

SOUTH AUSTRALIAN HERITAGE COUNCIL

MINUTES

The 127th Meeting of the South Australian Heritage Council (the Council) was held in the Noel Lothian Meeting Hall, Adelaide Botanic Garden on Thursday 26 May 2022.

Statement of Acknowledgement

The Chairperson acknowledged that this 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: 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) and Ms Beverley Voigt, Manager, Heritage South Australia, DEW.

1. WELCOME AND APOLOGIES

Mr Conlon welcomed all to the 127th meeting of the South Australian Heritage Council (the Council). It was noted that Ms Ferguson was participating via video link while all other members were present in person.

There were no apologies.

2. ADOPTION OF AGENDA AND DECLARATION OF CONFLICTS OF INTEREST

Agenda

The agenda was adopted without amendment.

The Chair acknowledged with respect that it was National Sorry Day. Every year on 26 May, National Sorry Day remembers and acknowledges the mistreatment of Aboriginal and Torres Strait Islander people who were forcibly removed from their families and communities, which we now know as 'The Stolen Generations'.

Declarations of conflict of interest

The following conflicts of interest were declared:

- Mr. Gavin Leydon has declared a perceived conflict of interest in relation to Item 7.1 92 Brougham House as he is currently advising the Adelaide City Council in relation to an ERD Court appeal brought by the developer against a SCAP refusal to redevelop the land – which included the demolition of this local heritage place. Mr Leydon noted that he will also not participate for Item 7.2 Ashford House given that his firm acts for the nominator.
- Mr. Marcus Rolfe has declared an actual conflict of interest in relation to Item 7.1 Brougham House as URPS represents the Owner / Developer.
- Mr. Stephen Schrapel has declared an actual conflict of interest in relation to Item 7.2 Ashford House as his company is supplying DIT with heritage advice on the potential impacts on this portion of the South Rd upgrade project.
- Mrs. Deborah Lindsay declared a conflict in relation to 92 Brougham Place, North Adelaide, Item 7.1, as her firm DASH Architects had a previous commercial engagement and provided advice on the site in 2018. Mrs. Lindsay also declared a conflict in relation to Cell Block, Camp 10, Loveday Internment Complex, Item 8.1, as DASH Architects undertook a heritage assessment for this place for DEW in 2017.

It was noted that these members would depart the meeting during the relevant discussions.

3 PREVIOUS MEETING MINUTES

Council considered the minutes of the 7 April 2022 meeting and approved them subject to:

- Page 3 last paragraph change the word “Plan” to “Planning” to make it read “Planning and Design Code”.
- On page 9 add the word “Cellar” in front of the word “Door”.

RESOLUTION:

The South Australian Heritage Council:

- **Approved** the minutes of the 7 April 2022 meeting, subject to the above amendments.

4. ACTION ITEMS

Council noted the status of action items.

The Chair sought the endorsement of Council to send a letter of thanks to Mr Mark Koolmatrie, Chair of the State Aboriginal Heritage Committee, given Mr Koolmatrie is stepping down from this role. This was agreed by Council.

Action: Letter to be drafted and sent.

The Chair sought the endorsement of Council to send a letter of thanks to Ms Linda Lacey to thank her for her services in preparing the Heritage Tourism Strategy, associated action plan and administering the Heritage Tourism Alliance. This was agreed.

Action: Letter to be drafted and sent.

It was agreed that Council will have its next meeting in Hahndorf, a State Heritage Area, on 23 June 2022. Council agreed that it would like to engage with officers of the Mount Barker Council, representatives of State Heritage Place owners, Conservation Architects from Heritage SA and other relevant parties.

Action: Mr Hanna to work with Mr Conlon to devise schedule of speakers / invited guests.

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 Reconciling with the Frontier

Mr Keith Conlon welcomed Dr Skye Krischuaff to the meeting adding that the Reconciling with the Frontier is being run by a group of researchers and academics across several institutions and is funded by an Australian Research Council grant.

Dr Krischuaff demonstrated to Council, via a presentation, progress with the digital story map that is being developed as part of this project.

The project is collating historic record of confrontation between white settlers and Aboriginal people. The project not only records deaths that resulted from conflict, but also injuries, rape of woman and girls, incidents of theft and destruction of Aboriginal

possessions such as utensils. It also will detail death or brutality in police custody and instances where settlers were killed as a result of conflict.

The digital map will be a powerful and moving record of truth telling. The project team are now meeting with Aboriginal groups or individuals to further the information collated.

Dr Krischauff indicated the project team will also liaise with Government about how the State Government may like to further contribute or use the information.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** and **Thanked** Dr Skye Krischauff for her presentation on the Reconciling with the Frontier project.

6.2 Planning matters

Draft letter to Planning Minister

Mr Hanna noted that a draft letter to the new Minister for Planning, the Hon Nick Champion MP, was provided to Council members prior to its meeting for review.

Council members suggested the following amendments:

- The importance of a Heritage Advisor service (quality of information and level of expertise), to be woven into commentary.
- Clarify that it is the Planning Minister ultimately responsible for Local listings, while Local Government drives the initiative.
- Note that Council welcome the opportunity presented, through partnership with Planning and Land Use Services, to deliver Code Amendments.
- In the second paragraph it was agreed that Local Heritage be included.
- In the third paragraph, clarify that State and Local criteria are different.

Mr Conlon indicated he had some minor amendments to the structure of paragraph three in the letter that he would provide to Mr Hanna.

Action: Mr Hanna to revise letter and provide to Council members out of session for endorsement.

Action: Council to seek a meeting with the Planning Minister.

Adaptive Reuse Code Amendment

Mr Rolfe discussed the process for preparing a Code Amendment and noted that the Council could do it themselves. Any amendment must involve consultation and have regard for the Engagement Charter.

Council agreed to investigate preparing a Code Amendment for the State Heritage Place and Local Heritage Place Overlay as well as the State Heritage Area overlay.

It was noted that the Regional Planning process is an opportunity to document what Code Amendments are required and, this in turn, ought to make the process easier when it comes to actually doing the amendment.

Action: A paper (prepared by the State Planning Commission delegation) outlining the proposal for an Adaptive Reuse Code Amendment be prepared for Council meeting 23 June 2022.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** that the letter to the new Minister Hon Nick Champion MP, will be amended and endorsed out of session, subject to the changes described above.
- **Noted** that a paper will be provided to the next Council meeting regarding a proposed Code Amendment on adaptive reuse.

6.3 Government's election platform relating to Heritage.

Mr Conlon noted he was expecting to have a discussion with Mr John Schutz, Chief Executive DEW in the next few days. Mr Conlon indicated he would speak to Mr Schutz about the proposal to designate the Adelaide Park Lands as a State Heritage Area.

It was agreed that Council would seek a discussion with Minister Close about the role of the Council in relation to demolition. Council agreed to preach caution to the Government about the Heritage Council's role given that essentially it has no role to approve of demolition of any State Heritage Place.

It was noted that if the Government indicated its intent to sell any Government owned buildings, it would be important that a Heritage Agreement be attached to the sale to bind future owners to the conservation of the place. It was noted that the Government has not made any intention to sell any buildings, but a Heritage Agreement would be a good policy proposal for the foreseeable future, and for whatever party happened to be in Government.

Council noted that New South Wales have minimum standards in relation to care / conservation for a State Heritage Place. Matters such as weather proofing, ensuring it is lockable and pest proof are some examples that owners have to undertake.

It was agreed that the provisions around what constitutes care of a State Heritage Place ought to be strengthened.

It was agreed that Government ought to keep track of its State Heritage building stock, and budget to ensure each is appropriately conserved.

It was noted that the places the Government have suggested for National listing through its election platform would not meet the threshold and therefore it would not be a good use of resources to pursue this. Mr. Conlon will advise the Minister when he meets with her and, if the opportunity arises, suggest other places that would have a better chance of National Listing.

Action: Mr Conlon and Mr Hanna to add these proposals to the list for discussion with the Minister.

RESOLUTION:

The South Australian Heritage Council:

- **Discussed** the Government's election platform.

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

7.1 92 Brougham Place, North Adelaide

It was noted that Mr Rolfe, Mr Leydon and Mrs Lindsay departed the meeting at this point due to their declared conflict of interest.

Mr Conlon welcomed Mr Ian Vagg, observer, and Dr Louise Bird from Heritage South Australia who introduced this item to Council.

Dr Bird noted that on 22 December 2021, Heritage South Australia received a public nomination for Dwelling (former Institute for the Blind Workshop), 92 Brougham Place, North Adelaide, with additional information received 9 January 2022. The nominator believes that the Dwelling meets criterion (g) of s16 of the *Heritage Places Act 1993* for listing as a State Heritage Place in the South Australian Heritage Register.

The nominator indicated that the place is under imminent threat of demolition.

A History and Comparative Analysis and Biographical information about Charles Goode and Andrew Whyte Hendry has been prepared for the Council's consideration and to assist with its decision making. The Council members also received a triage assessment and the nomination.

It was noted that the idea to establish the Institute for the Blind was initiated by Andrew Whyte Hendry who had been blinded in an accident as a child. The idea was supported and a committee of professional and business men, headed by Charles Goode, was formed to establish the Industrial School for the Blind, soon after known as the Institute for the Blind. Hendry and Goode are recognised as the organisation's founders.

The first workshop was established in the Ebenezer Chapel (a State Heritage Place). The workshop/factory (subject of this review) was built in brick and stone. It accommodated basket and mat making on the ground floor; while on the first floor male and female workers made brushes, brooms and chair seats. It seems that the adjacent Ebenezer Chapel may have become the engine room at this time, housing a gas engine that powered various machines.

Lack of adequate space again became problematic for the School/Institute and in 1915 it constructed a new larger bespoke building across from the Children's Hospital on the corner of Brougham Place and King William Road. Ultimately, the site would become a large complex (now demolished). Although completed in 1915, the School/Institute was unable to move in until 1917 as it was needed for military purposes during World War One.

The 92 Brougham Place site was later sold and in 1938, the two-storey workshop/factory was converted into a residence for Sir Thomas and Lady Francis Coombe.

The following is a summary of the debate and consideration of Council:

- Council focussed its discussion on criterion a) and g) as it agreed that the place did not meet any of the other criteria.
- The amount of change from original construction.
- The role of the Chapel, not the subject of this review, in recognising Hendry.
- The fact that the building was built as a workshop and was strongly supported by Hendry and it was used for a specific purpose.
- There was argument that it potentially fulfils criterion g) and a) as it led the way in establishing conditions where the visually impaired could be trained and become independent. It was the first purpose built building in Australia to train the visually impaired in skills such as basket weaving and braille and other skills that blind people were not exposed to before.
- It was noted that adaptive reuse should not necessarily mean that the heritage value is diminished, though it was noted that adaptive reuse ought to be sympathetic with the heritage values and often this is not the case for unlisted places.
- Regarding criterion a), the Council discussed how much the place can demonstrate the values.
- There was discussion about what is the best way to recognise the work of the Royal Society of the Blind.
- It was agreed it certainly has local historical significance and there ought to be some celebration of Hendy's work.
- It was noted that in this case the changes to the place were done before recognising the values of the heritage. It is not really adaptive reuse – it is complete change.
- Council agreed that criterion a) was not met by five votes to one vote.
- The Chair put criterion g) to the vote, and it four against it meeting it and two for it meeting it.

It was agreed that Council would write to the City of Adelaide, commending 92 Brougham Place for its local heritage significance and suggesting some sort of public recognition for it, such as a blue plaque.

RESOLUTIONS:

The South Australian Heritage Council:

- **Rejected** the nomination for State-listing of **Dwelling (former Institute for the Blind Workshop), 92 Brougham Place, North Adelaide** (CT5326/182 D15631 A2, part CT 5329/214 D15631 A3 and part CT 5830/425 F183409 A137, Hundred of Yatala), as it does not meet any of the s16 criteria in the *Heritage Places Act 1993*.
- **Agreed** that the Chairperson would write to the City of Adelaide recommending, that some interpretive work, such as a blue plaque, be placed on site to celebrate the works of Mr Hendry at the local level.

7.2 Ashford House, 87 Anzac Highway, Ashford.

Mr Conlon welcomed Ms Caitlin Rorke-Wickins from City of West Torrens to the meeting as an observer.

It was noted that Mr Rolfe and Mrs Lindsay returned to the meeting at this point.

Mr Schrapel departed the meeting due to his declared conflict of interest.

Dr Louise Bird noted Mr Kenan Henderson prepared the assessment but unfortunately was not able to attend today so Dr Bird would provide an overview to Council

Dr Bird noted that on 2 October 2008, Ashford House was entered in the Register as a Local Heritage place as it was found to meet s23 criteria (a), (c), (d), (e) and (f) of the *Development Act 1993*.

On 13 May 2020, Heritage South Australia received a public nomination for 'Ashford House' (former dwelling, now education premises), 85-87 Anzac Highway, Ashford. The nominator suggested that 'Ashford House' meets criteria (a), (f) and (g) of s16 of the *Heritage Places Act 1993* for listing as a State Heritage Place in the South Australian Heritage Register.

It was noted that following historical research, a site visit, and a comparative analysis, Heritage SA recommend that Ashford House does not meet any of the s16 criteria for listing as a State Heritage Place, therefore a full Heritage Assessment Report has not been prepared.

Council noted that Dr. Charles George Everard (1794-1876) arrived in South Australia with his family aboard the *Africaine* in 1836. The Everard family initially resided in Glenelg,

before establishing a property near the Black Forest on the Bay Road (now Anzac Highway) by July 1838, naming the new estate 'Ashford'.

Following the death of Charles George Everard in 1876, the 'Ashford' estate was inherited by Everard's sons William (then the Minister of Education) and Charles John Everard. Both William and Charles Jr. are documented as residing at "Marshfield, Bay-road" at this time.

By 1883, additions to 'Marshfield' (now known as 'Ashford House') were completed with the construction of two 'sumptuous' rooms to the original farmhouse, facing the Bay Road

The Council considered the report and nomination and whether it met the threshold for listing against any of the criteria under section 16 of the *Heritage Places Act 1993*.

The following is a summary of the debate and consideration of the Council:

- Mr Conlon congratulated the nominator on preparing an interesting and informative nomination.
- Agreed it is undeniably of Local Heritage value.
- Council focussed its discussion on criterion a), f) and g) under which it was nominated.
- Very limited physical fabric remains of the farming infrastructure that there once was.
- Discussed the role of the Crippled Children's Association at the site.
- Noted all buildings pre 1882 have been demolished.
- The possible State Heritage association is not evident in the remaining buildings.

Council voted and it was agreed, by majority, that the place did not meet the threshold for listing under any criteria at the State level and therefore agreed to reject the listing.

Hillsley' Station Complex

The 'Hillsley' Station Complex, 184 Old Sellicks Hill Road, Sellicks Hill is also associated with the Everard family and was established by William Everard in 1844. Photographs from c.2013 indicate the site includes a heavily-modified mid-nineteenth century farmhouse with one minor outbuilding. No other structures associated with the development of the pastoral property in the nineteenth century survive.

An investigation of State Heritage Authority agenda papers and minutes suggests that 'Hillsley' Station Complex (dwelling) has never been considered for State Heritage listing by the Authority.

'Hillsley' Station Complex is unlikely to be of State Heritage significance as the mid-nineteenth century farmhouse has been heavily modified and only one outbuilding potentially remains to demonstrate its history as a pastoral station complex. Therefore Heritage SA recommend it not be added to the assessment list.

Council discussed and agreed that Hillsey Station complex ought not be added to the assessment list.

RESOLUTIONS:

The South Australian Heritage Council:

- **Rejected** 'Ashford House' (former dwelling, now education premises), 85-87 Anzac Highway, Ashford (CT 5841/495, F 10556 A700, Hundred of Adelaide) as it does not meet any of the s16 criteria of the *Heritage Places Act 1993*.
- **Supported** the recommendation that the 'Hillsley' Station Complex, 184 Old Sellicks Hill Road, Sellicks Hill should **not** be added to the Assessment List.

8 ITEMS TO BE CONSIDERED FOR CONFIRMATION IN THE SA HERITAGE REGISTER

8.1 Cell Block, Camp 10, Loveday Internment Complex

Mr Schrapel returned to the meeting at this point.

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

It was noted that on 16 December 2021, the South Australian Heritage Council provisionally entered Camp 10 Detention Cell Block – Loveday Internment Camp Complex, First Peoples of the River Murray and Mallee Region, Yeo Road, Loveday in the South Australian Heritage Register as a State Heritage Place as it meets criteria (a), and (b) under s16 of the *Heritage Places Act 1993*.

The period for making a public submission closed 18 April 2022. No submissions were received.

A final Summary of State Heritage Place was presented for the Council's consideration and approval.

Council confirmed the entry and approved the Summary of State Heritage Place without amendment.

RESOLUTIONS:

The South Australian Heritage Council:

- **Confirmed** the entry of the Camp 10 Detention Cell Block – Loveday Internment Camp, First Peoples of the River Murray and Mallee Region, Yeo Road, Loveday (CT 5958/949 A8 D 69443 Hundred of Loveday) 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) and (b) under section 16(1) of the Act:
 - (a) It demonstrates important aspects of the evolution or pattern of the state's history; and
 - (b) It has rare, uncommon or endangered qualities that are of cultural significance.
- **Confirmed** the Summary of State Heritage Place

9 Heritage walk of Botanic Garden

Mrs Lindsay returned to the meeting.

The Chair led the Council members on a walk around the Botanic Garden to celebrate the 11 State Heritage Places within the Garden:

- Main Entrance Gates
- Stone Wall
- Boy and Serpent Fountain
- East Lodge
- North Lodge
- Bicentennial Conservatory
- The Goodman Building and Tram Barn
- Palm House
- Simpson Kiosk
- Morgue – former Dead House dwelling.
- Museum of Economic Botany

10 ITEMS FOR NOTING

10.1 Chairperson's Report

Mr Conlon noted that the Heritage Tourism Action Plan will now be the responsibility of the Tourism team in DEW, following the departure of Ms Linda Lacey from DEW.

Council thanked Mr Conlon for his report.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the report provided by the Chairperson, Mr Keith Conlon OAM.

10.2 DEW Report

Council noted that Heritage South Australia has commenced a project to map an archaeological layer for South Australia, with the intention of including it in the Planning and Design Code, and it asked to be kept updated on progress with this project.

RESOLUTION:

The South Australian Heritage Council:

- Noted the DEW Report.

10.3 Correspondence

It was noted that if the Chairperson is not able to attend an invited event, another Council member can be designated to represent the Council.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the correspondence sent and received since the last meeting.

10.4 Delegations Report

Noted.

RESOLUTION:

The South Australian Heritage Council:

- **Noted** the delegations report.

10 Any Other Business

Council noted that June is National Park City celebration month for Adelaide. The international National Park City Foundation awarded Adelaide National Park City status in 2021. This made Adelaide the first city in Australia and second in the world (after London) to receive the honour.

It was noted that on Thursday 21 July 2022, the OT-150 Symposium will be held and will feature a range of speakers presenting newly researched information about the Overland Telegraph Line, what preceded it, the heroic efforts to build it and what followed.

CLOSE OF MEETING

Mr Conlon closed the meeting at 2:20pm.

A handwritten signature in black ink, appearing to read 'Keith Conlon', with a long horizontal flourish extending to the right.

Mr Keith Conlon OAM
Chair

Date: 23 June 2022