

Public Consultation Submission
Cross Road and Fullarton Road Intersection Upgrade:
Relocation of Gatehouse
22/02/2021

To whom it may concern,

According to Matt Manifold, Managing Director of Mammoth Movers (House of Assembly Public Works Committee, 10 December 2020) and an FMG report, it is feasible to relocate the State Heritage Listed Gatehouse intact, without disassembling and rebuilding the structure. DIT (Department for Infrastructure and Transport) confirmed that Matt Manifold has submitted an updated and inclusive quote to relocate the Gatehouse. While the exact cost in the latest quote is confidential, a range of between \$2M and \$3M has been indicated by DIT. A statement made by DIT 'officials' (InDaily 22/02/2021) that 'the cost would be more than \$3M' seems excessive, based on previous dialogue with DIT.

There is a clear route for the relocation of the Gatehouse, which follows the existing driveway and then uses Walter Young Avenue. Treated pine fencing lining the driveway would need to be temporarily removed and reinstated. One small, non-significant tree may have to be removed. Other available routes are via Fullarton Road and Walter Young Avenue, or Fullarton Road and Claremont Avenue, depending on the site chosen.

Sufficient space is available around the Gatehouse to accommodate the excavation works necessary for the relocation. Only Gatehouse garden plants to the east and several non-significant shrubs to the south would be removed.

Open space exists for temporary laydown areas needed to store excavated soil and equipment required for the relocation. No trees would need to be removed.

There are a number of possible relocation sites along Walter Young Avenue that will enable the Gatehouse to be once again connected to the avenue leading to Urrbrae House. Access to services will transform the Gatehouse into a more useable asset for Adelaide University and its volunteers. Another possible relocation site is on a clearing in the Waite Arboretum off Claremont Avenue (in the vicinity of the 'Labyrinth').

The Gatehouse has already been externally restored and could be renovated internally by Adelaide University after the relocation. It should be a like-for-like relocation.

Out of the \$61-\$65M estimated project cost for the Cross Road and Fullarton Road Intersection Upgrade, \$41.4M has been set aside for property acquisition. Adelaide University has said that it cannot legally use any compensation received for the compulsory acquisition of the Gatehouse site to fund the relocation of the Gatehouse. Under the Peter Waite Deed of Gift, any compensation must be used for education and research purposes. However, there is an allocation of \$3M for project contingencies that could contribute to the relocation of the Gatehouse.

No significant trees will have to be removed along Fullarton Road (south-eastern side of the intersection) as a result of the intersection upgrade or relocation of the Gatehouse.

Approximately 14 trees (including 8 significant trees) were to be removed in the Waite Arboretum due to the planned widening of Cross Road, not in any way linked to the relocation of the Gatehouse. Survey pegs clearly delineate this area. The 8 significant trees along Cross Road, each aged around 120 years, were to be felled. The first of these trees is over 90 metres from the intersection. A modification to the design of the intersection upgrade could potentially save these significant trees. In a pleasing development, DIT have stated that they are willing to modify the length of the works on Cross Road (East) to save 5 out of the 8 significant trees.

According to the National Trust of South Australia, the proposed demolition of the Gatehouse would set a precedent in SA. No State Heritage Listed building has ever been demolished. There is absolutely no reason why this should occur as the Gatehouse can be relocated and preserved as an iconic heritage asset within a tourism precinct!

Minister Corey Wingard MP, Minister for Infrastructure and Transport, has still not officially reversed his stated position that the Gatehouse will be demolished. However, it is reported that he recently offered Adelaide University \$2M (plus any compensation received for compulsory land acquisition) to shift the Gatehouse themselves. The university is concerned that the government is shifting responsibility for the relocation of the Gatehouse to them.

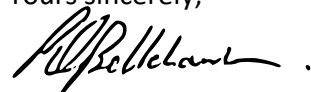
Adelaide University have received formal notification of compulsory land acquisition and oppose the acquisition of Waite campus land due to its impact on the heritage of that land and the Peter Waite legacy. It will take time for Adelaide University to work through the legal processes and this should be respected by all stakeholders.

If the government succeeds in compulsorily acquiring the land on which the Gatehouse is located, then the government and DIT should work in partnership with Adelaide University to relocate the Gatehouse. With perseverance a win-win can be achieved.

DIT should not advise the government to demolish the State Heritage Listed Gatehouse and should seek the necessary permits to relocate the Gatehouse. Development must be balanced with Environment and Heritage, so that the community can enjoy a *vibrant and liveable city*. DIT shouldn't expect a clean slate for development. State Environmental and Heritage laws need to mean something, otherwise public confidence in them will be shattered. Associated concerns are being raised that Heritage protection is being reduced and undermined under the new Planning and Design Code to favour development and that Cross Road will be expanded as the main connector for heavy road freight from the South-Eastern Freeway to the North-South Corridor. Both concerns are relevant to the scale of the Cross Road and Fullarton Road Intersection Upgrade and the fate of the Gatehouse.

The State government must stand up and protect its State Heritage! ***The community is sending a very clear message to Save the Gatehouse*** and the 2022 State Election is coming!

Yours sincerely,



Ron Bellchambers

0427 718 106

Brownhill Creek Association: Community Liaison Officer

Mitcham Historical Society: Save the Gatehouse Committee

National Trust of South Australia & Community Alliance SA Member



Hundreds rally to save building



Yesterday's crowd protesting against plans to demolish the Waite Gatehouse Lodge. Picture: Russell Millard

CALEB BOND

HERITAGE laws would be rendered meaningless if the historic Waite Gatehouse Lodge was demolished, a packed rally has heard.

Close to 1000 people gathered at the gatehouse, at the corner of Fullarton and Cross roads, yesterday morning to protest against its slated destruction to make way for a wider intersection.

The protest – organised by independent Waite MP Sam Duluk and the Mitcham His-

torical Society – drew attendees from across Adelaide, including northeastern suburbs independent MP Frances Bedford and renowned filmmaker Scott Hicks.

Historian and former National Trust of SA president Norm Etherington told the crowd that heritage laws were at a "tipping point".

"Is anything safe if we let this go?" Mr Etherington said.

"Make no mistake, if this goes we may as well say goodbye to the heritage legislation in South Australia."

George Morgan, a descendant of Peter Waite, said the building was a symbol of Waite's contribution to the "future of the state and the prosperity of its people".

"I wonder, who are these people who would ransack this legacy?" Mr Morgan said.

Adelaide University, which owned the site, had received official notification from the State Government of its intention to compulsorily acquire the land for the project.

Dr Jennifer Gardner, on behalf of interim Adelaide

University vice chancellor Mike Brooks, said the uni was "entirely opposed" to any of its land being taken for the road project. The university was likely to pursue legal action to prevent the acquisition of the land.

Hicks said destroying the building sounded like a "very expensive solution to a problem most of us can't actually see". "You demolish these historic buildings at your peril and what do you end up with? A terrific road for trucks," the filmmaker said.

