



**Mount Lofty Golf Estate -
Former Scent Factory Heritage Impact Statement**

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31 March 2023

Final

Prepared by EBS Heritage for Mount Lofty Golf Estate Pty Ltd

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GLOSSARY AND ABBREVIATION OF TERMS

Burra Charter	<i>Australian ICOMOS Burra Charter, 2013</i>
HIS	Heritage Impact Statement
HP Act	<i>Heritage Places Act 1994</i>
ICOMOS	International Council on Monuments and Sites
m	meter(s)
Mount Lofty Golf Estate	Mount Lofty Golf Estate Pty Ltd
PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>
PDC	Planning and Design Code
SA	South Australia
the Council	South Australian Heritage Council
the Guidelines	Guidelines for the Preparation of a Development Report, Mount Lofty Golf Estate

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1 INTRODUCTION

1.1 Project description

Mount Lofty Golf Estate is proposing to redevelop the Stirling Golf Course. The current golf course site contains a local heritage place (former Scent Factory, ID 15127) and partial demolition, restoration, conservation, reuse, and new built form elements adjacent the local heritage place, are proposed. The existing perfumery will be adaptively reused as part of the redevelopment and will entail:

- Refurbishment of the existing local heritage place to accommodate a multipurpose space for use as café, retail or functions.
- Extension to the Perfumery to include a covered outdoor dining area.
- Orchard and perfumery garden plantings to reimagine the former use of the building as a “Scent Factory”.
- The perfumery building will temporarily house the golf club whilst construction is occurring.

1.2 Project location

The Stirling Golf Club is located at 35 Golflinks Road, Stirling SA in the Hundred of Onkaparinga, within the Local Government Area of the Adelaide Hills Council and the Landscape Management Region of the Hills and Fleurieu.

The proposed redevelopment is situated on Certificate of Title 5891, Folio 805 (Allotment 53 in Deposited Plan 59212) and is bounded to the east by the Mount George Conservation Park and to the west by Old Carey Gully Road. Refer to Appendix 1 for a map of the project area.

The local heritage place is located 300 metres (m) to the east of the intersection of Old Carey Gully and Golflinks Road intersection, and 320 m west of golf club rooms. Refer to Appendix 2 for a map of the local heritage place.

1.3 Purpose of this report

EBS Heritage have been engaged by Mount Lofty Golf Estate Pty Ltd (Mt Lofty Golf Estate) to provide a Heritage Impact Statement (HIS) for a local heritage place located at the Stirling Golf Club, Stirling South Australia (SA). As the local heritage place will be adapted for use as part of the Mt Lofty Golf Estate development, the *Guidelines for the Preparation of a Development Report, Mount Lofty Golf Estate* (the Guidelines) (State Planning Commission 2022) stipulate that a HIS is required for the works affecting the heritage place, and associated plans and documentation is to be submitted prior to any approval for this component of works.

2 SA STATE LEGISLATION

2.1 Heritage Places Act 1993

The *Heritage Places Act 1993* (HP Act) makes provision for the identification, recording and conservation of places and objects of historical heritage significance in SA and the SA Heritage Register documents places that are protected.

The HP Act is governed by the South Australian Department for Environment and Water and the South Australian Heritage Council (the Council).

It is an offence to carry out the following without a permit from the Council:

Section 26 - Excavate or disturb a State Heritage Place designated as a place of archaeological significance; or remove archaeological artefacts from such a place.

Section 27 - Excavate or disturb any land (not designated as a place of archaeological significance) for the purpose of searching for or recovering archaeological artefacts of heritage significance; or excavate or disturb any land (not designated as a place of archaeological significance) knowing or having reasonable cause to suspect that the excavation or disturbance will or is likely to result in an archaeological artefact of heritage significance being discovered, exposed, moved, damaged or destroyed.

Section 28 - Damage, destroy or dispose of an archaeological artefact removed from a State Heritage Place designated as a place of archaeological significance (whether removed before or after the entry of that place in the Register) and to damage, destroy or dispose of an object entered in the Register (either as a provisional or confirmed entry).

The Act further stipulates that:

Section 36 - A person who intentionally or recklessly damages a heritage place or engages in conduct knowing that it will or might destroy or reduce the significance to a State Heritage Place can be fined. There is no penalty if damage results from an action authorised by an approval or authorisation under the *Planning, Development and Infrastructure Act 2016*.

2.2 Planning, Development and Infrastructure Act 2016

The South Australian *Planning, Development and Infrastructure Act 2016* (PDI Act), used in conjunction with the *Planning, Development and Infrastructure (General) Regulations 2017* and the Planning and Design Code (PDC), provides for matters that are relevant to the use, development and management of land and buildings, by providing a planning system to regulate development within the State, rules with respect to the design, construction and use of buildings, and other initiatives to facilitate the development of infrastructure, facilities and environments that will benefit the community.

The PDC replaces South Australia's 72 Development Plans previously used by councils, to become the single source of planning policy for assessing development applications across the state and the PDC implements the requirements of Section 66 of the PDI Act. Contained within the Code are overlays which

are layers in the Code under the Act that identify areas where specific planning and design policies are applicable, or where an area may be subject to referrals.

2.2.1 Local heritage place 15127 overlay

There is one local heritage place overlay for the Stirling Golf course which specifies that the heritage and cultural values of local heritage places are to be maintained through conservation, ongoing use and adaptive reuse.

2.3 International Council on Monuments and Sites (ICOMOS) Burra Charter

The *Australian ICOMOS Burra Charter 2013* (Burra Charter) is used as the standard of practice for managing cultural heritage places within Australia. The term adaptive reuse can be found in the Burra Charter as follows:

- 1.9 Adaptation means changing a place to suit the existing use or a proposed use.
- 21.1 Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.
- 21.2 Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

The following provide best practice guidelines for new work which is undertaken as part of the adaptive reuse process:

- Practice Note: Burra Charter Article 22 – New Work 2013, and
- Practice Note: Heritage Sustainability 1: Built Heritage 2019.

2.4 Declared major project

If a project is of economic, social or environmental importance to South Australia it can be declared as a major project by the Minister for Planning and Local Government. Major Projects are assessed by a state-run process that differs from other development applications. The proposal is referred to the State Planning Commission and the detailed assessment documents are released to the public for comment. The Mount Lofty Golf Estate development was declared a major project on 17th December 2020 (Government Gazette 2020, p. 5848) and development application guidelines were issued in March 2022.

As per the Guidelines, a HIS and plans, elevations and materials schedule will be required for development approval.

3 CULTURAL HERITAGE SIGNIFICANCE

3.1 Local heritage place description

The former scent factory is a stone building with brick quoins and surrounds. The building has a gabled roof clad with galvanised corrugated iron, and both double hung sash and casement windows. The building is currently being used as the site maintenance building and office, and there is a maintenance shed currently abutting the building. In 1985 it was noted that the building was in a dilapidated condition (Danvers Architects 1985). In 1997 it was noted during the Stirling District Heritage Survey, that the building was extensively covered with the introduced plant Ivy (*Hedera* sp.), the entrance to the cellar has been covered and the windows were barred (Weidenhofer & Laurence 1997:408). By 2020 the building was in even poorer condition with a large crack in one wall which was also separating from the roof and ivy still covered large parts of the building. Refer to Appendix 3 for historical photos taken of the former scent factory over different time periods. Refer to Appendix 4 for an Existing Conditions Report on the building.

3.2 Statement of significance

The former Scent Factory is significant as it is all that remains of a scent making industry which is an unusual manufacturing and horticultural business for the Mount Lofty area. The HP Act, Section 23 information states that the place meets the following criteria:

- (a) it displays historical, economic or social themes that are of importance to the local area.

Click Heritage No for Details	Address	LGA	Details	Class	Council Reference
15127	Old Carey Gully Road STIRLING	Adelaide Hills	Cottage, Mount Lofty Golf Club; Former Scent Factory, 'Le Chateau', 'Le Chateau a la Pong'	Local	19444

3.3 Historical land use

In 1889 James Cowan established the Mount Lofty Flower Farm and Scent Factory on a small portion of the Hundred of Onkaparinga, in association with M. Renaud's perfumery business in Adelaide (Danvers Architects 1985). The farm was used for growing plants whose various essences were extracted to produce perfume used in eau de cologne and handkerchief scents, hair washes, pomades, vaseline, and perfume cases and sachets. The perfumes were known as 'Le Chateau' or 'Le Chataeu a la pong', part of a common practice at the time to trick consumers by imitating names of their European counterparts (Lowenthal 2022).

In 1893 The Adelaide Observer mentions two very fair samples of perfumes distilled by Mr John D. Feraud for the Agricultural Bureau, one of which was made from an extract of heliotrope and tuberose from flowers obtained from the Mount Lofty Flower Farm and the Botanic Garden (Adelaide Observer 1893, p.13). By late 1896 the perfumery was closed, and the property was put on the market. It was purchased in 1925 by the Mount Lofty Golf Estate Incorporated and used as a residence for the groundskeeper, and later it was tenanted (Danvers Architects 1985, Weidenhofer & Laurence 1997:408).

4 HERITAGE IMPACT ASSESSMENT

The local heritage place (Former Scent Factory) is currently used by the Stirling Golf Course as a site maintenance building and office. It is the intention of Mount Lofty Golf Estates to refurbish the building for use as a gift shop / café with an alfresco patio. Additionally, the local heritage place will be utilised as the golf course pro-shop during the construction of the new Stirling Golf Estate buildings. The design intent is to restore the heritage building to its original state, or as close as possible. The interior of the heritage building is to have minimal work done so as to showcase the stone structure and exposed timber trusses, and the inclusion of a scent garden will help to establish a continued connection to its previous use as a local perfumery.

The adaptive reuse of the local heritage place aims to preserve the values of the heritage building while adapting it for use in the present. Adaptive reuse of the local heritage place will additionally help to preserve and protect it. Reusing the building will have long term benefits for the community; the local heritage place is dilapidated and if the building cannot be incorporated into the golf course redevelopment, it will continue to deteriorate.

The proposed redesign for the grounds of the heritage place includes a new modern glass, sandstone and metal building situated adjacent to the local heritage place that will provide additional amenity and dining spaces, a paved outdoor dining space with pergola or canopy, carparking for 20 vehicles, and a perfumery garden (R Architecture 2023). The garden and orchard are planned to compliment the overall atmosphere and significance of the site.

The materiality of the new structures will consist of mainly glass and metal to provide a contrast and clear modern addition to the existing stone building. The intent is to have a modern pavilion in juxtaposition, providing a clear timeline of architectural styles. The new pavilion will touch lightly on the ground and will not impose on the surroundings. Plans and materials schedule are provided in Appendix 4 –5 .

EBS Heritage has concluded that the proposed work will not have an adverse impact on the current heritage values of the building but will rather enhance the heritage values; this includes the removal of the maintenance shed which can be considered an unsympathetic alteration to the existing site. Reuse of the local heritage place will also ensure that the current dilapidated building is restored and maintained.

4.1 Proposed changes and mitigation impacts

4.1.1 Major alterations and additions

External:

- A large modern shed that currently abuts the heritage building will be demolished.
- A small wooden lean-to at the rear of the building will be demolished.
- Three doors which are located at the front, rear and western side of the building will be replaced with new black steel and glass doors.
- All existing windows are to be replaced with new black steel windows.
- Existing cellar access stair to be refurbished.

- The current metal roof sheeting will be removed and replaced to match existing.
- New half round steel gutter to be installed and replace existing.
- Existing external walls to be sandblasted, refurbished and repointed.
- Paving to be laid around existing building.

Internal:

- New Hardwood timber roof trusses to replace existing,
- Internal timber lining to underside of trussed plus insulation.
- Internal door to be removed and opening retained,
- Existing brick walls to be sandblasted and refurbished,
- Plastered walls to be repaired where cracking occurs,
- Fire place bricks to be sandblasted to expose brick,
- Existing concrete slab to be removed and flooring to be replaced with polished concrete floor.
- The existing ceiling in the rear room (southern end of building) will be removed and replaced with raked ceiling and new trusses which will be exposed.

Structural repairs:

- The roof will be retained with the replacement of some purlins
- The walls do not appear to require structural repairs other than repairs to cracking.

4.1.2 Construction of new buildings or car parking, within the grounds of a heritage place

A new function pavilion with seating for 50 persons will be constructed approximately 700 centimetres (cm) to the west of the local heritage building. The pavilion will be constructed from sandstone, glass and metal. The pavilion will be approximately 140 m square, and the height of the pavilion will be 2280 cm.

Parking for 20 vehicles will be constructed to the west of the heritage building adjacent to the scent factory on the opposite side of the access road. A retaining wall will be required and the carpark will be bitumen (Appendix 5).

4.1.3 Painting

Painting of the exterior of the building will be dependent on the roof colour as the fascias, gutters and downpipes are to match. Potential roof colours are:

Red - Current roof is red corrugated iron. EBS has determined that this is most likely the original roofing material as early galvanised corrugated iron came in standard lengths (feet and inches), typically 2'6 x 6'0 and where often red (Heritage SA 1999). Painting the exterior woodwork red would match the red brick accents and existing roof colour.

Grey - The architectural design plan is to replace the roof with grey Colourbond steel. If this colour choice was to be approved, then the external woodwork will be painted grey to match.

4.1.4 Reroofing or recladding

Repair or replacement of the roof is crucial to help preserve and conserve the remainder of the historic building. The building is currently rooved with red corrugated iron and all research by EBS Heritage suggests that this was the original roofing material. The roof is lifting in many places where ivy has grown through but overall, the existing roof appears to be in poor to fair condition (Refer Appendix 4).

The architectural design plan is to replace the roof with grey Colourbond steel, the architects however are amenable to keeping the roof red, which is sympathetic to the original building, should that be a condition of development approval.

4.1.5 New services

No new services will be required for the adaptive reuse of the local heritage listed place as power and water are already servicing the building. The existing services however will require upgrading. It is proposed to:

- remove the external power pole and services to go underground to the main building instead.
- internal services will need to be upgraded. There is potential for both power and water to come up from under the floor through the cellar and avoiding additional damage to the walls.

4.1.6 Fire protection and services upgrades

There are no known existing fire protection services in the building, therefore fire protection and services will need to be installed. Most protection will be for ember attack and preventing any embers into the internal structure. These will include:

- ember mesh guards between roof and walls and openings as required.
- gutters to have ember guards installed.
- internal smoke alarms to be fitted

4.1.7 New landscape works

- An alfresco outdoor dining space 7.0 metres (m) x 14.0 m will be constructed adjacent to the heritage listed building whilst a timber arbour will be constructed between the new function pavilion and the heritage listed building. The outdoor dining space will be paved using stone pavers whilst the timber arbour will be constructed from natural timbers (Appendix 5).
- The establishment of a perfumery garden and orchard next to the former Scent Factory will improve the area's heritage significance through its connection back to its original purpose as a perfumery. As the original design of the flower gardens and other landscaping around the heritage building is unknown; the creation of a new perfumery garden will not be attempting to reinstate original gardens and plants but instead creating a visual link to the past.
- The garden and orchard will be located at the southern end of the heritage building, an existing retaining wall and Tee Box will need to be demolished to make room for the garden.

- The existing retaining wall and Tee Box for Hole 18 is to be demolished and Hole 17 green is to be removed to allow for the construction of a new carpark. A new Hole 18 Tee Box and Hole 17 Green will be constructed immediately north of the local heritage place.
- Hole 4 is to be removed and relocated.
- Vegetation to the east and west of the heritage building will be removed and new vegetation will be planted around the new area.

4.1.8 Change of use

The building has not been used as a perfumery since 1896 and is currently being used as a maintenance shed and office. The building has fallen into considerable disrepair and does not currently contribute to the significance of the site as a perfumery and Former Scent Factory. (Danvers Architects 1985). The change in use is part of a plan to redevelop and improve the heritage values of the building. The site will be repurposed firstly into the Mount Lofty Golf Clubrooms while other building work takes place on the existing clubroom site, and then later into a café and gift shop.

The adaptive reuse of the site will result in changes to the building, as required to meet current building codes and structural upgrades but the exterior and interior of the heritage building are to have minimal work done, so the stone structure and exposed timber trusses are showcased.

4.1.9 New signage

All signage will be designed to be sympathetic to the surroundings and not impinge on the heritage values of the local heritage place. Examples of the types of signage that will provide wayfinding from the various locations throughout the development to the new café / gift shop, which will be located in the local heritage place, are provided in Figure 1.

No signage will be mounted directly to the local heritage place.



Figure 1. Examples of signage proposed for the Perfumery (Trice 2023).

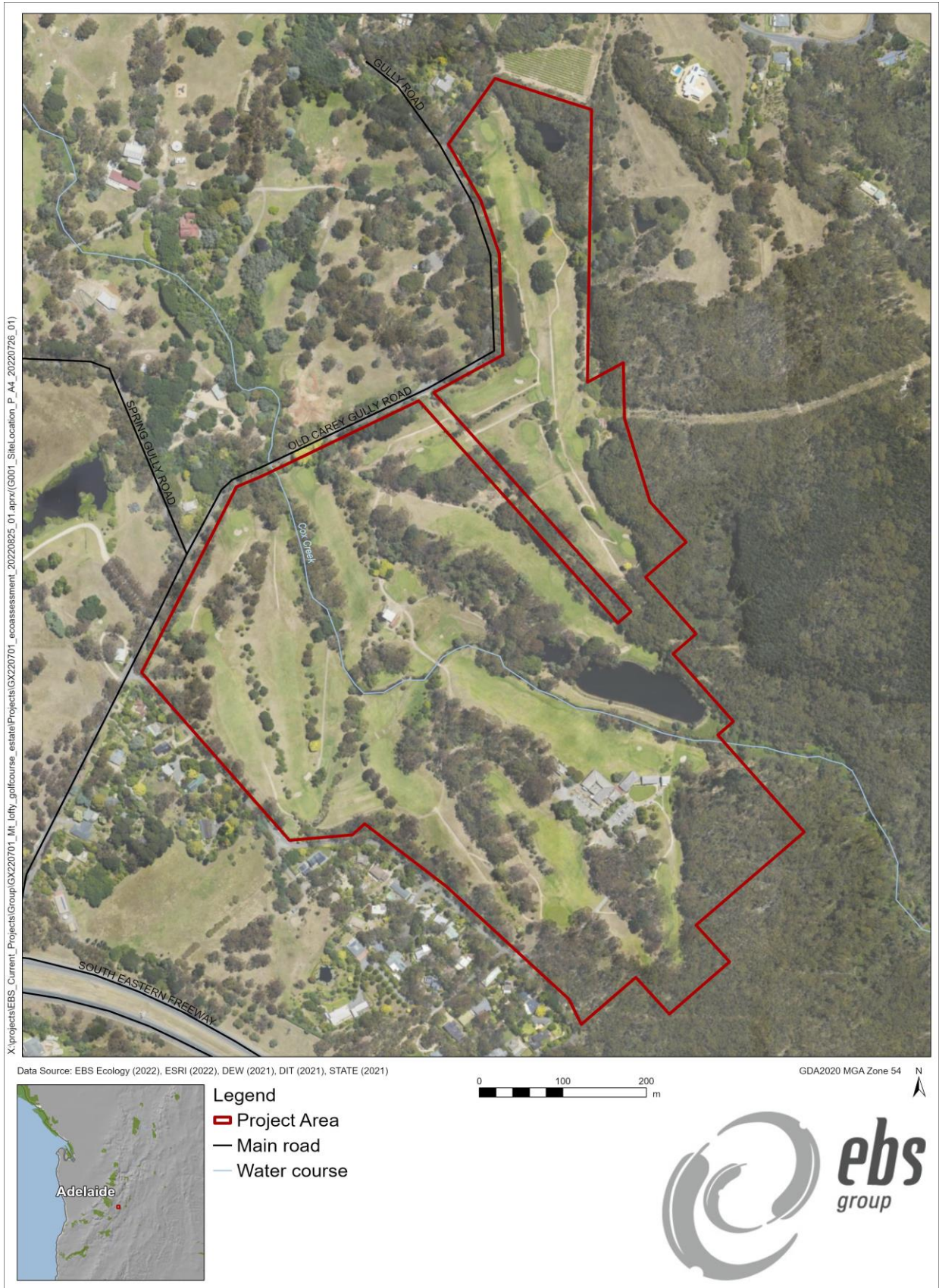
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6 APPENDICES

Appendix 1 – Location of the project area.



Appendix 2 – Location of the local heritage place.



Appendix 3 – Photographs of the local heritage place.



Figure 2. Scent Factory Historic Photo, date unknown (source: Mount Lofty Golf Estate 2022).

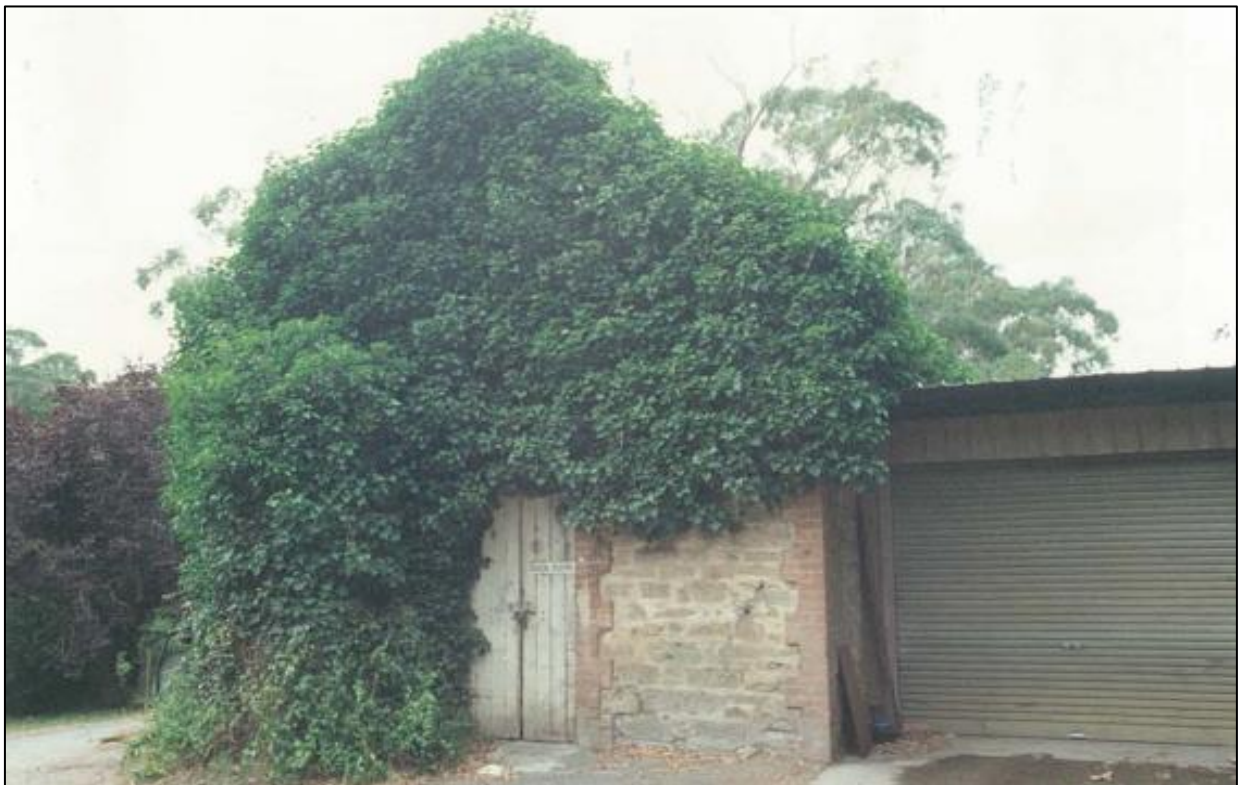


Figure 3. Scent Factory in 1997 (source: Weidenhofer & Laurence 1997:407).



Figure 4. Scent Factory in 2020 (source: URPS 2021).



Figure 5. Architect Impression of completed renovation (source: Oxigen 2021).

Appendix 4 – Existing Conditions Report

Appendix 5 – Perfumery Concept Plan



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