

# Former Thebarton Brewery 107 Port Road, Thebarton Code Amendment

Heritage Impact Report

DA214034 Issue A

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## 1.0 Introduction

DASH Architects has been engaged by Property Beyond (on behalf of Lion-Beer, Spirits & Wine Pty Ltd) to assess the Heritage Impacts arising from the proposed Code Amendment affecting the former Thebarton Brewery site, 107 Port Road, Thebarton (The Affected Land).

This report has been prepared by Jason Schulz, Director of DASH Architects. I have nearly 30 years experience as a heritage architect, with particular expertise in heritage and character assessments, heritage policy and impact assessments. I also have a detailed knowledge of the State's planning system, including relevant legislation (Planning Development and Infrastructure Act & Regs, SA Heritage Places Act & Regs and the Planning and Design Code). This collective expertise has afforded me the following past and present postings:

### Present

- Australian Institute of Architects (SA Chapter) Heritage Committee.

### Past

- State Government Heritage Reform Advisory Panel (joint AGD and DEW)
- South Australian Heritage Council (2011 to 2021)
- Local Heritage Advisory Committee (2011 through to its disbandment in 2016)
- Deputy Presiding Member, City of Unley Development Assessment Panel
- Presiding Member, City of Adelaide Urban Design Advisory Committee
- City Centre Design Review Panel (ODASA), and
- City of Adelaide Heritage Advisor.

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DASH Architects was also called upon by the Department for Infrastructure and Transport to assist in drafting the Practice Advisory Guidelines for the Planning and Design Code to assist with the designing and assessment of new development within Historic Area Overlays. I played a lead role in this process.

## 2.0 Code Amendment

The Affected Land is identified in the below image and is otherwise known as the former Thebarton (or West End) Brewery site, 107 Port Road Thebarton. The land consists of up to 47 different land titles, that I will not schedule for the sake of brevity, but are outlined in the submission prepared by Ekistics, planning consultants for this Code Amendment process.



Figure 1: Affected Land. Source: Ekistics

The Ekistics initiation report provided the following historical overview for the site:

*Since 1886, the Affected Area has contained brewing operations when it commenced as the Torrenside Brewery. The firm became Clarke, Ware and Company in 1898 and in the same year the business was sold to the Walkerville Cooperative Brewery Limited who moved to this Thebarton site from Walkerville. The South Australian Brewing Company acquired the brewery from the Walkerville Brewery Company in 1938. It was renamed the Nathan Brewery at that time and then changed to the Southwark Brewery in 1949 and ultimately West End Brewery...*

*The Affected Area wholly comprises the former Lion 'West End' Brewery. In October 2020 Lion announced the future closure of brewery operations as of June 2021. The Affected Area is currently in the progress of being decommissioned.*

The vast majority of the Affected Land is located within a Strategic Employment Zone, that was consistent with its previous use as a Brewery. Two small land parcels to the southern side of the Affected Land are zoned Urban Corridor (Business) Zone, while the former Brewery Gardens, located on the banks of the River Torrens is zoned Open Space.

The Code amendment seeks to rezone the Affected Land to facilitate its regeneration post decommissioning. There are several zoning and height options being considered for the site however at the time of writing this assessment the preference was advised as being:

- Urban Corridor (Boulevard) Zone
- 8 storey maximum height across entire site.

The exception to this rezoning is the land containing the Brewery Gardens, which is proposed to remain an Open Space Zone.

### 3.0 Site Context

The Affected Land forms an important edge to the western side of Port Roads interface with the Adelaide Parklands. Most of the current zoning along this interface is presently Urban Corridor (Boulevard), matching that intended for the Affected Land. This adjacent Urban Corridor (Boulevard) accommodates a maximum building height of 8 storeys.

The remaining southern and western interfaces with the Affected Land are zoned Urban Corridor (Business), with a maximum building height of 6 storeys.

These existing surrounding land uses and maximum height limits provide broader context to the nature of development envisaged within this precinct, and in turn the context of the affected heritage places.

The site is bound to its northern side by the River Torrens by the State and Local Heritage listed former Brewery Gardens (as discussed in more detail below) within an Open Space Zone.

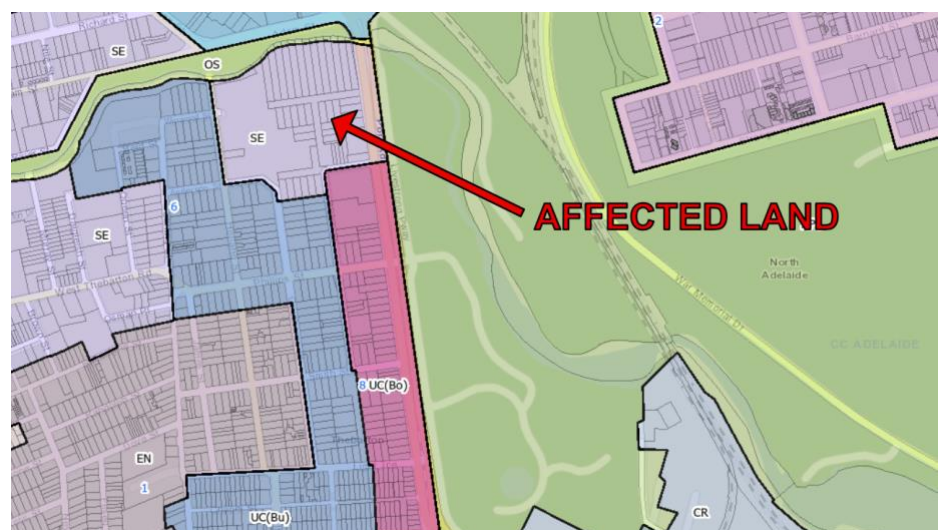


Figure 2: Current zoning around the Affected Land. Source: SAPP

## 4.0 Heritage Status

### 4.1 Summary of Heritage Places

The Affected Land accommodates the following heritage places.

#### State Heritage Places

- A) Walkerville Brewhouse Tower (SHP 26528)
- B) Former West End Brewery Garden (SHP 26531)
- C) Remains of 'Thebarton Hall' Colonel William Light's House (including Underground Room, Underground Tank and Well) (SHP 26527)

#### Local Heritage Places

- D) Southwark Brewery Gardens, 107 Port Road Thebarton
- E) Electricity Supply Company Transformer, 107 Port Road Thebarton
- F) Plaque: Site of Colonel Light's Cottage, 107 Port Road Thebarton

The Local Heritage listed Plaque is also a State Heritage Object (refer Section 4.4).

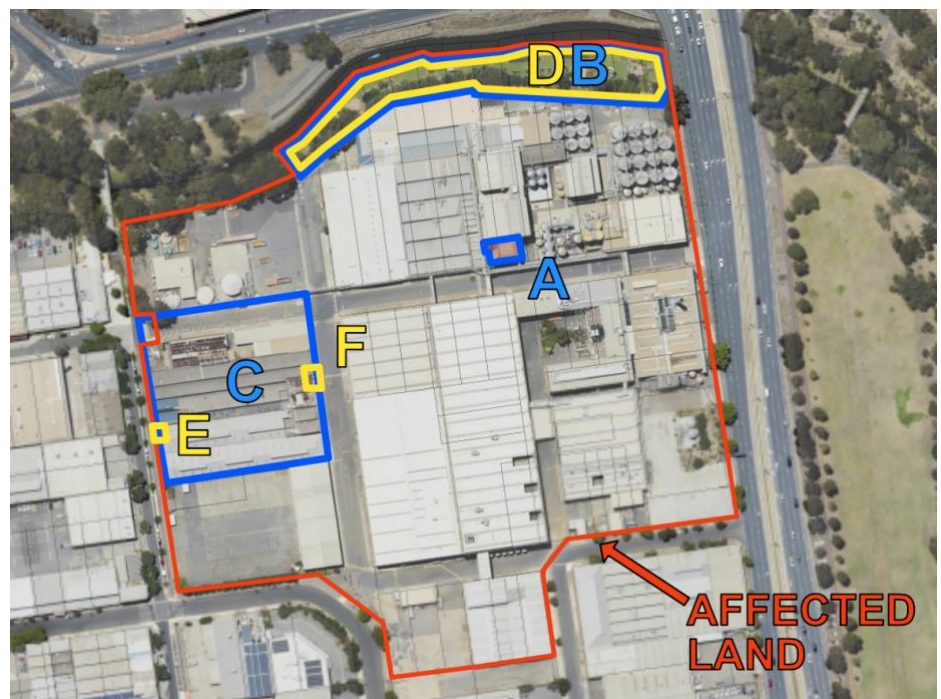


Figure 3: Heritage places within the Affected Land. Blue = State Heritage Place. Yellow = Local Heritage Place.

## 4.2 State Heritage Places

### 4.2.1 Walkerville Brewhouse Tower (Item A)

The Summary of State Heritage Place notes for the Walkerville Brewhouse Tower:

Name

*Walkerville Brewhouse Tower*

Statement of Heritage Significance

*The Walkerville Brewhouse Tower built in 1886, enlarged in 1898-1899 and then doubled in size in 1901-1903, demonstrates important associations with the brewing industry in South Australia and 135 years of brewing at the site. The introduction of brewhouse towers in the late nineteenth century enabled brewers to implement the gravitational method of brewing and were once a key element of the larger South Australian breweries.*

*The consolidation and closure of many breweries in the twentieth century and the adoption of newer methods of brewing have led to these structures becoming uncommon. The Walkerville Brewhouse Tower is one of a few remaining and one of the largest examples of a brewhouse tower in South Australia.*

*The Walkerville Brewhouse Tower also demonstrates important associations with the Torrenside Brewery (established 1886) and the Walkerville Co-Operative Brewing Company (established 1889). The Torrenside and Walkerville breweries amalgamated in 1898 with brewing continuing at the Thebarton site. The Walkerville Co-operative Brewing Company was SABCo's biggest competitor and the other major South Australian brewer during the late nineteenth and early twentieth centuries. It was also the first of its kind in South Australia to successfully run a brewery following the cooperative model.*

Elements of Significance:

*Elements of heritage significance include (but are not necessarily limited to):*

- *Walkerville Brewhouse Tower*
- *Brewery machinery and equipment inside the tower*

*Elements not considered to contribute to significance of place include (but are not necessarily limited to):*

- *Newer West End Brewery structures to the rear of the tower*
- *Modern addition to the front of the tower*
- *Bar and merchandising fit-out on ground floor*





Figure 4: Summary of State Heritage Place

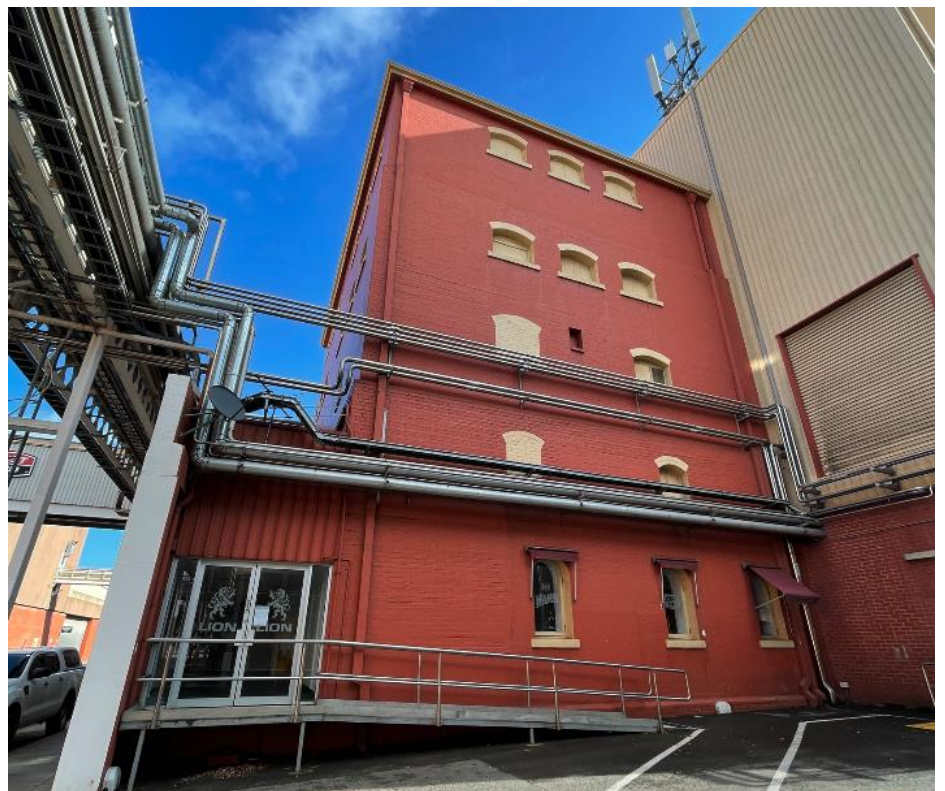


Figure 5: State Heritage listed Brewtower (A) prior to decommissioning

## 4.2.2 Former West End Brewery Garden (Item B)

The Summary of State Heritage Place notes for the Former West End Brewery Garden:

Name

*Former West End Brewery Garden (former SABCo Brewery Garden)*

Statement of Heritage Significance

*The Former West End Brewery Garden (former SABCo Brewery Garden), in which the West End Brewery Christmas Riverbank Display is held at the end of each year, is closely associated with SABCo, the State's largest and most profitable brewery. Designed, built and maintained by SABCo employees with support from SABCo, the garden and displays have grown from humble beginnings in 1959, to fill the riverbank adjacent to the former West End brewery and demonstrate SABCo's desire as a major business to give something back to the community, while also developing a positive public image of the company.*

Elements of Significance

*Elements of heritage significance include (but are not necessarily limited to):*

- *Formal layout of the garden and hard landscaping such as stone retaining walls, pathways and stairs*
- *Garden beds facing the river*
- *Mass planting of canna lilies (red coloured flowers) in the garden beds (not necessarily the current plants, it is the concept of mass planting of red canna lilies that is integral to the planting scheme)*
- *Mass planting of different conifer species to create colour and texture (not necessarily the current trees and shrubs, it is the concept that is integral to the planting scheme)*
- *Model of the brewery truck (but not necessarily at exact location within the garden)*
- *Manicured expanses of lawn*

*Elements not considered to contribute to significance of place include (but are not necessarily limited to):*

- *The Hindmarsh Bridge, and the road and foot paths that pass above the garden*



Figure 6: Summary of State Heritage Place



Figure 7: State and Local Heritage listed Former West End Brewery Gardens (B, D). Source: DEW



### 4.2.3 Remains of Thebarton Cottage (Item C)

The Summary of State Heritage Place notes for the Remains of Thebarton Cottage notes:

Name

*Remains of 'Thebarton Cottage', Colonel Light's House (including underground room, tank, well and outbuildings).*

Statement of Significance

*Thebarton Cottage was the bespoke home of Colonel William Light, the first Surveyor General of South Australia and the founder of Adelaide, and his partner Maria Gandy. Light was the first colonist in South Australia to choose a section, namely Section 1 of the Hundred of Adelaide where he began building Thebarton Cottage in 1838. The home was still being constructed in January 1839 when William and Maria's temporary hut on North Terrace was destroyed by fire, resulting in the loss of most of Light's personal and professional records. The couple first moved into the dairy at Thebarton Cottage until the house with its 'four lofty rooms' was completed in February and lived there together until Light died from tuberculosis 6 October 1839.*

*The existing documentary evidence of Thebarton Cottage has proven insufficient to understand and interpret the bespoke home William Light and Maria Gandy built, and misrepresentations of his home and subsequently aspects of his life have abounded. While Thebarton Cottage was demolished in 1926, subsequent redevelopment of the site has been minimal and there is a reasonable likelihood that the place will yield archaeological evidence that contributes meaningfully to our understanding of the life of Colonel William Light, one of South Australia's most profoundly important figures.*

Elements of Significance

*Elements of heritage significance include (but are not necessarily limited to):*

- Foundations of main structure (four-roomed house) and separate kitchen, well, underground tank and underground room of Thebarton Cottage and possible associated outbuildings including but not limited to a dairy and cowshed, all built 1838-1839.*
- Artefacts associated with William Light, Maria Gandy, Dr George Mayo and their servants, and later tenants of Thebarton Cottage that will reveal information about work and life during the foundation years of the colony of South Australia.*

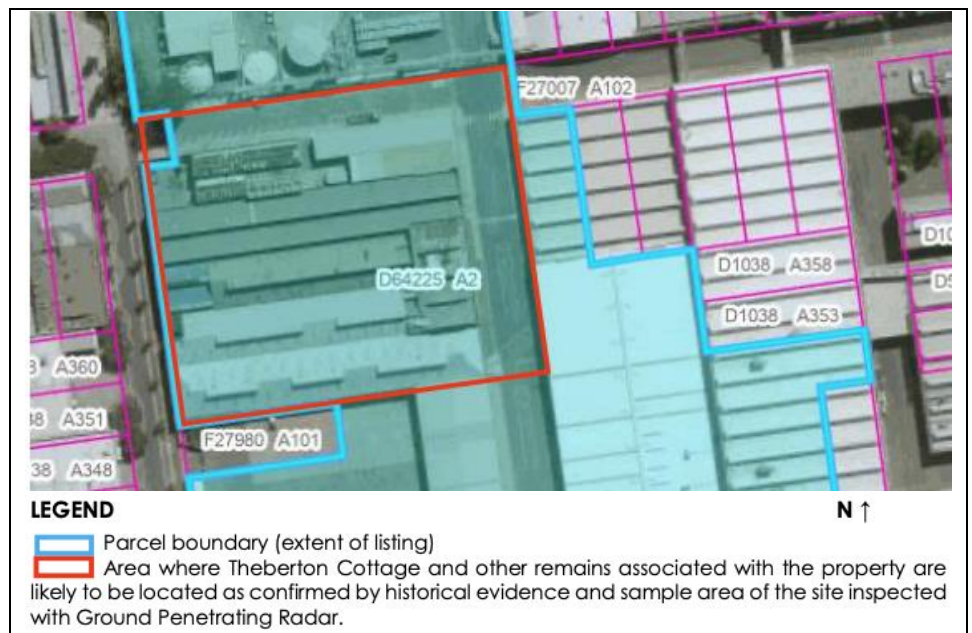


Figure 8: Summary of State Heritage Place

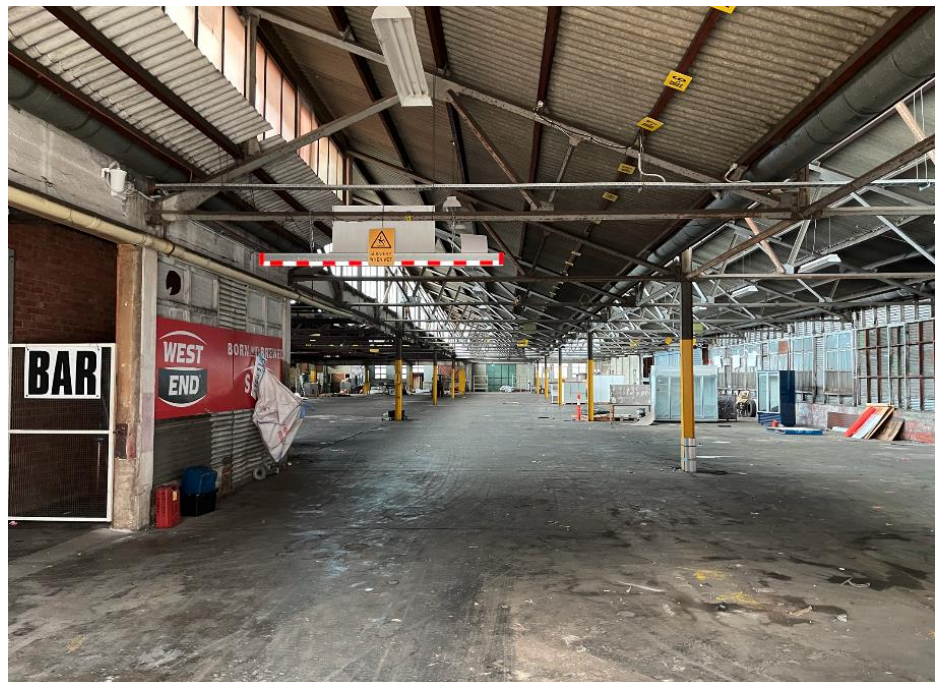


Figure 9: State Heritage listed Remains of Thebarton Cottage (building over prior to decommissioning)

## 4.3 Local Heritage Places

### 4.3.1 Brewery Gardens (Item D)

Table 11 of the Planning and Design Code provides the following Description and/or Extent of Listed Place for the Local Heritage listing of the Brewery Gardens:

*Southwark Brewery Gardens; Garden strip to River Torrens. 1996 Heritage Survey Ref. Pages 67-68*

The heritage survey data sheet (as referenced in this listing) notes the following for the Brewery Gardens:

*Statement of Heritage Value*

*The brewery site and its associated gardens are a significant element in the industrial and social development of Thebarton, located on land, Section 1, which originally belonged to Colonel Light.*

*Extent of Listing*

*Due to the considerable changes undertaken by the various brewing companies over the years there is little of significance remaining in the physical fabric of the brewery apart from the 3 storeyed tower which has been extensively altered at ground level. However, the extent of gardens and its close association with the riverfront should be retained.*

While this description also discusses the larger brewery site, and in particular the brewhouse tower, neither are noted in Table 11 of the Code and therefore are not considered to form part of the Local Heritage listing.

Unlike the State Heritage listing, there are no diagrams indicating the extent of Local Heritage listing for the Brewery Gardens. It would appear reasonable to conclude, however, that the extent of listed place aligns with that indicated for the State Heritage place.

### 4.3.2 Electricity Supply Company Transformer (Item E)

Table 11 of the Planning and Design Code provides the following Description and/or Extent of Listed Place for the Local Heritage listing of the Electricity Supply Company Transformer:

*Electric Supply Company Transformer; External form, details and materials of building housing transformer. 1996 Heritage Survey Ref. Page 61*

The heritage survey data sheet (as referenced in this listing) notes the following for the Transformer building:

#### Assessment

*This is a small gable building with brick and pebble dash walls, now located behind a profile sheet metal fence. It was constructed in the 1920s and is one of several small transformer stations dotted about the Adelaide suburbs which regulated the power supply, particularly to local industries. In Thebarton these industries were centred on the Torrens River in the northern part of Section One.*

#### Statement of Heritage Value

*The Transformer Station is indicative of the availability and supply of the new power sources of electricity in the early part of the century and the subsequent expansion of industry along the river in Thebarton.*

#### Extent of Listing

*The external form of the original transformer building.*



Figure 10: Local Heritage listed Electricity Supply Company Transformer

### 4.3.3 Plaque (Item F)

Table 11 of the Planning and Design Code provides the following Description and/or Extent of Listed Place for the Local Heritage listing of the plaque on the site of Colonel Light's Cottage:

*Plaque: Site of Colonel Light's Cottage; Attached to wall of warehouse.  
Plaque only 1996 Heritage Survey Ref Page 54*



The heritage survey data sheet (as referenced in this listing) notes the following for the plaque:

**Statement of Heritage Value**

*The plaque is significant for its association with Colonel Light, Surveyor General of Colony and owner of Section 1 (Thebarton) and is a tenuous link with original land use on this site, in the absence of the original cottage.*

**Extent of Listing**

*The plaque itself is a significant element and its location should remain as close as possible to the original site of Colonel Light's cottage.*

Importantly for this assessment:

- The plaque identifying the location of Colonel Light's Cottage is also a State Heritage Object, and
- The plaque has been relocated from present location and is no longer on the Affected Land.

Both of these matters are discussed in more detail below.

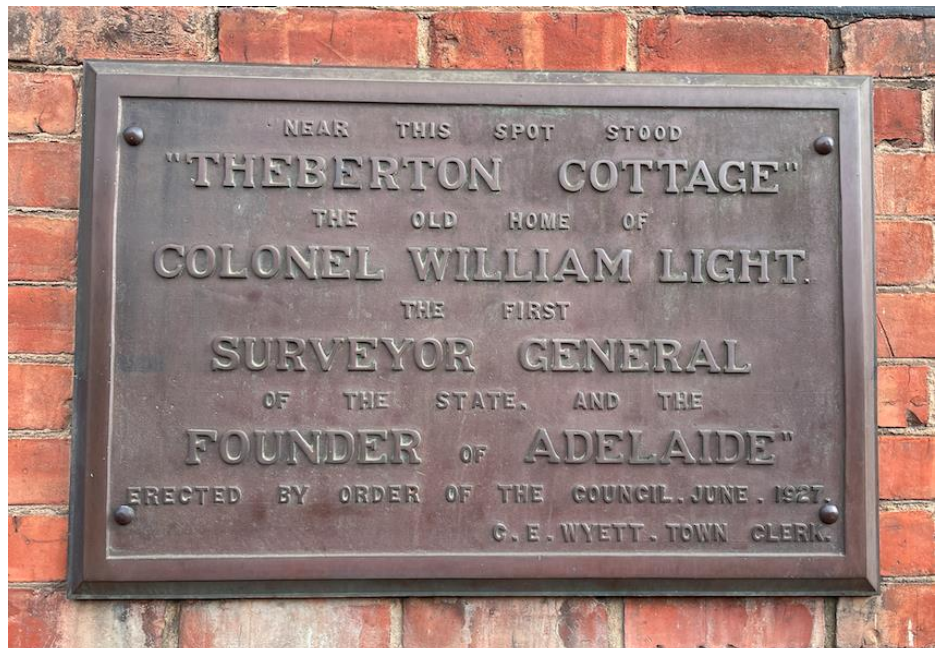


Figure 11: State and Local Heritage listed object: Plaque Commemorating Thebarton Cottage (prior to its relocation)

## 4.4 State Heritage Objects

The following State Heritage objects were on the Affected Land prior to decommissioning.

### State Heritage Objects

- G) Plaque Commemorating 'Thebarton Cottage' (the home of Colonel William Light) (Obj No 26527-01)
- H) Copper Kettle, Walkerville Brewhouse Tower (Obj No 26528-01)

Both of the State Heritage Objects have been relocated off the Affected Land. I understand that permits for these relocations were obtained prior under Section 28 of the Heritage Places Act.

I also understand that the plaque identifying the location of Colonel Light's Cottage (Item F and G) is in the possession of the City of West Torrens.



Figure 12: State Heritage listed object: Copper Kettle (prior to its relocation)

## 5.0 Pending Land Division

The current land parcels on the Affected Land are not specifically representative of the present site or building layout. This titling appears a remnant of former building and site configurations. Given the Affected Land's ownership under a single entity, there has been little reason for these titles to be updated in response to changing structures and operations on the site.

This situation has resulted in some unusual land parcels for the identified State and Local Heritage places that are generally much more expansive than elements of heritage value identified above.

The process initiated to decommission the Affected Land from its former brewery use will also include a new land division for the site. This land division will be based on a site master plan that considers a range of factors, including:

- Surround site context and land uses
- New land uses proposed by the Code Amendment
- Site allocation for public open realm
- The heritage values and future adaptive reuse needs of the heritage places on the site (and any respective curtilages), and
- Market considerations

The proposed land division does not form part of this Code Amendment process, and will be subject to a separate assessment and approvals process. These assessments will include potential consequences and impacts to the affected heritage places against the relevant Planning and Design Code provisions.

For these reasons, the below Code Amendment Heritage Impact Assessment will focus on the elements of identified heritage value (and any relevant curtilages) as outlined in Section 4.0, rather than the 'place' as defined by the land parcel upon which they are located.

## 6.0 Heritage Impact Assessment

### 6.1 Heritage Overlays

It is relevant to note when considering the potential heritage impacts arising from the Code Amendment that all heritage places on the site will remain subject to either a State or Local Heritage Places Overlay, or (for land adjacent) the Heritage Adjacency Overlay.

These Overlays provide additional policy guidance for development that has the potential to impact on the setting or heritage values of a heritage place. These Overlays will remain unaffected by the Code Amendment.

## 6.2 Assessments

Each of the affected heritage places is somewhat unique so this Heritage Impact Assessment will consider them individually.

### 6.2.1 Walkerville Brewhouse Tower (Item A)

Consequences arising from the Code Amendment that are considered to have a potential impact on the heritage values of the Walkerville Brewhouse Tower include:

- Changes in Land Uses, and
- Changes in maximum building heights

#### Change in Land Uses

The below table summarises the current and proposed Planning and Design Code Deemed-to-Satisfy land uses for the Affected Land:

<b>Current Zoning</b> <b>Strategic Employment Zone</b>	<b>Proposed Zoning</b> <b>Urban Corridor (boulevard)</b>
a) Advertisement	a) Advertisement
b) Automotive collision repair	b) Consulting Room
c) Electricity substation	c) Dwelling
d) Energy generation facility	d) Educational Establishment
e) Energy storage facility	e) Hotel
f) Fuel depot	f) Licensed Premises
g) General industry	g) Light Industry
h) Intermodal facility	h) Office
i) Light Industry	i) Pre-school
j) Motor repair station	j) Residential Flat Building
k) Public service depot	k) Retail Fuel Outlet
l) Rail marshalling yard	l) Retirement Facility
m) Renewable energy facility (other than a wind farm)	m) Service Trade Premises
n) Retail fuel outlet	n) Shop
o) Service trade premises	o) Store
p) Shop	p) Student Accommodation
q) Store	q) Supported Accommodation
r) Telecommunications facility	r) Tourist Accommodation
s) Training facility	s) Warehouse
t) Warehouse	

The proposed zoning (and associated land uses) is driven by a range of factors other than heritage, and is intended to provide a policy framework that supports greater site usage following decommissioning from the site's former industrial use. In this instance the intent is to support a range of housing offerings and supportive retail and commercial land uses. These land uses are consistent with the surrounding zoning and the context and heritage values of the Brewhouse Tower.



The Brewhouse Tower has clearly had minimal use in recent decades with only the ground floor used as a hospitality area, and upper levels closed off. While the building was generally maintained, it remained largely vacant and unused.

The Code Amendment facilitates the opportunity for a range of new uses for the heritage place. Potential compatible uses now supported by the Code Amendment include:

- Consulting rooms
- Dwelling
- Educational establishment
- Hotel
- Light industry
- Office
- Residential flat building
- Shop
- Store
- Student accommodation
- Tourism accommodation, and
- Warehouse.

These changes born from the proposed rezoning provide greater scope for the adaptive reuse of the heritage place than the present zoning, and accordingly are considered to be consistent with the heritage values of the State Heritage Place.

#### Changes in maximum building heights

The Affected Land has a Maximum Building Height of 12m (3 storeys) under the current Strategic Employment Zoning. This contrasts to interfacing land that has a Maximum Building Height of 6 storeys for the Urban Corridor (Business) Zone, and 8 storeys for the Urban Corridor (Boulevard) Zone.

The Code Amendment seeks a Maximum Building Height for the site of 8 storeys (or 32.5m), a height consistent with the interfacing Urban Corridor (Boulevard) Zone along Port Road. This change in the maximum permissible scale of development on the site is not considered to adversely impact the heritage values of the Brewhouse Tower as:

- Any development proposals for land containing the heritage place will still remain subject to the State Heritage Places Overlay, that will seeks *development to maintain the heritage and cultural values of the State Heritage Place* [DO1], including is setting [PO1.2, 1.6, 2.1], and
- The historic context of the heritage place has been that within an industrial complex (brewery), where large scale and nearby development was regularly undertaken in response to the ongoing operational needs of the site (as evident from the below image).

The uplift in development scale across the site will also provide an uplift in economic activity on the land containing the heritage place, and immediately surrounding environs. This uplift will create more favourable economic conditions to support the adaptive reuse of the heritage place, and in turn investment in its maintenance and care.



Figure 13: Setting of the Brewhouse Tower prior to site decommissioning. Source: Google Maps

#### Summary

In summary, the policy changes arising from the Code Amendment are both consistent with the heritage values of the Walkerville Brewhouse Tower, and provide a policy uplift to support its potential ongoing use and care.

### 6.2.2 Former West End Brewery Garden (Item B)

The setting and context of the former West End Brewery Gardens is primary to the River Torrens, and Adam Street that runs parallel to the north. The brewery buildings form a contrasting backdrop to this curated landscape. The original purpose of these gardens was to assist with connecting the SABCo to the community by remediating the previously degraded riverbank and providing a display for the community's benefit.<sup>1</sup>

The zoning of the Brewery Gardens' land will remain unaffected by the Code Amendment, remaining Open Space.

Land to the south of the gardens is presently zoned Strategic Employment, and forms a contrasting backdrop to the curated landscape setting of the heritage listed gardens. This will ostensibly remain unaffected by the proposed Code Amendment. While the type and scale of development on the southern will change, it will remain a contrasting backdrop of the gardens, that's setting and context is primarily to the north.

The proposed change in land use across the Affected Land is, however, likely to increase physical and/or visual public accessibility to the heritage listed gardens, which is considered to be a positive heritage outcome.

<sup>1</sup> Summary of State Heritage Place, Dept for Environment and Water



Figure 14: Setting of the Brewery Garden prior to site decommissioning. Source: Google Maps

### Summary

In summary, the policy changes arising from the Code Amendment are unlikely to result in any material impacts to the heritage values of the Brewery Gardens. They will, however, likely increase public accessibility to the heritage place, which is considered to be a positive consequence of the proposed policy changes.

## 6.2.3 Remains of Thebarton Cottage

The Remains of Thebarton Cottage are State Heritage listed for their archaeological potential. It is my understanding that field investigations are being undertaken (at the time of writing this report) to determine the nature and extent of any remains. These investigations are being undertaken by a suitably qualified archaeologist, and with permits obtained under Section 27 of the Heritage Places Act.

Development or ground disturbing activity on land containing the Remains of Thebarton Cottage has the potential to result in heritage impacts to the place. Such activities are, however, afforded several tiers of statutory control and protection, including:

- Statutory approvals required under the Planning Development and Infrastructure (PDI) Act for any works on the land containing the Remains of Thebarton Cottage that involve *the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place*. Any such approvals will include a 'heritage referral' through to the Dept for Environment and Water, who under Schedule 9 of the PDI Regulations is afforded the power of "direction" (for non-Crown applications).
- A permit is required under Section 27 of the Heritage Places Act for any *disturbance of the land 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*.

The former brewery site is being decommissioned for sale and subsequent redevelopment, irrespective of any changes in zoning. The Remains of Thebarton Cottage will be afforded protection throughout any site redevelopment, again irrespective of zoning. The heritage values of the Remains of Thebarton Cottage are not affected by the *nature* of surrounding development (ie land use or scale). For these reasons, the policy framework proposed by the Code Amendment is not consider to have any consequential heritage impacts in itself.

The State Heritage listing of the Remains of Thebarton Cottage, and the subsequent archaeological investigations, are a direct result of the current site decommissioning activities. These outcomes can only be considered positive with regard to the heritage values of the place.

#### Summary

In summary, the policy changes arising from the Code Amendment are unlikely to result in any material impacts to the heritage values of the Remains of Thebarton Cottage.

### 6.2.4 Electricity Supply Company Transformer

Like the Brewhouse Tower, consequences arising from the Code Amendment that are considered to have a potential impact on the heritage values of the Local Heritage listed transformer building are:

- Changes in Land Uses
- Changes in maximum building heights

#### Change in Land Use

The transformer building has been concealed by hoarding and unused for decades. Like the Brewhouse Tower, increasing the envisaged land uses to support a broader range of activates provides greater scope for the potential adaptive reuse of the heritage place than the present site usage and zoning. Potential compatible uses supported by the proposed zoning include:

- Light industry
- Office
- Shop, and
- Store

Given its small size, the transformer building could also be readily integrated into a larger development, such as:

- Consulting rooms
- Hotel
- Office
- Student accommodation
- Tourism accommodation, and
- Warehouse.

#### Changes in maximum building heights

Again, like the Brewhouse Tower, the transformer building has historically been a small component of a much larger site complex. The proposed changes in



maximum height limits on the Affected Land remain consistent with this context, and the height limits of interfacing zoning. As before, the uplift in economic activity across the site arising from the Code Amendment will also likely create more favourable economic conditions to support the adaptive reuse of the heritage place, and in turn investment in its maintenance and care.



Figure 15: Setting of the Transformer Building prior to site decommissioning. Source: Google Maps

#### Summary

In summary, the policy changes arising from the Code Amendment are both consistent with the heritage values of the Local Heritage listed Electricity Supply Company Transformer building, and provide a policy uplift to support its potential ongoing use and care.

### 6.2.5 State Heritage Objects

The State Heritage listed Plaque and Copper Kettle are unaffected by the Code Amendment as they are not presently located on the Affected Land.

Any further relocation of these objects, including back onto the Affected Land, will require a permit under Section 28 of the Heritage Places Act.

## 7.0 Summary

The Affected Land is otherwise known as the former Thebarton (or West End) Brewery site, 107 Port Road Thebarton. This land has accommodated a brewery since 1886, however ceased operations in June 2021, and is now in the process of being decommissioned ready for sale and subsequent redevelopment. The site contains several State and Local Heritage Places, and had accommodated two State Heritage Objects, however these have since been relocated off the Affected Land.

A Code Amendment has been initiated to rezone the Affected Land in response to the discontinuation of its historic brewery use, to better reflect surrounding zoning and land uses. Specifically, as relevant to this Heritage Impact Statement, the Code Amendment seeks:

- Rezoning from a Strategic Employment Zone to an Urban Corridor (Boulevard) Zone
- Uplifting the maximum permissible height limits on the site from 12m to 8 storeys.

The land containing the State and Local Heritage listed Brewery Gardens will remain an Open Space Zone.

The two heritage listed buildings on the site (the Brewhouse Tower and Transformer Building) will likely benefit from the Code Amendment as it will provide a broader range of land uses that support their adaptive reuse. More broadly, the Code Amendment will also provide an uplift in local economic activity that will foster more favourable conditions to support their adaptive reuse, and in turn investment in their maintenance and care.

The State and Local Heritage listed Brewery Gardens will remain largely unaffected by the Code Amendment, remaining an Open Space Zone. With their setting being primarily to the river, development to the rear (southern side) has historically formed a backdrop to the curated gardens. The Code Amendment will maintain this, albeit with a differing built form.

Potential heritage impacts to the Remains of Thebarton Cottage primarily arise from ground impacting activities and are not specifically affected by zoning. Such activities are also controlled through statutory approvals and permits, again irrespective of zoning. As a result, the policy changes proposed by the Code Amendment are not considered to have any heritage impacts on the place.

The Thebarton Brewery site is in a process of regeneration following the closure of brewing operations. The heritage places on the Affected Land stand as important remnants of this historic land use, or in the case of the Remains of Thebarton Cottage, an earlier association. Potential Impacts to the heritage values of these places, or their setting, from development will remain assessed through existing heritage Overlays within the Planning and Design Code.

This Impact Assessment has found there to be no adverse heritage impacts to the heritage places on the Affected Land arising from the Code Amendment. Rather, the proposed change in policy framework will ultimately support the site's regeneration, that in turn will provide more opportunity for the adaptive reuse and/or community engagement with the respective heritage places.