

## SOUTH AUSTRALIAN HERITAGE COUNCIL

### MINUTES

The 105<sup>th</sup> Meeting of the South Australian Heritage Council (the Council) was held via electronic means with a decision made on 26 February 2020.

### PRESENT

**South Australian Heritage Council:** Chair: Mr Keith Conlon OAM Members: Mr David Stevenson, Emeritus Professor Alison Mackinnon AM, Ms Jan Ferguson OAM, Mr Michael Constantine, Mr Marcus Rolfe, Ms Kate McDougall and Mr Jason Schulz.

Apologies: Ms Robyn Taylor.

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

### 1. IN CAMERA

The Council agreed to conduct this electronic meeting in camera pursuant to section 7 (6) of *Heritage Places Act 1993*, given that the proposed developer's details were commercial in confidence.

The outcome of this decision is that these minutes will not be published on the Council's website for at least one year, at which point the Council can consider making them publically available.

*Council agreed to release these minutes at its 10 November 2022 meeting.*

### 2. APOLOGIES

It was noted that Ms Robyn Taylor was unable to participate in this electronic meeting.

### 3. DECLARATION OF CONFLICTS OF INTEREST

Nil.

### 4. FORT LARGS HERITAGE AGREEMENTS

Mr Hanna provided the necessary documentation to Council members via email.

Mr Hanna noted that under Section 32 of the Heritage Places Act, the Minister may, after seeking and considering the advice of the Heritage Council, enter into a heritage agreement with the owner of the land constituting a State Heritage Place.



It was noted that the former Fort Largs Police Academy is owned by the Minister for Police, Correctional Services and Emergency Services. Having been declared surplus to requirements, Renewal SA was instructed by SAPOL to manage the sale of the property in accordance with Premier and Cabinet Circular 114.

The 7.4 hectare site is located at Lady Gowrie Drive Taperoo, and was offered to the open market by Expressions of Interest closing on 15 November 2018. The site includes two State Heritage Places entered in the South Australian Heritage Register identified as:

- SH/10939 – Fort Largs - including Rifled Muzzle Loading and Breech Loading Guns
- SH/26448 – Fort Largs – Barracks and Drill Hall

A Summary of State Heritage Place was provided to Council members via email. A heritage notation recognising the listings is included on Certificate of Title Volume 6095 Folio 84.

It was noted that a preferred proponent had been identified who, subject to all relevant Government approvals, will become the Owner of the Drill Hall and Barracks Building. It is proposed Fort Largs continue to be held by the Minister for Police at this time, with heritage matters regarding the Fort to be dealt with separately.

It is a condition of the Contract of Sale that the Owner will enter into a Heritage Agreement with the Minister for Environment and Water, to ensure that specified restoration and conservation works are carried out at the Drill Hall and Barracks within stipulated time periods, and for those heritage assets to be maintained.

The documents circulated to members for the purpose of this electronic meeting included the draft Heritage Agreements for the Drill Hall and for the Barracks Building located at the former Fort Largs Police Academy Strathfield Terrace, Taperoo for Council's endorsement to send to the Minister's Delegate.

It was noted that the Heritage Agreements had been drafted by the Crown Solicitor's Office and that Mr Peter Wells, Senior Heritage Architect, Heritage South Australia had spent considerable time working with the Crown Solicitor's Office and Renewal SA on these documents and he was satisfied with the final documents presented to Council.

The Heritage Agreements form part of the sale of portion of the site which remains subject to Cabinet approval.

Both Heritage Agreements included the following Annexures:

- Annexure A Fort Largs Barracks and Drill Hall Dilapidation Survey prepared by Grieve Gillett Andresen dated July 2015, updated December 2017. This annexure is in three parts, comprising:
  - 15040\_180202 Fort Largs Final Report
  - 15040\_180213 Fort Largs Appendix A Priority Works Schedule, and
  - 15040\_180202 Fort Largs Appendix B Dilapidation Actions Schedules
- Annexure B Curtilage Plan

Annexure C is the Parent Company Guarantee and was included in the Heritage Agreements sent to Council members.

It was noted in the documentation that the Heritage Agreements set out the timeframes to deliver the scope of works prescribed in the *Fort Largs Barracks and Drill Hall Dilapidation Survey*

prepared by Grieve Gillett Andersen dated December 2017, annexed to the Heritage Agreements. The Owner is also responsible for preparing maintenance schedules detailing how these Places should be maintained in future.

The Heritage Agreements set out a suitable curtilage area and require the Owner to maintain an open setting ensuring that any development of the land preserves the views from these two buildings one to the other.

It was noted that Ms Cate Hart, Executive Director, Environment, Heritage and Sustainability, Department for Environment and Water has delegation from the Minister under section 32 (1) of the *Heritage Places Act 1993* to enter into a Heritage Agreement after seeking the advice of the Heritage Council.

Subject to Cabinet approval for the owner to purchase this land, the Agreements will be sent to the Owner and then the Minister's Delegate for Execution.

#### Council discussion points via email

Discussed the extent and accuracy of the schedules for works and noted they will be re-assessed during the DA process.

Noted that a Heritage Agreement seems an excellent way to go forward on this complex.

#### Decision

All Council members participating in the electronic meeting endorsed the Heritage Agreements to send to the Minister's Delegate.

### **RESOLUTIONS**

The South Australian Heritage Council:

- **ENDORSED** the draft Heritage Agreements for the Drill Hall and the Barracks Building, Fort Largs, Lady Gowrie Drive, Taperoo and will provide to the Minister's delegate for approval, 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.

### **5. ANY OTHER BUSINESS**

Nil.



**Mr Keith Conlon OAM**

**Date:** 9 April 2020

**Chair**