

SA Heritage Register

Place Nomination form

South Australian HERITAGE COUNCIL

A place is eligible for entry in the Heritage Register if it meets one or more of the criteria in Section 16(1) of the *Heritage Places Act 1993* (Act). Using the table below, please explain why you believe the place should or should not be entered into the Register, using the said criteria. The South Australian Heritage Council invites your submission regarding the entry of this place. For help in making a submission, please refer to the Guidelines for Interpreting State Heritage Criteria (**Attachment E**) and also available online: [Guidelines-for-Interpreting-State-Heritage-Criteria-2024.pdf](#)

How to help your nomination be successful:

- Fill out this form with as much information as possible.
- Expand answer fields as required and append information to the form.
- Include images, maps, diagrams, plans and photos where possible.

For assistance, contact:

- Your local historical society or heritage adviser.
- Heritage SA - Assessment Officer on **8372 7521**

Please note:

- Places which have been previously nominated during the past three years will not be reconsidered by the South Australian Heritage Council, unless you can provide significant **new** information.

A. Nominated Place

1. Name	
Name of place:	Residence – 69 High Street, Kensington
Former name/s:	"Kensington Elementary School" Ref: <i>Register</i> , 18 August 1856, P.1. "Schoolroom" Ref: Town of Kensington and Norwood Rate Assessment 3rd Assessment Book 1856. "Shop" Ref: Town of Kensington and Norwood Rate Assessment 1st Assessment Book 1853.
Is the place already on another heritage list?	<ul style="list-style-type: none">• Local Heritage Place, Heritage NR 5790• Kensington Historic Overlay (02406) – NPSP5 <i>Refer to Nomination Report: Appendix A1 Site History</i>

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2. Location					
Street Address:	69 High Street				
	Suburb / Town: Kensington			Post Code: 5068	
LGA (Council Name):	The City of Norwood, Payneham and St Peters				
Land Description (if known):	Title Type: CT	Volume No: 6120	Folio No: 310	Plan Type:	Plan No: F139023
	Allotment Type:	Allotment No: 43	Hundred Name: Hundred of Adelaide		
GPS Coordinates (if known):	Longitude / Easting / X -34.9241286		Latitude / Northing / Y (Datum =) 138.6441979 (Scale 1128) Refer to Nomination Report: Appendix A2 Location Maps		
3. Ownership					
Name of Owner/s:	Millerdog Pty. Ltd. (ACN: 155 660 110) Mr John and Ms Haley Miller				
Contact person (explain relationship to property if not owner):					
Postal Address:					
	Post Code: 5067				
Phone Number:					
Ownership History:	Millerdog Pty. Ltd. (ACN: 155 660 110) Mr John and Ms Haley Miller Purchased the property as an investment on 7 February 2014.				
Current Certificate of Title	<u>Current Certificate of Title</u> Title Ref CT 6120/310 Status Current Easement YES Owner Number 70942589 Address Notices Area Not available (173m ² estimated) Registered Proprietor Millerdog Pty. Ltd. (ACN: 155 660 110) Description of Land ALLOTMENT 43 Filed Plan 139023 In the area named Kensington Hundred of Adelaide Valuation No 1504621008 Refer to Nomination Report: Appendix A3 Ownership History				

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A. Nominated Place

4. Nominator (Your details)	
Your Name/s:	Mr Andrew Dyson
Organisation / Position:	Secretary, Kensington Residents' Association
Phone No:	
Postal Address:	Suburb / Town: Kensington Post Code: 5068
Email Address:	

B. Description

5. Description of nominated place	
Description of the nominated place and its current condition:	<p>The building at 69 High Street is unique in form and function for this period in South Australian history. It was a bespoke one-roomed building with a framed gabled roof, and it features a brick pediment with decorative acroteria elements at the apex of the pediment.</p> <p>The building presents as a rectangular form with a symmetrical façade. It is a single-storey building constructed from locally produced materials, including bricks specifically commissioned by the owner, John William Roberts (1794-1875), from Thomas Constable, who was one of the few skilled artisans living in Kensington in the 1840s.</p> <p>The building at 69 High Street was probably designed and built by local builder Charles Augustus Perry (1813-1884). It is stylistically similar to the Heanes Bootshop at 53 Bridge Street, Kensington, which was erected in 1850, and to the Town of Kensington and Norwood's first Town Hall, built in 1857.</p> <p>The current building is rendered and has replaced the original lime mortar render, which Roberts seems to have favoured. The property features three sets of colonial casement windows on the western side of the building, dating back to 1847. Unfortunately, two other contemporary 'church' style pointed arch windows have been introduced into the western wall near the front. Inspiration may have come from the adjoining St Joseph's Memorial School. The original roof shingles have been replaced with tiles. The walls to the south and west display evidence of cracking and movement.</p> <p>Elements of heritage significance include, but are not limited to</p> <ul style="list-style-type: none">• Original rectangular building form• Brick rendered walls• Original casement windows• Triangular Gable Roof• Brick Pediment• Acroteria elements at the apex of the pediment

Refer to Nomination Report: Appendix A5 Elements of Heritage Significance

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Are you aware of any modifications or additions to the place and can you provide dates for these changes?	The original building was a single room, but at some point was modified by creating internal wall divisions so that now it is a residential dwelling.
Do you believe there may be historical items under the ground, and do you think an archaeological investigation should be considered?	<p>As one of the first buildings erected on the northern side of High Street in Kensington Village in 1847, combined with its changing use as a dwelling, schoolroom and shop over a 179-year period, it may well be suitable for an archaeological investigation. One of the reasons why John Roberts (1794-1875) developed this property early on was because it had a permanent spring or "well" at the rear of the block. This aided the settlement of High Street on the northern side, between Maesbury and Bridge Street, as it provided a ready supply of water for the development of allotments in this section. Due to changes in titles and boundaries at the rear of Allotments 57 and 58, it may be advisable to undertake a preliminary (GPR) Ground Penetrating Radar Survey of these sites to see if there is any Kaurna Aboriginal or European cultural heritage associated with the site.</p> <p><i>"Water for building and domestic purposes was obtained either from wells, or from creeks which flowed through the new settlement. In most cases the wells were 20 to 25 feet deep, the character of the water varying, those on one side of a road sometimes containing excellent water, and those on the other side very inferior".</i></p> <p>Gooden & Moore, Fifty Years' History of Kensington & Norwood, p9.</p>
Date you inspected the place:	<p>The nominator, who represents KRA (Kensington Residents Association), commissioned Alexander Wilkinson of Alexander Wilkinson Design Pty Ltd. B.A (Planning) B. Arch. Hons (Conservation) M. ICOMOS, MPIA, to review and inspect the property externally.</p> <p>KRA had access to images and engineering reports prepared by the owner, which were submitted to the City of Norwood, Payneham & St Peters as part of the Development Application ID 25003913. The nominator has lived in Kensington since the 1970s and is very familiar with the property and has visually inspected the exterior of the building on a regular basis since February 2025, when the proposed Development Application became common knowledge in the local community, there were concerns about the loss of such a unique and historic building and its important contribution to the evolution of the Village of Kensington and the role of the Congregationalists in South Australian history.</p> <p>Refer to Nomination Report: Appendix A4 Wilkinson Report</p>

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Have you had any contact with the Owner?	<p>There has been no direct contact between the nominator and the property owner. The nominator made a representation to the City of Norwood, Payneham & St Peters Council Assessment Panel Meeting held on 19 May 2025, to oppose Development Application ID 25003913 for the demolition of Local Heritage Place 5790. At that meeting the Assessment Panel differed the demolition application pending the receipt of further information regarding cost estimates for repair work, and specialist engineering advice regarding restoration options. <u>The application will again be considered by the Council Assessment Panel on Monday, 20 October 2025.</u></p> <p>Refer to:</p> <p>https://www.npsp.sa.gov.au/about_council/council_and_committees/committee_agenda_and_minutes</p>
Current use of the place:	Residential Rental Property
Original or former use/s of the place:	The original purpose for this property, as conceived by the influential John William Roberts (1794-1875) was adaptive use depending on need. It was intended to serve several functions; as a commercial shop for trading, as a residential dwelling for tenants, and as a community space for activities such as a schoolroom or meeting room. This was specifically linked to Roberts' 'Dissenter' views and his desire to create Kensington Village as a model community based on the 'Voluntary Principle'.
Are there any current or long-term threats to the nominated place?	There is a Development Application ID 25003913 for the demolition of Local Heritage Place 5790 at 69 High Street, Kensington. <u>The demolition application will be considered by the Council Assessment Panel on Monday, 20 October 2025.</u>
Name of Builder:	
Any other information:	Alexander Wilkinson, Heritage Consultant of Design Pty. Ltd., in conjunction with Urathane Solutions Pty., Ltd., provided a report to the Kensington Residents Association dated 25 March 2025. The report outlined the heritage value of the building and argued that the preservation of the building is not irredeemably beyond repair and should not be subject to demolition approval under the Planning and Design Code. Refer to Nomination Report: Appendix A4 Wilkinson Report

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C. History

6. Origins and history		
Years of Construction:	Start: 1846	Finish: 1847
Name of Designer / Architect:	Colonial Builder, Charles Augustus Perry (1813-1884) in Kensington Village. He built the K&N Town Hall on The Parade in 1857.	
History of the nominated place:	John Roberts purchased the land, now 69 High Street Kensington, in 1849. From the Book of Assessment for the Town of Kensington and Norwood 1849, in Section 289 of Lot 57, the building was described as a 'School Room' and the occupier was Septimus Webster, a school master. An advertisement from the SA Register on 18 August 1856 shows that Mr Septimus Webster advertised for students for the Kensington Elementary School at the site. If we lose the historic elementary school, an important part of the story of early South Australia will be lost forever.	
Historical sources used to support your nomination (please attach copies of pages from publications or newspaper articles as appropriate):	<ol style="list-style-type: none">1. Land title certificates2. Assessment Books for the Town of Kensington and Norwood 1849 (Section 289/Lot57)3. Local Heritage Place, SA Heritage Places Database4. General Registry Memorial register5. Advertisement from The SA Register newspaper, 18 August 1856 for Kensington Elementary School <p><i>Refer to Appendices A1 – A4</i></p>	

D. Heritage Significance

7. Statement of State significance - Why is this place important to the State of South Australia?
This place is of State Heritage significance because it is one of the oldest elementary school buildings in South Australia and one of the oldest single-room adaptive colonial buildings in existence. Built in the 1847 as a one-roomed building later utilised as the Kensington Elementary School it is the oldest example still standing of a school associated with the Congregationalist movement championed by early settler and benefactor John Roberts, who also built the neighbouring Congregationalist Chapel in 1848. It is a rare example of a school built before the first Education Act of 1851.

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John Roberts (1794-1875), influential businessman and leading Dissenter, purchased six one-acre allotments in May 1846, designated as allotments 57, 58, 71, 72, 83, 84, in J.H. Hughes' 1838 survey of Kensington Village, Section 289 in the Hundred of Adelaide.

This was significant as it marked the beginning of John Roberts' strategy of purchasing land outside of the city of Adelaide in order to create a bespoke community shaped by Dissenter beliefs and the 'voluntary principle' that underpinned and regulated community life. Roberts firmly believed that South Australia was to be a model province, rid of every fault of the mother country and of previous colonial systems'.¹¹

¹¹ Pike, D., (1957) 'Paradise of Dissent', Longmans, Melbourne, p.145.

Relevant South Australian Historical Themes

Theme 4: Building settlements, towns and cities

The Kensington School is located in Kensington South Australia, one the first towns declared in South Australia. In May 1838 the first ballot for lands was held for Country Section 289, which would be known as Kensington. In November 1838 Kensington was surveyed and because it was surveyed before Norwood, the streets in Kensington are layed out in a diagonal pattern providing access to Second Creek. High Street and Regent Streets are the only two major streets in Kensington & Norwood which are oriented to Adelaide and parallel to Second Creek.

The arrival in 1844 of businessman John Roberts gave impetus to development in the north-east section from High Street to The Parade. Horse drawn trams were a main mode of transport between Kensington and Adelaide, with the tram barn still in existence today in Maesbury Street, Kensington. Irion rings for the horses can still be seen in the trees in neighbouring Borthwick Park. (Subthemes 4.1, 4.2, 4.3, 4.6)

Kensington still has original buildings from the 1800s intact, which enables a unique opportunity to tell the story of our early settlers. The street still has the chemist shop at 67 High Street, the original two-story Rising Sun Hotel, historic shops, Doctor John Benson's surgery at 50 High Street, and the treasured 1844 congregational Chapel on the corner of Maesbury Street built by John Roberts.

1882 row cottages on adjoining Richmond Street still stand as an outstanding collection. There are other private homes still standing in High Street from the 1800s and the original horse tram depot is still standing in nearby Maesbury Street. Other nearby historic buildings include the Blacksmiths Workshop, the Rising

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Sun Inn, Heanes Boot Shop on Bridge Street and of course Saint Mary MacKillop's convent and chapel in High Street, still owned by the Sisters of St Jospeh. (Subtheme 4.7).

Theme 6: Developing Social and Cultural Life (Supporting and building communities)

The Kensington Elementary School is a unique example of small community-led schools that served underprivileged children. John Roberts, the owner of the building, appeared to founded the school, as evidenced in GH Manning's "Hope Farm Chronicles" which outlines Mr Roberts' desire to establish a school in conjunction with the Congregational Minister of Kensington (pg 82 – 85). Whilst some schools are listed in the State Heritage Register, none are the small Congregationalist schools such as the Kensington Elementary School in the mid 1800s.

Kensington is the first village subdivided and settled in District B (East of the Torrens) in 1838. However, it was not until John Roberts' arrival in South Australia in September 1843 and his purchase of large sections of Kensington Village that the area really began to develop. Roberts becomes a major force in the village, resulting in the building of cottages, gentlemen's residences, shops, and the Village Church in 1844. Even though he is a Congregationalist and a prominent "Dissenter", John Roberts rented one of his residences to the newly arrived Anglican Bishop, Augustus Short, in 1847. His business activities transformed Kensington into a 'civilised community', attracting professionals and tradespeople such as builders and carpenters, and contributing to the development of local brickfields.

Roberts' ownership of land in High Street, and the building of 69 High Street, is part of the development of High Street as an important part of the evolution of the pattern of settlement that characterised High Street into the late 19th century. Roberts owned and developed properties on Bridge Street, High Street, Maesbury Street, Bishops Place, Grove Place, Regent Street, and Salter Street. The development of Kensington Village as an urban community predates the establishment of the Township of Norwood in 1848. As noted by *Gooden & Moore* in their 1903 publication *Fifty Years' History of Kensington & Norwood*, "High Street became the principal street, its chief business places clustering about intersection with Bridge Street. (pg 11)"

John Roberts was civic-minded, and as soon as he resided in Kensington, he set about organising a school for the local village children – he is critical to furthering the cause of the Congregationalists in Adelaide and Kensington and in asserting the 'voluntary principle' and opposing State funding. John Roberts was born in Ruthin, Wales, in 1794, and was educated at the local grammar school in classics by Reverend Edward Jones

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– he brought with him ideas of challenging the orthodox views that were part of British society and believed in the principle of the freedom of religious worship.

This theme of freedom of religious worship and education is critical to Roberts' modus operandi he is engaging in social engineering as a Congregationalist/Dissenter and is directly associated with colonial teacher Joseph Ryder (1816-1887), who arrived in SA on the *Asiatic* 1849, and gives us the first description of 69 High Street in 1849. Extracts from Manning (pg 84-81) refer to Ryder's dealings with Roberts and how he rents 69 High Street from him soon after arrival. (Manning, GH, "Hope Farm Chronicle: Pioneering Tales of South Australia 1836 - 1870, Self Published June 1984.)

Septimus Webster, a teacher, also had links with Roberts and 69 High Street and taught at the Kensington Elementary School. There is evidence that Septimus Webster taught one of John Roberts' children – the 13th of John and Leonora's children born in Kensington, Frederick Stephen Roberts (1844-1928). Septimus taught Frederick Roberts in order to get a reduction on his rent for 69 High Street.

Refer to Nomination Report: Appendix 07 Newspaper clipping and book extracts

8. Significance criteria

The South Australian *Heritage Places Act 1993* lists seven criteria by which a place is assessed. Please tick the criteria you feel the place demonstrates and explain your reasons.

It demonstrates important aspects of the evolution or pattern of the State's history. The Kensington Elementary School is the oldest Congregationalist school built in South Australia and one of South Australia's oldest surviving small schoolhouses having been built in 1847. It is an important example of the colony's religious diversity and commitment to religious freedom and providing education to the poor. It served the independent protestant population and was located near the Catholic school run by the Sisters of St Joseph during the period Saint Mary MacKillop roamed the streets of Kensington.

The school was built by pioneer settler John Roberts who acquired the land in 1844. He was a dedicated Congregationalist who also built the nearby Congregationalist church on the corner of Maesbury Street. Unlike the Catholic church however, Mr Roberts

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would not accept government funding to run the school (Manning, GH 1984).

There is written evidence of it being a school from the Book of Assessment for the Town of Kensington and Norwood 1849 (Attachment A1). The school was leased to teacher Septimus Webster, who also advertised for students at the school in 1856 (Attachment A1).

The Foundation Act (SA) guaranteed freedom of religious worship in the new Province of South Australia. John Roberts and Kensington can be characterised as a Dissenter community:

- The role of emigration and free settlers like John Roberts migrating with his family from England in the hope that there were greater social and economic freedoms combined with the fact that "Land" could be purchased in the Province of South Australia.
- The aspirational beliefs of Roberts and his belief in the role of education in bringing about a better society than the one he left.
- Roberts acted to socially engineer Kensington so that it was outside the influence of orthodox ideas and the social conformity of 'Church and State'. He brings Dissenting teachers such as Ryder into Kensington and also Septimus Webster.

Further evidence of Roberts' contribution to Kensington can be found in the 1980 publication, Jensen, "Colonial Architecture in South Australia 1836-1890. Listings in Chapter 2 state,

"In July 1844, mainly with the help of the engineer Roberts, an Independent Chapel for all denominations was begun in Kensington a very poor area. Foundations were laid in September, and the building was finished by December at a cost of €150.423". And, "In February 1847 Roberts began

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<p><i>building fourteen cottages there, each having four rooms. Population increased to such an extent that a larger church was needed and tenders were invited for this by Roberts in December 1847, when the existing chapel became a school".</i></p>	
<input checked="" type="checkbox"/> It has rare, uncommon or endangered qualities that are of cultural significance.	<p>Historic schoolhouses are important culturally to South Australia as they show the beginning of childhood education in the state, and how intimate the surroundings were. The foundation period for this school coincides with European settlement in South Australia from 1836. Before the Government began funding school buildings in the late 1850s, communities built their own schools and sometimes operated out of dwellings. 69 High Street is probably one of the first bespoke schoolhouses built in the state and for a very unique Congregationalist community.</p> <p>Many such schoolhouses have been demolished or altered beyond recognition. While it was converted into a residence in 1910, 69 High Street still looks like a schoolhouse, with its gabled roof and church-like windows. It is a unique example of a purpose-built schoolhouse constructed prior to the first education act in South Australia in 1851, and an unusual example of a schoolhouse, due to its size and Congregationalist association, built prior to the Education Act 1875.</p> <p>This building represents so many colonial design adaptations. The material, fabric, and design of the building, particularly its brick floor are significant. There is a frugality about the structure with nothing excessive in its form.</p> <p>The bricks were made in Constable David Packham's property in Maesbury Place (Maesbury named after the Shropshire village which Roberts had association with). Apparently, Roberts agreed to take 200,000 bricks according to Gooden & Moore's 1903 publication, "Fifty Years' History of Kensington & Norwood", (pg 9):</p> <p><i>"During the forties, however, a fair impetus had been given to building by the arrival of a Mr. John Roberts, who at once saw the</i></p>

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healthful situation of the place nestling under the then thickly wooded ranges, and he decided to erect a number of what would at that period be regarded as ideal gentlemen's residences. The days of mud and straw were declining, and henceforth more modern material was to be used.

So, a number of brickyards were started to supply the bricks to Mr. Roberts and other builders of houses.Mr. Roberts agreed to take 200,000 bricks from this place for his houses. ... The work of erecting Mr. Roberts' houses proceeded apace. ... The houses erected by Mr. Roberts still remain in the eastern part of Kensington a memorial of early-day architecture in South Australia."

It may yield information that will contribute to an understanding of the State's history, including its natural history.

It is an outstanding representative of a particular class of places of cultural significance.

It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.

It has strong cultural or spiritual associations for the community or a group within it.

It has a special association with the life or work of a person or organisation or an event of historical importance.

The school was built by pioneer settler John Roberts who acquired the land in 1844. He was a dedicated Congregationalist who also built the nearby Congregationalist church on the corner of Maesbury Street. Unlike the Catholic church however, Mr Roberts

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would not accept government funding to run the school (Manning, GH 1984).

Roberts enters South Australia at a time when things are very tough. The colony has nearly gone bankrupt, Governor Grey arrives in 1843 and things are very depressed. Roberts' development out at Kensington really provides an alternative focus to the budget restrictions impacting the city-state of Adelaide. "Mr Roberts of Maesbury House asked for tenders for an institute in the same locality. The inhabitants in the district were obviously fully aware of their civic responsibilities since the intake quota for the militia was one of the first to be met." Jensen, "Colonial Architecture in South Australia 1836-1890", ch 2, 1980.

Free settlers like John Roberts migrated with his family from England in the hope that there would be greater social and economic freedoms combined with the fact that "Land" could be purchased in the Province of South Australia.

The aspirational beliefs of Roberts and his belief in the role of education in bringing about a better society than the one he left. Roberts acted to socially engineer Kensington so that it was outside the influence of orthodox ideas and the social conformity of 'Church and State'. He brings Dissenting teachers such as Ryder into Kensington and also Septimus Webster.

Gooden & Moore, in their 1903 publication, "Fifty Years' History of Kensington & Norwood", confirm Roberts' contribution to the Congregationalists and Kensington: *"The infant settlement of Kensington did not possess a place of worship till some few years after the erection of the first houses. A little chapel was then put up in a street, which in consequence thereof was styled Chapel Street, and which bears the name to this day. It was on the property of Mr. John Roberts, who then owned much land in that part of the suburbs. Mr. Roberts had belonged to the Congregational or Independent body in*

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England, to which organization that brilliant and able man the Rev. T.

Q. Stow gave his adherence." (pg 195)

Further evidence of Roberts' contribution to Kensington can be found in the 1980 publication, Jensen, "Colonial Architecture in South Australia 1836-1890. Listings in Chapter 2 state, "In July 1844, mainly with the help of the engineer Roberts, an Independent Chapel for all denominations was begun in Kensington a very poor area. Foundations were laid in September, and the building was finished by December at a cost of €150.423". And, "In February 1847 Roberts began building fourteen cottages there, each having four rooms. Population increased to such an extent that a larger church was needed and tenders were invited for this by Roberts in December 1847, when the existing chapel became a school".

John Roberts was also a Councilman for the Town of Kensington and Norwood in the 1850s, serving two terms.

E. Additional Information

9. Images, maps, diagrams, plans and photos

A full range of images, maps, diagrams, plans and photos will help your nomination.

Please provide:

- a clear outline of the place being nominated within a map or plan
- high quality images of the place
- a list and description of the images being provided (including file name, subject, date created, author and copyright holder (if known)

Paste images here or attach separately:

Please refer to Appendices.

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The South Australian Heritage Council is committed to transparency in relation to the listing process and wishes to enhance public confidence in the nomination, listing and decision-making process. The Council's policy is to make nominations for State heritage listing and submissions on provisional entries publicly available via webpage or to interested parties. The Council will adhere to the Privacy Principles and your name and personal details will not be released, unless authorised or required under the privacy principles.

I do / I do not want my personal details to be released when this nomination / submission is published on the Department for Environment and Water's webpage, noting the above requirements.

We, Mr Roger Bryson (President) and Mr Andrew Dyson (Secretary) of the Kensington Residents' Association Inc. nominate the following place

69 High Street, Kensington, South Australia

for listing on the South Australian Heritage Register.

The information I have provided is correct to my knowledge.

Signature: Roger Bryson _____ Date: 8th October 2025 _____

Signature: Andrew Dyson _____ Date: 8th October 2025 _____

Nomination Form Checklist

Please check that your nomination includes:

- ✓ a clear indication of the place's location and significant elements within it, by marking points and boundary lines on a map;
- ✓ a history of the place explaining important aspects relevant to the nomination (which help supports arguments of cultural significance);
- ✓ a clear description of the nominated place;
- ✓ a Statement of Heritage Significance, explaining why the associated State Heritage Place is important to the State of South Australia;
- ✓ photograph/s of the object;
- ✓ Have you discussed your nomination with a heritage assessment officer before submitting?

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