



**AUSTRALIAN CIVIC TRUST**

**CIVIC REVIEW  
2017**

**AWARDS & BRICKBATS**

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# WELCOME

Nominators, professionals and members of the public, welcome to the Civic Review for 2017. Once again a wide variety of nominations has been received by the jury and also passed on to the public for further evaluation.

Brickbats and Risks, generally based on government and council inadequacies, have featured in the public imagination, as shown in the People's Choice section where many have criticised inappropriate and plainly bad developments. Developers are the focus for these but, even more so, the focus should be on governments and councils that approve obviously poor applications and subsequent developments.

Adelaide's world-class beaches are suffering from this neglect, as is the city itself, which is allowed to be overshadowed and historic views cut off by poor planning that ignores and degrades the city's historic layout. Councils are closer to the public's needs than the state government but even at that level serious mistakes are being made, often because of a lack of adequate consultation and consistency.

As advised last year, there is an outstanding need for an independent authority to manage infrastructure and the framework for basic human needs. In its absence, leaving resolutions to the political wind not only continues but exacerbates the problem.

Adequate public consultation is still lacking at both state and local government levels and it is becoming essential that a better system be developed. Local government can develop guidelines for this but ultimately the state government must develop a better system, as local government will always be limited by state government regulations.

An interesting development this year is the introduction of tiny houses. The Elon Musk Tesla House is one example but a Brisbane firm has developed a methodology that allows private owners to design their accommodation requirements more directly to their own needs, thus greatly widening the public's opportunities to satisfy their needs in a practical way. Single occupants, including retirees, often have significantly less needs than workers and families. This development not only opens up their thoughts to different ways of living but also makes these different ways socially acceptable and hence more likely to be considered and developed.

It was especially encouraging to see the volunteer developments in the outback such as in Roora Reserve. Farina, in particular, has hundreds of volunteers contributing to the restoration of the town in an excellent demonstration of public spirit and the wide public interest in Australian history and the Outback.

The outstanding work in restoring the Queen Adelaide Room in the Adelaide Town Hall received a much-deserved Colonel Light Award as a significant contribution to Adelaide's civic presentation.

Other excellent projects also featured, as seen in these citations.



Darian Hiles  
Chairman, Australian Civic Trust Inc.  
Incorporating the Civic Trust of South Australia

3<sup>rd</sup> November 2017



# COLONEL WILLIAM LIGHT AWARD

## QUEEN ADELAIDE ROOM REFURBISHMENT

*Restoration of Adelaide's primary civic space*

**Recipients: City of Adelaide and Swanbury Penglase Architects**

**Design Team: Swanbury Penglase Architects**

**Project Leader: Helen Halliday**



C. Oaten, 2016

The Queen Adelaide Room, the major civic reception space of the City of Adelaide, is in the complex of buildings comprising Adelaide Town Hall and on the South Australian Heritage Register

Despite being one of the most important rooms in the building and a revered space, it was widely acknowledged as being long overdue for redecoration. Gloomy and tired with damaged finishes, it was poorly suited and inflexible for use, particularly with current technologies, and there was little pride or enthusiasm for the room from those who used it regularly.

In 2015 the City of Adelaide engaged Swanbury Penglase Architects to work with

Council staff and elected members to determine how the room should be treated.

A careful study was made of Wright's original drawings for the intended treatment of the room. Although of a small scale and a preliminary nature, they were sufficient to guide the development of the form and configuration of the new architectural treatment to match the proportions and profiles indicated (identified as a modified Tuscan Order).

The City of Adelaide, including elected members and staff, has enthusiastically and universally adopted the completed work. It has completely transformed what was previously considered a below average and almost embarrassing space into one of the centrepieces of this important civic complex.

# HUGH STRETTON AWARD

## TINY HOUSE VILLAGE & PLANNING RESOURCE

**Recipients:** Hardgrave Studios, ESC Consulting and The Tiny House Company

**Project Leader:** Sam Charles-Ginn, Hardgrave Studios; **Design Teams:**

**Tiny House Village:** Sam Charles-Ginn & Elan Barr, Hardgrave Studios; Valerie Bares & Rikki Pieters, ESC Consulting; Lara Nobel, The Tiny House Company

**Tiny House Planning Resource:** Lara Nobel, The Tiny House Company; Beth Winkle, Plannery Co; Kate Meathrel, Tiny Consulting

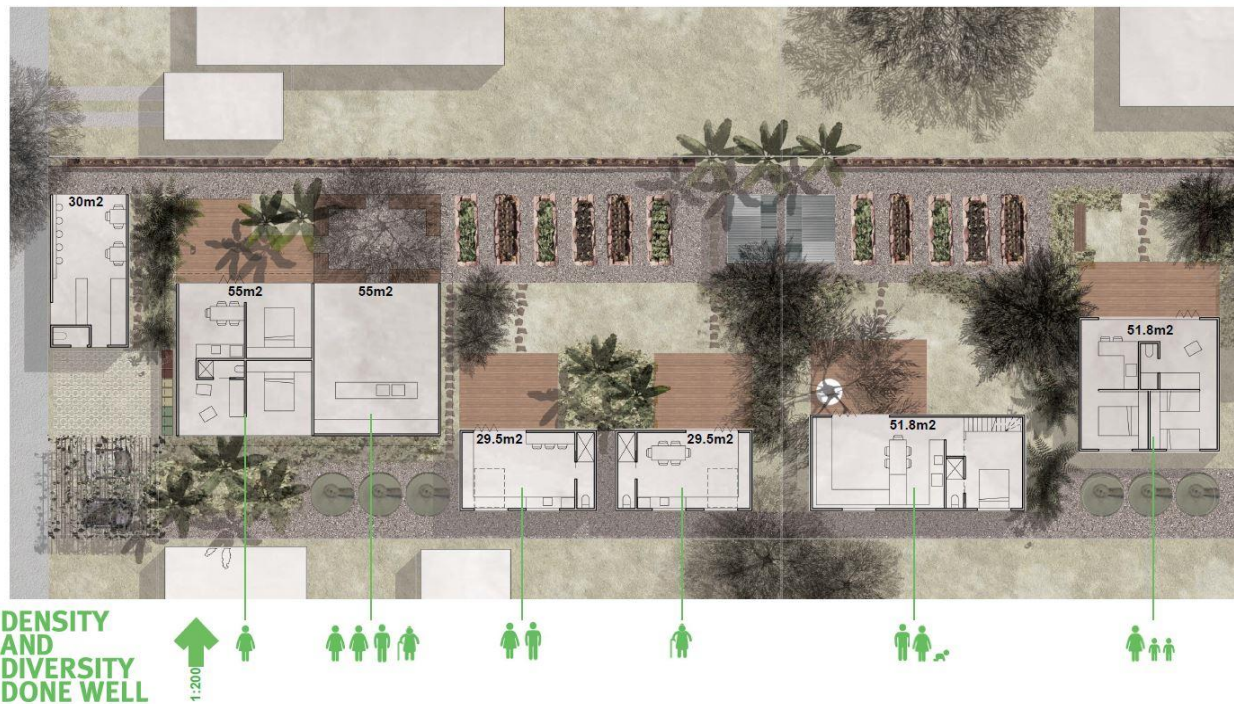


Image C/o ESC Consulting

The Tiny House Village is designed to be within walking distance of local services and transport, provide healthy and safe open spaces incrementally and increase urban density without being overwhelming. Typical Low-Medium Density setbacks can be used in a low-rise approach to urban density infill, retaining existing dwellings if desired.

The Village is climatically responsive, healthy & safe, inter-generationally friendly and minimises energy consumption. It's ideally suited for off-grid design with solar panels, instant hot water gas systems, composting toilets, rainwater tanks, battery storage of solar energy across multiple dwellings and suitable for "intentional communities", accommodating those attracted to modest accommodation options for shorter-term housing. The sharing element is positive, encouraging the development of communities.

The Tiny House Planning Resource <https://escconsulting.com.au/2017/06/01/tiny-house-planning-resource/> was developed following the successful appeal to have a Tiny House on Wheels remain in a suburban backyard in inner Brisbane, highlighting the misconceptions and biases surrounding Tiny Houses.

This resource aims to assist planners, policy makers and the wider community to better understand the emerging Tiny House movement within Australia and explore the potential to contribute to greater choice in housing supply, diversity and planning. The current planning and building regulatory environment is uncertain and varied, creating confusion and ad hoc outcomes.

Inclusion of SA legislation in addition to the QLD, NSW and Victorian, would further improve the use of this resource for South Australians.



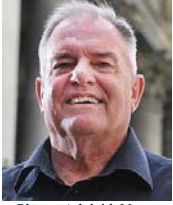


Photo: AdelaideNow

## BOB SUCH AWARD Design for Social Benefit

### DECD OUTDOOR LEARNING AREAS

*Learning for all ages*

**Design Team: Chris Sale Consulting, CPR Engineers**

**Recipients: JPE Design Studio Pty Ltd**



Photo: c/o SA Government

The 2015 group of Preschool Outdoor Learning Area (POLA) projects represents the second round of five sites to be redeveloped annually under the initiative of the State Government through DECD (Department for Education and Child Development) to provide twenty benchmark nature play-based learning spaces.

JPE Design Studio was responsible for the design and delivery of the first five sites and again engaged to deliver this subsequent round according to the fundamental objectives of the overarching South Australian Collaborative Early Childhood Project:

- Advocate for children's rights as citizens from birth
- Work in partnership with Reggio Children to develop an original approach that builds on highly regarded existing practices and is inspired by the Reggio Emilia Principles
- Assert South Australia as a leader of early childhood education and child development within Australia and the Asia Pacific
- Actively contribute to the international body of early childhood research.

These projects now serve as a benchmark for other schools to adapt their teaching practices and allow children to enjoy the positive benefits of nature-based play.

# IAN MACDONALD AWARD

## Best in the Urban Category



Image c/o City of Adelaide

### ADELAIDE PARK LANDS MANAGEMENT STRATEGY

**Client:** City of Adelaide,  
**Team Leader Park Lands**  
**Strategy:** Nick Carr

**Project Team:** JPE Design  
Studio

*Shaping the future of the  
City of Adelaide's greatest  
open space asset*

This is a landmark document that seeks to guide future development in a way that will make the Park Lands more accessible to all South Australians

by delivering attractions and activities better connected to each other, to the City and to the suburbs.

# URBAN AWARD

## HOLLAND ST STREETSCAPE

*A transformative urban initiative*

**Owner:** City of West Torrens; **Design Team:**  
**MLEI, Designflow, Diadem + Option(a)**

**Recipient:** JPE Design Studio Pty Ltd

A transformative urban initiative where the public realm and streetscape are now defined as a key Meeting Place. A significant stormwater harvest system below the plaza provides the majority of irrigation requirements to the space and streetscape beyond.

Spatial planning was considered with a flexible plaza space for events and gathering, zones for food trucks, markets and fixed seating positions for daily use animated at night with bold night lighting with edges as an urban gallery.



Photo: Sam Noonan

The outcome follows 4 years of collaboration and consultation and provides social and economic benefits to the immediate area with a marked increase in vibrancy and public life.



# RURAL AWARD

## FARINA RESTORATION GROUP

*Saving an historic South Australian town*

**Recipient: Farina Restoration Group**

Farina was established in the “wetter years” of the 1870s between Lyndhurst and Maree on the Outback Highway. Its last business, the Post Office, closed in 1960 and since then the town has been gradually reclaimed by the environment.

A volunteer organisation ([www.farinarestoration.com](http://www.farinarestoration.com)), established in 2008, has restored many elements and erected interpretive signboards of the European cultural history, in an inspiring project assisted by Farina Station owners, private donations and the History SA unit of the SA government,

The group has also cleaned up buildings and the cemetery, leaving artefacts for inspection, delineated a walking trail of nearby historic relics, including the water supplies, railway lines and loading facilities, and made tentative beginnings at stabilisations of buildings.

A memorial to those from Farina who served in the two world wars has been erected north of the campground outside the town.



7424 20170516 Exchange Hotel  
(corner Mulgaria Station Road and North Terrace)



Photo c/o Farina Restoration Group

# RURAL COMMENDATION

## KIMBA WALKING TRAIL

*Former water reserve revitalised*

**Recipients: District Council of Kimba, Eyre Peninsula, South Australia and the District Council of Kimba Tourism Committee**



8467 20170611 Kangaroo sculpture

**Rooraw Reserve walking and jogging trail**  
(<http://www.kimba.sa.gov.au/roorawalkingtrail>)

The Kimba Council has constructed an approx. 3km walking and jogging trail with side loops through a former water reserve owned by the Engineering and Water Supply Department (now SA Water). The reserve contains remnants of a reservoir and catch drains and also retains native vegetation.

The natural history (plants and animals) and the engineering history are interpreted by signboards with the native fauna depicted by life-size welded steel/iron sculptures attributed on the website to Ty Manning. These sculptures not only depict the animal shapes but also their texture.

<https://www.kimba.sa.gov.au/page.aspx?u=437> attributes the sculptures to Roland Weight and Marcus Possingham in 2011, commissioned by the District Council of Kimba Tourism Committee.

European exploration history is interpreted at the termination of the trail at Whites Knob.



# HERITAGE AWARD

## LOUNDER'S BOATHOUSE

*Restoring the character of the Torrens precinct*

**Owner: Adelaide City Council; Project Leader: Felicity Sando**, Director, Mulloway Studio  
**Design Team and other contributors: Wallbridge and Gilbert**, Engineer;  
**Gascoigne Consultants**, Services Consultant; **Michelle Toft**, Research/writer; **Heinrich Consulting**, Cost Consultant; **Buildsurv**, Building Surveyor; **LBW ep**, Environmental Engineer  
**Thorne Constructions**, Building Contractor

**Recipients: Mulloway Studio and Adelaide City Council**



Photo: c/o Mulloway Studio

Lounder's boathouse, owned by the Adelaide City Council, was the continuous home of 'The Popeye' but in recent times has been in danger of collapse. This project investigated options for the future and ultimately the Council decided to pursue ways of conserving the structure, and providing for new uses.

Adaptation and conservation of the 1913 timber building was directed by Mulloway Studio and required innovative ways to retain as much fabric as possible, making subtle changes without compromising the structure. 'Slipping' a new building into the existing allowed the original fabric to remain largely intact while providing a base compliant with current building code standards.

The finished project retains much of the original character and patina. Previous layers of paint were visible on close inspection, existing windows were largely re-used, the roof structure was retained and remains visible and walls remain distorted.

The layers of interpretation celebrate the building's conservation and its history and significance as well as providing an insight into the establishment of the Torrens lake and the character of this part of the City.

While the conceptual framework was set by the principles of the Burra Charter, specific aspects included finding a solution to maintain the building's integrity while retaining as much fabric as possible. The broad principle was to retain 'as is' and repair rather than replace.

# HERITAGE OPPORTUNITY



6695 20151116 Leigh Creek town square Black Oak Drive. Plaque opening 1981, after about 3 years of building.



6702 20151116 Leigh Creek, Dundas Place. Street planting to provide shade and reduce heat island effect through over-road canopy.

## LEIGH CREEK HISTORIC TOWN

*Key Historic SA township in danger of demolition*

**Owner: South Australian Government**

Steps should be taken to preserve key elements of Leigh Creek South township now that the Leigh Creek coal mine and Port Augusta Power station have closed in November 2015.

A report authored by Dr Jane Lomax-Smith and Kylie Heneker in 2016 has been prepared by the Department of State Development entitled *Leigh Creek Futures* at [www.leighcreekfutures.sa.gov.au](http://www.leighcreekfutures.sa.gov.au) but more than a year after mine closure the recommendations in the report appear to have stalled. This included the establishment of web pages for local businesses.

There is poor internet access at Leigh Creek and by May 2017 many local businesses and community groups had closed, including the café. The cinema is only open for special events.

A recommendation in the report that World Heritage Listing be sought for the region appears to be being pursued, albeit on a limited basis, involving recent fossil finds in the northern Flinders Ranges but no news has been posted on the website since the beginning of 2017.

Preservation of the town could be in conjunction with World Heritage Listing of the Northern Flinders Ranges based on extensive natural and historical values. Values include:

- indigenous culture and history and management;
- environmental preservation, e.g. Wilpena Pound National Park;
- European settlement and adaptation to droughts and floods (for example Farina failed agricultural settlement and rail and road bridges and crossings;
- mining heritage, e.g. Leigh Creek coal, Blinman copper;
- transport and communication development (Ghan Railway line narrow gauge to 1980, then broad gauge, now no rail beyond Leigh Creek; Overland Telegraph);
- adaptation in the design of Leigh Creek township to create an oasis in an arid environment.

Leigh Creek also epitomises the high standard and innovation of the South Australian Housing Trust at the time as arguably a world leader in urban development.



# URBAN RISKS

## CLARENDON HISTORIC CONSERVATION ZONE

### *Redesignation of a conservation zone as township*

The policies and guidelines of the Historic Conservation Zone for Clarendon survived in the Development Plan for some years but have gradually been modified by certain reform initiatives, including the "Better Development Plans" (BDP) program promoted by State Government which caused a significant change in the predisposition of Clarendon policies.

A BDP policy conversion to rezone the conservation area as township, eight times larger than the original defined township, suggests potential for township development on a large tract of land that should be retained as "rural" in use and character.



Photo c/o Des Fowles

This land clearly should have been protected but is now potentially open to speculation. The Clarendon community is expressing widespread concern about the perceived intractable position it finds itself in. The on-going controversy is a poor precedent for effective planning.

## OFF-ROAD BIKE PATHS

### *Inconsistency of rules creating dangers*



Example at West Terrace. Adelaide High School carpark entry crossing off-road shared path. Cyclists required to give way to vehicles turning left and right from West Terrace into car park. Bike path dips at crossing. 7335 20170322

The treatment of bike path and road intersections in Adelaide is at best inconsistent, leading to confusion about the Australian Road Rules. For example in many places, bicycles proceeding straight ahead have to give way to turning cars, contrary to Australian Road Rules.

The shared bike/pedestrian path adjacent to and west of West Terrace was renewed in 2016 but the opportunity was missed to implement priority for cyclists and pedestrians where the path crosses cul-de-sacs entering the Adelaide Park Lands and car parks.

An attempt to prioritise cyclists was made at Wylde Street, north of the West Terrace Cemetery, where a raised platform on the road was constructed allowing the bike/pedestrian path to continue at grade. However, give-way signs have been installed for both the bikeway and the road, leading to confusion as to who can proceed first.

At other crossings along West Terrace, give-way signs for cyclists/pedestrians prioritise crossing cars, even when these cars have to give way to vehicles on the road they are approaching, running parallel to the bike path. Often the road T-junction or intersection is only a few metres ahead. Cars awaiting a gap in traffic then block the bike path. Even at traffic lights, such as opposite Hindley Street, users of the shared path have to give way regardless of the traffic lights.

Melbourne is much more advanced in prioritising cyclists in accordance with the Australian Road Rules and also at T-junctions. 20 years ago, under Diana Laidlaw MLC as Minister for Transport, Adelaide was much in advance of Melbourne in installing bicycle infrastructure but that has changed.

A professional traffic-design implementation of these paths is essential. Design at present seems to be led by those who have the loudest voice.

# URBAN BRICKBATS

## HENLEY SQUARE DEVELOPMENT

### *Blocking the view at a major Adelaide beach*

The image shows a reconstruction of an existing building that was once an inoffensive old State Bank building that had been converted into a restaurant. This development now blocks the ocean view at Henley beach (seen partially on the left). It will also allow late night trading in a residential zone and create over-shadowing, over-looking and an over-supply of shop fronts in an area already experiencing vacant shops in close vicinity.



Photo c/o Vivonne Thwaites

The loading zone immediately in front of the main entrance is on the extremely busy Seaview Road to allow for take-away pick-up food and creates additional pressure on parking availability with no provision to link with public transport.

Combined with the indiscriminate wastage of groundwater at a sister site across the road, this is an indictment on the local regulatory body.

## INADEQUATE PLANNING, REGULATION & OVERSIGHT

### *Overshadowing both the Park Lands and the city*

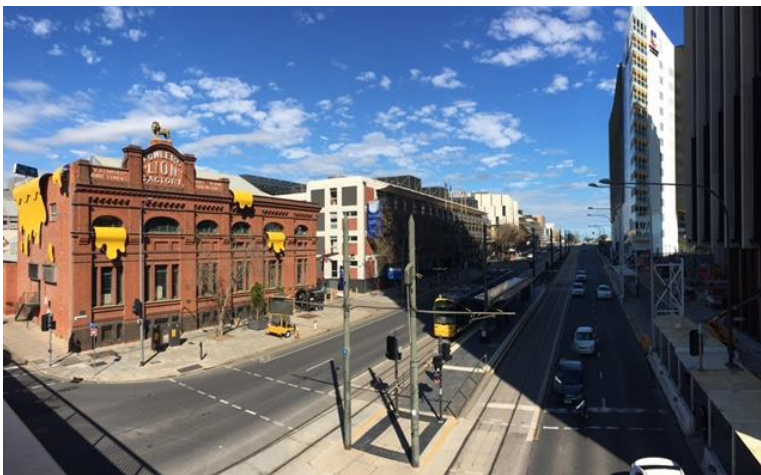


Photo c/o S. Wilkinson

The new University buildings on the Park Lands side of North Terrace dominate those on the city side and cast an ominous shadow over what should be a sunny boulevard.

Both the public and the occupants previously had a view to the Park Lands as allowed in Adelaide's original plan but that has now been lost.

The buildings are on what was ostensibly Park Lands where the

skate park, lawns and gum trees previously existed but a rezoning for multistorey development allowed this development to occur. If it had been allowed at a lower level over the railyards as with the Convention Centre, the sense of a building within a park setting similar to the historic University buildings near the CBD and the SAMRI building, which have lawns and gum trees between themselves and North Terrace, would have been maintained,

Lack of adequate regulation and government planning continues to degrade our city and reduce both its amenity for its citizens and its international status as a world-renowned City in a Park.

The public cannot depend on the civic responsibility of developers, as today, even more than in the past, they will do whatever they can within the regulations. The onus is therefore on the government to ensure that adequate building regulations are in place and are duly enforced. This has not happened.



# PEOPLE'S CHOICE

## URBAN/RURAL AWARDS

## HERITAGE AWARD

## OPPORTUNITY

## RISK

## BRICKBAT

Roora Reserve

Louder's Boathouse

Leigh Creek Historic Town

Clarendon Conservation Zone

Henley Square Development

## Top 10 in overall popularity

(Weightings: Excellent x 5, Broadly agree x 3, Neutral x 1)

Order	Nomination	People's Decision	Score	Jury's Decision	People's comments
1.	Clarendon Conservation Zone	Risk	369	Risk	State Government management of the Hills region is a disaster
2.	Roora Reserve	Award	304	Award	Terrific nature walk with wonderful animal sculptures Excellent use of metal animals to enhance area
3.	Henley Square Development	Brickbat	243	Brickbat	The entire development is ugly and unfunctional
4.	North Terrace Buildings	Brickbat	231	Brickbat	Most disgusting beachfront development in the area Hideous Developers should be better controlled
5.	Off-Road Bike Paths	Risk	183	Risk	
6.	Louder's Boathouse	Award	159	Award	
7.	Farina Restoration Group	Award	138	Award	They are on the main boulevard of the CBD, and adjacent rail yards. If we are of the view that we shouldn't be building in this area, then we need to reevaluate what it means to live in a major metropolitan city.
8.	Leigh Creek Historic Town	Opportunity	130	Opportunity	Our State Government is controlled by developers, not voters
9.	DECD Outdoor Learning	Award	116	Award	
10.	Park Lands Management Strategy	Award	113	Award	Safer than riding on the road. The roads are safer.
					Best example of town planning from the 1970s in Australia

## Notes

The Jury's and the People's decisions were effectively identical, though not necessarily in the same order. This is unusual, as they are made independently.

The strength of concern about the Clarendon rezoning and the Henley Square development was a surprise. We hope the relevant councils and state government departments take note.

The public support for outback developments appears to be underestimated.

## JURY

(each contributing as appropriate in their area of interest and withdrawing from areas where there may or may perceived to be a potential conflict of interest)

Mr Darian Hiles (Convenor)

Mr Richard Muncey, Engineering & Planning

Professor John Mayo, Historian

Mr Luigi Vitale, Senior Heritage Architect

Mr Richard Cook, Architect (Retired)

Mr Leo Noicos, Engineer

Mr Andrew Dyson, Surveyor

The jury was also supported by other specialist expertise

Cover images:

Cover: Adelaide's Park Lands Management Strategy and

Rear: DECD Outdoor Learning Areas, both c/o JPE Design







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