

## South Australian Heritage Council

Submission on whether the entry of **Australian Education Union Building (Raggatt House; SAIT Building)** should be confirmed in the South Australian Heritage Register

A place is eligible for entry in the Heritage Register if it meets one or more of the criteria in Section 16(1) of the *Heritage Places Act 1993* (Act). Using the table below, please provide your evidence or further information to explain why you believe the place does or does not meet said criteria. For help in making a submission, please refer to the Guidelines for Interpreting State Heritage Criteria **(Attachment E)** and also available online: [Guidelines-for-Interpreting-State-Heritage-Criteria-Final-2024.pdf](#)

### Criteria

Criteria under the <i>Heritage Places Act 1993</i> , section 16(1)	Provide evidence or other information why you believe criteria applies or does not apply to this place
(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	

<p>(c) it may yield information that will contribute to an understanding of the State's history, including its natural history</p>	
<p>(d) it is an outstanding representative of a particular class of places of cultural significance</p>	
<p>(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics</p>	<p>The Australian Education Union Building is an outstanding example of brutalist architecture in South Australia, representing a high point in the creative and technical exploration of concrete in the postwar period.</p> <p>Designed by the leading Adelaide firm Cheesman, Doley, Neighbour and Raffin, the building reflects the broader cultural and architectural shift during the 1960s and 70s toward material honesty, structural expression and a socially responsive built environment: a period in which South Australia's architectural and concrete industries had national influence.</p> <p>The Australian Education Union Building is a sophisticated and cohesive composition that responds sensitively to its site and surroundings, including the adjacent 1930s Georgian Revival Meaghay House, while asserting its own confident architectural language.</p> <p>Its creative and technical accomplishments include:</p> <ul style="list-style-type: none"> <li>• The extensive use of off-form, vertically board-marked concrete, a defining feature of brutalism, which showcases a refined control of formwork and material expression.</li> <li>• A deeply contextual design, with concrete sunhoods and vertical fins on the northern façade that provide both shading and a rhythmic sculptural effect, echoing colonnaded forms. The building</li> </ul>

	<p>sits well among other medium-density office buildings that emerged along Greenhill Road in the 1970s.</p> <ul style="list-style-type: none"> <li>• The expressive rooflines and metal skillions of the auditorium and stairwell, contributing to a sense of spatial dynamism while serving functional purposes.</li> <li>• The successful integration of landscape and architecture, with the building's massing and textures merging organically with its setting and native landscaping.</li> </ul> <p>This building is a rare surviving example of an intact, purpose-designed brutalist office and institutional complex in Adelaide that continues to fulfil its original function. It embodies the South Australian iteration of brutalism, supported by an innovative local concrete industry and shaped by key architects of the era, and stands among the finest and most technically accomplished buildings of its kind in the state.</p>
(f) it has strong cultural or spiritual associations for the community or a group within it	
(g) it has a special association with the life or work of a person or organisation or an event of historical importance	<p>The Australian Education Building holds a strong association with both the architect Keith Neighbour AM, one of South Australia's most distinguished mid-20th century architects, and with the South Australian Institute of Teachers, now the Australian Education Union, which has continuously occupied the building since its completion.</p> <p>Keith Neighbour was a formative figure in South Australian 20<sup>th</sup> century architecture. He played a pivotal role in shaping the state's built environment and advancing architectural practice during a time of great innovation and expansion.</p> <p>As a partner in Cheesman, Doley, Brabham and Neighbour, he helped introduce brutalism to South Australia with the state's first off-form, board-marked concrete building: the Highways and Local Government Department Building in Walkerville (now the Watson Hotel). This early example set the tone for a series of bold, concrete-driven designs that defined a new architectural era.</p> <p>Neighbour and the firm were pioneers in the use of exposed reinforced concrete as both a structural and expressive material, reflecting a broader global shift in architectural thinking. Their work helped</p>

	<p>establish brutalism as a dominant style in South Australian institutional and educational architecture during the 1960s and 70s. Other notable brutalist buildings by the firm include the Social Sciences North Building at Flinders University, the Australian Mineral Foundation, and the Regency Park College of TAFE, all of which demonstrate a consistent and influential design language grounded in material honesty, structural clarity and sculptural form.</p> <p>Neighbour was also a leading contributor to architectural education and governance, serving on the Architects Registration Board of South Australia (Chairman 1987–1995), and receiving the RAIA (SA) President's Medal and an Order of Australia in recognition of his service to the profession. His legacy is further enshrined in the Australian Institute of Architects' top commercial architecture award, which bears his name.</p> <p>The Australian Education Building is a distinguished and representative example of this legacy. Designed at the height of the firm's prominence, it reflects Keith Neighbour's mature approach to brutalism and his deep understanding of concrete as a medium for both performance and aesthetics. It remains one of his most visible and enduring works.</p> <p>Also significant is the building's association with the South Australian teaching profession. Commissioned by and continuously occupied since the mid-1970s by the South Australian Institute of Teachers and its successor, the AEU, the building is both a symbolic and functional home of teacher advocacy in the state. The fact that it remains in original use, by the same professional body it was designed for, enhances its cultural and historical significance. It represents an enduring commitment to public education and to the collective organisation of teachers during a formative period of educational reform and professionalisation in South Australia.</p> <p>Together, these associations with a leading architect and an influential professional organisation of historical importance strengthen the case for permanent heritage listing under this criterion. The building embodies the architectural, educational and social ideals of the era and holds strong cultural, historical and architectural significance to the state.</p>
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## Declaration

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The South Australian Heritage Council is committed to transparency in relation to the listing process and wishes to enhance public confidence in the nomination, listing and decision-making process. The Council's policy is to make nominations for State heritage listing and submissions on provisional entries publicly available via webpage or to interested parties. The Council will adhere to the Privacy Principles and your name and personal details will not be released.

I, [REDACTED], wish to make a written representation regarding the provisional entry of **Australian Education Union Building (Raggatt House; SAIT Building)**. The information I have provided is correct to my knowledge.

- ☒ I **support** the confirmation of this provisional entry.  
☐ I **do not support** the confirmation of this provisional entry.

I **do not** wish to appear personally before the Council to make oral representations.

Signature:

[REDACTED]

Date: 1 June 2025

*Please attach any relevant documents and be aware that a heritage officer may contact you to discuss your submission.*

### **Please provide your contact details here:**

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

[REDACTED]

This form must be received by 5pm on **4 June 2025**.

Please return completed submission form to the  
**Board and Policy Officer, South Australian Heritage Council**

Via email: **DEWHeritage@sa.gov.au**

Or via post: **GPO Box 1047, Adelaide SA 5001**