

SOUTH AUSTRALIAN HERITAGE COUNCIL

MINUTES

The 91st Meeting of the South Australian Heritage Council (the Council) was held on Tuesday 23 October 2018 in the Level 7 Conference Room, 81 – 95 Waymouth Street.

Statement of Acknowledgement

We acknowledge this land that we meet on today is the traditional lands for Kurna people and that we respect their spiritual relationship with their country. We also acknowledge 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.

PRESENT

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

Apologies: Nil.

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

Guests:

For the Brompton Gasworks matter: Ms Rina Russo, local community representative; Mr Jim Gronthos, City of Charles Sturt; Mr Michael Queale, Senior Heritage Conservation Architect, DEW; Mr Peter Wells, Principal Conservation Architect, DEW; Mr Shane Wingard, Renewal SA; and several members of the community attended as observers.

For the Mount Gambier Roundhouse and Turntable matter: Dr Louise Bird, Heritage Officer, DEW; Dr Darren Peacock, Chief Executive National Trust of South Australia; and Mr Peter Langhans, rail enthusiast and local community representative.

1. WELCOME AND APOLOGIES

The Chair welcomed all present.

It was noted there were no apologies.

2. ADOPTION OF AGENDA AND DECLARATION OF CONFLICTS OF INTEREST

The agenda was adopted with the addition of the following under 'Any Other Business':

- Visit to the Architecture Museum

- Cordillo Downs

Mr Schulz noted he is managing heritage issues associated with a new bikeway through Brompton Gasworks site. Council agreed that Mr Schulz could participate in the discussion for Item 6.1 but abstain from voting on the decision.

Ms Ferguson noted she is now President of the Nature Foundation and asked this to be recorded for transparency purposes.

3 PREVIOUS MEETING MINUTES

Council considered the draft minutes of 7 September 2018 and approved them without amendment.

4. IN CAMERA DISCUSSION

The Council had a short confidential discussion under Section 7 (6) of the *Heritage Places Act 1993*.

5 ACTION ITEMS

Ms Voigt noted that the Port Augusta Courthouse conservation matter is being addressed by the owners and progress is being made. Council agreed it could be removed from the action list. if any further issues arise, however, Council expects DEW to report to it on those issues.

6 ITEMS FOR CONFIRMATION IN THE REGISTER

6.1 Brompton Gasworks, 1-21 Chief Street, Brompton

It was noted that the former Council considered the Heritage Assessment Report for Brompton Gasworks site, 1-21 Chief Street, Brompton, at its meeting on 17 June 2015. At this meeting Council determined that the Brompton Gasworks met criteria (a), (b) and (g) under section 16 of the *Heritage Places Act 1993*.

It was noted that the Brompton Gasworks site was also designated as a site of archaeological significance at Council's 17 June 2015 meeting. Decisions to designate a place occur through a singular decision and therefore there was no requirement at this meeting for the Council to confirm the archaeological designation of the Brompton Gasworks site.

It was noted that the 1879 Retort House, Remains of 1891 Retort House and Chimney Stack at the Brompton Gasworks, which were entered in the Register in May 1987, are included within the boundary of the proposed new Brompton Gasworks site entry.

It was noted that the Council does not have a role on the ongoing management of the site, but given there has been recent development approvals relating to the site the following was noted:

- The Brompton Gasworks site is to be redeveloped as part of the Bowden Heritage Precinct, as part of the Bowden Master Plan, encompassing some six hectares on the former gasworks site.
- The State Commission Assessment Panel (SCAP) recommended approval of a development application by Renewal SA to demolish certain buildings within the former Brompton Gasworks site in June 2018, which was subsequently approved by the Treasurer (as the delegate of the Minister for Planning) on 11 August 2018.
- In accord with the Development Approval, Renewal SA will, or is in the process of, demolishing the following buildings/structures on the Brompton Gasworks site, which have varying degrees of heritage significance - B18 (Brick), B18C, B23, B29 & B102.
- The following buildings/structures on the Brompton Gasworks site will be retained - SHP1, SHP2, SHP3 & B22, B24, B27 & B106. The boundary wall between B27 and B106 is also of heritage significance and will be retained.
- Following the Ministerial approval of Renewal SA's development application in August 2018, Renewal SA then advised their Minister to withdraw his request for Ministerial intervention. The Minister for Environment and Water (Hon David Speirs MP) wrote to the current Chair of the Council on 15 October 2018, withdrawing the direction to the Council to defer making a decision.

Council noted that three written submissions were received in relation to the provisional entry of the Gasworks.

Mr Keith Conlon welcomed Ms Rina Russo to the meeting and invited her to make her oral representation.

A summary of the key points raised by Ms Rina Russo follows:

- Ms Russo noted the heritage significance attributed to each building and argued that all remaining buildings be elevated to a high heritage significance status.
- The Designation of Archaeological significance should not be removed from this site. This designation provides excellent educational opportunities.
- Levels of heritage significance are evolving and subject to change. Use of a thematic framework would be useful in this industrial complex.
- Many places of Local status should be lifted to State heritage.
- Boiler House B18 – significant heritage. Why was it necessary for this building to be demolished?
- Ms Russo spoke to researched archival material about the heritage significance of the Boiler House and Gas Hooter (information that Ms Russo had emailed to Heritage South Australia the night previous).
- The Gasworks site plan indicates there is no engine room. Ms Russo noted that the engine room is the boiler house.
- The Gasworks hooter sounded an alarm from Croydon to West Thebarton. When there was a fire a member of the public could break an alarm and set it off.
- Read to Council an article on the Glastonbury Fire.

- Ms Russo noted she had attended the Hindmarsh Historical Museum and indicated there were still some questions to be answered regarding the role of Brompton Gasworks in relation to fire management for the local community.
- It is thought that the Gasworks hooter was steam powered and was in operation up until 1947. Ms Russo suggested that the Council clarify this information as it indicates the hooter demonstrates a high connection between Gasworks and the local community and therefore elevates the heritage significance of the building that the hooter is on.
- Queried the assessment report that assessed several buildings as of low heritage value. This represents a limited or dated approach to heritage of the whole site.
- Queried whether a full industrial assessment and social assessment had been done for the site.
- Gasworks site did not operate without a boiler house. Demolition of the boiler house loses context of the place as a whole.
- What did circuit plan look like for the alarm system?
- Gasworks hooter used as an air raid siren. Could not find any articles on this.
- Air raid precaution policy – it was noted there were 93 sirens. Was the Brompton gasworks hooter an integral part of this system? Ms Russo suggested a search of the government's archives could find supportive information relating to the heritage value of the gas hooter.

Council heard from Mr Jim Gronthos representing the City of Charles Sturt who made the following points in his oral representation to the Council:

- The City of Charles Sturt endorses the nomination of the Gasworks site as a State heritage place.
- The Gasworks site is an important part of South Australia's gas works history and has significant heritage fabric that demonstrates industrial gas works.

Mr Wingard, Renewal SA noted that buildings B18 and B102 and the Atco huts have been demolished. Building B23 is partly demolished. It was noted that friable asbestos has been found in building B29 and therefore the internals have already been removed.

It was noted that the Council has no remit or influence in preventing the demolition of the buildings as approval was given via SCAP.

Mr Queale noted that he was the author of the previous Grieve Gillett assessment report. Mr Queale noted it was difficult to fully test the social value of the Brompton Gasworks as the contract did not allow for large scale community consultation.

Mr Wells noted that Renewal SA commissioned a Conservation Management Plan via Flightpath Architects, and the heritage significance given to individual heritage structures in this plan is very similar to that provided in the Grieve Gillett report.

A map of the boundary of the State Heritage Place was discussed and it was noted that all structures within the orange line will be encompassed within the State Heritage Place.

Council suggested that Renewal SA is in a good position to tell the heritage story that honours the whole site through interpretive signage etc. Mr Wingard noted that Renewal SA intends to work with the local community in 2019 on this. Remediation of the site will start early in 2019 and will take approximately 18 months.

Mr Wingard noted that public consultation around design will occur in the first quarter of 2019.

Mr Conlon asked Council members for a show of hands regarding support for confirmation of the entry of Brompton Gasworks in the Heritage Register. The vote was unanimous in favour of confirmation.

Mr Conlon explained the purpose of the Summary of State Heritage Place document for the benefit of the public gallery.

Ms Vivian Streeter respectfully asked the Council to be mindful of other examples of recording industrial heritage around the world, given that some buildings are being demolished. For instance, there is an opportunity at Brompton for replicas to be built of the buildings being demolished. Mr Conlon encouraged the community to discuss this with Renewal SA as part of the story telling potential of the site.

Council agreed that the Summary of State Heritage Place will be updated so that it reflects the SCAP approval related to those buildings that are to be or have been demolished.

Council approved the Summary of State Heritage Place in principle and asked DEW to amend and circulate for endorsement out of session.

RESOLUTIONS:

The South Australian Heritage Council:

- **Considered** the submissions received in relation to the provisional entry of Brompton Gasworks site, 1-21 Chief Street, Brompton in the South Australian Heritage Register
- **Confirmed** the provisional entry of Brompton Gasworks site, 1-21 Chief Street, Brompton 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), (b) & (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 Summary of State Heritage Place, subject to amendment and approval out of session, for Brompton Gasworks site, 1-21 Chief Street, Brompton.

6.2 Roundhouse and Turntable, Lacedpede Road, Mount Gambier

Council noted that on 22 June 2018 the Chair South Australian Heritage Council (Council), under delegation and with advice from Heritage South Australia, provisionally entered the Mount Gambier Roundhouse and Turntable on the Register under section 17(2)(b) of the *Heritage Places Act 1993* (Act) to enable an assessment of its heritage significance to be carried out. A site visit of the roundhouse and turntable was made by Dr Louise Bird on 19 July 2018.

Council heard an oral representation from Mr Peter Langhans who made the following points:

- The McDougall and Vines survey of 2007 indicated the Roundhouse was significant.
- Mt Gambier Council agreed to strike the Roundhouse from the Local Heritage list. The reasons for so doing are, however, not clear.
- It is hoped that the Parliamentary Heritage Inquiry will change the way local heritage listings are done opening opportunities for the public to nominate places and for the process to be generally more transparent.
- There is not much left at Mt Gambier - many of the rail yards are bare. There is nothing left in Laura. The rarity of the Roundhouse and Turntable suggest a high heritage significance.

Council heard an oral representation from Dr Darren Peacock who made the following points:

- How much do we value our rail heritage? Mt Gambier is a rare surviving example of a Roundhouse and Turntable in South Australia.
- Discussed the importance of visiting the site in person to appreciate its significance.
- The railway station is currently empty and not being used. This is a perfect place for heritage regeneration – an opportunity to create something special and unique.
- Spoke of the transport story of the Roundhouse and Turntable and why they are significant. Mt Gambier is a critical piece in the puzzle and tells the longer story of railways and an important part of overall state story.
- In 1953, forty-two members of parliament went to Mt Gambier to celebrate the opening of this broad gauge railway.
- If we lose the Roundhouse, the Turntable makes less sense and loses part of its context.
- Peterborough is one of only two other surviving examples of a Roundhouse. Peterborough have done a great job with adaptive reuse and points to what could be achieved at Mt Gambier with a bit of vision.
- The damage to the Mt Gambier Roundhouse is not that extensive. It is believed that it would be cheaper to fix it than demolish it.
- This place is a driver for tourism and heritage.

Mr Conlon invited Dr Bird to comment. Dr Bird noted that prior to a full assessment being undertaken there was good reason to protect the site – hence the decision by the Chairperson to provisionally enter it on the South Australian Heritage Register to enable a full and proper assessment to take place.

Dr Bird noted that the *integrity* of the roundhouse has been diminished by the removal of the maintenance facilities (its main function), alterations to the cladding, and the substantial fire damage that occurred 18 October 2014. These losses have reduced the integrity of the place to such an extent that the roundhouse is no longer considered to demonstrate any heritage values at the State level, even if it may once have done so. In addition, the alterations to the cladding and fire damage to the roundhouse and neglect of the turntable have affected the *intactness* of both structures.

Dr Bird went on and talked through her assessment report against each of the criteria under section 16 of the *Heritage Places Act 1993*.

It was noted that the Turntable is listed as a Local Heritage Place but the Roundhouse is not. The 2007 survey identified them both as having local heritage significance. The Roundhouse, however, was not listed as a local place.

It was noted these structures were built as part of the gauge rationalisation in the 1950s, however, the rationale for the construction of the structures was quickly diminished by the introduction of diesel engines and deregulation of road transport. Council considered how important the gauge rationalisation in the 1950s in the South East was to South Australia as a whole and agreed it was not state significant.

Council discussed the integrity of the place. It was agreed that it is in poor condition, it was rare but the cultural significance is not of State significance.

Council noted that the Roundhouse and Turntable inherently belong together. If one is demolished, the meaning of the other is diminished.

Dr Peacock noted that a new bicycle path goes past this site and presents an opportunity for higher visitation. The National Trust supports adaptive reuse of the site. Dr Peacock noted that DPTI have not disclosed plans for the site and the community would like more transparency in this regard.

Council agreed and endorsed the recommendation from DEW that the Mount Gambier Roundhouse and Turntable be removed from the South Australian Heritage Register.

Mr Conlon thanked Dr Peacock and Mr Langhans for their presentations.

RESOLUTION

The South Australian Heritage Council:

- **Considered** the assessment report for the Mount Gambier Roundhouse and Turntable CT 5962/699 Allotment 28 Deposited Plan 33040 Hundred of Blanche;
- **Considered** the submissions received in relation to the entry of Mount Gambier Roundhouse and Turntable CT 5962/699 Allotment 28 Deposited Plan 33040 Hundred of Blanche in the South Australian Heritage Register;
- **Removed** the entry of Mount Gambier Roundhouse and Turntable CT 5962/699 Allotment 28 Deposited Plan 33040 Hundred of Blanche in the South Australian Heritage

Register as a State Heritage Place, pursuant to sections 18(7c) of the *Heritage Places Act 1993* as it **does not** satisfy any of the criteria under section 16(1) of the Act; and

- **Agreed** to write to Minister Speirs to encourage a good heritage outcome for the Mount Gambier Roundhouse and Turntable.

7 FOR DISCUSSION / DECISION

7.1 SAHC Strategic Planning

Ms Voigt summarised the work previously undertaken by Council to start developing its strategic planning. The Council was lead through a process of program logic on 5 July 2018 and today's session is to continue the process of setting Council strategic agenda. Ms Voigt recommended that the Council's Strategic Plan 2018-2021 be developed in the context of the objectives of the *Heritage Places Act 1993* (the Act).

Ms Voigt undertook a strategic planning session with Council members to gauge Council's priorities for the next three years. Council members voted and discussed their priorities and Ms Voigt undertook to document these and feed back to Council at its December meeting.

Council agreed that its Strategic document should be short and concise, ideally not more than one page of text, with some associated imagery of State Heritage Places to grab the reader's attention.

Mr David Stevenson noted that Goyder Council has a master plan that could be useful as a template reference point for preparation of Council's strategic plan.

Action: Ms Voigt to write up Council's deliberations and provide to Council for further feedback.

8 REIVEW OF POLICIES / PROCEDURES / GUIDELINES

Guideline – Summary of State Heritage Place

The Council considered proposed changes to this guideline, suggested by DEW, and approved it without amendment.

Guideline – Assessment Process

The Council considered proposed changes to this guideline, suggested by DEW, and approved it subject to:

- First page, second sentence amend to read 'Information will be sought from Department for Environment and Water regarding the information on whether the owner(s) support or reject to the State-heritage listing of their property.'

Guideline – Notification of Owner Provisional Entry

The Council considered proposed changes to this guideline, suggested by DEW, and approved it subject to:

- Last paragraph, page one amend to read 'When notifying an owner with multiple lessee, occupants and any other interest holders, the Council will make reasonable attempts to give written notice, in the form of a carbon copy, to these lessees, occupants and/or interest holders.

Guideline – Prioritising Nominations

The Council considered proposed changes to this guideline, suggested by DEW, and approved it without amendment.

RESOLUTION

That the South Australian Heritage Council:

- **Approved** the revised Guideline – Summary of State Heritage Place.
- **Approved** the revised Guideline – Assessment Process, subject to the amendment described above.
- **Approved** the revised Guideline – Notification of Owner Provisional Entry, subject to the amendment described above.
- **Approved** the revised Guideline – Prioritising Nominations.
- **Noted** that Council's Procedure: Meetings and Prescribed Urgent Matters for Consideration is in the process of being reviewed with regard the conflict of interest provisions.
- **Noted** that DEW will liaise with the Chair to make any final amendments and sign out of session.

9 ITEMS FOR NOTING

9.1 Correspondence

Noted.

9.2 Reporting on delegations – Register Clerk report

Noted.

9.3 Reporting on delegations – Chair and Managers Report

Noted.

9.4 DEW Report

Council noted the thorough report provided by DEW. Council were pleased that a Heritage Tourism officer will be appointed by Heritage South Australia to draft a Heritage Tourism Strategy for South Australia.

10 ANY OTHER BUSINESS

Cordillo Downs

Council discussed the need for conservation works on Cordillo Downs shearing shed and noted that Heritage South Australia has been in contact with the manager of the property.

Schedule 10 referrals under the *Development Regulations 2008*

Ms Taylor suggested Heritage South Australia scrutinise how often development approvals via the Schedule 10 process took into account / adopted the advice of the Conservation Architects in Heritage South Australia. Council agreed that this information would be useful and would be inserted into the 8th Report to the Minister on Heritage Protection.

Action: Heritage South Australia to scrutinise this and provide information for the 8th Report to the Minister on Heritage Protection.

Architecture Museum

Ms McDougall noted that a visit to the Architecture Museum has been organised for Wednesday 7 November at 1pm.

Action: Mr Hanna will email a calendar invite to Council members and staff.

CLOSE OF MEETING

Mr Conlon thanked the Council and staff for their contributions today.

Mr Conlon noted that this will be his last meeting for 2018 given that he will be away for the 6 December meeting. It was noted the Ms Ferguson will act as Chair in Mr Conlon's absence.

Mr Conlon wished everyone a happy end of the year and closed the meeting at 1:30pm.



Ms Jan Ferguson

Date: 15 December 2018

A/Chair