being prescriptive and provide to Council for comment / approval.

6. CONFIRMATIONS IN THE SOUTH AUSTRALIAN HERITAGE REGISTER

6.1 Former Victoria Park Racecourse (North-East Precinct), Fullarton Road, Adelaide

DEWNR provided an overview of the nomination.

Council considered the written submissions on whether or not the provisional entry should be confirmed in the South Australian Heritage Register as a State Heritage Place, noting it has received one written submission from Adelaide City Council in support of confirmation but proposing some amendments to the listing.

Council agreed, in review of the provisional listing by the Register Committee (former), that criterion (g) was not satisfied.

Council agreed to confirm Victoria Park Racecourse (North-East Precinct), Fullarton Road, Adelaide as a State Heritage Place as it satisfies criteria (a) and (e).

Council reviewed the 'Summary of State Heritage Place' and agreed on the following amendments to the listing:

- the Place to be named 'Victoria Park Racecourse (North-East Precinct), Fullarton Road, Adelaide';
- in the Statement of Heritage Significance:

- insert the word 'former' in front of the words 'Victoria Park Racecourse' in the first sentence of the Statement;
- delete the words 'and remains the pivotal structure of the place' in the last sentence of the first paragraph of the Statement;
- include some of the description under criterion (b) under criterion (e) instead and delete the discussion on criterion (b).
- delete the last sentence under description of criterion (e) on page 2.

Recommendation

The South Australian Heritage Council:

- **CONFIRMED** the Victoria Park Racecourse (North-East Precinct), Fullarton Road, Adelaide (CR 6132/227 Allotment 119 D81642 Hundred of Adelaide), as described in the Summary of State Heritage Place, in the South Australian Heritage Register as a State Heritage Place pursuant to section 18(4) of the Heritage Places Act 1993, as it satisfies the following criteria:
 - (a) *it demonstrates important aspects of the evolution or pattern of the State's history*
 - (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 Victoria Park Racecourse (North-East Precinct), with amendments.

6.2 Manitoba Housing Complex, 228 – 256 Carrington Street, 7-29 Hume Lane & 1-32 Regent Street North, Adelaide.

The Chair welcomed the guests attending the meeting to make an oral presentation - Mr Jeffrey Buringa, Director, Asset Strategy, Renewal SA; Mr Sam Hosking, Hosking Willis Architecture and Mr David Scougall, resident of Manitoba Housing Complex.

The Chair noted the Council will consider confirming the entry against criteria (a), (g) and (e).

Mr Sam Hosking addressed the Council against confirmation. He provided plans to all Council members of several public housing estate developments including Manitoba, Marden, Hackney, West Lakes and Kent Town. Mr Hosking used the plans to show to Council that he did not believe that there was anything particularly unique about the Manitoba Housing Complex. Mr Hosking put to Council that criteria (a) and (e) were not satisfied as Manitoba is a standard 1970's medium density housing estate of which there are many examples across suburban Adelaide. It was noted that Marden housing estate has since been demolished, however the other examples discussed by Mr Hosking still exist. Mr Hosking acknowledged that Manitoba was the first such housing estate in the Adelaide city centre.

Mr David Scougall addressed the Council members in support of confirmation. Mr Scougall was the nominator of the place.

Mr Scougall spoke mainly to criterion (e) as he considered that the report by Dr Marsden was very comprehensive with regard to why criterion (a) is satisfied. The houses of Manitoba face inwardly to the common garden courtyard which is unique. The design was a good

expression of community needs at the time of development. Dedicated to a better social fabric. The duplex design element is a striking feature of the place. The design enables light into Manitoba and the staggered placement of townhouses give the place a good community feel.

Mr Scougall said it is the first large-scale construction of medium density housing in the city centre. There was a lapse of almost 20 years from Manitoba to when this type of housing stock was built again.

Mr Hugh Stretton and the SA Housing Trust both have a special association with this place and therefore criterion (g) should be considered.

The Council thanked both Mr Hosking and Mr Scougall for their oral representations and discussed the proposal. It was noted that the concept of bringing public housing into the city of Adelaide is an important aspect of the evolution in medium density housing provision.

Council considered the written and oral representations on whether or not the provisional entry of the Manitoba Housing Complex, 28-256 Carrington Street, 7-29 Hume Lane & 1-32 Regent Street North, Adelaide should be confirmed in the South Australian Heritage Register as a State Heritage Place.

Council discussed the 1970's as a turning point in a shift to provide residential accommodation in the city. Manitoba is particularly significant as an example of innovative urban and social design. It marks a change in what was being done in the housing sector previously. Given Marden estate has been redeveloped, Manitoba is the best remaining representative of this spatial design. Council noted that there is no other development like Manitoba in the city.

Council agreed, in consideration of the submission made by Mr Hosking, that criterion (g) was not satisfied.

Council agreed to confirm the Place as it satisfies criteria (a) and (e).

Council reviewed the 'Summary of State Heritage Place' and agreed on the following amendments:

- delete reference to criterion (g).

Recommendation

The South Australian Heritage Council:

- **CONFIRMED** the Manitoba Housing Complex, 228-256 Carrington Street, 7-29 Hume Lane & 1-32 Regent Street North, Adelaide (CT 5493/819, A5, FP 166, Hundred of Adelaide & CT 5877/915, A870, FP 182422, Hundred of Adelaide), as described in the Summary of State Heritage Place, in the South Australian Heritage Register as a State Heritage Place pursuant to section 18(4) of the *Heritage Places Act 1993*, as it satisfies the following criteria:
 - (a) *it demonstrates important aspects of the evolution or pattern of the State's history;*
 - (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', with amendments.

7. REPORT FROM DEWNR

7.1 Status of nominations and provisional entries

The Council discussed the status of nominations and provisional entries.

The outstanding nomination of St Thomas' Anglican Church in Pewsey Vale Homestead Complex was discussed. It was noted that the owner may be against the listing and difficult to engage, however DEWNR can utilise section 39 of the *Heritage Places Act 1993* in order to gain safe entry to the property.

Comment was made that there are other places that may need to be considered that are not on the current list of nominations. This includes 'Corrections' that emerged from the mapping project.

Action:

The Council requested that the State Heritage Unit progress the St Thomas' Anglican Church in Pewsey Vale Homestead Complex nomination.

Action:

Council asked DEWNR to provide it with a paper around the corrections that are required.

7.2 Report from DEWNR

Ms Beverley Voigt provided a summary of the written report from DEWNR.

It was noted that a consultation session was to take place on Thursday 18 June regarding the Government's planning reform and that Mrs Carolyn Wigg would attend as the Council representative.

It was agreed that DPTI would be invited to attend the 15 July Council meeting to discuss the issues that Council had raised in their correspondence to DPTI regarding heritage reforms.

It was also requested that DPTI respond specifically to each of the issues raised by the Council in their letter dated 6 May prior to the meeting to help inform discussions on 15 July.

Action:

Executive Officer to invite DPTI to attend the 15 July meeting of the SA Heritage Council; and ask that they respond to each of Council's issues raised in their letter dated 6 May prior to this meeting.

8. REPORT FROM CHAIR (verbal)

The Chair noted that the Department of Planning, Transport and Infrastructure has written to the Council seeking comment on the Park Lands Zone Development Plan Amendment by the Minister. Related to this is that there are outstanding nominations for State Heritage Listing of the Adelaide Park Lands that are still to be addressed.

Action: DEWNR to provide an options paper to the Council regarding the Park Lands nomination.

It was noted the O-Bahn development may have an impact on the State Heritage listed olive grove on Hackney Road.

Action: DEWNR to check that the developer of the O-Bahn route is aware that the Olive Grove is State Heritage listed.

9. REPORT ON LINKAGES BETWEEN HERITAGE AND TOURISM

The Chair asked for Council members to provide any comments out of session to the State Heritage Unit. Feedback was requested by the 26 June 2015.

Mrs Carr said that the report discusses the options well, however it needs to make a case for which options would work well in the South Australian context.

Action: DEWNR to email Council members and ask for feedback on the Report by Friday 26 June 2015.

10. ESTABLISH A LIST OF PERSONS AS PER s5A (3) OF THE HERITAGE PLACES ACT 1993

Council discussed and agreed that it should wait until after the proposed legislative amendments take place as these may change the requirements under s5A (3) of the *Heritage Places Act 1993*.

Recommendation

The South Australian Heritage Council:

- Agreed not to action, at this point in time, the list of persons required by s5A (3) of the *Heritage Places Act 1993* given the impending new planning legislation.

11. ITEMS FOR NOTING

11.1 Correspondence

Council noted the incoming and outgoing correspondence.

11.2 Reports on decisions made under delegation

Council noted the decisions made under delegation

12. ANY OTHER BUSINESS

CLOSE OF MEETING

The Chair thanked all in attendance and closed the meeting at 1:30pm.



Judith Carr
Chair

Date: 16. 7. 15

