MOUNT BARKER
DISTRICT COUNCIL

NOTICE OF MEETING

Notice is hereby given that the following meeting will be held in the Council Chambers of the Local Government Centre, 6 Dutton Road, Mount Barker on Wednesday 20 May 2026.

9.30am Council Assessment Panel

A. Houlihan
ASSESSMENT MANAGER

7 May 2026

****

MOUNT BARKER DISTRICT COUNCIL

COUNCIL ASSESSMENT PANEL

Wednesday 20 May 2026, 9.30 am

AGENDA
TABLE OF CONTENTS

PAGE

1.	APOLOGIES	5
2.	CONFLICT OF INTEREST DECLARATION	5
3.	CONFIRMATION OF MINUTES *CAP Meeting Minutes Wednesday 18 March 2026.*	5
4.	BUSINESS DEFERRED Nil.	5
5.	REPORTS BY OFFICERS Nil.	5
5.1.	DEVELOPMENT ACT APPLICATIONS Nil.	5
5.1.1.	NON-COMPLYING APPLICATIONS Nil.	5
5.1.2.	CATEGORY 3 APPLICATIONS Nil.	5
5.1.3.	CATEGORY 2 APPLICATIONS Nil.	5
5.1.4.	CATEGORY 1 APPLICATIONS Nil.	5
5.2.	PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS	6
5.2.1.	25033798 – Craven Group Lot 2 Jeffrey Street, Nairne SA 5252 Demolition of a Local Heritage Place (Barn-house, ID 18675)	
6.	REVIEW OF ASSESSMENT MANAGER DECISIONS	224
7.	INFORMATION REPORTS	224
8.	CONFIDENTIAL REPORTS	224
9.	OTHER BUSINESS	224
10.	CLOSE	224

1. APOLOGIES

2. CONFLICT OF INTEREST DECLARATION

3. CONFIRMATION OF MINUTES

3.1. That the minutes of the meeting held on 18 March 2026 as circulated to members be confirmed as a true and accurate record of proceedings.

4. BUSINESS DEFERRED

Nil.

5. REPORTS BY OFFICERS

5.1. DEVELOPMENT ACT APPLICATIONS

Nil.

5.1.1. NON-COMPLYING APPLICATIONS

Nil.

5.1.2. CATEGORY 3 APPLICATIONS

Nil.

5.1.3. CATEGORY 2 APPLICATIONS

Nil.

5.1.4. CATEGORY 1 APPLICATIONS

Nil.

5.2. PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS

5.2.1 25033798 – Craven Group

Application ID	25033798
Applicant	Craven Group
Subject Land	Lot 2 Jeffrey Street, Nairne
Nature of Development	Demolition of a Local Heritage Place (Barn-house, ID 18675)
Lodgement Date	7 November 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Housing Diversity Neighbourhood Zone
Sub Zone	N/A
Planning and Design Code Version Number	2025.20 – 23/10/2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	Three
Persons to be heard	One
Referrals - Statutory	Nil
Referrals – Non-Statutory	Heritage Consultant and Building Team
Responsible Officer	Derek Henderson – Principal Planner (Major Land Divisions)
Recommendation	Refuse issuing of Planning Consent

APPENDIX 1:	Relevant Planning and Design Code Policies
ATTACHMENT 1:	Application Documents
ATTACHMENT 2:	2004 Heritage Survey
ATTACHMENT 3:	Site Photos
ATTACHMENT 4:	Representations
ATTACHMENT 5:	Response to Representations
ATTACHMENT 6:	Referrals – Non-statutory

1. PROPOSAL

The proposal is best described as follows:

Demolition of a Local Heritage Place (Barn-house, ID 18675)

The applicant is seeking to demolish, in its entirety, the above Local Heritage Place located on the subject land based on the condition of the building. More specifically, the applicant seeks approval for demolition on the basis that the building poses a safety risk, and the remediation works are so extensive that the heritage values of the building will be diminished.

The applicant has not included any proposal for reusing any materials, retaining any part of the ruins or installation of any feature that would identify this local heritage place within the new urban precinct approved in the current land division authorisation.

The applicant has provided the following documents in support of the proposed demolition.

- Planning Statement of URPS.
- Structural Assessment Report of GAMA Consulting;
- Feasibility Cost Estimate by Rider Levett Bucknall; and
- Response to Representations and Council's Heritage Advisor Comments by URPS, including a Heritage Assessment Report prepared by DASH Architects.

Refer to **ATTACHMENT 1** for details of the application documents.

2. BACKGROUND

In 2004, a Heritage Survey (the 'Survey') commissioned by the District Council of Mount Barker (the 'Council') recommended that a 'barn-house' located on the subject land be included on the local heritage register. The original survey is included in **ATTACHMENT 2**. The Survey identified that the condition of the building was "Poor" at the time of the Survey. The subject building was one of several farm buildings on the land that comprised of a mix of stone, timber framed and corrugated sheeting construction as detailed in the DASH Architect's report accompanying the Response to Representations.

Subsequent to the Survey, Council prepared a District Wide Heritage Plan Amendment Report (PAR) which included formally listing the building as a Local Heritage Place in the (now revoked) Mount Barker District Council Development Plan enacted under the *Development Act 1993*.

A development authorisation was granted in 2011 for the removal of all buildings on the land except for the heritage listed barn. These buildings have subsequently been removed.

In 2021, this listing was transferred to Part 11 – Heritage Places in the Planning and Design Code (see extract below) enacted under the *Planning, Development and Infrastructure Act 2016.*

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
Jeffrey Street NAIRNE	Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.	a b d e f	18675

The criteria for listing as a Local Heritage Place in the Planning Design Code is detailed below. This criteria has not changed as a result of planning reform from *Development Act 1993* to the *Planning, Development and Infrastructure Act 2016*.

a. it displays historical, economic or social themes that are of importance to the local area.
b. it represents customs or ways of life that are characteristic of the local area.
d. it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
e. it is associated with a notable local personality or event.

f. it is a notable landmark in the area.

The 2004 Heritage Survey provided the following historical information and associated Statement of Heritage Value.

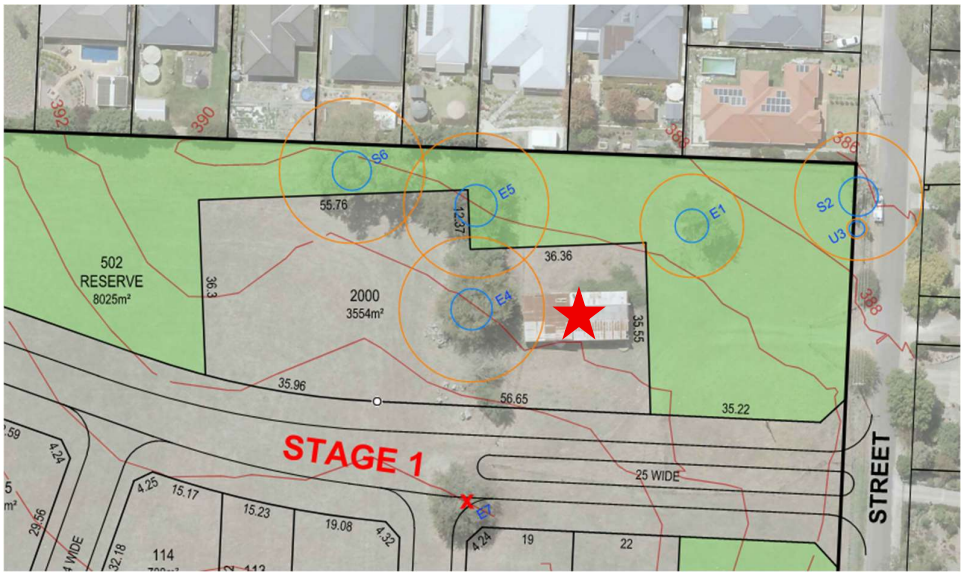
HISTORY
Date (approximate) *c1850s*
Current Use *Barns*
Original Use *Farmhouse, attached barn & barns*
In 1839, South Australia's first Special Survey included the Mount Barker, Blakiston and Nairne areas, and the Colony's earliest township was that of Nairne, also founded in that year. The early farms and settlements which were quickly established in the Nairne area played a significant role in the early success of the township, and in the formation of the surrounding rural landscape. One of the most remarkable farm complexes in the district is the barn-house at on Jeffrey Road between Nairne and Little Dublin. This was constructed in the mid-19th-century and included a rare example of a non-German combined farmhouse and barn. Using Georgian design for the front of the house, the attached two-level barn has a practical functional design. For many decades the building was part of a property owned by the Mullins family. Now, the residence is no longer lived in, and the building is now a farm building.

STATEMENT OF HERITAGE VALUE
The fr Mullins barn-house is a remarkable and rare surviving building which combines residential and farming functions under one roof in a British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing. The complex also has significant associations with the early farming development of the Nairne area.

In 2010, the subject land was rezoned from 'Rural Mount Barker' to 'Residential' and 'Policy Area 21 (Medium Density Area)' in the Development Plan. The creation of the Planning and Design Code resulted in the subject land being placed in the Housing Diversity Neighbourhood Zone.

In 2024, development authorisation was issued for development application ID 23033444 being a variation to a previous issued authorisation for a residential land division over the subject land to create 136 residential allotments with associated roads, reserves, landscaping and infrastructure (see **Figure 1**). This land division proposed to place the Local Heritage Place within a 3,554m^2 allotment with the main connector road servicing the overall development running directly to the south of the Local Heritage Place. This proposal has yet to commence construction.

Figure 1. Excerpt of development authorisation ID 23033444 with Local Heritage Place highlighted by the red star



As noted in the URPS Response to Representations, a Development Application was submitted in June 2022 to adaptively reuse the Local Heritage Place as a sales office and to construct a new building to be used as a café/wine bar/restaurant. However, URPS advises that the applicant did not proceed with this application due to the deterioration of the Local Heritage Place. The land division that would create the allotment where this development would occur has not yet commenced and hence the proposal did not proceed to an assessment as it was awaiting the final design of the first stage of the land division. The proposal included demolition of the western lean-to,

refurbishment of the southern lean-to, removal of two-thirds of the upper-level flooring and replacement of all corrugated sheet cladding and openings (windows and doors).

It is apparent that there has been no use of the local heritage place, securing of the building nor works that would have redirected stormwater or prevent further deterioration of the building in recent times. The deterioration was accelerated by a fire in 2025 which damaged the building including the collapse of the main roof of the building, charring of timber members and other damage as detailed in the GAMA report.

A Structural Assessment Report prepared by GAMA Consulting documents the damage caused by the fire and advises that the building presents a risk to private or public safety. Consequently, a temporary fence has been placed around the Local Heritage Place to restrict access.

3. SUBJECT LAND

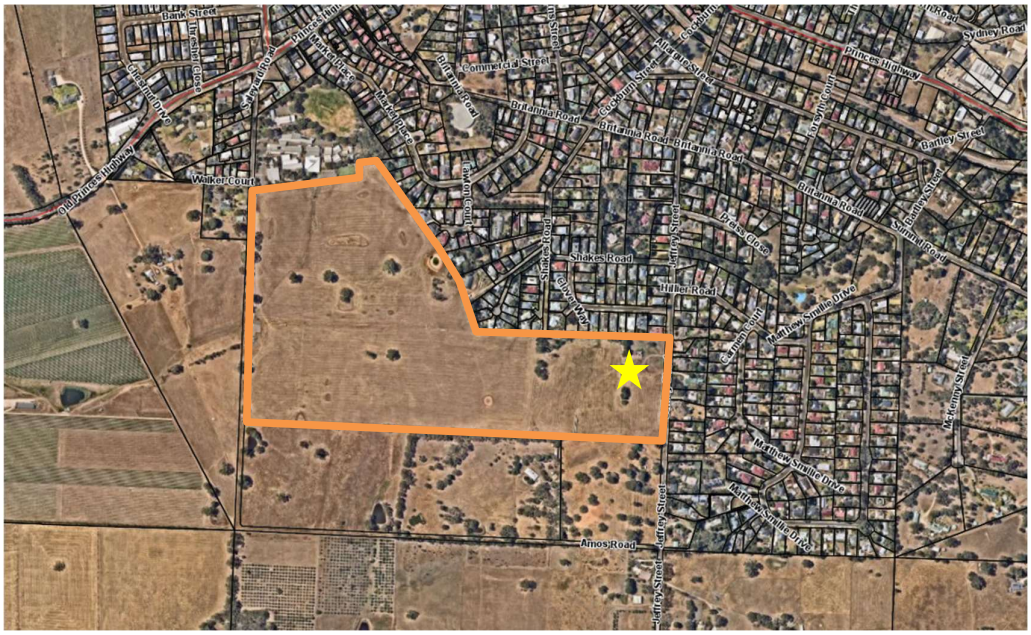
The subject land is known as Lot 2 Jeffrey Street, Nairne and is more formally described in Certificate of Title Volume 6064 Folio 932. The land has an irregular shape with an area of 26.23 hectares and frontages of circa 200 metres to Jeffrey Street and circa 453 metres to an unmade road reserve to the west (as a continuation of Saleyard Road).

The land is used for low-intensity farming (primarily livestock grazing) with the only building on the land being the Local Heritage Place. Whilst the Local Heritage Survey indicated that the Local Heritage Place was originally constructed to be used as a 'barn-house' it is apparent that the building has not been used for this purpose for many years. Also, as noted previously, sections of the Local Heritage Place have been significantly damaged by a fire and is currently unsuitable for any use.

The Local Heritage Place is sited approximately 50 metres to the west of Jeffrey Street and approximately 30 metres south of the adjoining dwellings to the north.

The land slopes up from Jeffrey Street towards the south-west. Scattered mature vegetation is located across the land as well as along the Jeffrey Street frontage.

Figure 2. Location of the subject land (in orange), with site of the local heritage place designated by the yellow star.



Refer to **ATTACHMENT 3** for site photos.

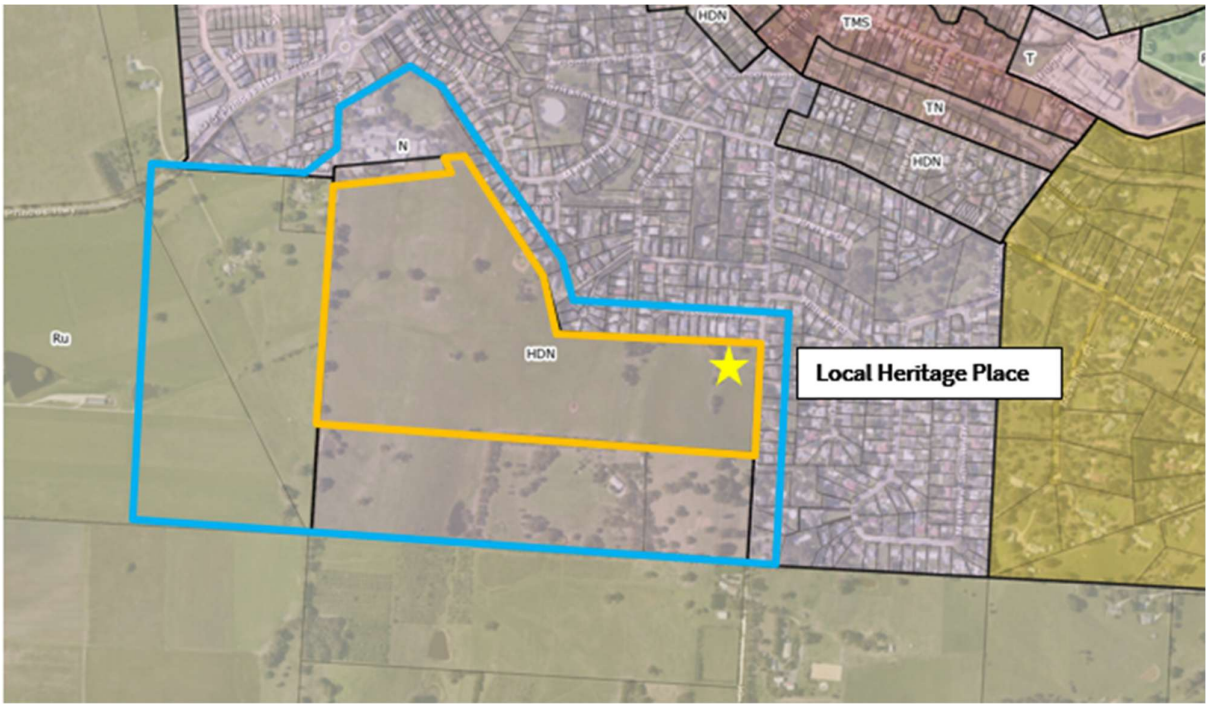
4. THE LOCALITY

The subject land is located in the south western precinct of the Nairne township within a primarily residential precinct, with the Nairne Primary School abutting the land along the northwestern boundary. The locality is mixed in terms of land use and built form. For example, low-intensity farming activities with associated dwellings on relatively large allotments are located to the south and west of the subject land. In addition, low-density housing, generally in the form of single storey detached dwellings, is located to the north and east of the subject land.

Jeffrey Street is a local road under the care and control of the Mount Barker District Council. It provides vehicular access to the eastern side of the subject land and connects through to Princes Highway to the north through the Nairne main street commercial and community precinct.

4.1. Locality Plan

Figure 3. Locality Plan, including zoning (HDN – Housing Diversity Neighbourhood Zone, N - Neighbourhood Zone and Ru – Rural Zone). Subject land outlined in orange, the site of the local heritage place in yellow and locality outlined in blue.



4.2. Zoning

The subject land is wholly located within the Housing Diversity Neighbourhood Zone, and is covered by the following overlays and technical and numerical variations (TNV's) in the *Planning and Design Code (**Code**)*:

Overlays

- Affordable Housing
- Hazards (Bushfire - Medium Risk)
- Hazards (Flooding - Evidence Required)
- Local Heritage Place 18675
- Murray-Darling Basin
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area
- Regulated and Significant Tree
- Traffic Generating Development
- Water Resources

Technical and Numerical Variations (TNV's)

- Maximum Building Height (Metres) Maximum building height is 9m
- Maximum Building Height (Levels) Maximum building height is 2 levels

Concept Map/s

- Concept Plan Concept Plan 3 - Mount Barker and Littlehampton

5. PROCEDURAL MATTERS

5.1. Categorisation

The proposed development is not categorised as an *accepted development*, *impact assessed development* or *code assessed development* (deemed-to-satisfy) and is therefore required to be assessed as a *code assessed development* (performance assessed) pursuant to Sections 105 and 107 of the *Planning, Development and Infrastructure Act 2016*. (**Act**).

5.2. Notification

All performance assessed development requires notification unless, pursuant to Section 107(6) of the **Act**, the class of development is excluded from notification by virtue of Table 5 – Procedural Matters (PM) of the relevant Zone of the **Code.**

The proposed development is not identified as a class of development that is excluded from the requirement of notification of the Zone. Specifically, clause 10 of Table 5 of the Housing Diversity Neighbourhood Zone indicates that the demolition (or partial demolition) of a State or Local Heritage Place is not excluded from notification.

Notification of the Application was undertaken in accordance with 107(3) of the *Planning, Development and Infrastructure Act 2016* and Section 47 *Planning, Development and Infrastructure (General) Regulations 2017* (**Regulations**).

5.2.1. Representations

Three (3) representations were received as a result of the public notification and are summarised as follows.

	Representor	Summary of Representation	Request to be heard
1	Bradley West *(Oppose)*	• Identifies that an argument for demolition is based on the notion that repairing the building would extinguish the heritage value of the building. • Cost of repair should certainly be a consideration but conclusion that the entirety of the heritage place should therefore be demolished (as opposed to some retention) is inconsistent with heritage management. • Raises concerns in relation to the justification given by the applicant that demolition is warranted. • Repairing ruins of heritage value is common place and suggests that the building could be retained without requiring total renovation. • Advises that the local community is strongly attached to the building and its removal will be traumatic for those that live close by.	No
2	Darren Kelly *(Oppose)*	• States that the proposed demolition is inconsistent with the approved land division which contemplated the retention of the Local Heritage Place and integration into the development. • Raises concern that approval of the demolition may mean that the applicant may seek to vary the land division without community input.	Yes

		• Raises a concern that the removal of the building will simplify future residential development on the site which will result in a broader erosion of heritage protection. • Suggests that alternative options exist to stabilise or partially reconstruct the building; noting that heritage retention does not require full modern compliance or unrestricted use. • States that the Local Heritage Place contributes to local character, identity and community benefit. Its loss would remove both a heritage asset and the opportunity for share open space or community use. • Demolition in isolation without consideration of any associated replacement use is not appropriate.	
3	Nicoly Moyse *(Oppose)*	• Raises concerns with the proposed total demolition and the broader impact on Nairne's history. • Suggests that alternative options such as the partial restoration or retention of the building should be considered, including incorporating parts of the structure or building materials as a historical marker.	No

Refer to **ATTACHMENT 4** for a copy of the representations received.

5.2.2. Response to Representations

The applicant's Planning Consultant, URPS, has prepared a response to the representations. The response also includes a Heritage Assessment prepared by DASH Architects. In essence, URPS advises that, given the ongoing deterioration of the building, together with the extensive damage caused by the 2025 fire, the fabric of the Local Heritage Place has been compromised to such an extent that its value would be lost were it to be repaired or replaced.

The URPS's response also reiterates that the applicant has sought advice from a Structural Engineer, Quantity Surveyor and Heritage Architect. This advice concludes that the structure is unsafe and the condition of the Local Heritage Place had reduced its heritage value to such an extent that remediation is no longer viable.

Refer to **ATTACHMENT 5** for a copy of the applicant's response to the representations.

6. REFERRALS – NON STATUTORY

6.1. Heritage Advisor

The application was referred to the Council's Heritage Advisor, Elizabeth Little of Grieve Gillett Architects, who provided the following comments:

Based on a review of the site, the engineering assessment, and the identified heritage values of the building, it is the view of the heritage advisor that full demolition should not be supported. Remediation of the stone components of the building and undamaged lightweight construction additions appears feasible, noting that fire damaged material will need to be removed and replaced. The remaining fabric is still able to demonstrate the heritage values of the place and could be remediated to facilitate reuse of the structure.

There are precedents of comparable situations whereby fire damaged places of heritage value are able to be remediated and returned to use, including Kapunda High School, Marble Hill, and the Queen's Theatre.
Further structural assessment and stabilisation remediation scope development is recommended.

The following supplementary comments were provided by the Council's Heritage Advisor following a review of the Heritage Assessment prepared by Dash Architects:

As previously advised, further detailed structural assessment and development of a scope of remediation and stabilisation is recommended. Repair works to stone suffering from salt damp decay can be undertaken without substantial impact on heritage values, with replacement of fabric an acknowledged appropriate response to the

care and conservation of heritage buildings. Materials such as corrugated sheet metal can be replaced in appropriate profiles and materials, and again this is common practice in the conservation of heritage buildings, for example reroofing of a building once the roof material has reached the end of its service life.
It is acknowledged that works to remediate the structure are not superficial or minor, but that substantial portions of the original building fabric, particularly the stone walls, remain intact, and could successfully be stabilised and remediated.

6.2. Building Team

The application was also referred to the Council's Building Team, with the Team Leader Building, Brittany Coventry, providing the following response:

GAMA report is a fair reflection of the current state of the building. Substantially damaged by fire, other damage such as salt damp evident. Some elements (some stone walls) may be able to be rectified/retained in some capacity - dependent on cost feasibility/remaining heritage value.

Refer to **ATTACHMENT 6** for a copy of the Heritage Advisor's report.

7. ASSESSMENT

All provisions of the Planning and Design Code applicable to the proposal are specified in the Planning and Design Code policy extract. The most relevant provisions are discussed in detail below.

Refer to **APPENDIX 1** for a copy of the extract.

7.1. Key Issues

Given that the proposed development is limited to the demolition of a Local Heritage Place, the key planning issue relates to the proposal's alignment with the provisions expressed in the Local Heritage Places Overlay. This is discussed in detail in section 7.3 of this report.

7.2. Question of "Seriously at Variance"

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended that the Mount Barker Council Assessment Panel determine that the proposed development is not Seriously at Variance with the relevant provisions of the Planning and Design Code for the following reasons;

- The proposed development does not seek to change the use of the land;
- The proposed development will not result in any adverse impacts on neighbouring properties; and
- The Planning and Design Code contemplates the demolition of a Local Heritage Place under certain circumstances.

7.3. Performance Assessment

Local Heritage Place Overlay

The proposed development does not seek to change the use of the land nor does it include any building work or activities which may result in adverse impacts on properties in the locality. Therefore, this assessment focuses on the proposed development's alignment with the provisions of the Local Heritage Place Overlay as reproduced in the table below.

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Demolition	
PO 6.1	DTS/DPF 6.1

Local Heritage Places are not demolished, destroyed or removed in total or in part unless: (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.	None are applicable.
PO 6.2 The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place.	DTS/DPF 6.2 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

It is noted that the proposed development does not propose conservation works to the exterior of a Local Heritage Place and other features identified in the extent of the listing. Therefore, PO 7.1 is not applicable to an assessment of the proposed development.

In terms of PO 6.2, it is noted that the Description and/or Extent of Listed Place outlined in Part 11 – Heritage Places of the Planning and Design Code is considered to include the entirety of the building. On this basis, the proposed demolition does not involve the removal of a building, portion of a building or other feature or attribute where it does not contribute to the heritage values of the Local Heritage Place. Therefore, the circumstances outlined in PO 6.2 do not apply to the proposal.

PO 6.1, clause (b) outlines the following two 'tests' which might provide justification of the demolition of a Local Heritage Place, being:

- The structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety; and
- The structural integrity or condition of the Local Heritage Place is irredeemably beyond repair

In terms of the first 'test', the Structural Assessment Report prepared by GAMA Consulting provided the following observations in relation to the structural condition of the building as detailed in Pages 6 and 7 of their report:

- The Tallest roof has collapsed.
- The collapsed roof material was held by the charred first floor framing in places.
- Although heavily charred in places, the timber columns stayed plumb.
- The 1st floor decking was demolished in the fire. Heavy charring to 1st floor lateral braces and joists.
- Heavy charring to central 1st floor primary beam.
- The corrugated sheeting used as a dividing wall has bowed, most likely from heat effects.
- The Southern Extension has only been affected at higher levels. (i.e. Girts, Wall plate, Knee brace, rafter and purlins) And predominantly on the Northern side and localized to the central door.
- Certain stones are friable on the outer surface.
- Wall cladding is corroded in places and has a low sheen. (similar for flashings)
- There are vertical cracks in the proximity of door and window openings.
- Some of the cracks on the external face of the Northern perimeter wall were patched and have reopened.
- There are isolated locations where some of the stones have spalled from the matrix.
- In the Western Extension, the first two rafters in from the North side have sustained heavy charring, as has the purlins in this area which is in the Northeastern quadrant of the extension.
- The internal Ladder from ground to 1st floor is severely charred.
- Spalled render and mortar
- A large percentage of the steel/iron fixings and bracketry survived the fire with minimal apparent damage.

- The sliding door frames are corroded.
- The remains of a bicycle frame were found within the building.
- Internal timber cladding and doors were heavily charred or demolished by the fire.
- There are cracks in the chimney brickwork.
- There is a vertical crack on the Western gable wall which reflects through to the Western extension.
- Some timber members are only covered in soot.
- Stone wall ends on East end were measured at 350 mm width.

The second 'test' of PO 6.1 will be considered in detail first.

Irredeemably beyond repair test

It is noted that the words 'irredeemably beyond repair' indicate that the Local Heritage Place must be incapable of being redeemed or repaired before demolition can occur. Relevantly, PO 6.1 does not include a financially viability test in relation to the proposed demolition of a Local Heritage Place. Therefore, the costs associated with works to ensure that a structurally unsound Local Heritage Place is no longer a risk to public or private safety are not a relevant planning consideration.

However, in reality, if the costs to repair a Local Heritage Place are so unreasonable such that no entity could reasonably be expected to deliver these works, then it is possible that the Local Heritage Place could not be reasonably remediated; resulting in it falling further into disrepair and fail thus increasing the risk to public or private safety. This is particularly the case in the context of being sited within a new urban precinct.

GAMA Consulting has advised that the following works are required to 'make safe' the Local Heritage Place:

- *Provide sufficient lateral stability for wind and seismic action by the introduction of a new timber floor and roof to create shard load paths.*
- *Provide sufficient lateral stability for wind and seismic action by the introduction of a new braced wall of structural frame on the East Elevation.*
- *Creation of a weather tight external envelope (roof, doors, windows, etc) to reduce internal wind pressures wind loads and stop degradation of internal materials.*
- *Provision of salt-damp protection on all masonry walls to stop efflorescence.*
- *Consideration of underpinning the footings/wall to a stable soil strata to stop footing movement induced by reactive soil movement (shrink/swell).*
- *Review & possible replacement of all structural timber elements on the Southern & Western Extensions.*

The remediation works listed above are extensive and have been estimated by Rider Levett Bucknall to cost $518,585.00 (as of October 2025). While these costs are not a relevant planning consideration, they go some way to explain why the applicant is no longer seeking to pursue an adaptive reuse the Local Heritage Place as a sales office (as outlined in the URPS response to representations). On this basis, if the current application is refused, the future of the Local Heritage Place remains uncertain. It is noted that there are items included in the remediation works which would have been typically required irrespective of the additional damage by the fire (including structural stabilisation works, recladding of all metal cladding, repair/replacement of windows/doors).

In addition to the above, it is noted that the Heritage Assessment prepared by DASH Architects indicates that the recent fire has *"… significantly impacted the heritage values of the place*". Further, DASH has formed the view that the remediation works identified by GAMA Consulting will *"… diminish the heritage values of the place*". On this basis, while it may be possible to remediate the building, they suggest that the nature and extent of the remediation works may dilute the heritage values of the Local Heritage Place to such a degree that the building no longer reflects the values identified in the original listing.

The advice of Council's Heritage Advisor does not agree with this conclusion. It is evident that the most significant element of the local heritage place is the double-storey structure comprising predominately of the stone-walled structure that is identified as a rare example of a non-German barn house building constructed early in the settlement of South Australia (in the mid-1800s). The GAMA report does not identify that any of these walls need to be reconstructed to be made safe thus losing their original form. There are works required, but the integrity of the primary structure can be made safe and restored. The replacement of the roof and internal framing and cladding can enhance a restored wall structure and reflect the original form and design features of the building. The loss of a building of this rarity which displays such high heritage values should not be considered lightly.

The context of this heritage place being located within a new urban precinct (in the Housing Diversity Neighbourhood Zone) is important in the consideration of the feasibility for the building being restored – whether in its entirety or a reduced footprint. The approved land division includes the siting of the building that would abut a public reserve located between the building and Jeffrey Street to retain the visual connection to the original rural road in addition to a new primary connector road abutting the site to the south to provide a visual connection to the new urban precinct. The Local Heritage Overlay specifies how an adaptive use should occur as detailed in the following provision.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Alterations and Additions	
PO 2.2 Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.	DTS/DPF 2.2 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

The current land division proposal includes provision of a 3354sqm allotment for retention of the Local Heritage Place within the eastern section (with interface to a public reserve) and sufficient room to create a potential retail/function use with associated carparking and landscaping. There is no requirement to undertake a development of this kind within the Housing Diversity Neighbourhood Zone. A redesign of this allotment that might assist in funding the cost of restoration and adaptive reuse by:

- Creating a suitably sized residential allotment incorporating the local heritage place for an adaptive use and revitalisation, and
- Create multiple residential allotments to the west, with interface to a public reserve to the north, and
- Be assessed in consideration of the provision of open space in balance with local heritage preservation.

The above has not been explored through this application and might be reasonable to be considered through any variation to the land division authorisation, noting that there has been no implementation of this authorisation as yet.

In summary, it is considered that the local heritage place is not irredeemably beyond repair.

<u>Structural integrity or condition of the Local Heritage Place representing an unacceptable risk to public or private safety test</u>

GAMA Consulting's report concluded that:

> *Our review and risk assessment has identified that the structure, in its current state, poses a risk to the public safety and must be isolated (fenced) from public access. Objectively, temporary diagonal bracing (waling beams & diagonal props) may be used to stabilise free-standing masonry walls if isolation is not feasible.*

Construction fencing has been erected to isolate the building from access from private or public access (noting that the building remains on private land and access to the public is only afforded by trespass on the subject land).

GAMA Consulting have formulated their response on the following basis:

- *The aim of the remediation (assessment) is to introduce structural compliance with the National Construction Code (NCC), Building Code of Australia (BCA) Volume one with the following objectives"*

Volume One of the of NCC is applicable for Building Class 2-9 buildings only (predominately being commercial or community buildings) and does not include non-habitable buildings or houses. The basis of the GAMA report is for a

future use that is for these building classes only and not for a non-habitable use or a dwelling use. Furthermore, the introduction to the NCC identifies that:

The BCA is given legal effect by building regulatory legislation in each State and Territory, and

Any provision of the BCA may be overridden by, or subject to, State or Territory legislation. The BCA muse therefore be read in conjunction with that legislation.

The relevant legislation is the **Act** which includes interpretation and priority of consents specific to heritage places, including Local Heritage Places. The BCA is to be interpreted in the context of the **Act** in addition to any performance solutions that might be applied to restoration of an existing building that is also a Local Heritage Place.

In its current state and use of the land, the structural integrity of the building is considered not to represent an unacceptable risk to public or private safety, being secured behind construction fencing. As such, and as the land is still unoccupied and being used for occasional livestock grazing purpose only, remediation of the building to a point where its structural integrity is restored (initially by temporarily installing diagonal bracing (waling beams & diagonal props) to stabilise free-standing masonry walls as recommended by GAMA) so that it does not represent an unacceptable risk to public or private safety in advance of being sited within a new urban precinct can be achieved.

8. CONCLUSION

In summary, it is considered that the proposal does not satisfy either of the two key tests of the Planning and Design Code relating to demolition of a Local Heritage Place (Performance Outcome 6.1(b)) in that the structural integrity does not represent an unreasonable risk to the public either currently or through recommended works to retain integrity in the short to long-term nor are the key elements of the place irredeemably beyond repair.

It is acknowledged that the recent fire has exacerbated the poor condition of the building, however this has not resulted in the building becoming irredeemably beyond repair beyond the condition of the building prior to the fire. The heritage value of this rare type of building which displays such high heritage values reinforces the importance placed on these 'tests'.

To this end, the proposal is therefore not supported when assessed against relevant provisions of the Planning and Design Code and refusal of Planning Consent is therefore recommended.

9. RECOMMENDATION

It is recommended that the Council Assessment Panel;

DETERMINE that the proposed development is not seriously at variance with the provisions of the Planning and Design Code, in accordance with Section 107 (2)(c) of the *Planning, Development and Infrastructure Act 2016;*

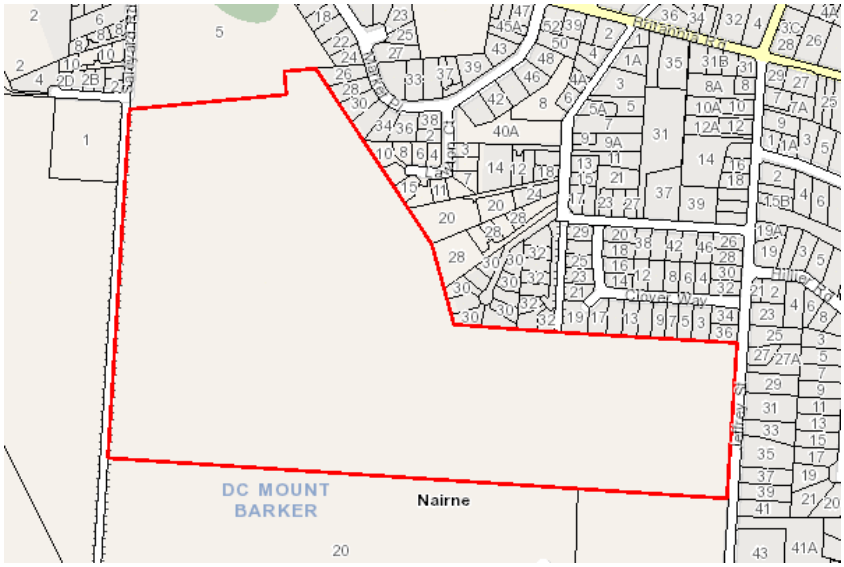
REFUSE Planning Consent to the application by Craven Group for the Demolition of a Local Heritage Place (Barn-house, ID 18675) at Lot 2 Jeffrey Street, Nairne as detailed in Application ID: 25033798 as the development does not achieve Performance Outcome 6.1 of the Local Heritage Places Overlay.

PO 6.1
Local Heritage Places are not demolished, destroyed or removed in total or in part unless:

(a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value.
or
(b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

Address: **LOT 2 JEFFREY ST NAIRNE SA 5252**

To view a detailed interactive property map in SAPPA click on the map below



Property Zoning Details

Zone

Housing Diversity Neighbourhood

Overlay

Affordable Housing
Hazards (Bushfire - Medium Risk)
Hazards (Flooding - Evidence Required)
Local Heritage Place *(18675)*
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Regulated and Significant Tree
Traffic Generating Development
Water Resources

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 9m)*
Concept Plan *(Concept Plan 3 - Mount Barker and Littlehampton)*
Maximum Building Height (Levels) *(Maximum building height is 2 levels)*

Demolition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Housing Diversity Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) recreation area (e) residential flat building	Except development that: 1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a

(f) retirement facility (g) student accommodation (h) supported accommodation.	boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
4. Alteration of or addition to any development involving any of the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility.	Except development that does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.4.
5. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1 or 2. does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
6. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall	None specified.

(l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	
7. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
8. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
9. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development
None specified.
Placement of Notices - Exemptions for Restricted Development
None specified.

Part 3 - Overlays

Local Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Demolition	
PO 6.1 Local Heritage Places are not demolished, destroyed or removed in total or in part unless: (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.	DTS/DPF 6.1 None are applicable.
PO 6.2 The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place.	DTS/DPF 6.2 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

None	None	None	None

Ref: 25ADL-0771

URPS
Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999
urps.com.au
ADL | MEL | PER

27 October 2025

Greg Sproule
Team Leader Planning
Mount Barker District Council

Via Plan SA Portal

Dear Greg

Demolition of Barn-house at Lot 2 Jeffrey Street, Nairne

Introduction and Proposal

URPS has been engaged by Craven Group to prepare a planning statement for the demolition of the barn-house.

The barn-house is a Local Heritage Place. It was significantly damaged by a fire that occurred earlier this year. Repairing the structure is not viable. Its demolition is therefore required.

This letter assesses the suitability of this demolition against the Planning and Design Code (Version 2025.19). It is accompanied by:

- A structural assessment prepared by GAMA Consulting (Annexure A).
- A cost estimate of the required remediation works identified in the structural assessment. The cost estimate is prepared by RLB (Annexure B).

In preparing this statement I have also attended the subject land and locality.

Background

The barn-house is used as a farm building. It is unknown when it was last used as a dwelling.

In 2004 the District Council of Mount Barker engaged Pope/Heritage Online to prepare a heritage survey.

The survey identified that the barn-house was in poor condition. It also determined that the building was of heritage value because:

- It combined residential and farming functions under a single roof.
- It displays early construction techniques, including stonework and timber-framing.

- It has associations with the early farming development of the Nairne area.

It recommended that the barn-house be listed as a Local Heritage Place. The 2004 heritage survey extract is provided within Annexure C.

In October 2007 Council received approval for its District Wide Heritage Plan Amendment Report (PAR). This PAR sought to list items and areas identified by the 2004 heritage survey. The PAR resulted in the barn-house being listed as a Local Heritage Place.

The Mount Barker Urban Growth Ministerial Development Plan Amendment (DPA) was approved in December 2010. The DPA rezoned rural land to support urban expansion. It enabled new residential, commercial, and community development in areas like Nairne. This included rezoning the subject land for medium density development.

In 2025 the barn-house was subject to a fire. This fire substantially damaged the building.

Figure 1: Original Barn-house, Source: DC Mount Barker Heritage Survey (2004) ~ Part 5



Figure 2: Barn-house Post Fire



Subject Land

The subject land is located at Lot 2 Jeffery Street, Nairne. It is contained within Certificate of Title 6064/932.

It is a large, irregular shaped allotment of approximately 26.5 ha. It has a primary frontage to Jeffery Street and a secondary frontage (rear) presenting to Saleyard Road.

The land consists of open paddocks and scattered vegetation. The stone barn-house is located within the northeast corner adjacent to the Jeffery Street frontage. It is the only building on the land.

Figure 3: Subject Site



Figure 4: Barn-house





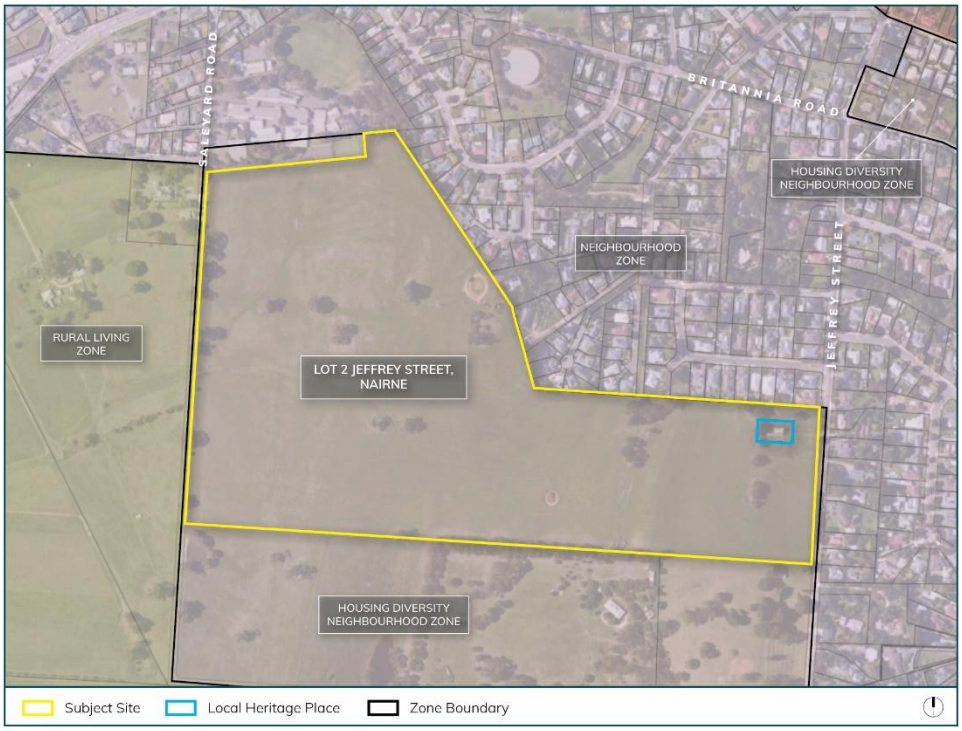
Locality

The locality is mixed in character. The subject land forms the interface between the established township and the rural land beyond.

The locality includes low-rise detached dwellings at a low density within the Nairne township and surrounding rural land.

Jeffery Street features an undulating topography. The built form character includes contemporary single storey detached dwellings with landscaped frontages. These dwellings typically comprise of brick and rendered finishes. Open paddocks front the southern portion of Jeffery Street.

Figure 5: Locality



Procedural Matters

The land is in the Housing Diversity Neighbourhood Zone (the Zone) of the Planning and Design Code (the Code).

The Local Heritage Place (LHP) Overlay also applies. The building to be demolished is a Local Heritage Place. Its listing is described by Part 11 of the Code as:

> ***Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.***

The demolition of the building on this site is subject to the Code Assessed – Performance Assessed pathway and will be assessed on its merits against the relevant provisions of the Code.

Table 5 of the Zone states that the demolition of a LHP is subject to public notification.

Planning Assessment

Approach to Assessment

Performance Outcome (PO) 6.1 of the Local Heritage Place Overlay provides the test for the demolition of a LHP.

It states:

PO 6.1 ***Local Heritage Places are not demolished, destroyed or removed in total or in part unless:***

(a) ***the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value***
or

(b) ***the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.***

The barn-house is of heritage value. Its demolition must be assessed against criterion (b).

Criterion (b) requires the structural condition of the LHP to:

1. Present an unacceptable safety risk; and
2. Be irredeemably beyond repair.

The Code does not define "irredeemably beyond repair" for the purposes of PO 6.1.

The draft Practice Guideline for *the Interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay* offers guidance on its intended meaning. Although not implemented, the draft guidelines demonstrate the Code author's intended interpretation.

It defines the term to mean:

The building fabric is so compromised that its value would be lost were it to be repaired or replaced.

I have applied this definition to inform the assessment against PO 6.1 (b).

GAMA Consulting and Rider Levett Bucknall (RLB) were engaged to support this assessment and determine:

- The building's structural condition and the associated safety risk.
- The extent of structural repairs/replacement required.

- The cost of the remediation works.

I have then considered whether the building fabric has been lost because of the necessary repair and replacement works.

I discuss these aspects in more detail below.

Structural Integrity

GAMA's assessment confirms the structural integrity of the building is compromised and presents a safety risk.

This is because:

- Fire caused collapse of the tallest roof and severe charring to key structural elements.
- Stone walls are unrestrained and vulnerable to wind and seismic loads.
- Cracks, salt damp, and friable mortar affect the northern and southern walls.
- The eastern bracing wall was destroyed, removing critical lateral stability.
- The building lacks structural support due to missing shear walls and compromised framing.
- Internal timber framing is heavily damaged and must be replaced.
- The building has salt damp, efflorescence and rot.
- Remediation requires extensive rebuilding to meet structural standards.

It concludes the irregular building shape with lack of bracing, timber framing/joinery, damaged cladding and support frame are of high risk. The free-standing masonry wall is of critical risk.

A fence has been placed around the building to prevent access to the building to mitigate the immediate safety risk.

Figure 6: Fencing around barn-house



Extensive repair and reconstruction are required to reinstate the buildings structural integrity. This is discussed in the section below.

Repair

GAMA Consulting has determined the extent of work required to remediate the structural integrity of the building. This is detailed within Annexure A of their report.

It confirms the following is required:

- Replace roof sheeting, wall cladding, flashings, doors, and door hardware.
- Rebuild the collapsed roof using custom rafters and trusses.
- Replace all mezzanine floor framing with compliant timber.
- Replace damaged wall framing, purlins, and top plates.
- Reconnect the chimney to the roof for structural support.
- Replace the hearth sill and all degraded metal fixings.
- Remove and replace fire-damaged and salt-damp affected stonework and mortar.
- Patch settlement cracks and spalled render across masonry walls.
- Stitch cracked brickwork and stonework using Helifix stainless steel reinforcing bars.
- Install new bracing to stabilise the eastern wall.
- Treat all masonry with a salt-damp protection system.
- Improve site drainage and footing performance to reduce soil movement.
- Replace damaged timber and cladding in southern and western extensions.
- Install compliant bracing to walls and roof framing in both extensions.

Undertaking these repairs will erode the remaining fabric of the LHP. This is discussed below.

Impact to Building Fabric

The building's historic fabric is informed by the LHP listing description. This listing is restated below:

> ***Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.***

Parts of the building's fabric were destroyed by the fire. This includes some of the corrugated iron cladding (bowed), gable roof (collapsed) and the timber framing, windows and doors (heavily charred).

Only the local stone, red-brick cambered arches, red-brick chimney and some timber remain. The red brick cambered arches sit within the stonework.

The stone walls of the building are unrestrained and free standing. The bracing/sheer wall on the eastern elevation was destroyed.

Efflorescence and salt damp damage is also visible in the external perimeter of the northern wall. Fire damage is evident on the internal stonework and mortar. The integrity of the material has become friable. This affected stone must be replaced and a damp proof course installed.

Figure 7: Friable outer surface of stone. (smooth patch where finger was rubbed across)



The chimney has evidence of cracking. It needs to be reengaged with any replacement roof and cracked brickwork stitched.

The GAMA report confirmed the building fabric is heavily compromised. Other than the chimney it needs to be replaced or reconstructed.

The building fabric is so compromised that its value would be lost were it to be repaired or replaced. It is irredeemably beyond repair on this basis.

It would also impose unreasonable cost impacts. The cost is discussed in the section below.

Figure 8: Charred timber door and window frames





Cost

The cost implication is not directly referenced in PO 6.1.

It is an important consideration, nonetheless, in determining the reasonableness of undertaking the required repair/reconstruction work.

Expert quantity surveyors RLB prepared a cost analysis based on the required structural repairs identified by GAMA consulting (Annexure B). It confirms the structural remediation works will cost $518,585 excluding GST.

This cost is unreasonable to enable the retention of a farm building.

A replacement farm building of a similar scale suitable for this site's location can be achieved for far less than this value.

This assessment approach is consistent with the 'beyond economic repair' (now reasonable repair) test determined by the Environment, Resource and Development Court in the matter between Shackley v Town of Gawler & Anor [2005] SAERDC 108 (17 October 2005).

In this matter the court noted the following:

> ***34. The test is an objective test. .... Ultimately, the issue is whether it is economic to repair the building or in other words, whether the cost of repairing the building to a standard that will enable it to be used, is less than the cost of replacing the building with another that is suitable at the location, for the use desired.***

It is not economically reasonable for the barn-house to be repaired/reconstructed.

Conclusion

The barn-house is a Local Heritage Place. It was identified in Council's 2004 heritage survey of being in poor condition. Its condition has since been worsened by the recent fire.

The fire destroyed parts of the building fabric. The parts of the building that remain, including the stonework and timber framing, require reconstruction and replacement.

The building condition is now compromised. It is unsafe.

The historic value of the building will be diminished if it was to be repaired or replaced.

The cost of undertaking the required reconstruction and repair work is unreasonable. It significantly exceeds the cost of providing a suitable replacement farm building.

The barn-house is a risk to safety and irredeemably beyond repair.

Its demolition, while regrettable, is necessary and consistent with PO 6.1 of the Local Heritage Place Overlay. Planning Consent is therefore warranted.

Please contact me on 8333 7999 with any questions.

Yours sincerely



Jake Vaccarella
Principal Consultant

Annexure A

Structural assessment prepared by GAMA Consulting

gama consulting
Suite 3, 83 Fullarton Road,
Kent Town SA 5067
p 08 7123 4050
e admin@gamaconsulting.com.au
w www.gamaconsulting.com.au
ABN: 83 607 495796

GAMA CONSULTING
engineers and project management

STRUCTURAL ASSESSMENT REPORT

PROJECT No.: 250661

DATE: 8th September 2025

CLIENT: Graeme Gibson
General Manager Property & Development
Craven Group

SITE: Lot 2 Jeffrey Street, Nairne SA

PREPARED BY:
Mark Riddick
Jakub Wilk

Contents

1.0 Overview
1.1 Background
1.2 Scope of assessment

2.0 Observations
2.1 Original condition
2.2 Site inspection
2.3 Current Code Requirements
2.4 Internet research about Fire temperatures

3.0 Assessment
3.1 Current Status
3.2 Original Building
3.3 Southern Extension
3.4 Western Extension
3.5 Remediation & Future Repairs

4.0 Conclusion

APPENDIX A: REMEDIATION LIST
APPENDIX B: HELIFIX HELIBAR BROCHURE
APPENDIX C: SITE PHOTOS
APPENDIX D: RISK ASSESSMENT
APPENDIX E: RAPID ASSESSMENT

DOCUMENT REVISION(S):

Revision	Description	Date Issued:	Report by:
A	Issued for approval	July 2025	M.Riddick
B	Issued to client	September 2025.	J.Wilk

Proprietary Information Statement

This document and the information contained within, is proprietary and confidential. No part of this document may be disclosed in any manner to a third party without the prior written consent of gama consulting pty ltd.

All rights reserved. No section of this document may be amended, reproduced, removed, electronically transmitted without the written permission of gama consulting pty ltd.

© gama consulting pty ltd, 2019

1.Overview

1.1 Background

Gama Consulting have been engaged to assess a heritage listed building in Nairne that has sustained fire damage.

The aim of this report is to determine current and future structural integrity and provide a remediation list.

1.2 Scope of assessment

As agreed with our client, our scope is as follows:

- Site inspection to visually assess structural integrity
- Provision of a structural assessment report
- Provision of a remediation list as required to achieve structural integrity

The focus of our scope is the original stone wall building, commentary is made regarding the additional sheds as well.

2. Observations

2.1 Original condition

We began the assessment process with a look at Google Maps, which enabled us to see the structure prior to the fire. We were able to see 2D and 3D images of the building taken earlier this year. And Western/Southwestern elevations from years past.



Figure 1: Plan View (2D from Google Maps)





Figures 2 & 3: Western Elevations (2D from Google Maps – Jan 2010 top and April 2019 below)





Figures 4 & 5: Southwestern Elevations (2D from Google Maps – Jan 2010 top and April 2019 below)



Figure 6: Northern Elevation (3D from Google Maps – 2025)

From this imagery, we can see the dilapidation over time and can confirm that the roof sheeting is likely 15+ years old. We were also able to estimate the ridge height of the duo pitch roof at approximately 7m above ground level.

2.2 Site Inspection

On the 14th of July 2025 Mark Riddick of GAMA Consulting attended site.

From this inspection, the following observations were made.

- The Tallest roof has collapsed.
- The collapsed roof material was held by the charred first floor framing in places.
- Although heavily charred in places, the timber columns stayed plumb.
- The 1st floor decking was demolished in the fire. Heavy charring to 1st floor lateral braces and joists.
- Heavy charring to central 1st floor primary beam.
- The corrugated sheeting used as a dividing wall has bowed, most likely from heat effects.
- The Southern Extension has only been affected at higher levels. (i.e. Girts, Wall plate, Knee brace, rafter and purlins) And predominantly on the Northern side and localized to the central door.
- Certain stones are friable on the outer surface.
- Wall cladding is corroded in places and has a low sheen. (similar for flashings)

- There are vertical cracks in the proximity of door and window openings.
- Some of the cracks on the external face of the Northern perimeter wall were patched and have reopened.
- There are isolated locations where some of the stones have spalled from the matrix.
- In the Western Extension, the first two rafters in from the North side have sustained heavy charring, as has the purlins in this area which is in the Northeastern quadrant of the extension.
- The internal Ladder from ground to 1st floor is severely charred.
- Spalled render and mortar
- A large percentage of the steel/iron fixings and bracketry survived the fire with minimal apparent damage.
- The sliding door frames are corroded.
- The remains of a bicycle frame were found within the building.
- Internal timber cladding and doors were heavily charred or demolished by the fire.
- There are cracks in the chimney brickwork.
- There is a vertical crack on the Western gable wall which reflects through to the Western extension.
- Some timber members are only covered in soot.
- Stone wall ends on East end were measured at 350 mm width.



Figure 7: Friable outer surface of stone. (smooth patch in the bottom right is where finger was rubbed across)



Figure 8: Vertical cracks in the proximity of door and window openings



Figure 9: Stones spalled from the matrix of the wall



Figure 10: Remains of a bicycle frame



Figure 11: Cracks in the chimney brickwork

2.3 Current Code requirements

Remediation of the structure, fit for public use, would require meeting the performance obligations of the National Construction Code, Building Code of Australia Volume One. From a structural assessment aspect, we need to satisfy the structural performance requirements by complying with the relevant Australian Standards referenced in the NCC. Key Standards:

1. From AS 2870 we obtain performance requirements of the footing system to accommodate differential soil movements.
2. From the AS 1170 set of Standards we obtained guidance on Live loads, Wind loads & Earthquake loads.
3. From AS 3700 – Masonry Structures & AS 4773.1 – Masonry in small buildings Part 1 : Design we obtain guidance for masonry wall robustness, stability and construction.

Further to this, we have undertaken The Ministerial Building Standard MBS 001 – May 2023 - Rapid seismic assessment, refer Appendix E. The RAPID assessment concluded that for this building (Unreinforced masonry and Timber construction) requires a further review & *Detailed Seismic Assessment*.

- Estimated Wind load parameters as below.

Region	A5
Terrain category	2
Importance level	IL2
Average roof height	5.3m (estimated)
Maximum roof height	7m (estimated)
Pitch – original building	45 degrees (estimated)
Maximum design wind speed	45 m/s
Base wind pressure (qz) – ultimate	1.05 kPa

2.4 Internet research about Fire temperatures

There were several indicators, listed below, which could assist in gauging the peak fire temperature. The peak temprature value depends on fuel type, fuel load, ventilation, burning time, distance from source and other factors. From the damage observed to timber, masonry and houshold objects such as bicyle frames & hardware (door latch) we **estimate** the peak fire temperature at between 250 and 480 degrees Celsius.

We are not fire engineers, and so caution the reader on quotation of the below.

- Melting temperature of rubber – 200 to 250 degrees Celsius (bicycle frame with no tyres or handle grips)
- Melting temperature of steel – 900 degrees Celsius (all metal was intact)
- Spalling of render – 200 to 380 degrees Celsius
- Sandstone – Friability on exposed surface – "*While 400°C is a common threshold for noticeable changes, some studies have reported significant effects at temperatures*

as low as 250°C or as high as 600-800°C, depending on the specific type of sandstone and the duration of heating. "Confirmed by Table 1 (pg. 33) of - **Engineering properties of four different rocks after heat treatment** https://research-repository.griffith.edu.au/server/api/core/bitstreams/8910f46b-82da-4cdd-a921-51d9bb86cfc8/content

- Residential fires as a benchmark: < 482 degrees Celsius as no Flashover because stone walls did not combust.

3. Assessment

3.1 Current Status

Based on the site inspection, site photographs and references to the appropriate standards we note the following as our structural integrity assessment of the status of the building at the time of this report.

We have also undertaken a risk assessment that has identified area's of the building that must be reviewed and remediated, refer to Appendix D.

3.2 Original building

The stone walls of the building are currently unrestrained and free standing with a "soft storey". This makes them vulnerable to high wind loads and seismic events. The bracing/shear wall on the East Elevation was destroyed along with the floor and roof structure. The floor and roof structure, in particular, help distribute lateral load to the West & East walls at the ends of the structure. The cracks on the North & South walls appear to have been caused by ground movement and the change in stiffness of the original wall due to the introduction of the windows, deduced from the presence of a plate lintel above both of the lower windows (Refer figure 12). Efflorescence & salt damp damage is visible on the external perimeter on the Northern Wall. Fire / temperature damage is evident on the internal stonework and mortar where the integrity of the material has become friable.



Figure 12: Lintel above lower window arch

3.3 Southern Extension

The lean to on the South side has sustained the least amount of damage of the three zones. The integrity of the lean to has been reduced and should be reviewed for structural compliance with the NCC if the structure is to be remediated.

3.4 Western Extension

The western extension is a part “lean-to” and part “post & beam” frame construction. The extension is braced to the stone walls of the original build. The roof is mono slope with the low eave on the west end.

The far Western side of the extinction is undamaged in relation to the fire damage. However, the framing should be reviewed for structural compliance with the NCC if the structure is to be remediated.

The far Eastern side (adjacent to the masonry walls) of the extension was affected by the fire. The Southern third of the east half of the roof has minor damage. The Central and Northern thirds of the east half of the roof have sustained damage as the fire spread from what was likely an access door to the 1st floor. (Refer figure 13). The framing should be reviewed for structural compliance with the NCC.



Figure 13: Roof damage in the Western extension (photograph taken facing East)

3.5 Remediation & Future Repair

The practicability and economic feasibility of remediation are strictly outside Gama Consulting scope of work and beyond this structural assessment report.

The aim of the remediation is to introduce structural compliance with the National Construction Code, Building Code of Australia Volume One with the following objectives:

1. Provide sufficient lateral stability for wind and seismic action by the introduction of a new timber floor and roof to create shard load paths.
2. Provide sufficient lateral stability for wind and seismic action by the introduction of a new braced wall of structural frame on the East Elevation.
3. Creation of a weather tight external envelope (roof, doors, windows, etc) to reduce internal wind pressures wind loads and stop degradation of internal materials.
4. Provision of salt-damp protection on all masonry walls to stop efflorescence.
5. Consideration of underpinning the footings/wall to a stable soil strata to stop footing movement induced by reactive soil movement (shrink/swell).
6. Review & possible replacement of all structural timber elements on the Southern & Western Extensions.

The structural items that require attention and remediation can be reviewed in Appendix A - Remediation List.

4. Conclusion

Our assessment was based on the site inspection, site photographs and review of relevant standards. If a further detailed assessment or calculations are required, we can offer a fee proposal upon request.

Our review and risk assessment has identified that the structure, in its current state, poses a risk to the public safety and must be isolated (fenced) from public access. Objectively, temporary diagonal bracing (waling beams & diagonal props) may be used to stabilise free-standing masonry walls if isolation is not feasible.

The structural performance requirements of the *National Construction Code, Building Code of Australia Volume One* "Section B" may be addressed by following the Remediation List in Appendix A.

For non-structural items we would recommend that the structure also be reviewed, by the appropriate authority such as an architect or building surveyor, for compliance with *National Construction Code, Building Code of Australia Volume One.* Specifically, Section D – Access and Egress and Section F – Health and Amenity should be checked to ensure fit-for purpose relative to the future use & *building class*.

A remediation situation may likely occur where the only structural elements, fit for repair & retrofit, are the original 3 stonework walls of the Original Building. The timber framework & cladding for the Southern & Western Extensions may require replacement for code compliance. All the framework & cladding for the Original Building must be replaced. The economics feasibility of this should be reviewed by others.

Jakub Wilk
Senior Structural Engineer
Gama Consulting

gama consulting
Suite 3, 83 Fullarton Road,
Kent Town SA 5067
p 08 7123 4050
e admin@gamaconsulting.com.au
w www.gamaconsulting.com.au
ABN: 83 607 495796

APPENDIX: A

REMEDIATION LIST

gama consulting
Suite 3, 83 Fullarton Road,
Kent Town SA 5067
p 08 7123 4050
e admin@gamaconsulting.com.au
w www.gamaconsulting.com.au
ABN: 83 607 495796

Remediation Items:

Note: All items on the following list must comply with the relevant National Construction Code and Australian Standards. In conjunction with this, items must take into consideration site specific factors such as Bushfire Attack Level, Windspeed, Seismic requirements.

- External Cladding (typical)
  - Replace roof corrugated sheeting
  - Replace wall corrugated sheeting
  - Replace flashing where corroded or damaged.
  - Replace front roller door track and associated hardware.
  - Replace all doors, door frames and associated hardware.
- Original Building (Fire Damaged) - Internal Framing
  - Replace all mezzanine floor framing with compliant floor joints.
  - For cost estimation replace with seasoned F11 grade timber of equal or greater section size (e.g. 218x42 floor joist measured on site, replace with F11 240x45)
  - Groove out damaged 1st floor wall plate, measure void and substitute with F11 grade timber of closest similar size.
  - Rebuild fallen roof with custom "A frame" rafter / trusses at 1200 mm allowing height clearance above the existing header in the original gable wall.
    - Replace purlins with compliant members
    - Replace top plate & tie down with compliant members
    - Re-engage the chimney with the roof structure to offer stability
  - Replace or remediate (wire brush & paint steel/iron ladder from first floor to top of perimeter wall)
  - Replace or remediate all washers, bolts, nuts, cleats, plates and threaded rods. If section size < 90 % of current code dimensions for a similar component (or in the case of plates, the next nominal thickness up), replace with a new item which is aesthetically the same.
  - Mark North wall window lintols current edge. Wire brush all exposed metal lintol faces. Measure distance from marked datum to clean steel edge. If > 5 mm, notify Engineer.
  - Replace hearth sill.
- Original Building (Fire Damaged) – Masonry
  - Engage stone mason to restore wall to original width and provide new mortar/render.
    - Replace all fire damaged stonework and mortar (friable mortar)
    - Replace all efflorescence damaged stonework & mortar
      - Estimation is the lower 1.0m of the Northern & Southern walls
    - Patch settlement cracks. Fill areas where mortar has spalled with new mortar.
    - Stitch cracked brickwork in chimney with Helifix helibar – Refer Appendix B. Replace spalled mortar.
    - Stitch cracked stonework on the Northern & Southern walls with Helifix helibars.
  - Scabble all loose render. Patch mortar. Re render If Heritage consultant say it is mandatory.

gama consulting
Suite 3, 83 Fullarton Road,
Kent Town SA 5067
p 08 7123 4050
e admin@gamaconsulting.com.au
w www.gamaconsulting.com.au
ABN: 83 607 495796

- Provide Lateral Stability to the Eastern elevation.
  - Option 1 - Build new external masonry wall on a new strip footing. It is recommended to allow for 190mm reinforced blockwork wall.
  - Option 2 – Build new structural steel 'Portal Frame" on a new strip footing system.
- Engage salt-damp specialist contractor to protect existing & remediated masonry from salt damp.
  - A performance solution using a liquid membrane (such as *Silicone Injection System*) should be strongly considered to provide a "damp proof course".
  - Edge of masonry exposed to soil should be excavated and sealed with an appropriate liquid applied membrane (such as *Mapelastic Smart* by Mapei)

- Footing & Stormwater Management System
  - Site and stormwater drainage must be improved and maintained. The new roof should be connected to a gutter and downpipe system and discharge water away from the building perimeter.
  - Impermeable perimeter pavement should be installed to protect a perimeter envelope around the building for a distance of no less than 1.0m
  - Consideration should be given to improve the existing footing performance and help reduce / control future soil differential movement after remediation. In order of preference and effectiveness:
    - Option 1 – Underpin masonry wall footings to a stable soil strata (weathered siltstone) often found between 1.5m – 2.5m below natural ground level.
    - Option 2 – Construction of a raft slab or strip footing system that meets the strength and stiffness requirements of AS 2870. Construction of such a system may require some shallow underpinning to ensure the existing stone wall is not undermined during footing construction.
- Southern Extensions
  - Review the adequacy of timber & connections to AS1684.
  - Replace any damaged or dilapidated timber or connection caused by corrosion, rot, fire damage or moisture (splitting or warping).
  - Provide galvanised iron strap bracing to the walls and roof in accordance with AS 1684.
  - Replace all claddings
- Western Extensions
  - Relace all timber and connections to the Eastern Side (adjacent to the masonry wall) that has been fire damage (30%-). All construction to comply with AS1684.
  - Review the adequacy of timber & connections to AS1684 on the Western Side
  - Replace any damaged or dilapidated timber or connection caused by corrosion, rot, fire damage or moisture (splitting or warping).
  - Provide galvanised iron strap bracing to the walls and roof in accordance with AS 1684.
  - Replace all claddings

gama consulting
Suite 3, 83 Fullarton Road,
Kent Town SA 5067
p 08 7123 4050
e admin@gamaconsulting.com.au
w www.gamaconsulting.com.au
ABN: 83 607 495796

APPENDIX: B

HELIFIX HELIBAR BROCHURE

HELIFIX
SUSTAINABLE STRUCTURAL SOLUTIONS

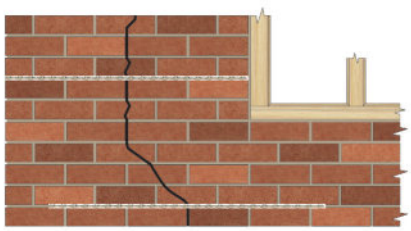
HeliBar

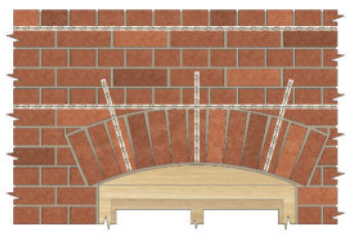
Helical stainless steel reinforcing bar for masonry repair and strengthening in both remedial and new build situations

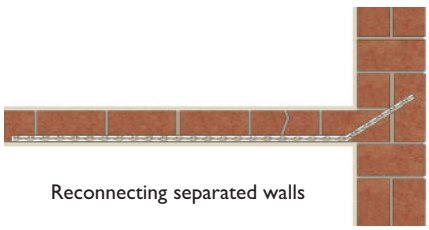


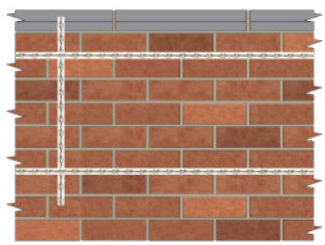
Applications

- Crack stitching
- Lintel repair and creation
- Forming deep masonry beams
- Horizontal structural restraint (when used with BowTie systems)
- Reconnecting separated walls
- Securing parapet walls
- Support existing masonry when creating new openings
- Creating movement joints
- Reinforcing new build masonry
- Seismic upgrades for existing masonry
- Repairing bridges, tunnels and arches


Crack stitching


Lintel reinstatement


Reconnecting separated walls


Securing parapet walls

For full Product Information, Case Studies and downloadable Repair Details, giving specifications for many common structural faults, go to:
www.helifix.com/products/retrofit-products/helibar

Features

- Austenitic stainless steel helical bars
- Combines great axial strength with flexibility
- Accommodates differential building movement
- No additional stresses introduced into structure
- Generates high tensile strength with mortar (new build only) or HeliBond grout
- Extremely economical compared with alternative methods
- May remove or reduce the need for mass underpinning
- Fully concealed once installed
- Avoids expensive taking down and rebuilding
- Minimal disruption to building's fabric or occupants
- Spreads structural loads to avoid secondary cracking
- Reduces the potential for cracking in shrinkable materials


HeliBar is inserted into HeliBond grout within a cut slot

Installation Procedures

1. HeliBar to be long enough to extend a minimum of 20" either side of the crack or 20" beyond the outer cracks if two or more adjacent cracks are being stitched using one rod.
2. Where a crack is less than 20" from the end of a wall or an opening, the HeliBar is to be continued for at least 8" around the corner and bonded into the adjoining wall or bent back and fixed into the reveal, avoiding any DPC.
3. For solid masonry in excess of 8 1/2" thick and in a cavity wall where both wythes are cracked, the wall must be crack stitched on both sides.
4. If there is render/plaster, this thickness must be added to the depth of slot. Crack stitching must be installed in the masonry and never in the render.
5. Ensure the masonry is well wetted or primed to prevent premature drying of the HeliBond due to rapid de-watering, especially in hot conditions. Ideally additional wetting of the slot should be carried out 1 to 2 minutes prior to injecting the HeliBond grout.
6. Do not use HeliBond when the air temperature is 40°F and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.



1. Rake out or cut slots into the horizontal mortar beds, a minimum of 500mm either side of the crack



4. Using the HeliBar Insertion Tool push one HeliBar into the grout to obtain good coverage



2. Clean out slots and flush with clean water and thoroughly soak the substrate within the slot



5. Insert a further bead of HeliBond over the exposed HeliBar, finishing 12mm from face and 'iron' firmly into the slot using the HeliBar Insertion Tool



3. Using the Helifix Pointing Gun, inject a bead of HeliBond along the back of the slot



6. Inject CrackBond TE3 into the crack leaving enough space for making it good. Re-point the bed joints with matching mortar and make good the crack.

Slot Depth and Spacing

	Single skin/ Cavity wall	Solid Masonry		
		Up to 4"	4" to 8 1/2"	Over 8 1/2"
Depth of slot	1" – 1 1/2"		1" – 1 1/2"	1" – 1 1/2" On both sides
Vertical Spacing	Every 4 – 6 courses, 12" – 16"			

Technical Specifications

Material:	Austenitic stainless steel Grade 304 or 316
Diameter:	4.5mm, 6mm, 8mm and 10mm
Tensile strength (6mm HeliBar):	10kN
0.2% Proof stress (6mm HeliBar):	900 N/mm² (304) 840 N/mm² (316)
Standard lengths:	1m, 1.5m & 2m – in packs of 10
Width of slot:	Full height of bed joint (10mm in render/plaster)
Bonding agent:	HeliBond cementitious grout
RECOMMENDED TOOLING	
For cutting slot up to 40mm deep:	Twin-bladed cutter with vacuum attachment or angle grinder or hammer and mortar chisel
For mixing HeliBond grout:	3-jaw-chuck drill with mixing paddle
For injection of HeliBond into slots:	Helifix Pointing Gun CS with mortar nozzle
For smoothing pointing:	Standard finger trowel
For inserting HeliBar:	HeliBar Insertion Tool

HELIFIX
SUSTAINABLE STRUCTURAL SOLUTIONS

A Division of Halfen USA Inc.
4965 Eisenhauer Rd, Suite 101, Windcrest, TX. 78218
Toll Free: 888-992-9989 • Fax: 877-683-4910
Email: inquiry@helifix.com

www.helifix.com

HALFEN
YOUR BEST CONNECTIONS

MOUNT BARKER DISTRICT COUNCIL
COUNCIL ASSESSMENT PANEL WEDNESDAY 20 MAY 2026



250661.2025.07.14.Site Photo (1)



250661.2025.07.14.Site Photo (2)



250661.2025.07.14.Site Photo (3)



250661.2025.07.14.Site Photo (4)



250661.2025.07.14.Site Photo (5)



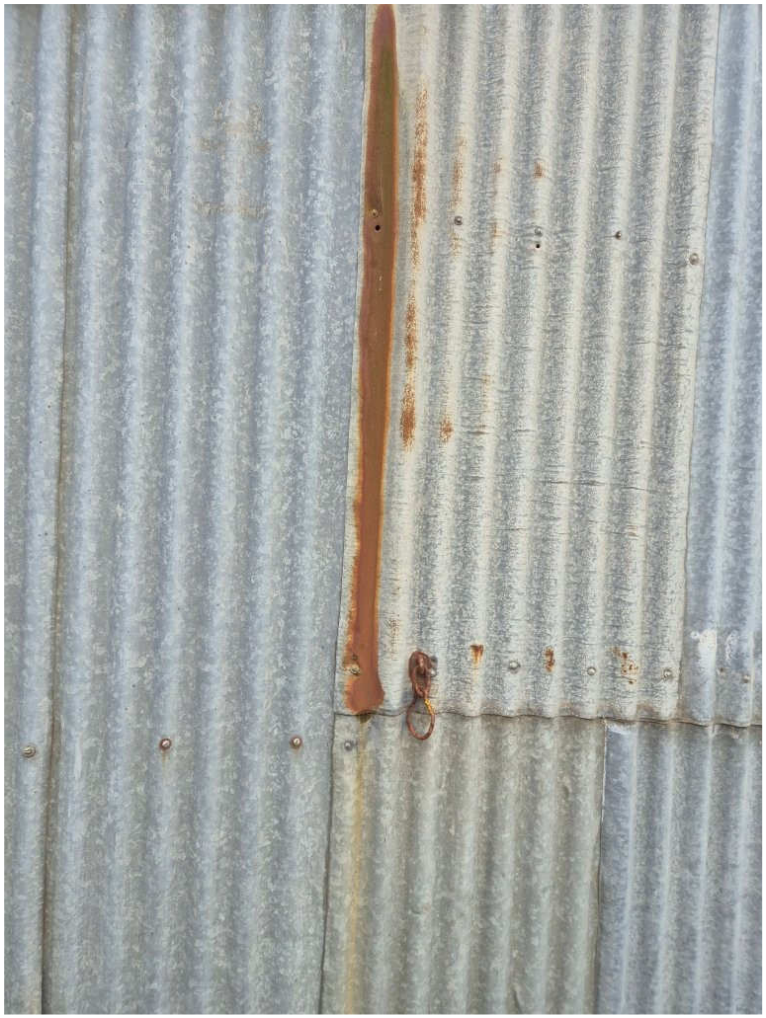
250661.2025.07.14.Site Photo (6)



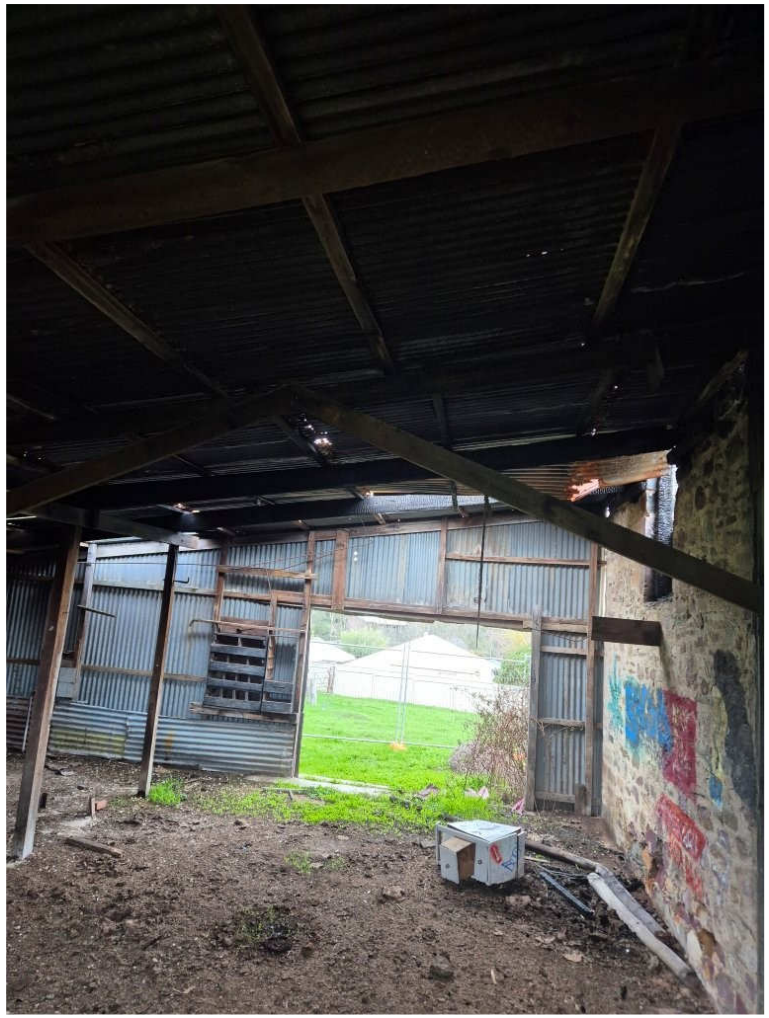
250661.2025.07.14.Site Photo (7)



250661.2025.07.14.Site Photo (8)



250661.2025.07.14.Site Photo (9)



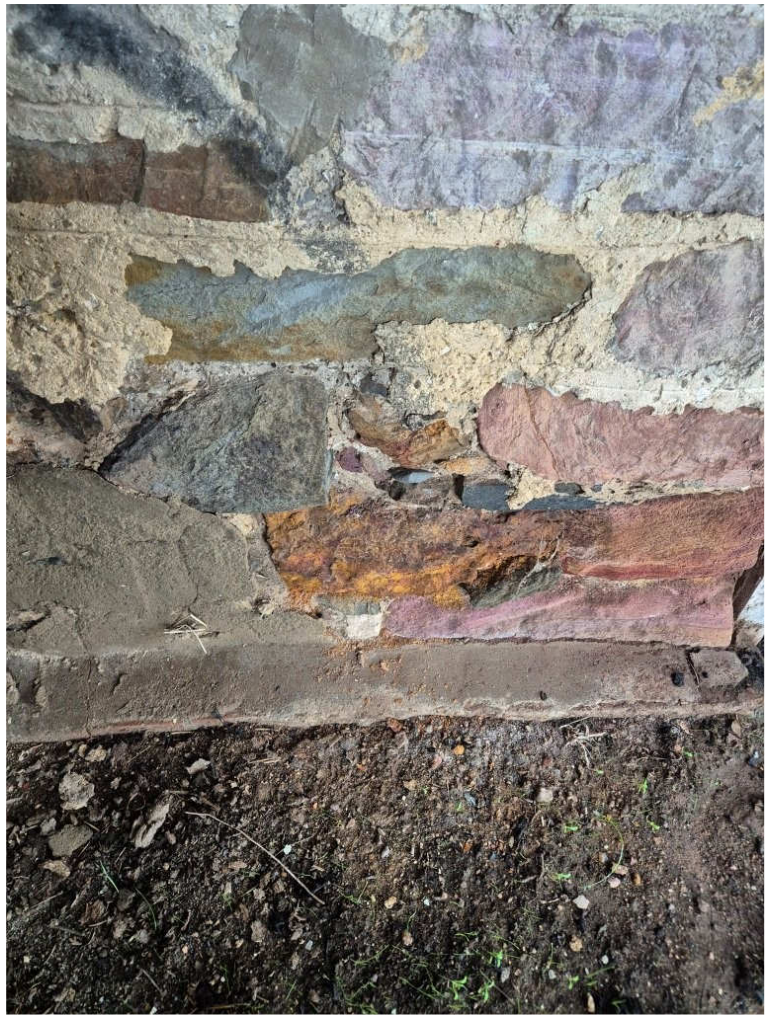
250661.2025.07.14.Site Photo (10)



250661.2025.07.14.Site Photo (11)



250661.2025.07.14.Site Photo (12)



250661.2025.07.14.Site Photo (13)



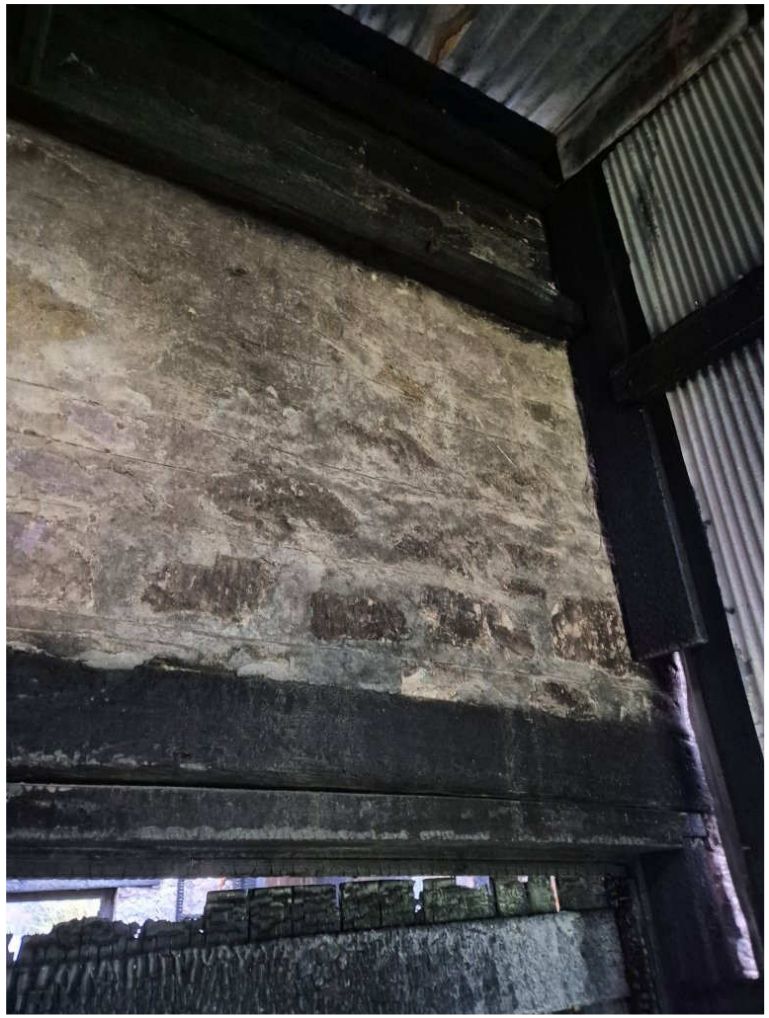
250661.2025.07.14.Site Photo (14)



250661.2025.07.14.Site Photo (15)



250661.2025.07.14.Site Photo (16)



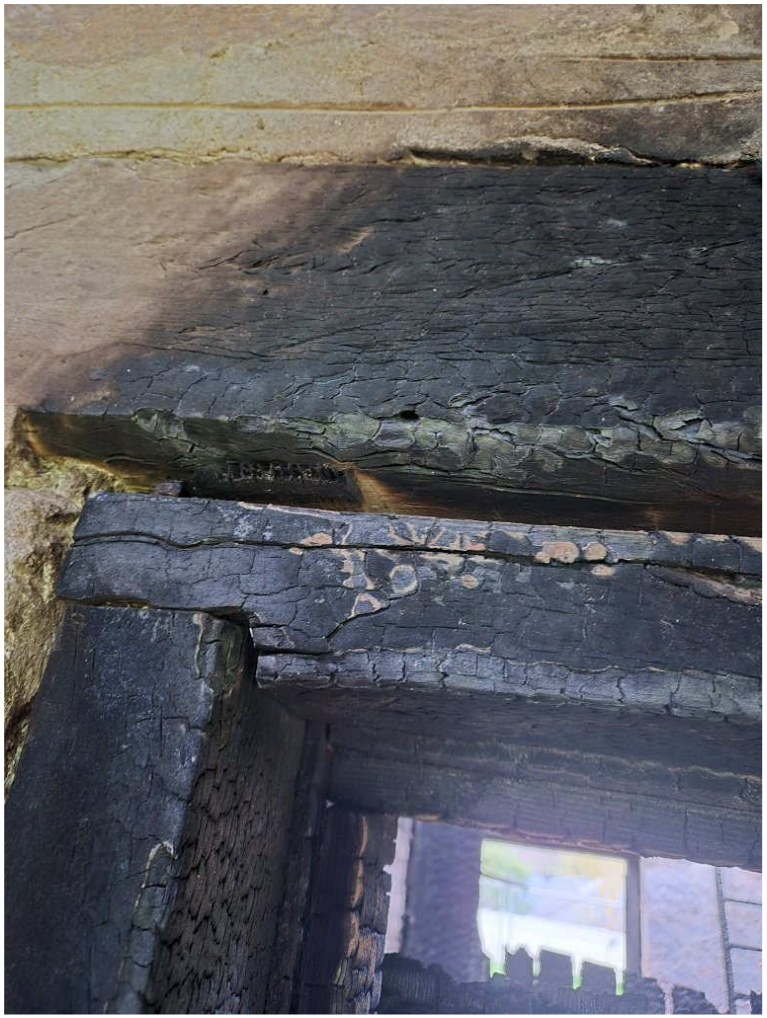
250661.2025.07.14.Site Photo (17)



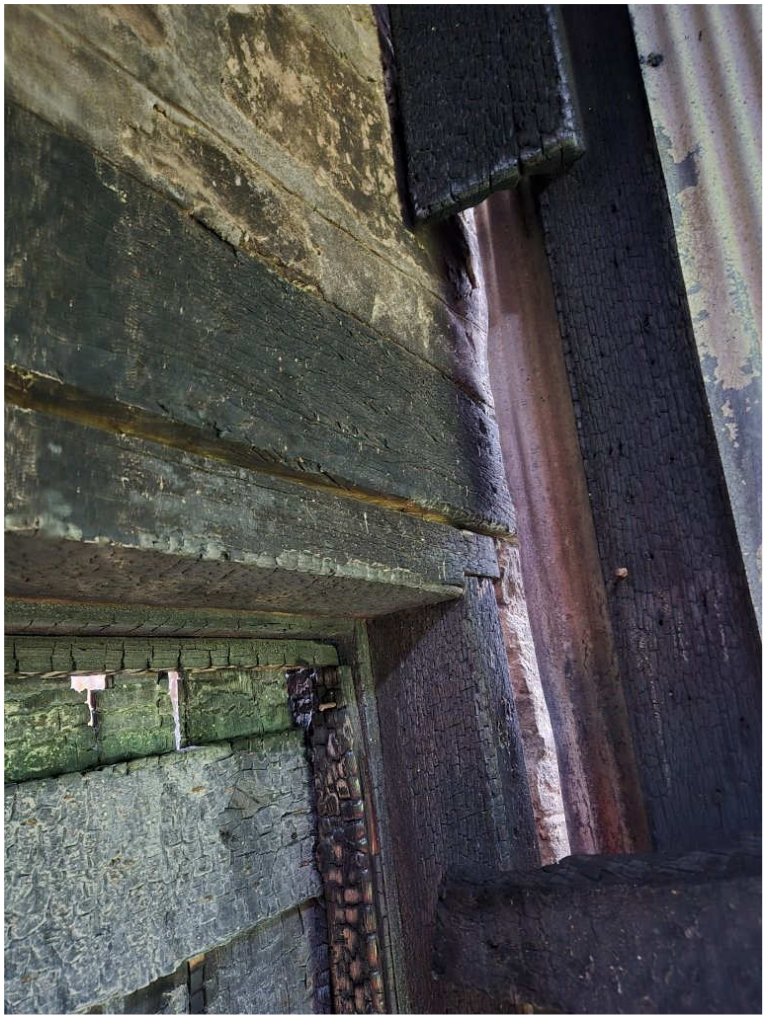
250661.2025.07.14.Site Photo (18)



250661.2025.07.14.Site Photo (19)



250661.2025.07.14.Site Photo (20)



250661.2025.07.14.Site Photo (21)



250661.2025.07.14.Site Photo (22)



250661.2025.07.14.Site Photo (23)



250661.2025.07.14.Site Photo (24)



250661.2025.07.14.Site Photo (25)



250661.2025.07.14.Site Photo (26)



250661.2025.07.14.Site Photo (27)



250661.2025.07.14.Site Photo (28)



250661.2025.07.14.Site Photo (29)



250661.2025.07.14.Site Photo (30)



250661.2025.07.14.Site Photo (31)



250661.2025.07.14.Site Photo (32)



250661.2025.07.14.Site Photo (33)



250661.2025.07.14.Site Photo (34)



250661.2025.07.14.Site Photo (35)



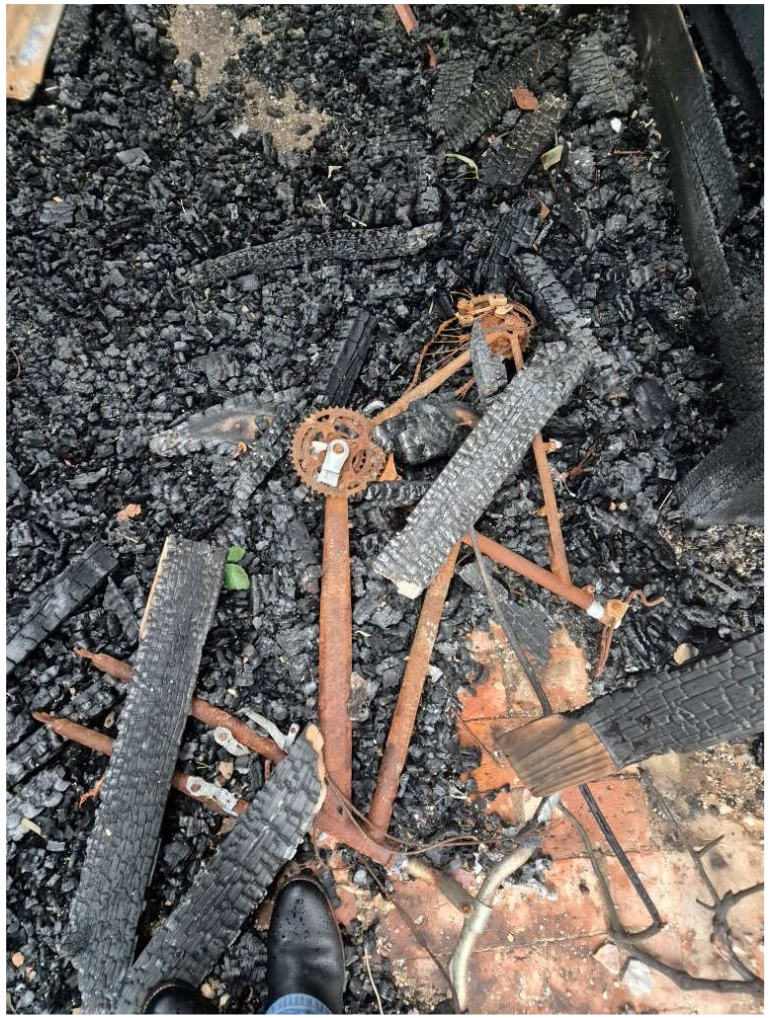
250661.2025.07.14.Site Photo (36)



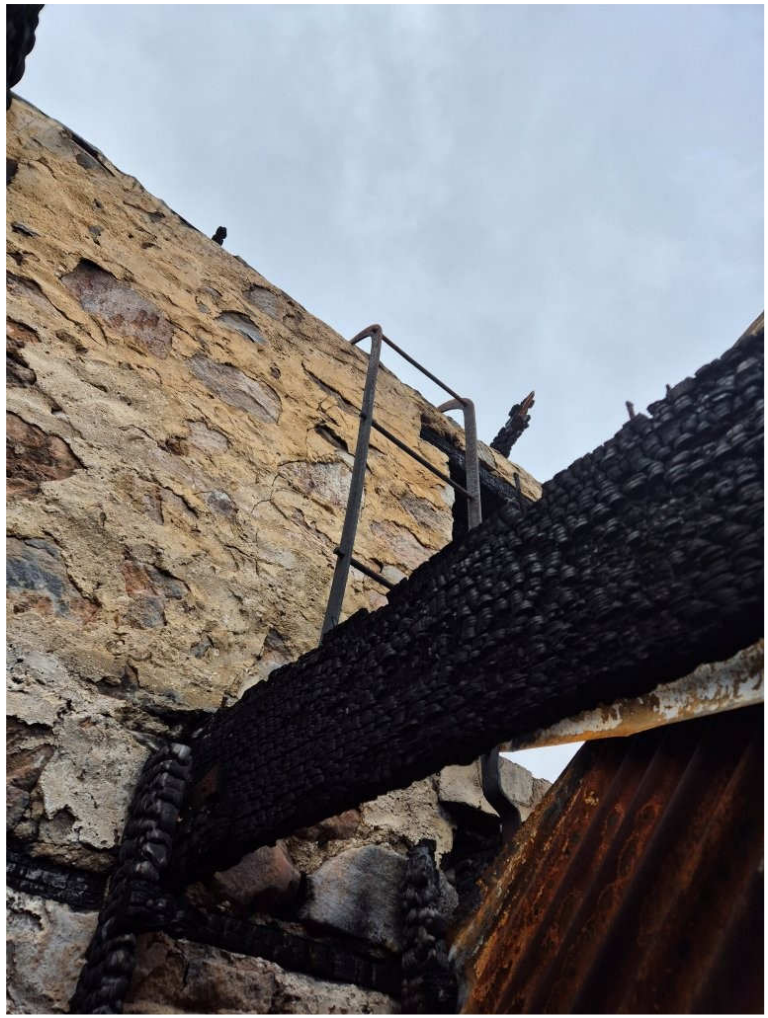
250661.2025.07.14.Site Photo (37)



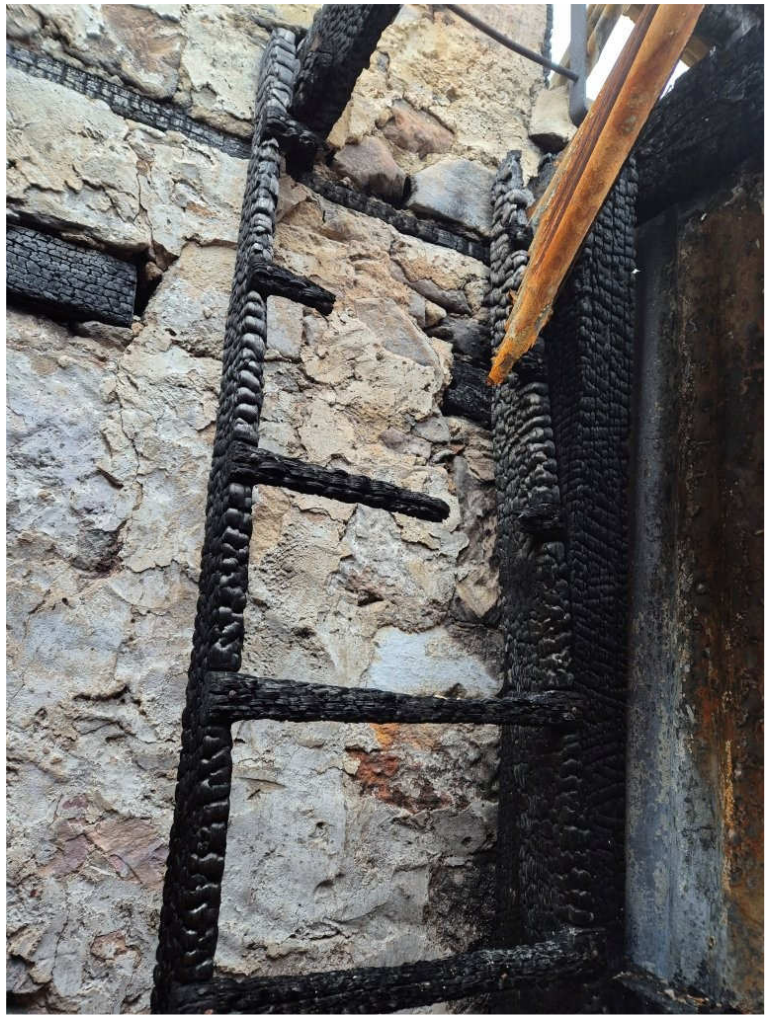
250661.2025.07.14.Site Photo (38)



250661.2025.07.14.Site Photo (39)



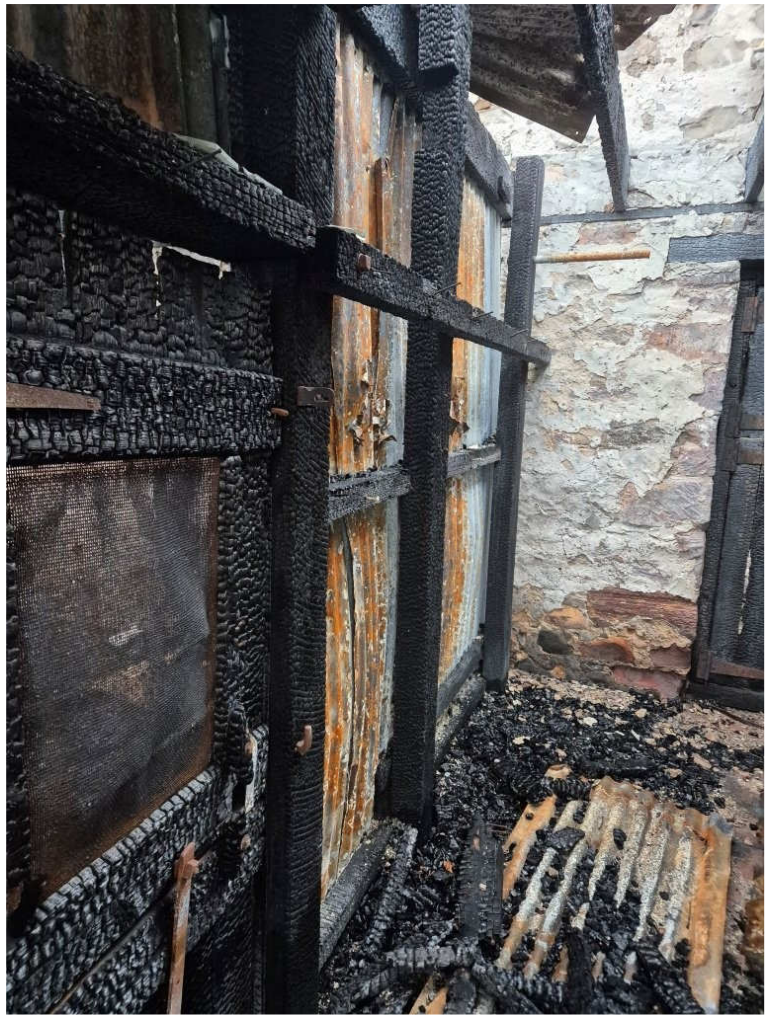
250661.2025.07.14.Site Photo (40)



250661.2025.07.14.Site Photo (41)



250661.2025.07.14.Site Photo (42)



250661.2025.07.14.Site Photo (43)



250661.2025.07.14.Site Photo (44)



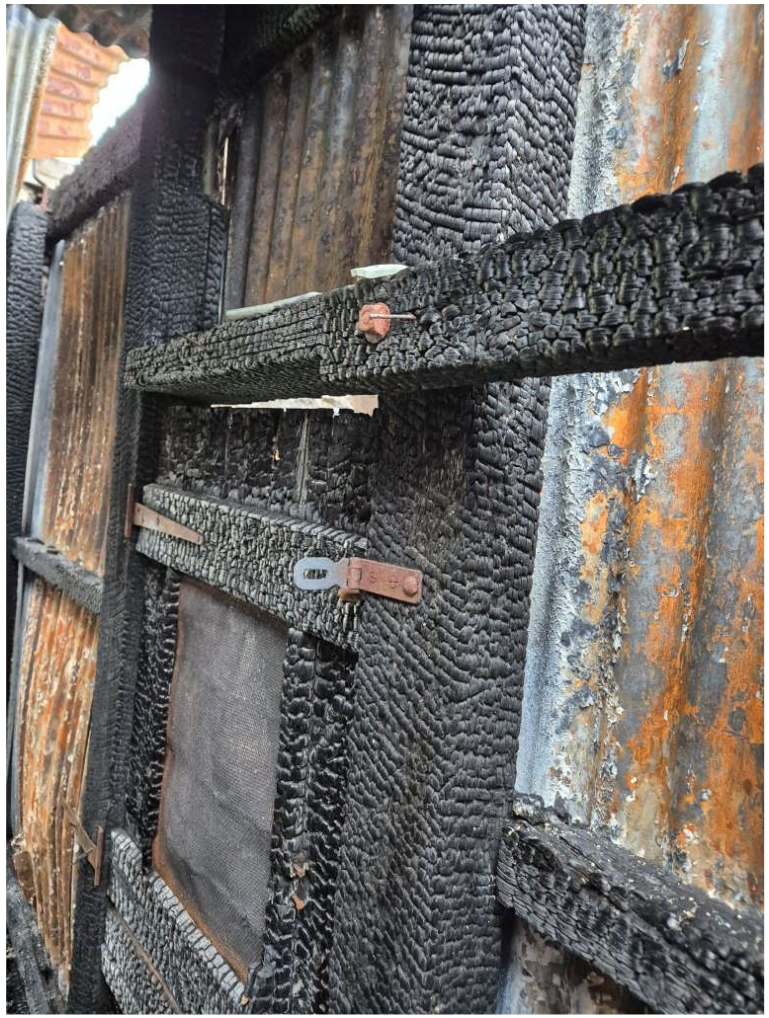
250661.2025.07.14.Site Photo (45)



250661.2025.07.14.Site Photo (46)



250661.2025.07.14.Site Photo (47)



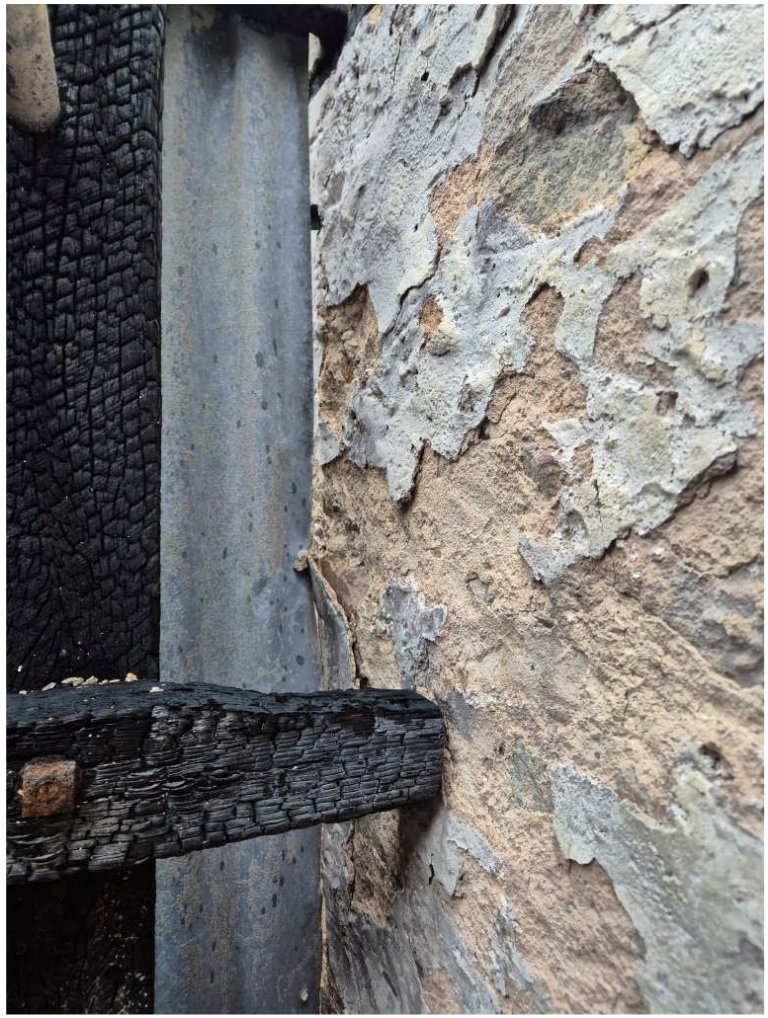
250661.2025.07.14.Site Photo (48)



250661.2025.07.14.Site Photo (49)



250661.2025.07.14.Site Photo (50)



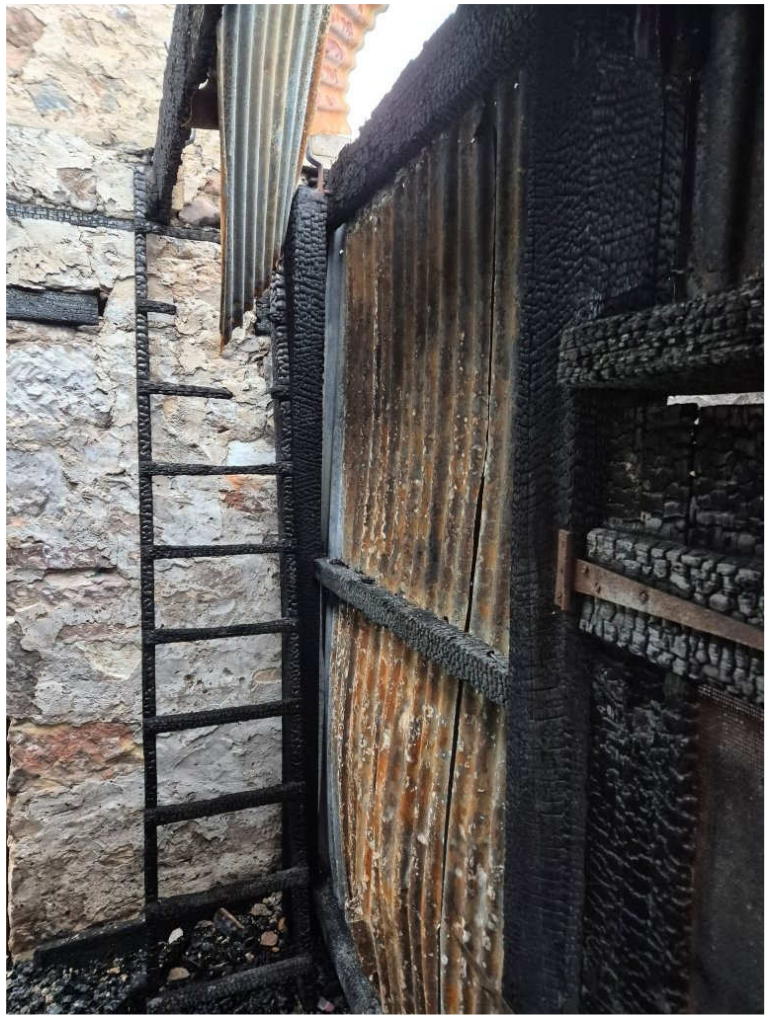
250661.2025.07.14.Site Photo (51)



250661.2025.07.14.Site Photo (52)



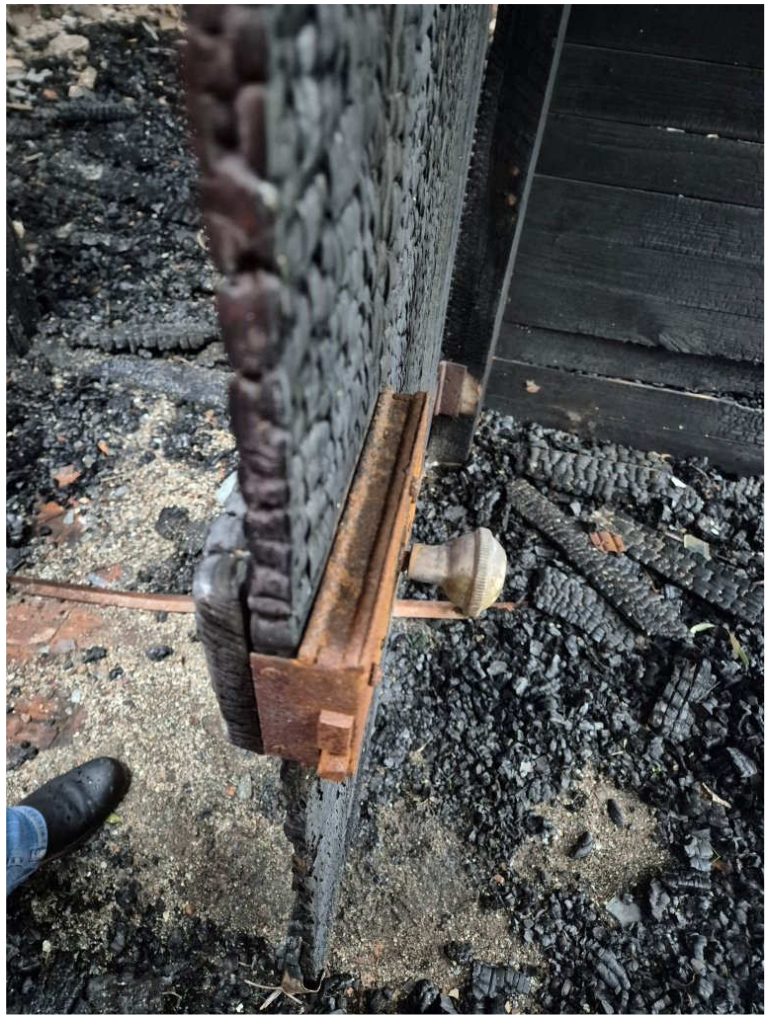
250661.2025.07.14.Site Photo (53)



250661.2025.07.14.Site Photo (54)



250661.2025.07.14.Site Photo (55)



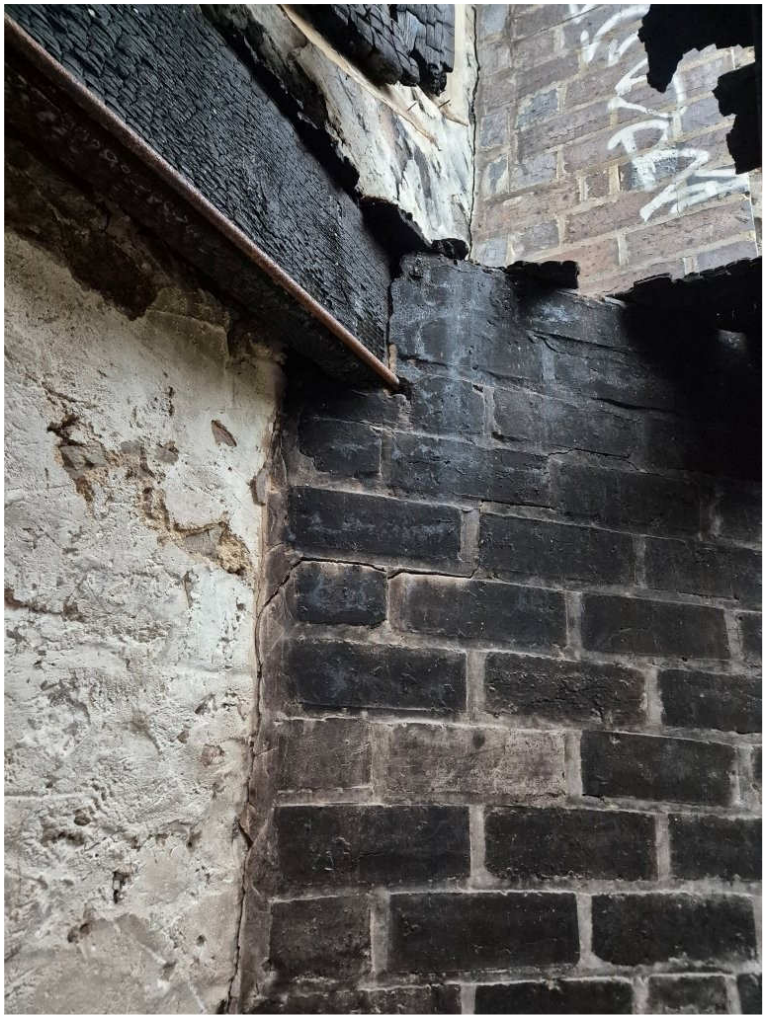
250661.2025.07.14.Site Photo (56)



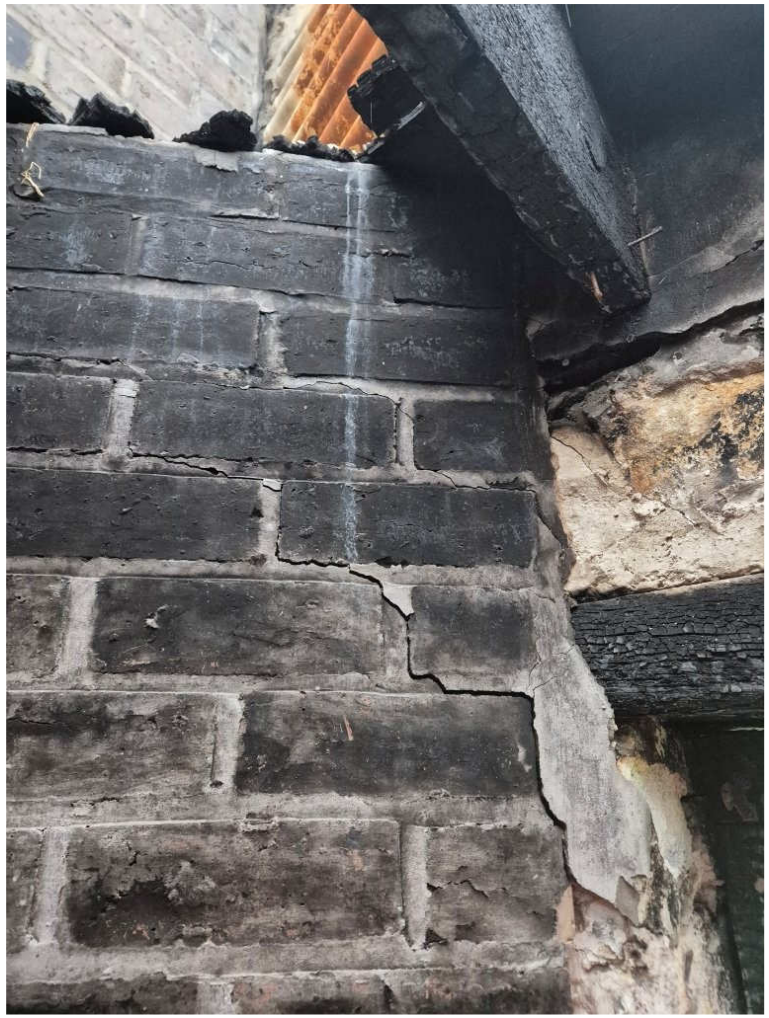
250661.2025.07.14.Site Photo (57)



250661.2025.07.14.Site Photo (58)



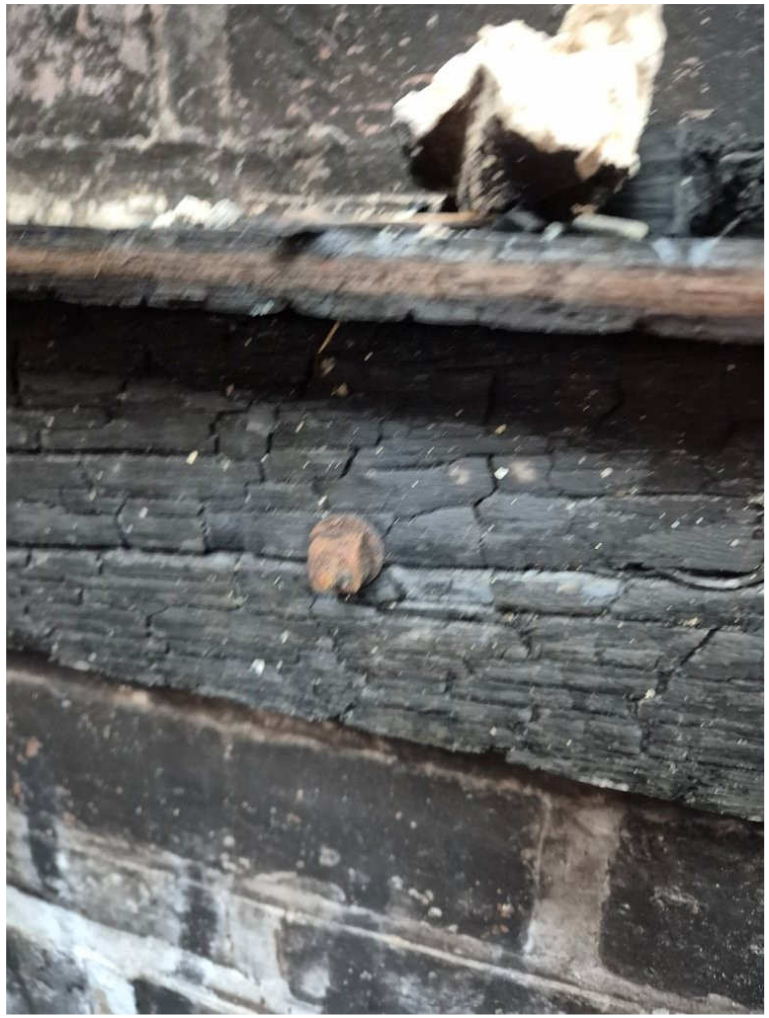
250661.2025.07.14.Site Photo (59)



250661.2025.07.14.Site Photo (60)



250661.2025.07.14.Site Photo (61)



250661.2025.07.14.Site Photo (62)



250661.2025.07.14.Site Photo (63)



250661.2025.07.14.Site Photo (64)



250661.2025.07.14.Site Photo (65)



250661.2025.07.14.Site Photo (66)



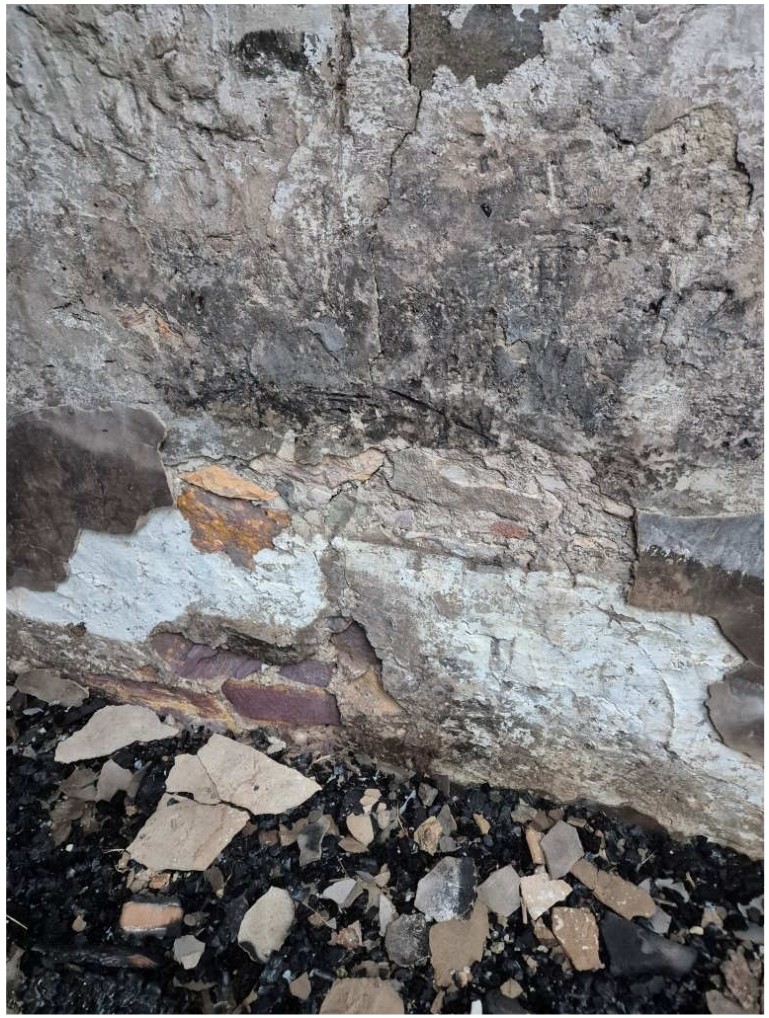
250661.2025.07.14.Site Photo (67)



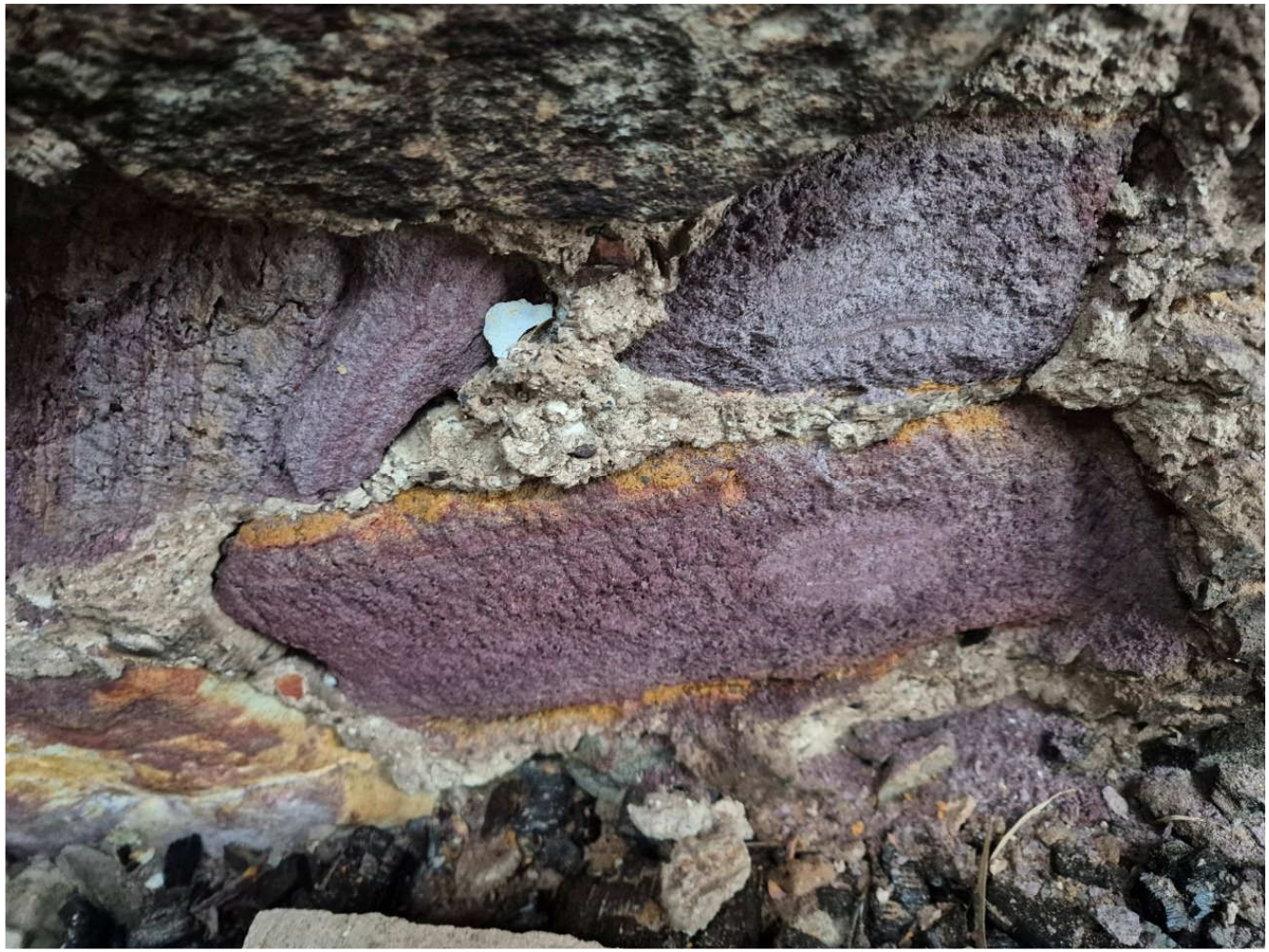
250661.2025.07.14.Site Photo (68)



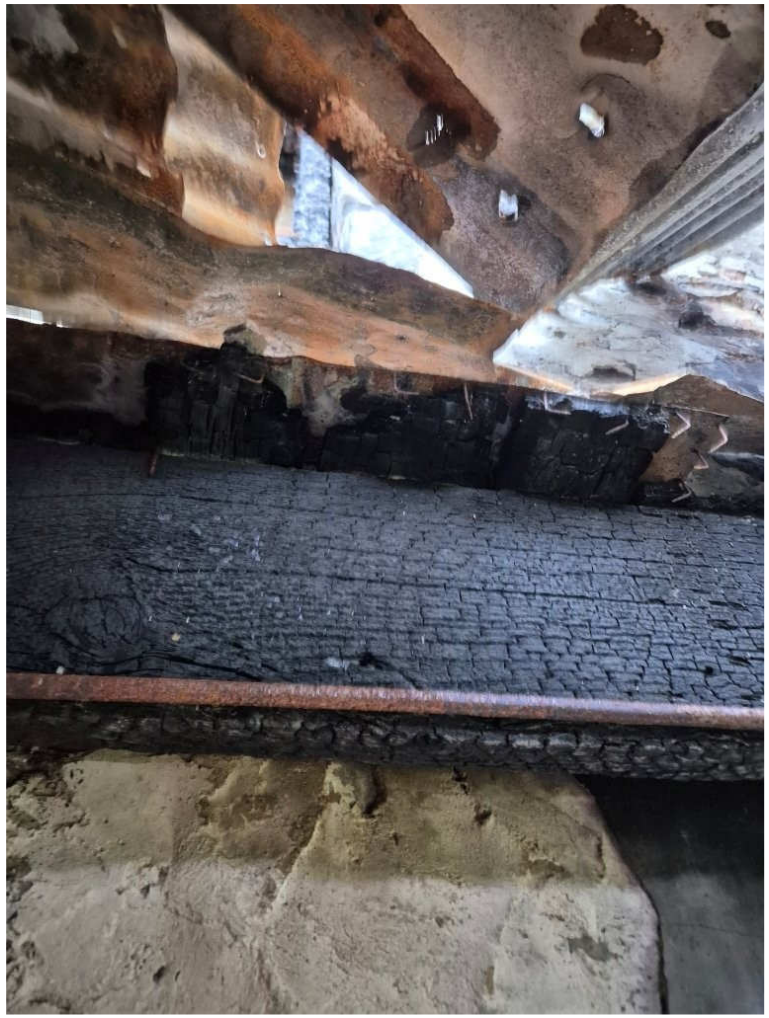
250661.2025.07.14.Site Photo (69)



250661.2025.07.14.Site Photo (70)



250661.2025.07.14.Site Photo (71)



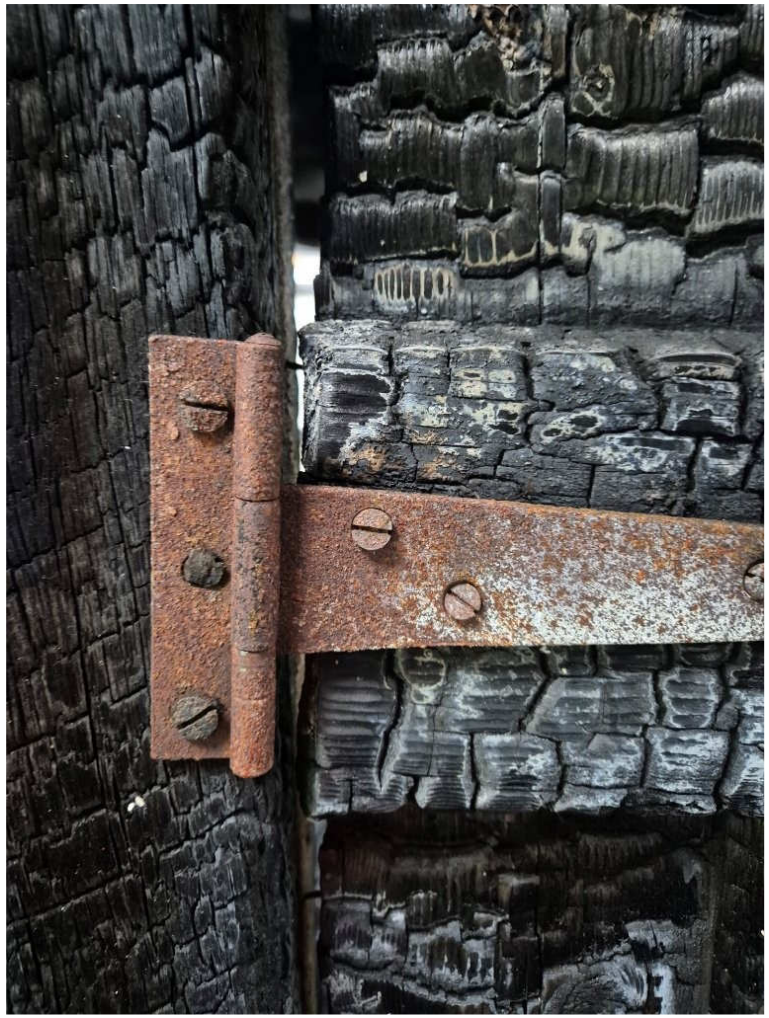
250661.2025.07.14.Site Photo (72)



250661.2025.07.14.Site Photo (73)



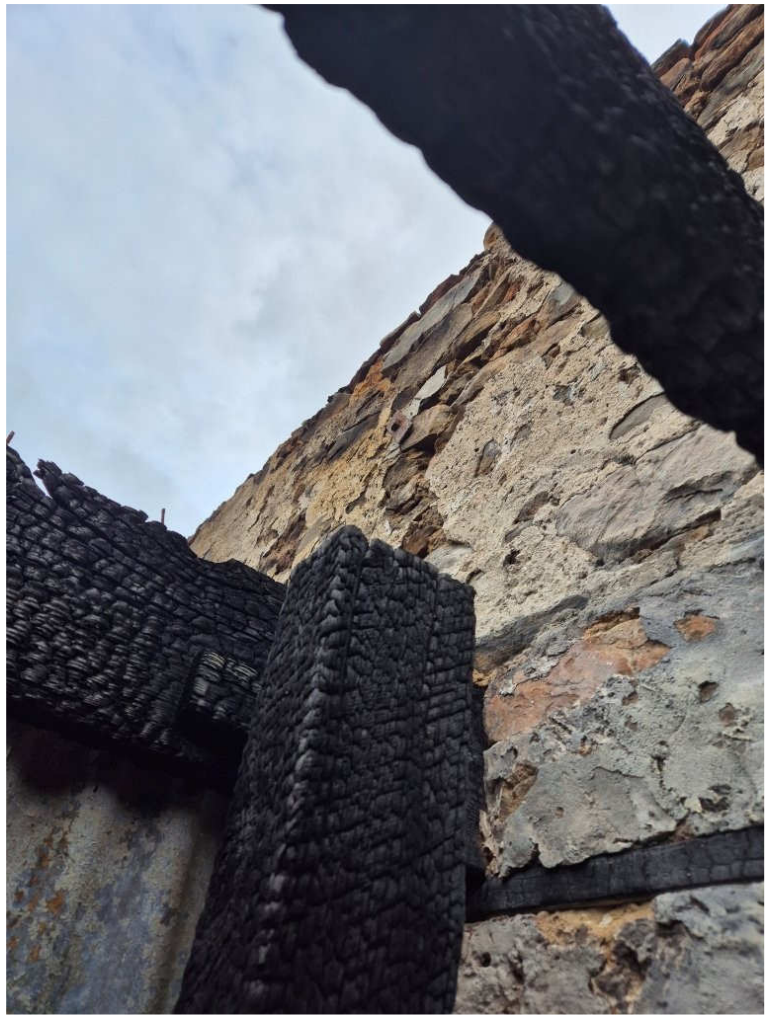
250661.2025.07.14.Site Photo (74)



250661.2025.07.14.Site Photo (75)



250661.2025.07.14.Site Photo (76)



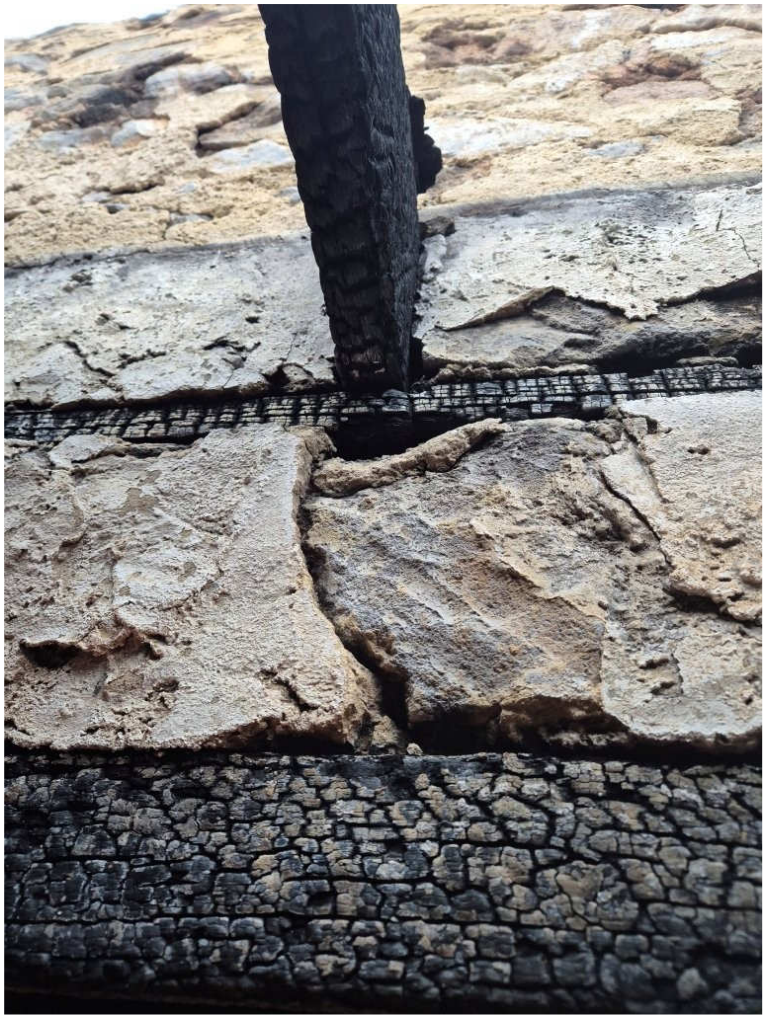
250661.2025.07.14.Site Photo (77)



250661.2025.07.14.Site Photo (78)



250661.2025.07.14.Site Photo (79)



250661.2025.07.14.Site Photo (80)



250661.2025.07.14.Site Photo (81)



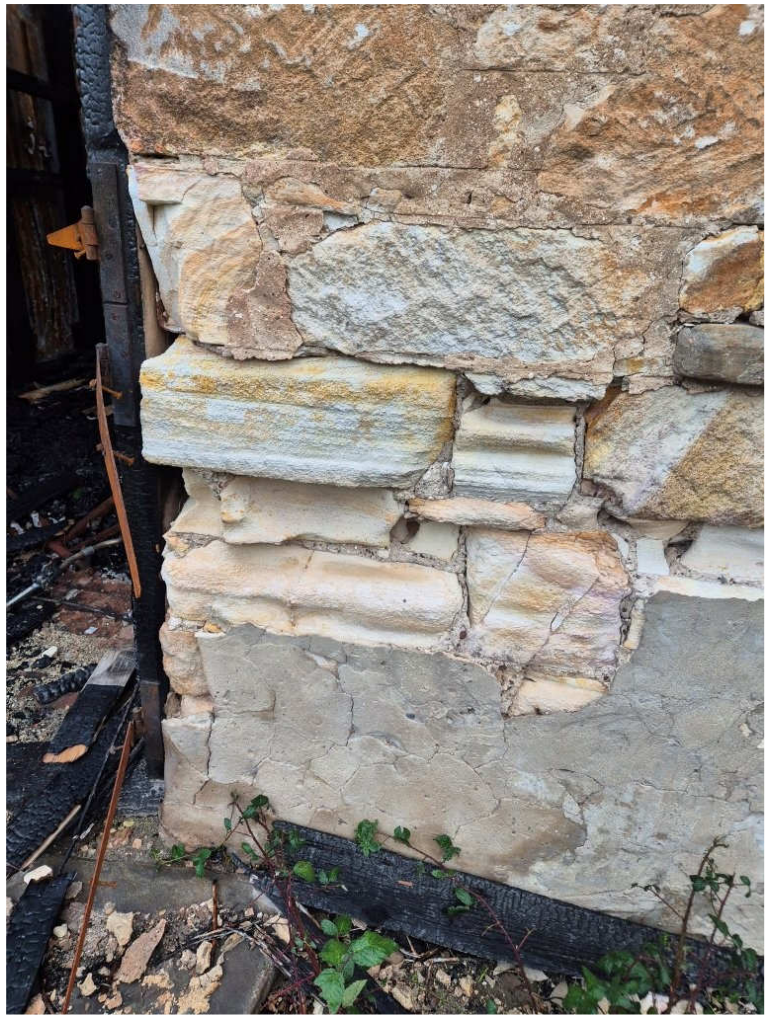
250661.2025.07.14.Site Photo (82)



250661.2025.07.14.Site Photo (83)



250661.2025.07.14.Site Photo (84)



250661.2025.07.14.Site Photo (85)



250661.2025.07.14.Site Photo (86)



250661.2025.07.14.Site Photo (87)



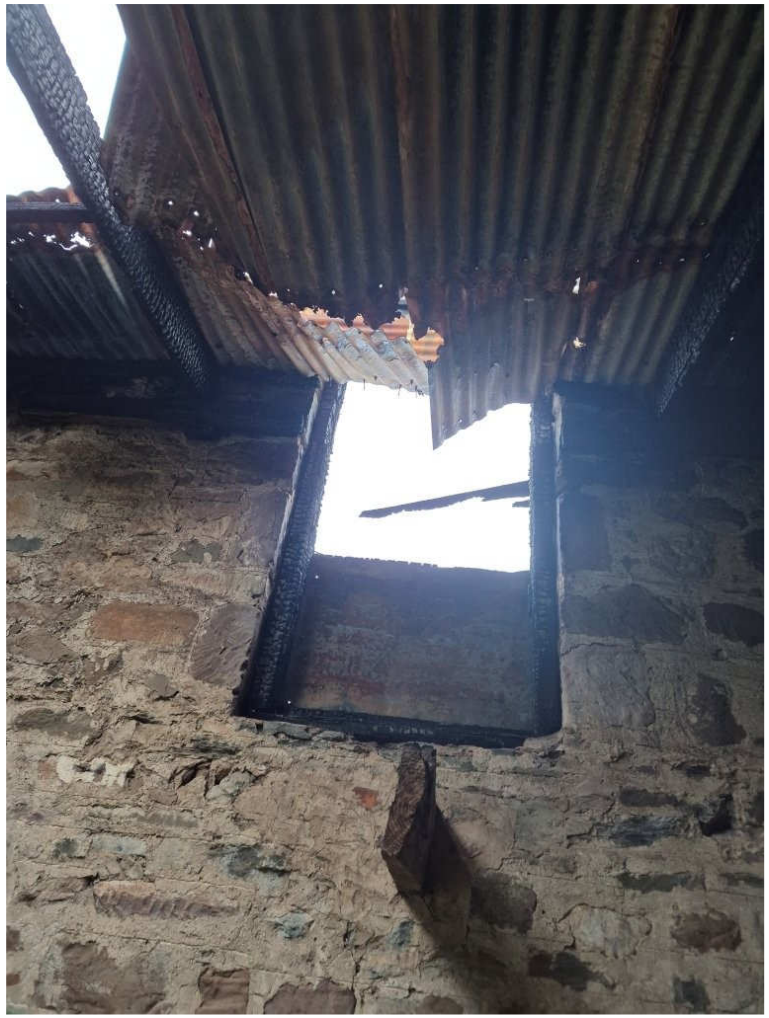
250661.2025.07.14.Site Photo (88)



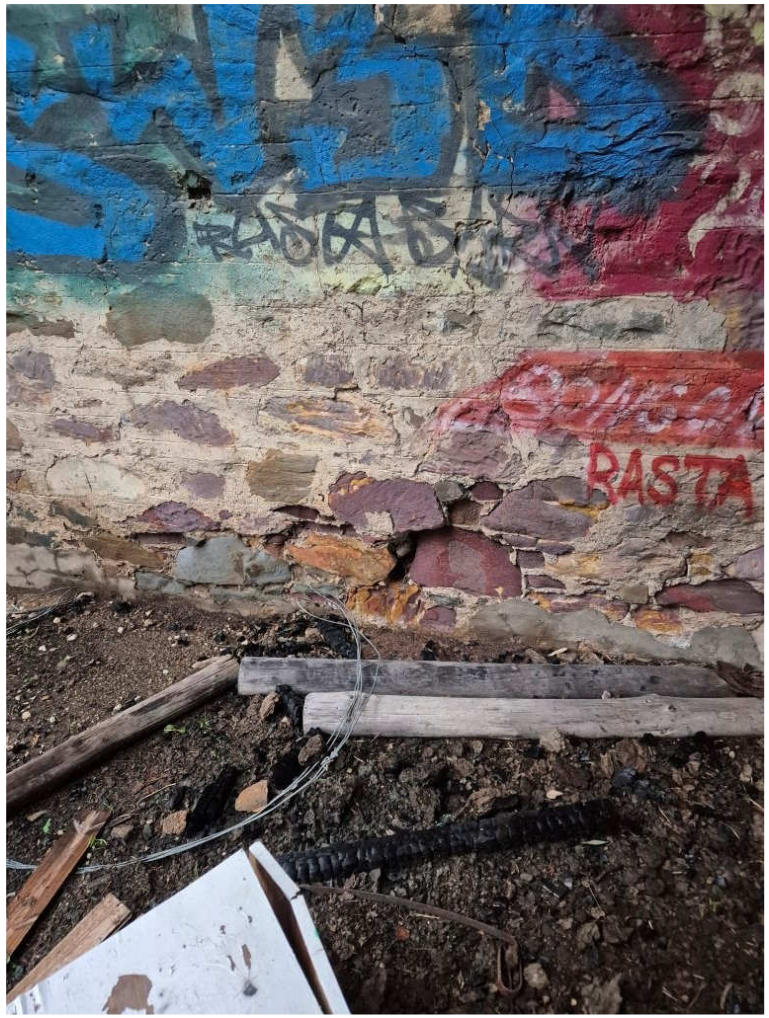
250661.2025.07.14.Site Photo (89)



250661.2025.07.14.Site Photo (90)



250661.2025.07.14.Site Photo (91)



250661.2025.07.14.Site Photo (92)



250661.2025.07.14.Site Photo (93)



250661.2025.07.14.Site Photo (94)



250661.2025.07.14.Site Photo (95)



250661.2025.07.14.Site Photo (96)



250661.2025.07.14.Site Photo (97)



250661.2025.07.14.Site Photo (98)



250661.2025.07.14.Site Photo (99)



250661.2025.07.14.Site Photo (100)



250661.2025.07.14.Site Photo (101)



250661.2025.07.14.Site Photo (102)

APPENDIX: D

RISK ASSESSMENT

RISK ASSESSMENT

Critical defects identified on site were considered with respect to persons safety, the environment and suitability for operations. The consequence of various events occurring was considered with respect to these three categories along with the associated likelihood of that particular event occurring within the next five years. The overall risk rating was determined for each defect by using the consequence analysis descriptions and likelihood analysis descriptions presented in the tables below and considering the event with the worst-case scenario output from the risk level matrix. The overall risk rating for each defect identified can be seen in Appendix D, along with the corresponding consequence levels for each category for the worst-case scenario event. Photos of each defect can be seen in Appendix C.

CONSEQUENCE	RISK LEVEL MATRIX					
	LIKLIHOOD:					
	0 - ELIMINATED	1 - RARE	2 - UNLIKELY	3 - POSSIBLE	4 - LIKELY	5 – ALMOST CERTAIN
4 - CATASTROPHIC	HIGH	CRITICAL	CRITICAL	CRITICAL	CRITICAL	CRITICAL
3 – MAJOR	HIGH	HIGH	CRITICAL	CRITICAL	CRITICAL	CRITICAL
2 – MODERATE	MEDIUM	MEDIUM	HIGH	HIGH	CRITICAL	
1 – MINOR	LOW	LOW	MEDIUM	HIGH	HIGH	
0 - INCIDENTAL	LOW	LOW	LOW	MEDIUM	MEDIUM	

MOUNT BARKER DISTRICT COUNCIL
COUNCIL ASSESSMENT PANEL WEDNESDAY 20 MAY 2026

CATEGORY	CONSEQUENCE ANALYSIS DECRIPTIONS			
		PERSONS SAFETY	ENVIRONMENT	OPERATIONAL
	4 - CATASTROPHIC	Single or multiple fatality	Permanent / irreversible widespread ecological damage not able to be remediated	Virtual complete loss of plant or system
	3 – MAJOR	Disabling injury or illness i.e. amputation and/or permanent loss of bodily function, or any kind of permanent health impact	Extensive ecological damage, lengthy remediation process	Extensive damage to plant or system
	2 – MODERATE	Any Lost Time Incident (LTI), ie. an illness or injury resulting in one or more consecutive days or shifts off work	Substantial ecological damage but able to be remediated	Significant damage to plant or system
	1 – MINOR	A medical treatment case (MTC) / or restricted work case (RWC)	Localised ecological damage, easily remediated	Damages impact on budget and program
	0 - INCIDENTAL	First Aid Case, or an injury or illness not requiring treatment	Negligible ecological damage, may not require remediation	Minor damage to plant or system

CATEGORY	LIKELIHOOD ANALYSIS DECRIPTIONS			
		DESCRIPTOR	LIKELIHOOD (i.e. % chance of realisation during applicable period: construction phase, operating cycle or decommissioning)	INDUSTRY INCIDENCES (only applicable to common systems/assets)
	5 – ALMOST CERTAIN	The threat is expected to be realised.	90% < Likelihood ≤ 100%	Common incident
	4 – LIKELY	The threat is likely to be realised.	5% < Likelihood ≤ 90%	Several incidents nationally
	3 – POSSIBLE	The threat may be realised.	1% < Likelihood ≤ 5%	One or a few incidents nationally
	2 – UNLIKELY	The threat is not expected to be realised.	0.1% < Likelihood ≤ 1%	No known national incidents. One or a few incidents in comparable international operating regimes.
	1 - RARE	The threat may be realised in reasonably foreseeable but exceptional circumstances.	0% < Likelihood ≤ 0.1%	No known incidents in comparable international operating regimes.

MOUNT BARKER DISTRICT COUNCIL
COUNCIL ASSESSMENT PANEL WEDNESDAY 20 MAY 2026

Table 1: Defect List and Assessment Form

Defect List			Risk Assessment						Recommendations	Timing of Repair
Item Number	Defect Description	Photos	Consequence				Likelihood	Risk Level		
			Safety	Environmental	Operational	Overall				
1	Irregular Building Shape - No Front Shear Wall & Bracing System	1, 2	3	0	3	3	2	High	Refer To Rapid Assessment. Assess & remediate building stability	Within 3-6 months
2	Free Standing Masonry Wall (Lateral Stability From Wind / Accidental Load)	3 - 5	3	0	3	3	4	Critical	Ensure Public Assess is restricted. Remediate builiding slability	Immediately
3	Damage Sheeting (Cladding) & Support Frame	5 - 12	2	0	3	3	2	High	Ensure Loose Cladding is removed. Full support frame remedaited	Within 3-6 months
4	Fire Damage Timber Framing / Joinery	16 - 28, 40-57	3	0	3	3	2	High	Full Framing Replacnement Required	Within 3-6 months
5	External Masonry Cracking & Damage	35-38, 83-90	2	0	2	2	1	Medium	50-70% regrouting & external moisture (Weather protection) remediation	Within 6-12 months
6	Fire Damage Masonry & Mortar Replacement	67-71	2	0	2	2	1	Medium	Identify all damaged mortar / stonework & replace Thermal expansion & material (stone/mortar) degredation should be assessed upon internal render removal	Within 6-12 months
7	Weaterproofing (General Comment)	-	0	0	1	1	3	Medium	Walls are not weatherproof in Accordance with AS3700, Clause 4.7.4 Salt damp attack and efflorescence evident Review and application of a performance solution should be applied	Within 6-12 months
8	Wall Performance for soil movement (General Comment)	-	0	0	1	1	3	Medium	General cracking and salt damp attack is related to the existing low performing footing system. Consideration should be given for estabilshing a new footing system	Within 6-12 months

GAMA CONSULTING
engineers and project management
P 08 7123 4050
E admin@gamaconsulting.com.au

JOB NO. 250661
DATE: 11/08/2025
SHEET: APPENDIX E - E1

APPENDIX A STRUCTURAL SAFETY

Appendix A1 – Seismic Risk Assessment of Existing Buildings (Amendment 1)

(For buildings other than Importance Level 4 buildings)

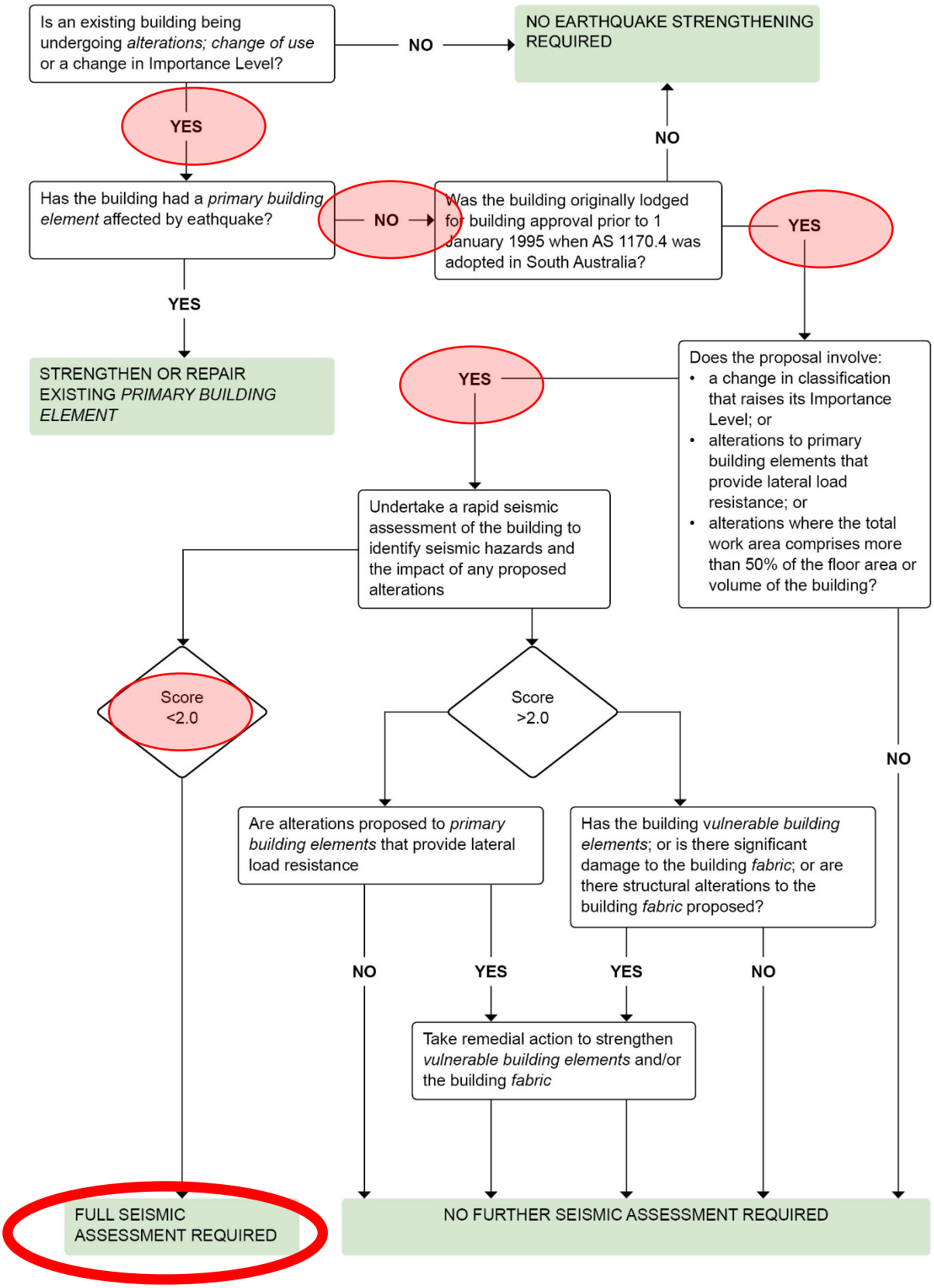


Table A101 - Rapid seismic assessment form



Figure 1: Plan View (2D from Google Maps)

Scale: Location Plan

Address: LOT 2 Jeffrey Street, Nairne, SA

No. Storeys: 2 Year built: Circa 1900's

Total Floor Area (m²): Circa 1900's

Building Name: Barn

Use: Unknown



SEISMIC HAZARDS

Identify if the building has any of the following *vulnerable building elements* or other seismic hazards:

☒ Unreinforced chimneys	☒ Unbraced parapets	☒ Unbraced gable end walls	☐ Heavy cladding	☐ Cantilever or tied street awnings	☒ Structural damage	☒ Other FIRE DAMAGE

BASIC SCORE, MODIFIERS, AND FINAL SCORE

Construction type	Braced or moment frame steel, with or without concrete shear walls	Steel frame with masonry infill	Concrete moment frame	Concrete shear wall	Concrete frame with masonry infill	Unreinforced masonry	Timber Construction
Basic Score	2.4	2.4	2.0	2.4	2.2	2.6	3.6
Mid Rise (4 to 7 stories)	+0.4	+0.4	+0.2	+0.4	+0.2	-0.4	n/a
High Rise (> 7 stories)	+1.4	+0.8	+0.5	+0.8	+0.4	n/a	n/a
Vertical Irregularity	-2.0	-2.0	-2.0	-2.0	-2.0	-1.5	-3.0
Plan Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5 1)
Pre 1983	-0.4	-0.2	-1.0	-0.4	-1.0	-0.4	-0.2
FINAL SCORE						1.7	

COMMENTS
1) Fully open one end (no masonry) resulting in a "soft storey". Modification to side walls evident with additional windows installed after original construction

Detailed Seismic Assessment Required if Final Score ≤ 2.0
YES NO

Assessed by: Jakub Wilk
Senior Structural Engieer

Qualifications: Bachelor of Civil and Structural Engineering, University of Adelaide, 2011

Signature: Jakub Wilk

Date: 11/08/2025

GAMA CONSULTING
engineers and project management
P 08 7123 4050
E admin@gamaconsulting.com.au

JOB NO. 250661
DATE 11/08/2025
SHEET: APPENDIX E - E3

Table A102 - Definitions of score modifiers in Form A101

Mid-Rise	4 to 7 storeys
High-Rise	8 or more storeys
Vertical Irregularity	Steps in elevation view; inclined walls; building on hill; soft storey (e.g., house over garage); building with short columns. Discontinuous lateral load path.
Plan Irregularity	Buildings with re-entrant corners (L, T, U, E, + or other irregular building plan); buildings with good lateral resistance in one direction but not in the other direction; eccentric stiffness in plan, (e.g. corner building, or wedge-shaped building, with one or two solid walls and all other walls open).

Rapid seismic assessment process

The process for undertaking a *rapid seismic assessment* is as follows-

1. Identify the building and its location.
2. Identify the size, height, use of the building and year it was built.
3. Visually assess the building and identify if it has any *vulnerable building elements*, such as unreinforced chimneys, unbraced parapets or gable end walls, heavy cladding etc, or other seismic hazards and tick the relevant box or boxes on the **Table A101** form if applicable.
4. Identify the construction type and note the relevant Basic Score from **Table A101** applicable to that type of construction.
5. Identify if the building-

   (a) is a mid-rise building (4 – 7 storeys);
   (b) is a high rise building (8 or more storeys);
   (c) has any vertical irregularities;
   (d) has any plan irregularities;
   (e) it was constructed prior to 1983; and

   apply all relevant score modifiers listed in **Table A101** to the Basic Score as determined for its construction type to produce its final score.
6. Identify if the building achieved a final score of more than 2.0 and therefore requires no further detailed seismic assessment.
7. Identify if the building has *vulnerable building elements* that need strengthening to provide an acceptable level of safety for building occupants who may be evacuating the building during an earthquake.
8. Identify if the building achieved a final score of less than 2.0 and will therefore require a further detailed seismic assessment.
9. Complete all relevant details in **Table A101** and sign and date the form. The completed form can then be attached to an application for building consent, together with details of any work proposed to be undertaken to address any identified safety risks.

Vertical Irregularity

If a building has a vertical irregularity, the relevant modifier shown in **Table A101** for vertical irregularity must be applied to the basic score. Vertical irregularities can affect all building types. Examples of vertical irregularity include buildings with setbacks, hillside buildings, and buildings with soft storeys (see examples of vertical irregularities in **Figure A1-01**).

If the building is on a steep hill and the up-slope dimension of the building rises at least one storey above the lowest down-slope point of the building, a problem may exist because the horizontal stiffness along the lower side may be different from the uphill side. In addition, in the up-slope direction, the stiff short columns attract the seismic shear forces and may fail. In this case the performance modifier is applicable. See **Figure A1-01** for an example.

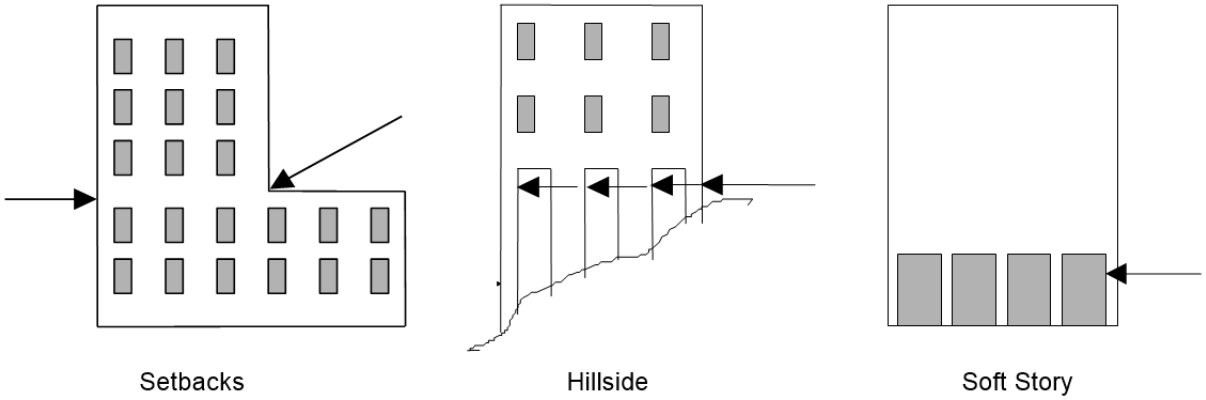


Figure A1-01 Building elevations showing vertical irregularities, with arrows indicating locations of particular concern.

A soft storey exists if the stiffness of one storey is dramatically less than that of most of the others (see **Figure A1-02**). Examples are shear walls or infill walls not continuous to the foundation. In many commercial buildings, the first storey is soft due to large window openings for display purposes. If one storey is particularly tall or has windows on all sides and the storeys above have fewer windows, then that storey is probably a soft storey.

A building may be adequate in one direction but be ‘soft’ in the perpendicular direction. For example, the front and back walls may be open but the side walls may be solid. Another common example of soft storey is where under croft parking is provided, which is commonly found in apartment buildings (see **Figure A1-03**).

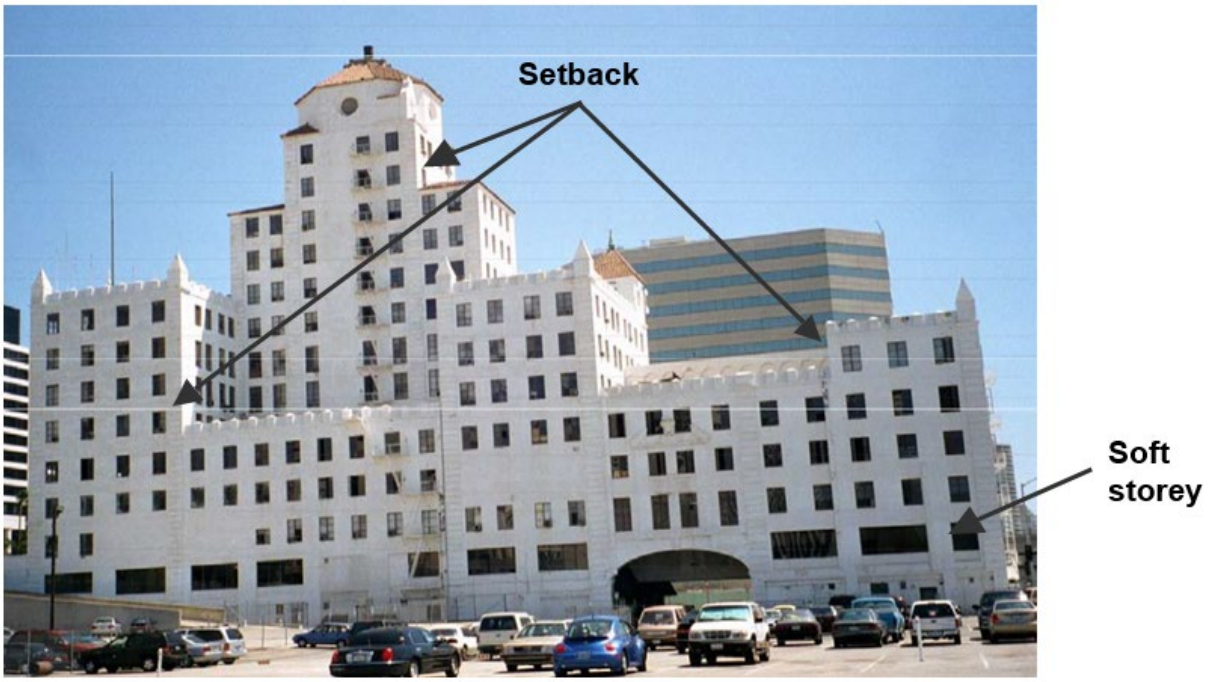


Figure A1-02 Example of setback irregularity.

GAMA CONSULTING
engineers and project management
P 08 7123 4050
E admin@gamaconsulting.com.au

JOB NO. 250661
DATE: 11/08/2025
SHEET: APPENDIX E - E5



Figure A1-03 - Example of soft storey conditions, where parking requirements result in large weak openings.

Plan Irregularity

If a building has a plan irregularity, the relevant modifier shown in **Table A101** for plan irregularity must be applied to the basic score.

Plan irregularity can affect all building types. Examples of plan irregularity include buildings with re-entrant corners, where damage is likely to occur; buildings with good lateral-load resistance in one direction but not in the other; and buildings with major stiffness eccentricities in the lateral-force-resisting system, which may cause twisting (torsion) around a vertical axis.

Plan irregularities causing torsion are especially prevalent among corner buildings, in which the two adjacent street sides of the building are largely windowed and open, whereas the other two sides are generally solid. Wedge-shaped buildings, triangular in plan, on corners of streets not meeting at 90 degrees, are similarly susceptible.

Although plan irregularity can occur in all building types, primary concern lies with wood, tilt-up, pre-cast frame, reinforced masonry and unreinforced masonry construction. Damage at connections may significantly reduce the capacity of a vertical-load-carrying element, leading to partial or total collapse.

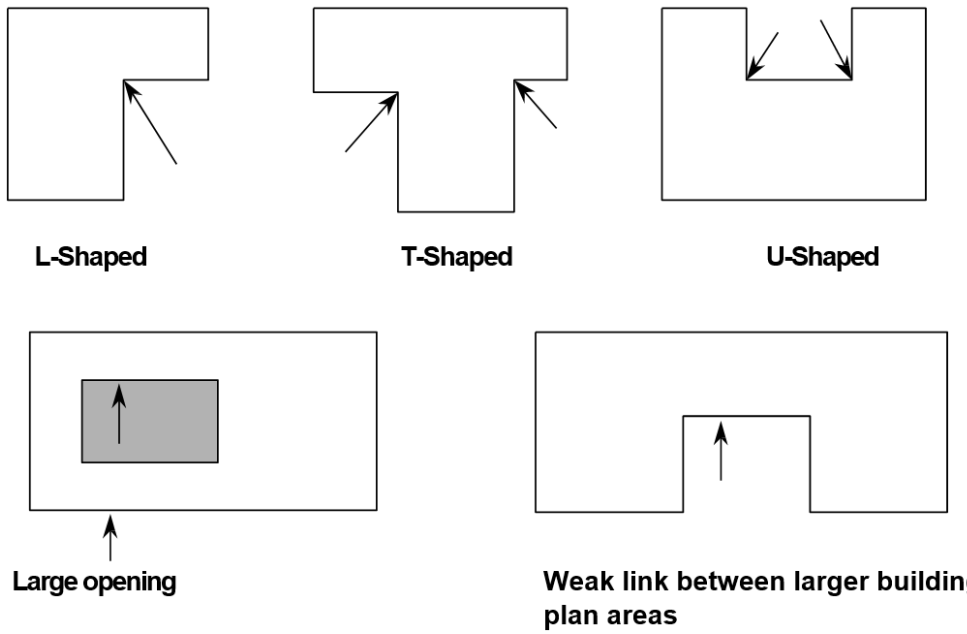


Figure A1-04 - Plan views of various building configurations showing plan irregularities; arrows indicate possible areas of damage.

Annexure B

Cost estimate of the required remediation works identified in the structural assessment prepared by RLB

Rider Levett Bucknall SA Pty Ltd
ABN 96 008 129 324
Level 1, 8 Leigh Street
Adelaide SA 5000

T: +61 8 8100 1200
E: adelaide@au.rlb.com

21 October 2025

Oakford Homes
306-312 Payneham Road
Payneham SA 5070

Attention: **Graeme Gibson**
General Manager | Property & Development

Dear Graeme,

LOT 2 JEFFREY STREET, NAIRNE, SA 5252
FEASIBILITY COST ESTIMATE

As requested, we have prepared a detailed Feasibility Cost Estimate for the proposed Lot 2 Jeffery Street, Nairne, SA 5252 based on the documents provided by Gama Consulting and Contech Architectural. We refer you to the attached estimates that further defines the proposed scope of works and associated costs respectively.

- **Remediation Estimate** – based on the woks outlined in the Gama Consulting report including a rebuild of the Southern and Western extensions
- **Building Works Estimate** – this estimate focuses on the extra over costs after remediation works have occurred. These costs are for the sales office only within the four original walls of the barn building.

We summarise the Feasibility Cost Estimates as follows;

DESCRIPTION	**COST** (Excl. GST)
Remediation Estimate	$518,585
Building Works Estimate	$300,060

BASIS OF ESTIMATE

The Feasibility Cost Estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as of October 2025. We have assumed the project will be procured by a suitably sized and experienced Contractor.

The cost estimate is based on the documentation listed below and does not, at this stage, provide a direct comparison with tenders received for the trade works at any future date.

DOCUMENTATION

The Feasibility Cost Estimate is based on the following documentation (or unless scope has been specifically excluded) provided to our office:

DOC No.	DOC TITLE	DATE
250661	Gama Consulting – Structural Assessment Report	8 September 2025
646	Contech – The Barn Planning Application Set	10 December 2021

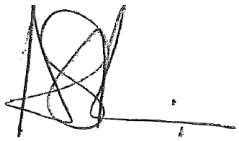
PROJECT EXCLUSIONS

The Feasibility Cost Estimate specifically excludes the following items, that may require further consideration when preparing an overall Project Feasibility Study. We refer you to the detailed estimate that further lists other project exclusions:

- Works outside remediation report
- New proposed deck as part of planning application set
- Construction of new carparking
- Lake and sitewide landscaping
- New barn extension as detailed in planning application set
- Paved areas further than existing stone barn surround
- Furniture, Fitting and Equipment
- Goods and Services Tax
- Professional Fees

We trust this report is of assistance, however, should you require any further information or clarification please do not hesitate to contact our office.

Yours faithfully,



Andrew Knowles
Director
Rider Levett Bucknall
andrew.knowles@au.rlb.com

APPENDIX A:
REMEDIATION ESTIMATE

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At October 2025

Ref	Location	GFA m²	GFA $/m²	Total Cost $
A	**Remediation Works**	**204**	**2,542**	**518,585.00**
ESTIMATED NET COST		**204**	**2,542**	**518,585.00**
	MARGINS & ADJUSTMENTS			
	No allowance for works outside remediation report			Excl.
	No allowance for new proposed deck			Excl.
	No allowance for Goods and Services Tax			Excl.
	No allowance for Professional Fees			Excl.
ESTIMATED TOTAL COST		**204**	**2,542**	**518,585.00**

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

LOCATION ELEMENT ITEM

A Remediation Works

GFA: 204 m² Cost/m²: 2,542
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
53	Builders Preliminaries	Item			53,500.00
	PR - Preliminaries			**262/m²**	**53,500.00**
SB	**Substructure**				
70	Provisional allowance to underpin masonry wall footings to a stable soil strata - assumed 1.5-2.5m below natural ground level (Option 1)	m	30	1,200.00	36,000.00
71	No allowance for Option 2 to raft slab as per Gamma Consulting report	Note			Excl.
	SB - Substructure			**176/m²**	**36,000.00**
UF	**Upper Floors**				
7	Supply and install new F11 240 x 45 mezzanine floor joists including fixings and connections	m	55	280.00	15,400.00
8	Groove out damaged 1st floor wall plate including removal of debris from site	m	33	50.00	1,650.00
9	Site measure, supply and install new F11 grade timber of closest size as 1st floor wall plate including fixings and connections	m	33	220.00	7,260.00
	UF - Upper Floors			**119/m²**	**24,310.00**
SC	**Staircases**				
15	Wire brush existing steel/iron ladder in preparation for paint	m	3	110.00	330.00
16	Prepare and paint existing steel/iron ladder	m	3	125.00	375.00
	SC - Staircases			**3/m²**	**705.00**
RF	**Roof**				
10	Rebuilt fallen roof with custom A-frame rafter / trusses at 1200mm centres including fixings and connections	m²	82	180.00	14,760.00
11	Timber purlins fixed to new trusses at 1200mm centres	m²	82	60.00	4,920.00
12	Supply and install timber top plate and tie down including fixings and connections	m	33	280.00	9,240.00
14	Allowance to re-engage the chimmney with the new roof structure	Item			2,500.00
51	Supply and install corrugated metal roof sheeting including sarking, flashing, capping, etc.	m²	82	260.00	21,320.00
	RF - Roof			**259/m²**	**52,740.00**
EW	**External Walls**				
56	Clean stonework in preparation for works	m²	75	20.00	1,500.00
17	Allowance to replace all washers, bolts, nuts, cleats, plates and threaded rods with new which is aesthetically the same - assumed 35 connections	No	35	150.00	5,250.00
18	Allowance to mark North wall window lintols and measure marked datum to clean steel edge	Item			750.00
19	No allowance for any additional works to North wall window lintols	Note			Excl.
22	Replace all fire damaged stonework and friable mortar - assumed 20% of facade	m²	15	600.00	9,000.00
23	Replace all efflorescence damaged stonework and mortar - assumed 1.0m of the Northern and Southern walls	m²	24	600.00	14,400.00

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

LOCATION ELEMENT ITEM

A Remediation Works (continued)

GFA: 204 m² Cost/m²: 2,542
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
24	Allowance to patch settlement cracks comprising of filling areas where mortar has spalled with new mortar - assumed 10% stonework area	m²	15	200.00	3,000.00
26	Stitch cracked stonework on Northern and Southern walls with Helifix helibar - assumed 10% of stonework	m²	6	500.00	3,000.00
27	Allowance to scabble back all loose render including patching mortar as required - assumed 20% of stonework	m²	15	200.00	3,000.00
69	Provisonal allowance to engage a salt-damp specilist contractor to protect existing and remediated masonry from salt damp as per the Gama Consulting report	Item			25,000.00
66	Construct new 190mm reinforced blockwork wall including strip footing to Eastern Elevation to provide lateral support (Option 1)	m²	21	850.00	17,850.00
67	No allowance for Option 2 to provide lateral support as per Gamma Consulting report	Note			Excl.
	EW - External Walls			**406/m²**	**82,750.00**
NW	**Internal Walls**				
57	Clean stonework in preparation for works	m²	69	20.00	1,380.00
21	Supply and install new hearth sill	No	1	350.00	350.00
25	Stitch cracked brickwork in chimney with Helifix helibar including replacing spalled mortar - assumed 10% of stonework	m²	7	500.00	3,500.00
	NW - Internal Walls			**26/m²**	**5,230.00**
AR	**Alterations and Renovations**				
1	Take down existing corrugated roof sheeting including removal of debris from site	m²	68	25.00	1,700.00
2	Take down existing corrugated wall sheeting including removal of debris from site	m²	32	25.00	800.00
3	Take down existing flashing and capping including removal of debris from site	m²	99	10.00	990.00
4	Take down existing roller door and track including removal of debris from site	No	1	250.00	250.00
5	Take down existing door and frame including removal of debris from site	No	4	100.00	400.00
6	Remove all existing mezzanine floor framing including removal of debris from site	m	55	20.00	1,100.00
13	Remove existing timber top plate including removal of debris from site	m	33	20.00	660.00
20	Remove existing hearth sill including removal of debris from site	No	1	150.00	150.00
	AR - Alterations and Renovations			**30/m²**	**6,050.00**
XR	**Roads, Footpaths and Paved Areas**				
73	Impermeable perimeter pavement to protect the perimeter envelope around the building - assumed 1.0m wide	m²	35	350.00	12,250.00
	XR - Roads, Footpaths and Paved Areas			**60/m²**	**12,250.00**
XB	**Outbuildings and Covered Ways**				
74	Reconstruct existing Southern Extension	m²	44	650.00	28,600.00
75	Reconstruct existing Western Extension	m²	93	650.00	60,450.00
	XB - Outbuildings and Covered Ways			**437/m²**	**89,050.00**

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

LOCATION ELEMENT ITEM

A Remediation Works (continued)

GFA: 204 m² Cost/m²: 2,542
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
XK	**External Stormwater Drainage**				
63	Provisonal allowance for stormwater management / drainage to site	Item			15,000.00
	XK - External Stormwater Drainage			**74/m²**	**15,000.00**
PL	**Design Development Contingency**				
76	Design Development Contingency	Item			32,400.00
	PL - Design Development Contingency			**159/m²**	**32,400.00**
MA	**Builders Margin**				
58	Builders Margin	Item			41,000.00
	MA - Builders Margin			**201/m²**	**41,000.00**
CO	**Contingency**				
78	Construction Contingency	Item			67,600.00
	CO - Contingency			**331/m²**	**67,600.00**
REMEDIATION WORKS				**2,542/m²**	**518,585.00**

APPENDIX B:
BUILDING WORKS ESTIMATE

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

RLB Rider Levett Bucknall

GFA: Gross Floor Area
Rates Current At October 2025

LOCATION SUMMARY

Ref	Location	GFA m²	GFA $/m²	Total Cost $
B	**Building Works**	**119**	**2,522**	**300,060.00**
ESTIMATED NET COST		**119**	**2,522**	**300,060.00**
	MARGINS & ADJUSTMENTS			
	No allowance for works outside remediation report			Excl.
	No allowance for construction of carparking			Excl.
	No allowance for lake and sitewide landscaping			Excl.
	No allowance for new barn extension			Excl.
	No allowance for paved areas further than existing stone barn surround			Excl.
	No allowance for new proposed deck			Excl.
	No allowance for FFE			Excl.
	No allowance for Goods and Services Tax			Excl.
	No allowance for Professional Fees			Excl.
ESTIMATED TOTAL COST		**119**	**2,522**	**300,060.00**

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

LOCATION ELEMENT ITEM

B Building Works

GFA: 119 m² Cost/m²: 2,522
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
53	Builders Preliminaries	Item			32,400.00
	PR - Preliminaries			**272/m²**	**32,400.00**
SB	**Substructure**				
33	Polished concrete floor including requirement for topping slab	m²	56	350.00	19,600.00
	SB - Substructure			**165/m²**	**19,600.00**
SC	**Staircases**				
40	Allowance for new ladder leading to mezzanine	m	3	550.00	1,650.00
	SC - Staircases			**14/m²**	**1,650.00**
EW	**External Walls**				
52	Supply and install corrugated metal wall sheeting including sarking, flashing, capping, etc.	m²	32	240.00	7,680.00
	EW - External Walls			**65/m²**	**7,680.00**
WW	**Windows**				
49	Supply and install timber framed windows including frame and hardware	m²	6	1,250.00	7,500.00
72	Supply and install aluminium glazed window suite behind sliding barn door	m²	7	850.00	5,950.00
	WW - Windows			**113/m²**	**13,450.00**
ED	**External Doors**				
48	Supply and install new timber barn style single door including frame and hardware	No	2	2,500.00	5,000.00
50	Supply and install new large sliding entry door including frame, track and hardware	No	1	5,500.00	5,500.00
68	Supply and install new aluminum framed glass sliding entry door including frame, track and hardware	m²	6	1,100.00	6,600.00
	ED - External Doors			**144/m²**	**17,100.00**
FF	**Floor Finishes**				
34	Timber skirting or similar to perimeter of internal walls	m	33	30.00	990.00
39	Hardwood flooring to mezzanine	m²	22	320.00	7,040.00
	FF - Floor Finishes			**67/m²**	**8,030.00**
FT	**Fitments**				
36	Laminate office counter joinery unit including underbench storage - high level finish	m	5	6,500.00	32,500.00
37	Laminate display cabinet for precinct model - high level finish	m	2	7,500.00	15,000.00
38	No allowance for precinct model - by others	Note			Excl.
41	No allowance for wall displays - by others	Note			Excl.
	FT - Fitments			**399/m²**	**47,500.00**
SE	**Special Equipment**				
47	Provisional allowance for fireplace	Item			12,500.00
	SE - Special Equipment			**105/m²**	**12,500.00**

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

LOCATION ELEMENT ITEM

B Building Works (continued)

GFA: 119 m² Cost/m²: 2,522
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PD	**Sanitary Plumbing**				
46	No allowance for Hydraulic Services	Note			Excl.
	PD - Sanitary Plumbing				**Excl.**
AC	**Air Conditioning**				
42	Allowance for Mechanical Services - split unit	m²	56	130.00	7,280.00
	AC - Air Conditioning			**61/m²**	**7,280.00**
FP	**Fire Protection**				
44	Allowance for Fire Protection Services	m²	56	50.00	2,800.00
	FP - Fire Protection			**24/m²**	**2,800.00**
LP	**Electric Light and Power**				
43	Allowance for Electrical Services	m²	56	220.00	12,320.00
54	Extra over allowance for feature lighting	m²	56	65.00	3,640.00
55	No allowance for PV solar panels, batteries, etc.	Note			Excl.
	LP - Electric Light and Power			**134/m²**	**15,960.00**
CM	**Communications**				
45	Allowance for Communication Services	m²	56	50.00	2,800.00
	CM - Communications			**24/m²**	**2,800.00**
AR	**Alterations and Renovations**				
59	Take down existing timber framed steel clad wall including removal of debris from site	m²	27	80.00	2,160.00
31	Demolish existing Southern Extension including removal of debris from site	m²	44	175.00	7,700.00
	AR - Alterations and Renovations			**83/m²**	**9,860.00**
XB	**Outbuildings and Covered Ways**				
60	Modify timber framed outdoor covered area	m²	43	450.00	19,350.00
	XB - Outbuildings and Covered Ways			**163/m²**	**19,350.00**
XL	**Landscaping and Improvements**				
80	Provisional allowance for minimal Landscaping works	Item			15,000.00
	XL - Landscaping and Improvements			**126/m²**	**15,000.00**
PL	**Design Development Contingency**				
77	Design Development Contingency	Item			15,000.00
	PL - Design Development Contingency			**126/m²**	**15,000.00**
MA	**Builders Margin**				
58	Builders Margin	Item			24,800.00
	MA - Builders Margin			**208/m²**	**24,800.00**
CO	**Contingency**				
79	Construction Contingency	Item			27,300.00
	CO - Contingency			**229/m²**	**27,300.00**
BUILDING WORKS				**2,522/m²**	**300,060.00**

Barn - house & barns

Place no.: 1615

Recommendation	L* ~ Recommended for inclusion in the local heritage register
Significant fabric	Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney. Also 19th-century barns with tree-branch frames and cgi cladding.
Condition	Poor
Address	Shakes Rd, (adj Jeffrey St), nr Nairne
Land Description	Lot 17, Section 4500, Hundred of Kanmantoo
Certificate of Title	CT 5076-429
State Heritage Status	Nil **HSA file no.** Nil
Other Assessments	Nil
Map Reference	West 1.3
Photo filename	Mt Barker Heritage Survey\MBHS Photos\Nairne\NA Jeffrey fm#.jpg



Barn-house, 2004

Barn - house & barns Place no.: 1615

HISTORY

Date (approximate) c1850s
Current Use Barns
Original Use Farmhouse, attached barn & barns

In 1839, South Australia's first Special Survey included the Mount Barker, Blakiston and Nairne areas, and the Colony's earliest township was that of Nairne, also founded in that year. The early farms and settlements which were quickly established in the Nairne area played a significant role in the early success of the township, and in the formation of the surrounding rural landscape. One of the mostg remarkable farm complexes in the district is the barn-house at on Jeffrey Road between Nairne and Little Dublin. This was constructed in the mid-19th-century, and included a rare example of a non-German combined farmhouse and barn. Using Georgian design for the front of the house, the attached two level barn has a practical functional design. For many decades the building was part of a property owned by the Mullins family. Now, the residence is no longer lived in, and the building is now a farm building.

STATEMENT OF HERITAGE VALUE

The fr Mullins barn-house is a remarkable and rare surviving building which combines residential and farming functions under one roof in an British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing. The complex also has significant associations with the early farming development of the Nairne area.

RELEVANT CRITERIA

(a) *it displays historical, economic or social themes that are of importance to the local area,* having significant associations with the early farming development of the Nairne area.

(b) *it represents customs or ways of life that are characteristic of the local area,* demonstrating a rare early custom involving the construction of farmhouses attached to farm buildings.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area,* being a remarkable and rare surviving building which combines residential and farming functions under one roof in an British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing.

REFERENCES

- Budd, C & C Tilley [comp.] 1986, *Over the Hills to Nairne: historical glimpses of a South Australian Town*.
- DC Mt Barker, Mount Barker files.
- Martin, Vivien S 1982, *Mostly Mount Barker.*
- Schmidt, Bob 1983, *Mountain upon the Plain, A History of Mount Barker and its Surroundings.*
- South Australian *Directories.*
- www.heritage.gov.au/ahpi, www.slsa.sa.gov.au, www.southaustralianhistory.com.au

















PRE-FIRE PHOTOS 2023



PRE-FIRE PHOTOS 2023





PRE-FIRE PHOTOS 2023



PRE-FIRE PHOTOS 2023



Details of Representations

Application Summary

Application ID	25033798
Proposal	Demolition of a Local Heritage Place (Barn-house, ID 18675)
Location	LOT 2 JEFFREY ST NAIRNE SA 5252

Representations

Representor 1 - Bradley West

Name	Bradley West
Address	36 Jeffrey st NAIRNE SA, 5252 Australia
Submission Date	21/12/2025 01:03 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The argument forwarded for demolition is strongly based on the notion that repair extinguishes the heritage value of the building. As a university professor who studies heritage, I note that this is inconsistent with contemporary comprehensions of heritage. Costs of repair should certainly be a consideration but the application presents this as an all or nothing ,proposition, total renovation or demolition, which is again inconsistent with contemporary norms of heritage. Many of the most significant heritage amsites work with ruins. The building is not only historically significant but a strong cultural landmark for locals who are strongly attached to it. If the building would be completely lost, this would inflict a moral injury on those who live close by, coming on top of the trauma caused by the fire and make the impeding major inconveniences which will be caused by construction on this lot even more difficult to experience.

Attached Documents

Representor 2 - Darren Kelly

Name	Darren Kelly
Address	PO Box 530 HAHNDORF SA, 5245 Australia
Submission Date	12/01/2026 11:49 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please refer to the attached document.	

Attached Documents

DPK-Submission-Lot-2-Jeffrey-Street-Nairne-1574317.pdf

Submission — Development Application 25033798

Demolition of Local Heritage Place, Lot 2 Jeffery Street, Nairne

I wish to lodge a submission in relation to the development application seeking approval for the demolition of the locally listed heritage house/barn (Local Heritage Place) at Lot 2 Jeffery Street, Nairne.

1. Approved planning outcome for the site

Subdivision approval was granted by this panel for this site in September 2024. That approval contemplated the **retention and integration of the Local Heritage Place within the development**, including its relationship to open space and the public realm.

The current application seeks to remove the Local Heritage Place in advance of any revised land division or development proposal. This fundamentally alters the approved planning outcome for the site and removes a key element that informed the original decision.

In effect, the application is asking the Council Assessment Panel to endorse the loss of a heritage asset without simultaneously assessing the revised development outcome that would follow.

2. Consequence of approving demolition at this stage

While it is acknowledged that the Planning and Design Code allows for standalone applications for demolition, approval in isolation would have clear downstream consequences.

If demolition is approved, the applicant may subsequently seek to vary the approved land division without further community input. At that point, the Local Heritage Place — and the community benefit associated with its retention — would already be lost.

This would remove Council's ability to meaningfully assess whether an alternative outcome could retain heritage value, deliver public benefit, or preserve meaningful open space. Once demolition occurs, those options no longer exist.

3. Incremental erosion of heritage outcomes

While the application focuses on fire damage and structural condition, the broader planning consequence must also be considered.

Approving demolition in isolation would remove the final heritage and form constraint on the site and materially simplify future residential development. Taken cumulatively, this represents an incremental erosion of heritage protection achieved through sequencing, rather than through a transparent assessment of the overall development outcome.

4. Restoration, adaptation, or replacement

I acknowledge that the structure has suffered significant damage and that safety considerations must be addressed.

However, heritage retention does not require full modern compliance or unrestricted use. Where full restoration is genuinely not feasible, other reasonable options exist, including:

- stabilisation or partial reconstruction of key heritage elements;

- replacement with a comparable community-focused structure; or
- retention of the site as open or green space with interpretive value.

These options align with the intent of the original subdivision approval and preserve both heritage value and community benefit. None can be meaningfully considered if demolition is approved without a linked development proposal.

5. Public interest

The Local Heritage Place is not simply a private structure. Its retention was intended to contribute to local character, identity, and community benefit. Its loss would remove both a heritage asset and the opportunity for shared open space or community use.

Given the irreversible nature of demolition, approving removal without a clear and integrated replacement outcome is not, in my view, in the public interest.

Residential development across the Mount Barker district is frequently criticised for the lack of meaningful open space and shared community facilities, despite clear and ongoing demand for both.

This application therefore presents an opportunity for the Council Assessment Panel to reinforce the importance of these outcomes by ensuring that heritage retention, open space, and community benefit remain integral to any future development of the site.

6. Requested outcome

For these reasons, I respectfully request that:

- demolition not be approved in isolation; and
- any consideration of removal of the Local Heritage Place occur only in conjunction with a revised development or land division proposal that clearly demonstrates net heritage, public, and community benefit.

This would allow the Council Assessment Panel to assess the proposal holistically and in line with the intent of the previously approved planning outcome.

I respectfully request the opportunity to address the Council Assessment Panel in support of this submission when the matter is considered.

Sincerely,

Darren Kelly
Hahndorf, SA

Phone: 0466 477 351
Email: darren.kelly@angard.au

Disclaimer: These are my personal views and not those of Council.

Representor 3 - Nicoly Moyse

Name	Nicoly Moyse
Address	PO Box 121 NAIRNE SA, 5252 Australia
Submission Date	14/01/2026 10:31 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I am greatly concerned with the loss of our local historical structures. I understand it was planned to make use of the barn/house building as part of a public area and green space before it was tragically affected by a fire. I would support any plan which would at least restore or retain some of the structure or if that is not feasible, incorporate parts of the structure or building materials as a historical marker sympathetic to the era in which the building was erected. Nairne's marvelous history is highlighted by informative plaques around the town. Indeed it is our Nairne history in all its forms which must be protected and celebrated, not demolished to be lost and forgotten.

Attached Documents

Ref: 25ADL-0771

URPS
Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER | BNE

13 March 2026

Derek Henderson
Principal Planner
Mount Barker District Council

Submitted via PlanSA portal

Dear Derek

25033798 - Response to Representations and Heritage Advisor Comments

Introduction

URPS continues to act for the proponent of the application referred to above.

This letter is a written response to the representations received during public notice of this application. It also responds to advice from Council's heritage advisor.

A Heritage Assessment Report prepared by DASH Architects accompanies this response and is included in Appendix A.

Summary of Representations

Three representations were received during public notification as follows:

No.	Representor	Representor's Address	Position	Wishes to be heard
1	Bradley West	36 Jeffrey Street, Nairne	Opposes	No
2	Darren Kelly	PO Box 530 Hahndorf	Opposes	Yes
3	Nicoly Moyse	PO Box 121 Nairne	Opposes	No

Response to Representors

Issues of concern raised by the representors are:

- Social impact on community.
- Demolition conflicts with the earlier land division approval which kept the Local Heritage Place (LHP).
- Implications of applying for demolition through standalone application.
- Concern that adaptive reuse options have not been explored.

Social impact on community

One representor expressed concern that demolishing the Local Heritage Place (LHP) would negatively affect nearby residents because the building is regarded by some as a landmark with cultural associations.

In my view, the cultural value of the LHP to the broader community is limited. The building has been vacant and in a dilapidated condition for several decades. Its historic associations have also been reduced due to the demolition of the former farmhouse and barns that once formed part of the wider group of structures on the site. These buildings were removed between 2006 and 2010.

This claimed loss of heritage value must be viewed with its loss of historical context. Once part of a cohesive farmstead, it now stands as an isolated remnant. This isolation is compounded by the fact that a fire destroyed the structure's primary and most significant original sections.

At the time of its listing in 2007, the Statement of Significance referred to the combined residential and farming functions historically associated with the barn. These activities ceased many decades ago, and by 2007 the building was uninhabitable due to its poor structural condition.

In 2007, DASH Architects lodged a submission to Council opposing the heritage listing. Their submission noted:

- The structures were already in very poor condition at that time.
- The extent of repairs required would involve substantial replacement of original fabric, which would diminish the claimed historic integrity.
- Restoration was likely impractical or unrealistic due to the compromised structural state of the buildings.

In the almost 20 years since, the condition of the LHP has declined even further. The recent fire has compounded this deterioration and has caused significant additional damage.

I believe the long term decline and loss of function mean the barn now holds little cultural value for the community.

Conflict with the earlier land division approval

One representor says the proposed demolition changes an approved planning outcome that kept the LHP.

That earlier application created 210 residential lots. It set aside an open space reserve along Jeffrey Street that included the LHP.

A subsequent application in June 2022 to adaptively reuse the barn as a sales office and new building for a café/wine bar/restaurant was submitted.

The condition of the building has significant deteriorated over several decades. The fire event in 2025 accelerated this decline to the extent that the building fabric is so compromised that its value would be lost were it to be repaired or replaced. Because of this the proponent decided not to continue with the reuse proposal.

Implications of applying for demolition through standalone application

The same representor also says that assessing demolition on its own separates it from the earlier land division. Nothing prevents an applicant from pursuing development that differs from what was previously approved. An applicant may lodge any number of applications. The rapid decline of the barn, and the cost of remediation, has forced the proponent to change direction.

The test for demolition sits in PO 6.1 of the Local Heritage Place Overlay. The assessment criteria seeks an assessment of building's structural integrity, risk to safety, and whether the condition of the building is beyond repair. Land use questions or links to past approvals do not form part of this assessment.

Adaptive-reuse options not explored

One representor accepts the damage and safety issues but asks why the applicant has not considered ways to retain key heritage elements.

As mentioned earlier, the proponent submitted a development application in 2022 to reuse the building as a sales office. This proposal has been abandoned because of the significant long term decline of the building and recent fire damage.

The collective advice from a structural engineer, quantity surveyor and heritage architect has concluded that the structure is unsafe, and its condition has reduced its heritage value so much that rehabilitation is no longer viable.

Response to Heritage Advisor Comments

Council's consulting heritage architect has reviewed the proposal and provided the following comments.

> *Based on a review of the site, the engineering assessment, and the identified heritage values of the building, it is the view of the heritage advisory that full demolition should not be supported.*
>
> *Remediation of the stone components of the building and undamaged lightweight construction additions appears feasible, noting that fire damaged material will need to be removed and replaced. The remaining fabric is still able to demonstrate the heritage values of the place, and could be remediated to facilitate reuse of the structure.*
>
> *There are precedents of comparable situations whereby fire damaged places of heritage value are able to be remediated and returned to use, including Kapunda High School, Marble Hill, and the Queen's Theatre.*
>
> *Further structural assessment and stabilisation / remediation scope development is recommended.*

Comparisons to the former Mullin's barn, Kapuna High School, Marble Hill and Queen's Theatre are unreasonable. This is because:

- These places are all State Heritage Places, not Local Heritage Places.
- Marble Hill was listed as a State Heritage ruin and later rebuilt as a private residence with little regard for cost. Its fire-damaged state formed part of its heritage value as a symbol of major bushfires, including the 1955 Black Sunday event. It is therefore not comparable to the subject barn.
- Kapunda High School (the former Kidman Residence) was rebuilt after fire with major insurance funding. The fire still caused major loss of significant fabric and reduced its integrity and heritage value.
- Queen's Theatre is one of the State's earliest surviving colonial sites and the oldest purpose-built mainland theatre in Australia. Any comparison to the fire-damaged Nairne barn is tenuous.

In the case of the Nairne barn, we are dealing with an isolated remnant of a once cohesive farmstead. This isolation is compounded by the fact that a fire destroyed the structure's primary and most significant original sections.

Aside from the stone walls almost all other fabric of significance has been lost. The fire has caused major damage and reduced the heritage values of the place.

In 2007, DASH Architects raised serious concerns about the future use and condition of the former Mullins' farm structures if they were listed as a Local

Heritage Place. Even then, they were in very poor condition and well below the level needed to support ongoing use or any form of habitation. Their long-term viability and any adaptive-reuse potential were already doubtful.

Those concerns have been largely proven correct. The barn now stands alone on a cleared site and remains mostly unused. If the warnings were serious in 2007, the recent fire damage has now made the situation untenable.

Conclusion

Thank you for the opportunity to address the concerns of the representors.

I contend that the concerns from the representors have been appropriately summarised and addressed in this letter.

For all the above reasons, and as set out in our planning statement dated 27 October 2025, I maintain that demolition of the LHP warrants Planning Consent.

I will attend the Council Assessment Panel meeting to respond to the representors requesting to be heard and answer any questions of CAP members.

I can be contacted on 0409 701 595 if you have any questions.

Yours sincerely



Jake Vaccarella
Principal Consultant

Appendix A

Heritage Assessment Report prepared by DASH Architects

Shakes Road Barn
Lot 2, Jeffrey Street, Narine

Heritage Assessment

DA265023 Issue A
10.03.26

dasharchitects

Contents

1.0 Introduction 1
1.1 Copyright 1
2.0 Local Heritage Place 2
2.1 Extent of Listing 2
2.2 Heritage Survey (2004) 2
2.3 Heritage Listing and Objection 2007 3
3.0 Current Status 5
3.1 Context 5
3.2 Condition 6
3.3 Engineer's report 8
4.0 Council Commentary 9
5.0 Heritage Impacts 10
5.1 Observations 10
5.2 Local Heritage Place Overlay 11
6.0 References 12

Document Issue Register

Issue	Date	Reviewer	Details / Changes
–	05.03.26	DL	Document issue
A	10.03.26	JS	Minor correction

DASH acknowledges the Traditional Custodians of the lands on which we work, and pays respect to Elders past, present and emerging. We recognise their enduring connection to land, waters and skies, and that sovereignty was never ceded. This living culture remains integral to our collective identity and important context for our work.

dasharchitects

L2, 141-149 Ifould Street
Adelaide SA 5000
t 8223 1655
adelaide@dasharchitects.com.au
www.dasharchitects.com.au
ABN 82 059 685 059

1.0 Introduction

Lot 2 Jeffrey Street, Nairne contains a Local Heritage listed outbuilding that has been vacant and dilapidated for several decades. The structure has recently been subject to a fire that has further eroded its condition. The owners of the property are now seeking to pursue demolition of the structure.

DASH Architects has some previous knowledge of this site, having provided advice and objection to its Local Heritage listing in 2007. DASH has been engaged by the Craven Group to undertake a review of the condition of the Local Heritage Place and provide some background to its listing to assist in the assessment of the proposed demolition application.

DASH Architects was founded in 1964, and over the past 60 years has established itself as one of South Australia's leading architectural practices in the following specialist heritage fields:

- Heritage Conservation
- Heritage Assessment and Impact Assessment
- Heritage Advisory Services
- Heritage Policy Development
- Condition and Compliance Audits
- Adaptive Reuse
- Conservation Management Plans
- Expert Witnessing, and
- Professional Desktop Historical Archaeological Services.

Our expertise extends across the full range of historic character and heritage listings to include:

- Historic Character
- Local Heritage Places
- State Heritage Places
- State Heritage Areas
- Commonwealth Heritage Places
- National Heritage Places.

1.1 Copyright

The format of this document remains the copyright and intellectual property of DASH Architects and cannot be replicated in any way without prior written consent.

2.0 Local Heritage Place

2.1 Extent of Listing

Lot 2 Jeffrey Street Narine is subject to a Local Heritage Place Overlay. Part 11 of the Planning and Design Code provides the following details for the place:

Description and /or Extent of Listed Place
Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.

Section 67(1) Criteria: a, b, d, e and f

2.2 Heritage Survey (2004)

The 'barn-house' was Local Heritage listed in 2007, based on recommendations of the District Council of Mount Barker Heritage Survey (2004). This survey provided the following detail to support the proposed heritage listing: [1]

History

Date	(approximate) c1850s
Current Use	Barns
Original Use	Farmhouse, attached barn & barns

In 1839, South Australia's first Special Survey included the Mount Barker, Blakiston and Nairne areas, and the Colony's earliest township was that of Nairne, also founded in that year. The early farms and settlements which were quickly established in the Nairne area played a significant role in the early success of the township, and in the formation of the surrounding rural landscape. One of the most remarkable farm complexes in the district is the barn-house at on Jeffrey Road between Nairne and Little Dublin. This was constructed in the mid-19th-century, and included a rare example of a non-German combined farmhouse and barn. Using Georgian design for the front of the house, the attached two level barn has a practical functional design. For many decades the building was part of a property owned by the Mullins family. Now, the residence is no longer lived in, and the building is now a farm building.

Statement of Significance
The fr Mullins barn-house is a remarkable and rare surviving building which combines residential and farming functions under one roof in a British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing. The complex also has significant associations with the early farming development of the Nairne area.

[1] Heritage Online 2004:257



Figure 1: Photo of barn from 2004 included in the DC Mount Barker Heritage Survey. [Source: Heritage Online 2004:256]

2.3 Heritage Listing and Objection 2007

The outbuilding on Lot 2 Jeffrey Street was confirmed as a local heritage listed in 2007. At that time DASH Architects was engaged by the owners to review its proposed listing, in conjunction with the associated farmhouse and other outbuildings on the site and adjoining land parcel. These structures are visible in the 2006 aerial image below, and Figure 4 and Figure 5.

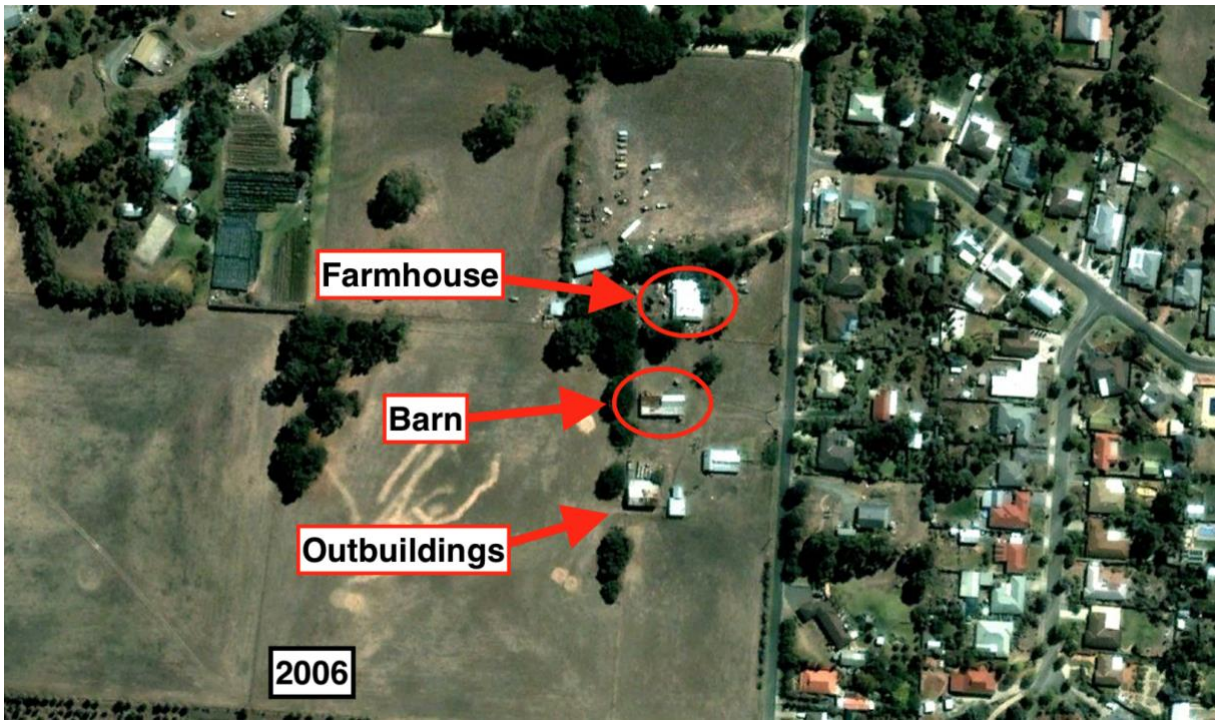


Figure 2: 2006 Aerial image showing barn and house proposed for Local Heritage listing in 2006, and surrounding farm structures [Base plan, Google Maps 2006]

DASH Architects' 2007 submission to Council and the former Local Heritage Advisory Committee challenged the veracity of the heritage survey and its assessment of the site's historical value.

In addition to raising serious concerns on the veracity of the heritage survey and its assessment of the relevant heritage values of the structures on the site (including the subject barn) DASH Architects' submission to Council, and the (then) Local Heritage Advisory Committee also raised several important issues associated with the structural integrity and physical condition, namely:

- That the structures on the site were in very poor condition (in 2007)
- While condition was not specifically a consideration for the assessment of heritage values, the nature of repairs to remediate the structures would result in a high level of replacement fabric reducing the integrity that was contended to be of historic significance
- That the condition of the structures was so poor that restoration was likely either impractical or unrealistic.



Figure 3: Photo of barn from 2007 [DASH]



Figure 4: Former farmhouse, 2006, since demolished [DASH]



Figure 5: Former outbuildings, since demolished with the exception of the subject barn concealed behind tree on right, 2006 [DASH]

3.0 Current Status

3.1 Context

DASH Architects does not have a record of whether the former farmhouse, or other outbuildings on the site were confirmed as Local Heritage Places, with the exception of the subject barn which remains heritage listed today. It is noteworthy, however, that the farmhouse, and all other outbuildings associated with former Mullins' farm complex have been demolished since the 2007 heritage review.

DASH similarly has no record of the basis for this demolition, however assumes either:

- That the farmhouse and outbuilding were not confirmed as Local Heritage Places thereby permitting their demolition, or
- They were confirmed as Local Heritage Places and their demolition was approved due to their very poor condition.

In either event, their removal confirms the concerns raised by DASH Architects in 2007. Their subsequent removal also significantly impacts the historic context and legibility of any heritage values of the one remaining barn.



Figure 6: Extent of demolition of former Mullins' farm structures since 2007 Heritage Review [Google Maps]

3.2 Condition

The barn was subject to a fire in 2025. A site inspection of the property was undertaken by DASH Architects in January 2026 where the following observations were made:

Two Storey Stone Barn

- The pitched roof structure has collapsed upon the first floor, with total loss of original roof framing
- First floor structural timbers were heavily charred and fire damaged. All first floor floorboards were reduced to ash and scattered across the ground floor
- All internal timberwork was either completely destroyed by fire, or damaged beyond repair
- Stone walls remain, although appear precarious without internal bracing from floor and roof timbers
- DASH Architects did not consider the two storey barn structure safe to access.



Figure 7: Fire damage to main two storey barn, 2026 [DASH]

Southern Lean-To

- The fire appears to have been primarily contained to the two storey stone barn portion of the building
- Some fire damage / charring was visible to roof framing
- While fire damage to the lean-to was relatively limited, its condition remained poor, comparable to that observed in 2007
- The poor condition of the side lean-to has rendered it unsuitable for use.



Figure 8: Condition of southern lean-to, 2026

Rear structures

- Some fire damaged timbers were present, particularly around the openings in the stone wall of the two storey barn structure
- Even where not fire damaged, the rear structures remained in poor condition, with corrugated iron corroded and timberwork dishevelled
- It appeared that any lateral bracing of the rear structures was being provided by the corrugated iron cladding, which itself was either in poor condition or poorly fixed to the timber framing. It was genuinely surprising to see the rear structures still standing given they shared similar condition in 2007.



Figure 9: Condition of rear structures, 2026

Summary

The fire damage appeared to be primarily contained to the two storey barn structure which, with the exception of the stone walls, was mostly destroyed. While the side and rear structures escaped substantial fire damage, they remained in very poor and uninhabitable or usable condition, as observed in our 2007 assessment.

3.3 Engineer's report

Gama Consulting engineers undertook a structural condition assessment of the fire damaged structure in 2025 where they made the following observations:

Two Storey Stone Barn

- The stone walls of the building are currently unrestrained and free standing with a "soft storey". This makes them vulnerable to high wind loads and seismic events.
- The bracing/shear wall on the East Elevation was destroyed along with the floor and roof structure. The floor and roof structure, in particular, help distribute lateral load to the West & East walls at the ends of the structure.
- The cracks on the North & South walls appear to have been caused by ground movement
- Efflorescence & salt damp damage is visible on the external perimeter on the Northern Wall
- Fire / temperature damage is evident on the internal stonework and mortar where the integrity of the material has become friable.

Southern Lean-To

- The lean-to on the South side has sustained the least amount of damage of the three zones.
- The integrity of the lean-to has been reduced and should be reviewed for structural compliance with the NCC if the structure is to be remediated.

Rear structures

- The far Western side of the extension is undamaged in relation to the fire damage. However, the framing should be reviewed for structural compliance with the NCC if the structure is to be remediated.
- The far Eastern side (adjacent to the masonry walls) of the extension was affected by the fire.
- The framing should be reviewed for structural compliance with the NCC.

Conclusion

Gama Consulting went on to provide an extensive schedule of repairs required to both stabilise the existing structure, and would be necessary to obtain Development Approval for its ongoing use. They go on to note:

> Our review and risk assessment has identified that the structure, in its current state, poses a risk to the public safety and must be isolated (fenced) from public access. Objectively, temporary diagonal bracing (waling beams & diagonal props) may be used to stabilise free-standing masonry walls if isolation is not feasible.
> …
> A remediation situation may likely occur where the only structural elements, fit for repair & retrofit, are the original 3 stonework walls of the Original Building. The timber framework & cladding for the Southern & Western Extensions may require replacement for code compliance. All the framework & cladding for the Original Building must be replaced. The economics feasibility of this should be reviewed by others.

Gama Consulting's findings correlate with the observations of DASH Architects. The building stands in very poor condition and presents a risk to public safety. At the time of our inspection in 2026 the building had been fenced off from any public access, as recommended.

4.0 Council Commentary

The Mount Barker District Council, and their heritage advisor, provided the following feedback on the demolition application for the Local Heritage listed barn:

> Based on a review of the site, the engineering assessment, and the identified heritage values of the building, it is the view of the heritage advisory that full demolition should not be supported. Remediation of the stone components of the building and undamaged lightweight construction additions appears feasible, noting that fire damaged material will need to be removed and replaced. The remaining fabric is still able to demonstrate the heritage values of the place, and could be remediated to facilitate reuse of the structure.
>
> There are precedents of comparable situations whereby fire damaged places of heritage value are able to be remediated and returned to use, including Kapunda High School, Marble Hill, and the Queen's Theatre.
>
> Further structural assessment and stabilisation / remediation scope development is recommended

Comparisons of the former Mullin's barn and Kapuna High School, Marble Hill and Queen's Theatre are unreasonable as:

- All three are State Heritage, rather than Local Heritage Places.
- Marble Hill was State Heritage listed as a ruin, that was privately purchased and reconstructed with limited consideration to cost as a residence. The heritage values of the Marble Hill ruin were in part as a representation of the devastating impact of bush fires, and 1955 Black Sunday in particular, to the State. That is to say, its fire damaged state was associated with its heritage values. For these reasons is it not comparable to the subject barn.
- Kapunda High School (the former Kidman Residence) was destroyed by fire and reconstructed with significant insurance financial contributions. Notwithstanding, the fire did significantly impact fabric of significance, and in turn the integrity and heritage values of the place.
- Queen's Theatre is one of the States earliest surviving colonial sites, and the oldest surviving purpose-built mainland theatre in Australia. Comparisons to the fire damaged Nairne barn are tenuous.

5.0 Heritage Impacts

5.1 Observations

While the whole of the barn structure is Local Heritage listed, its heritage values are primarily vested in the two storey stone component, that was largely destroyed by fire. The southern lean-to and rear structures are of secondary significance only.

The fire has left the two storey stone barn in a ruinous and precarious state, with only the stone walls (and chimney that likely dates mid twentieth century) remaining. Almost all other fabric of significance has been lost. According the fire has significantly impacted and reduced the heritage values of the place.

This significant loss of heritage value must also be viewed with its loss of historical context. Once part of a cohesive farmstead, it now stands as an isolated remnant. This isolation is compounded by the fact that a fire destroyed the structure's primary and most significant original sections.



Figure 10: Local heritage listed barn in 2010 [Google] and 2026 [DASH]



Figure 11: Local heritage listed barn in 2006 [Heritage Online 2004:256] and 2026 [DASH]

In 2007 DASH Architects raised serious concerns about the future use and condition of the former Mullins' farm structures if they were to be Local Heritage listed. At that time, they stood in very poor condition and well below the standards to support their ongoing use or any habitation: the viability and suitability for ongoing use, or adaptive reuse, appeared highly tenuous.

The concerns raised in 2007 have been largely vindicated, as the barn now stands as the sole surviving structure amidst a cleared site and remains largely disused. If these warnings were compelling then, the recent fire damage has rendered the situation truly untenable.

5.2 Local Heritage Place Overlay

The Planning and Design Code provision most relevant to the assessment of the proposed demolition is of this Local Heritage Place is:

> PO6.1: Local Heritage Places are not demolished, destroyed or removed in total or in part unless:
> (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

There are several tests to this assessment:

Test 1
The structural condition of the Local Heritage place represents an unacceptable risk to public or private safety.

Response
The Gama Consulting engineer's report states "that the structure, in its current state, poses a risk to the public safety".

Test 2
The structural condition is irredeemably beyond reasonable repair.

Response
The planning report prepared by URPS to accompany the demolition application provided detailed commentary on whether the ruinous state of the Local Heritage Place was "irredeemably beyond repair".

It is DASH Architects' experience that there is a wide range of approaches and interpretations of this test across South Australian Council's, many of which based on specialist planning and legal advice. Being heritage consultants, DASH Architects will not proffer our opinion on the application of this test, but provides the following commentary to assist its application:

- Serious concerns were raised in 2007 regarding the heritage listing of a structure in such poor condition.
- The heritage values of the barn have been since eroded with the demolition of the former farmhouse, and other farming outbuildings.
- While the entire barn structure is heritage listed, its values are primarily vested in the two storey stone component, with the side and rear structures being of secondary value.
- The two storey stone structure was largely destroyed by fire, with almost all original fabric of this component lost, with the exception of the outer stone walls, which stand in a precarious state that the structural engineer considers unsafe.
- This loss of original fabric, and overall form of the building though the collapse of the roof, has significantly impacted the heritage values of the place.
- Repairs to the building, as scheduled by Gama Consulting engineers are extensive and will require large portions of the building to be reconstructed and / or replicated. Any reconstruction will diminish the heritage values of the place.

When considering the application of PO6.1(b) it is reasonable to ask: if the fire damaged Shakes Road Barn fails to be considered "irredeemably beyond repair", what circumstances would this provision otherwise be satisfied? It is the opinion of DASH Architects that the circumstances of this demolition application are precisely the reason that PO6.1(b) was included in the Local Heritage Place Overlay.

6.0 References

Heritage Online 2004, 'DC Mount Barker Heritage Survey – Part 5: Local Heritage Recommendations: Mount Barker to Wistow', for The District Council of Mount Barker, Mount Barker.

Planning and Design Code

243 Pirie Street Adelaide
South Australia 5000
T +61 8 8232 3626
admin@ggarc.com.au
ggarc.com.au

GRIEVE GILLETT ARCHITECTS

MOUNT BARKER DISTRICT COUNCIL – HERITAGE ADVICE

Development Application Number	25033798
Heritage Listing	Local Heritage Place
Address	**Lot 2 Jeffrey Street, Nairne**
Heritage Value Assessment	**'Barn – house and barns', Shakes Road (adjacent Jeffrey Street), Nairne** (as identified in the DC Mount Barker Heritage Survey 2004) **Statement of Heritage Value** The former Mullins barn-house is a remarkable and rare surviving building which combines residential and farming functions under one roof in a British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing. The complex also has significant associations with the early farming development of the Nairne area. **Relevant Criteria (Section 67(1) of the PDI Act 2016)** a) it displays historical, economic or social themes that are of importance to the local area; b) it represents customs or ways of life that are characteristic of the local area; d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; e) it is associated with a notable local personality or event; f) it is a notable landmark in the area. **Description / Extent of listing:** Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.
Previous Advice	Previous (preliminary) advice provided December 2025
Description of Proposal	Consent is sought to demolish the building in its entirety. Previously (June 2022) an application was made to undertake works to the structure to adaptively reuse it to be used as a sales office and function venue.
Heritage Advice	The proposed demolition of the Local Heritage Place is not supported. **Advice provided December 2025:** An assessment was conducted by Gama Engineers and a report issued in September 2025. The aim of the report was "to determine current and future structural integrity and provide a remediation list". The report includes comparative photographs from Google Streetview, showing the relative condition of the building in January 2010 and April 2019; from these it appears there was limited deterioration between these dates, although the doors and cladding to the skillion lean to are missing, and there is extensive vegetation growth adjacent the building evident in the latter photos. Between 2019 and 2025 there is evidence of deterioration of the roof sheeting. The assessment notes that remediation works would be required to achieve compliance with the performance requirements of the National Construction Code. In addition, after a rapid seismic assessment made in line with the Ministerial Building Standard MBS 001,

GRIEVE GILLETT ARCHITECTS

MT BARKER DISTRICT COUNCIL – HERITAGE ADVISORY NOTE

	it was determined the building requires further review and a 'Detailed Seismic Assessment'. A number of defects and non compliances are identified, including that the stone walls of the building are unrestrained, and vulnerable to wind and seismic events, with the bracing as part of the east wall, along with the floor and roof structure destroyed in the fire. There are cracks in various areas of the stonework, as well as damage as a result of salt damp. Commentary regarding the Southern and Western extensions to the main building states that further review for structural compliance with the NCC is required, as there was *limited / no damage* to these portions. The Eastern side of the extension, adjacent the masonry section, was damaged as a result of the fire, and again a recommendation for further review of structural compliance is made. Recommendations for remediation to introduce structural compliance with the NCC were provided, including: - Provide sufficient lateral stability for wind and seismic action by the introduction of a new timber floor and roof to create shard load paths. - Provide sufficient lateral stability for wind and seismic action by the introduction of a new braced wall of structural frame on the East Elevation. - Creation of a weather tight external envelope (roof, doors, windows, etc) to reduce internal wind pressures wind loads and stop degradation of internal materials. - Provision of salt-damp protection on all masonry walls to stop efflorescence. - Consideration of underpinning the footings/wall to a stable soil strata to stop footing movement induced by reactive soil movement (shrink/swell). - Review & possible replacement of all structural timber elements on the Southern & Western Extension In summary, the recommendations noted a risk to public safety and required a fence to be installed (which has been undertaken), but that the building did not require complete demolition and that there was an opportunity to remediate elements of the building, particularly the masonry components. Based on a review of the site, the engineering assessment, and the identified heritage values of the building, it is the view of the heritage advisor that full demolition should not be supported. Remediation of the stone components of the building and undamaged lightweight construction additions appears feasible, noting that fire damaged material will need to be removed and replaced. The remaining fabric is still able to demonstrate the heritage values of the place and could be remediated to facilitate reuse of the structure. There are precedents of comparable situations whereby fire damaged places of heritage value are able to be remediated and returned to use, including Kapunda High School, Marble Hill, and the Queen's Theatre. Further structural assessment and stabilisation / remediation scope development is recommended. **Comment on URPS Response to Heritage Advisor Comments:** The URPS response focusses on the suggested comparative sites mentioned in our earlier advice, noting that these were provided for context in that they may provide relevant precedent for remediation of heritage listed places.

GRIEVE GILLETT ARCHITECTS

MT BARKER DISTRICT COUNCIL – HERITAGE ADVISORY NOTE

	URPS provides a response that appears to be directly drawn from the Dash Architects Heritage Assessment Report. It states that these comparisons are unreasonable, based on the following factors: - The different level of listing applied to the various sites (State Heritage) versus the subject site (Local Heritage); - The ruinous state of Marble Hill at the time of listing, since reconstructed as a private residence; - That insurance funding was available to finance the works to the Kapunda High School Eringa Building; - That the heritage values of The Kapunda High School Eringa Building have been impacted by the fire damage; - That the Queen's Theatre is an early surviving colonial building and the oldest surviving purpose built theatre in Australia. None of these factors have any bearing on the feasibility of remediation and restoration works being undertaken. The level of heritage listing does not infer that Local Heritage Places are less important than State Heritage Places, only that their significance is contained to a locality or area rather than being of a State wide level. The condition of a building or structure is not usually a consideration when a place is assessed for potential heritage value (which is noted in the Dash Report, page 4), and the source and nature of how a project is financed is also not considered a relevant consideration. As previously advised, further detailed structural assessment and development of a scope of remediation and stabilisation is recommended. Repair works to stone suffering from salt damp decay can be undertaken without substantial impact on heritage values, with replacement of fabric an acknowledged appropriate response to the care and conservation of heritage buildings. Materials such as corrugated sheet metal can be replaced in appropriate profiles and materials, and again this is common practice in the conservation of heritage buildings, for example reroofing of a building once the roof material has reached the end of its service life. It is acknowledged that works to remediate the structure are not superficial or minor, but that substantial portions of the original building fabric, particularly the stone walls, remain intact, and could successfully be stabilised and remediated.

6. REVIEW OF ASSESSMENT MANAGER DECISIONS
Nil.

7. INFORMATION REPORTS
Nil.

8. CONFIDENTIAL REPORTS
Nil.

9. POLICY MATTERS ARISING FROM THIS AGENDA
Nil.

10. OTHER BUSINESS
Nil.

11. CLOSE