

SOUTH AUSTRALIAN HERITAGE COUNCIL

MINUTES

The 128th Meeting of the South Australian Heritage Council (the Council) was held in the Hahndorf Memorial Institute within the Hahndorf State Heritage Area on Thursday 23 June 2022.

Statement of Acknowledgement

The Chairperson acknowledged that this land that the Council members meet on today is the traditional lands of the Peramangk people and that the Council respect their spiritual relationship with their country.

Heritage Council: Chair: Mr Keith Conlon OAM Members: Ms Jan Ferguson OAM, Mr Stephen Schrapel, Ms Eleanor Walters, Mr Marcus Rolfe, Mr Gavin Leydon, Ms Peggy Brock AM, Mrs Kate McDougall and Mrs Deborah Lindsay.

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

About the State Heritage Area

In December 1838, 38 Lutheran families arrived at Port Adelaide aboard the Zebra, captained by Dirk Hahn. They settled in what is now known as Hahndorf (Hahn's village). A further 14 German families who had settled at Klemzig on the River Torrens, joined their brethren at Hahndorf. The names of the 52 pioneering families are inscribed on the gates of the Pioneer Memorial Gardens in the town.

Hahndorf's layout is a unique form, combining characteristics of both the farmlet (Hufendorf) and street village (Strassendorf) patterns of Prussian land subdivision.

Some of the older buildings show traditional German designs and techniques, such as "fachwerk" with timber framing and wattle and daub infill panels. Many other buildings are of local stone, which together with the large street trees create a distinctive streetscape. Open farmland at both ends of the town is another important element of its landscape setting and character.

The declaration of the Hahndorf State Heritage Area, on 25 August 1988, acknowledges the town of Hahndorf as Australia's oldest (1839) surviving German settlement.

1. WELCOME AND APOLOGIES

Mr Conlon welcomed all to the 128th meeting of the South Australian Heritage Council (the Council).

Mr Conlon noted that Ms. Sharon Pippas operates Hahndorf Walking Tours and regularly offers a walk that offers a traditional owner perspective provided by Peramangk elder Mr Ivan Copley OAM. He recommended it to Council members. Ms Sharon Pippas was unable to attend today and put in her apologies. It was noted that Ms Pippas was running a walking tour for 24 people at the same time as this meeting.

Mr Conlon welcomed residents Mr. Harold Gallasch and Ms. Lyndell Davidge to the public gallery.

There were no apologies from members.

Ms Bev Voigt, Manager, Heritage SA was an apology from Department for Environment and Water (DEW).

2. ADOPTION OF AGENDA AND DECLARATION OF CONFLICTS OF INTEREST

Agenda

The agenda was adopted without amendment.

Declarations of conflict of interest

There were no conflicts of interest declared.

3 PREVIOUS MEETING MINUTES

Council considered the minutes of the 26 May 2022 meeting and approved them subject to:

- Page 3, correct spelling of “reconciling”.
- Page 4, review last dot point for clarity.
- Page 5, in regards to the reference of “Local Government Regional Planning” – remove the words “Local Government”.
- Page 7, correct sentence relating to skills training.

The Chair noted he had spoken to Mr John Schutz, CE of DEW, about consultation with the Minister’s office.

Action: It was agreed that Mr Conlon will seek a meeting with the Minister.

RESOLUTION:

The South Australian Heritage Council:

- **Approved** the minutes of the 26 May 2022 meeting, subject to the above amendments.

4. ACTION ITEMS

Council noted the status of action items.

Mr Hanna commented on the status of forming a survey regarding Heritage Advisors, noting that DEW is going to engage with Planning and Land Use Services (PLUS) regarding appropriate dissemination of the survey.

Action: Mr Hanna to circulate the draft survey for comment.

RESOLUTION

The South Australian Heritage Council:

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

5. IN CAMERA DISCUSSION

The Council determined not to have an in-camera discussion pursuant to section 7 (6) of the *Heritage Places Act 1993*.

6 FOR DISCUSSION / DECISION

6.1 Outline of process re Adaptive Reuse Code Amendment

A delegation of the SA Heritage Council met with the State Planning Commission on 12 May 2022. At this meeting, the parties discussed a possible amendment to the Planning and Design Code. The Council members expressed an interest in exploring a Code Amendment on Adaptive Reuse.

Heritage SA suggested that Council write to Planning and Land Use Services (PLUS) in the Attorney General's Department (AGD) to progress this issue.

It was noted that neither the SA Heritage Council nor Heritage South Australia have any resources to progress this and therefore support will be sought through AGD PLUS.

Mr Rolfe noted that many hurdles to adaptive re-use are presented by the Building Code of Australia. At the same time, we should be facilitating adaptive reuse at the Planning Consent stage as much as possible.

Currently, objections can be received and decision makers concerned that development applications for adaptive reuse may propose land uses not anticipated in the relevant Zone or Subzone. This is an unnecessary impediment to the consideration of proposals for adaptive reuse given amenity impacts for neighbours will still form part of any planning assessment.

A Planning & Design Code Amendment is desirable to remove this potential barrier to adaptive reuse.

Council discussed the risks associated with progressing this Code Amendment. Council does not want any unintended consequences that may have a negative impact on heritage value.

Council agreed to write to AGD PLUS to progress this matter, and to clearly state that it reserves the right to reconsider the policy if it comes to light there may be unintended consequences arising.

It was agreed that “change of use” should be added to draft letter to AGD PLUS.

Action: Mr Hanna to revise letter and provide to Mr Conlon for signature.

RESOLUTION:

The South Australian Heritage Council:

- **Agreed** to send a letter to AGD PLUS subject to above changes.

6.2 Update on status of Actions within Council’s Strategic Plan

Mr Conlon noted that Council members had been provided with a status update on progress against actions for 2021/22 and a suggested action plan for 2022/23.

Council discussed the importance of providing evidence to the Minister about the importance of ongoing Heritage Conservation Grants for State Heritage Place owners. It was recommended that as part of the review of Round 5 of grants, Council review the criteria. As part of this, the level of funding required to be put in on behalf of the owner will be reviewed.

Ms McDougall also recommended a minimum of two Council members be involved on future assessment panel work.

Mr Rolfe recommended that Council take a proactive role in engaging with the development sector. Council agreed to include an action to engage with the Property Council and the Urban Development Institute of Australia (UDIA).

Council requested that all acronyms used in the Strategic Plan be spelled out in full.

RESOLUTIONS:

The South Australian Heritage Council:

- **Noted** the status of actions in relation to its 2021/22 action plan

- **Provided** advice in relation to its draft 2022/23 action plan.
- **Noted** that a revised action plan would be provided to its October 2022 meeting for agreement.

6.3 Council's Communication Document 2021/22

Mr Hanna noted a draft Communication document summarising the Council's work of 2021/22 had been provided for Council's review.

The Council discussed the draft and requested the following amendments be made to its communication document for 2021/22:

- All Aboriginal country references to be included for each place.
- Agreed to move the Reconciliation Statement to after the Chair's Foreword.
- Add clarity about the role of the Aboriginal Heritage Act within the Reconciliation Statement.

It was noted that the outcomes of this meeting of 23 June 2022 would be added to the document.

Action: Mr Hanna to update the document and provide to Mr Conlon for final review and endorsement.

RESOLUTION:

The South Australian Heritage Council:

- **Endorsed the** 2021/22 Communications document subject to the above changes being made.
- **Noted** the Chair will review and sign the final document.

6.4 Tour of Hahndorf Academy

Council members departed the Hahndorf Memorial Institute at 11:15am and went to the Hahndorf Academy. The Council members were given a tour to the Hahndorf Academy. The Council thanked Mike Greenwood, Chair of the Board, for an insightful tour and Ms Lyndell Davidge, National Trust of SA, Hahndorf branch, who accompanied Council members on the tour.

It was noted that the Director of the Hahndorf Academy, Ms Rachel McElwee, was an apology but had passed on her best wishes to the Council.

It was noted that an exhibition of the works of Nora Heysen is on display at the Academy until the middle of July 2022.

Council members departed the Hahndorf Academy at approximately 11:45am.

6.5 Hahndorf – Main Street walking tour.

Council members undertook a tour of the Main Street of Hahndorf to discuss heritage matters particularly in relation to the State Heritage Area.

Council thanked Ms Lyndell Davidge and Mr Harold Gallasch and also Heritage SA Conservation Architects Mr Kevin O'Sullivan and Mr Michael Queale who accompanied the Council on the walk and provided relevant commentary.

6.6 Green Waterhole - Tank Cave Complex

Mrs Anna Pope, Heritage SA, noted that this place was provisionally entered on the South Australian Heritage Register on 5 August 2021.

On 5 August 2021, the South Australian Heritage Council provisionally entered Green Waterhole – Tank Cave Fossil Complex, Boandik Country, Green Waterhole Water Reserve (L81) Allotment 550, Princes Highway, Tantanoola in the South Australian Heritage Register as a State Heritage Place as it meets criteria (c) and (g) under s16 of the *Heritage Places Act, 1993* (the Act).

At the time of this provisional listing, the Council requested further analysis be carried out against criteria other than (c) and (g).

Mrs Pope indicated that following further investigation, Heritage SA and the SA Fossil Heritage Working Group recommend that the place meets criterion (b) as well as criteria (c) and (g).

It was noted that the Burra Charter definition of cultural significance includes scientific significance.

The SA Fossil Heritage Group prepared the Heritage Assessment Report for this place and has been updated by them in response to Council's request.

The SA Fossil Heritage Working Group includes palaeontological and heritage expertise from Adelaide, Flinders and Griffith Universities, the SA Museum, the Cave Divers Association of Australia (CDAA), and DEW.

Council noted that one formal submission had been received in favour of confirmation.

Mrs Anna Pope also noted that she had had discussions with National Parks and Wildlife SA whom were of the opinion the whole site ought to be included within the listing. Council discussed the permit process and also access points to the caves, and concluded that

there was sufficient protection under the extent of listing as proposed at provisional entry stage.

Council discussed the arguments for criterion (b) and agreed that this place also met this criterion.

Council confirmed this place against criterion (b), (c) and (g).

Council agreed to designate the Green Waterhole – Tank Cave Fossil Complex as a place of geological, palaeontological and speleological significance, pursuant to section 14(7)(a) of the *Heritage Places Act 1993*.

A Summary of State Heritage Place was provided for the Council's consideration and approval. This includes an additional statement against criterion (b).

Mrs Pope noted that this place is the first underwater fossil heritage site registered as a State Heritage Place.

Council noted that Heritage SA is working with National Parks & Wildlife around permits and management of site.

It was noted that the Aboriginal country had been added to the address line in the Assessment Report and needed to be added to the address line in the Summary of State Heritage Place.

Action: Add Boandik address to Summary of State Heritage Place.

RESOLUTIONS:

The South Australian Heritage Council:

- **Confirmed** the entry of the Green Waterhole – Tank Cave Fossil Complex, Boandik Country, Green Waterhole Water Reserve (L81) Allotment 550, Princes Highway, Tantanoola SA, 5280 (CR/5762/955, Plan H420600, Section 550, Hundred of Hindmarsh) 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), (c) and (g) under section 16(1) of the Act:
 - (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** the Green Waterhole – Tank Cave Fossil Complex as a place of palaeontological, speleological and geological significance pursuant to section 14(7)(a) of the *Heritage Places Act 1993*.

- **Confirmed** the Summary of State Heritage Place with the proposed change.

6.7 Chairperson's Report

The Council noted with thanks the report provided by Mr Keith Conlon OAM, Chair of the SA Heritage Council.

RESOLUTION:

The South Australian Heritage Council:

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

6.8 Correspondence

Noted.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the correspondence report.

6.9 Hahndorf State Heritage Area

Mr Conlon welcomed all to the meeting to discuss conservation of the heritage of Hahndorf State Heritage Area.

Mr Conlon noted that the SA Heritage Council was keen to gain an overview of the issues by listening but does not have a role in producing the Heritage Standard for Hahndorf or management per se. He noted that Council could provide advice to the Minister for Climate, Environment and Water on matters. These relate to trends, shortcomings and opportunities with respect to heritage protection at the State and local level; and the development and effectiveness of heritage conservation programs, policies, initiatives and incentives.

Mr Kevin O'Sullivan, Heritage SA, spoke about his role as a Conservation Architect. He provides advice to owners and prospective buyers about proposals for development or conservation of a State Heritage Place or other properties within the Hahndorf State Heritage Area. Mr O'Sullivan provides advice as a delegate of the Minister for Climate, Environment and Water.

Mr Nathan Franklin, District Council of Mount Barker, spoke to the Council and guests about the role of the Local Council in managing heritage in Hahndorf. Approximately two years ago, the Local Council endorsed a detailed plan for management of the public domain from the kerbside back to the private property on the Main Street.

It was noted that traffic management on the Main Street has been the subject of discussion for more than twenty years. It was noted the Department of Infrastructure and Transport had responsibility for the roadway itself.

Mr Franklin said the Local Council is advocating for their scheme to be part of the \$250 million Hahndorf Traffic Improvement Project. Design and discussion ongoing in nature.

The working relationship between Local Council and Heritage SA is a positive one. Mr Franklin indicated he appreciated Mr O'Sullivan's availability to discuss Hahndorf matters.

Ms Davidge remarked that the community appreciates Mr Franklin's engagement with the community as a staff member of the Local Council.

Shop front signage was discussed and noted that it is a matter that needs eternal vigilance. Mr Gallasch noted that the average life of a business in Hahndorf is six years, and therefore signage could change every six years.

With Hahndorf residents, the Council discussed the role of the Planning and Design Code and development approvals in the Hufendorf zone. It was noted that notification of development applications has increased from 2 weeks to 3 weeks, though there are fewer rights of appeal.

Mr Philip Knight spoke about the process to prepare the Heritage Standard for Colonel Light Gardens State Heritage Area. This was the first Heritage Standard to be written. Mr Knight noted the importance of community involvement in ensuring the history and heritage within the Heritage Standard is correct. It was noted that the Standard is a set of rules that governs development and not merely guidelines. Mr Knight indicated he would speak with Ms Lyndell Davidge after the meeting about how the community can get involved in providing appropriate documentation.

Mr Gallasch indicated that Hahndorf needs to maintain its heritage and viability and that this does not mean getting bigger and better. He stated "We still have the village atmosphere. We have to concentrate on businesses that are viable for the long term. Like old cities in Europe. The aspect of the village needs to be welcoming to visitors".

Other matters discussed included:

- That the Local Council has powers in relation to non-compliance.
- The Heritage Standards can provide rules around signage policy.
- That Hahndorf is hemmed in by the watershed, which helps stop the spread of Hahndorf by subdivision.
- The topic of Land division within original large blocks.
- Consistency with applying policy around signage.

- The tourism demand of Hahndorf and the potential to impact heritage fabric. Hahndorf has been in the top 10-visitation site for the whole of Australia.
- The Heritage Standard can address rules on management of street trees, kerbsides, roads, design standards, housing, setbacks etc.
- The demolition of the old cheese maker shop in Mount Barker (noting that it was not a State Heritage Place, nor was it within the Hahndorf State Heritage Area).
- The notion of demolition by neglect and the need to encourage and provide incentives to private owners of State Heritage Places to conserve them.

Heritage South Australia indicated that the draft Hahndorf Heritage Standard would be drafted over the next 12 – 15 months.

Ms Davidge provided the following closing remarks on behalf of the community: “It doesn’t really matter what you have in the building as long as the building remains and the concept of the town retains its integrity.” She added that tourism is a real pressure in the town, noting there are 16 dress shops alone in Hahndorf. With people come changes. It is important for those people that set up the business to understand what is significant about the town and this informs their signage and the way they conduct business. This would not be allowed in Paris so why do it in Hahndorf? People starting a business here are privileged to be here and this needs to be respected. A used heritage building is a saved heritage building, but how you use it is important as well.”

Ms Davidge noted with sadness that Mr. Malcolm Kentish had recently passed away. He was a champion for Hahndorf heritage and a private funeral was being held the following weekend.

Mr Conlon thanked the community for their very important input and passed on Council’s immense appreciation for their time.

10 Any Other Business

Nil.

CLOSE OF MEETING

Mr Conlon closed the meeting at 2:30pm.



Mr Keith Conlon OAM

Date: 18 August 2022

Chair