

Code Amendment

Historic Area Statement Update

Consultation closes **5:00pm, Monday, 9 December 2024.**



**Our
Adelaide**



CITY OF
ADELAIDE

Customer Centre
25 Pirie Street, Adelaide
(08) 8203 7203
ouradelaide.sa.gov.au

Project Information

City of Adelaide is proposing changes to the Planning and Design Code, to revise the Historic Area Statements and nominate Representative Buildings. The Code Amendment proposes to update the City of Adelaide's 14 existing Historic Area Statements in the Planning and Design Code and identifies 54 Representative Buildings proposed to be included in the Historic Area Statements.

Historic Area Statements describe local features of historic character and relevant contextual information for applicants to inform how they design proposed developments, including alterations and additions. Representative Buildings are buildings that display characteristics of importance in a particular area.

Background

City of Adelaide is undertaking community consultation on a draft Code Amendment which proposes to:

- Update the 14 existing Historic Area Statements in the Planning and Design Code
- List 54 buildings as Representative Buildings within the Historic Area Overlay (North Adelaide and the south east corner of the Adelaide CBD)

The Code Amendment proposes to strengthen heritage protection policies in the Planning and Design Code by outlining important historic character elements of the Historic Areas in updated Historic Area Statements. This approach will enhance the assessment of future development applications and better protect historic character.

Representative Buildings exhibit historic themes and attributes of the historic built character described in the relevant Historic Area Statement. The inclusion of Representative Buildings clarifies the assessment of development proposals in Historic Area Overlays by providing further examples of desirable built form and streetscape characteristics.

City of Adelaide is investigating the inclusion of Representative Buildings to be eligible for funding under the Heritage Incentive Scheme (HIS) program.

Following completion of public consultation, we will review all feedback, make any amendments to the draft Code Amendment and prepare an Engagement Report.

These documents will then be presented to the City Planning, Development and Business Affairs Committee and Council in early 2025 for decision.

Approval of the Code Amendment rests with the Minister for Planning.

The Code Amendment is partly funded by the Department of Trade and Investment who in June 2024 provided grant funding of up to \$75,000 to support the finalisation of the Historic Area Statement Code Amendment by 30 June 2025.

Timeline

This draft Code Amendment consultation is open from **28 October 2024** to **9 December 2024**.

Frequently Asked Questions

What is an Historic Area Overlay?

This Overlay applies to areas with distinct historic character contributed by the buildings, spaces or general street pattern. Future development applications are assessed against the policies within the Historic Area Overlay to ensure the integrity and character of the area is not compromised through uncontrolled demolition and unsympathetic development.

The Overlay policies seek to ensure development proposals are consistent with the historic characteristics within the Historic Area as expressed in the Historic Area Statement (e.g. coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features).

What is an Historic Area Statement?

Each area within this Overlay has a unique Historic Area Statement which identifies the attributes specific to that historic area.

The Historic Area Statement is referred to during the development assessment process to assist in determining whether the proposed development is consistent with the historic character attributes and desired outcomes for the area.

What is the format of each Historic Area Statement?

Each Historic Area Statement is presented on the standardised table template developed and required by Planning and Land Use Services (PLUS) and include the following elements (provided in Column 1):

- Eras, themes and context
- Allotments, subdivision and built form patterns (standard paragraphs are repeated, text is arranged by streets)
- Architectural styles, detailing and built form features (standard paragraphs are repeated, text is arranged by streets)
- Building height
- Materials (standard paragraphs are repeated)
- Fencing (standard paragraphs are repeated)
- Setting, landscaping, streetscape and public realm features
- Representative Buildings.

The current statement is provided in Column 2 and the proposed draft statement is provided in Column 3.

Diagrams have been included to assist with interpretation of the Statements and are provisional on PLUS/State Planning Commission agreement.

What does the draft Code Amendment do?

The draft Code Amendment will amend the content of 14 existing Historic Area Statements by including additional contextual information about the existing important historical elements of the area and introduce Representative Buildings.

How does the draft Code Amendment differ from current policy?

There is no fundamental change to policy in the Planning and Design Code. Rather the Code Amendment helps describe and define attributes of historic character by revising the content of the Historic Area Statements. The Historic Area Statements are an existing part of the Historic Area Overlay that are referred to by relevant Code policy to clarify what is important and worth conserving in each Historic Area.

What is a Representative Building?

Individual buildings in the Historic Area Overlay can be designated as Representative Buildings if they display characteristics of importance in a particular area.

Why nominate Representative Buildings?

Nominating Representative Buildings informs affected parties that there is value in retaining and conserving the original building as one of the buildings that collectively represent the significant historic character of a Historic Area.

Are Representative Buildings a form of Heritage Place or heritage listing?

No. A Representative Building is not a State or Local Heritage Place. South Australian legislation distinguishes between Heritage Places of value to retain based on their individual merits (in isolation from buildings on other sites) and other buildings (which may be Representative Buildings) which collectively contribute to the historic character of a defined Historic Area.

What is the difference between a Representative Building and a Heritage Place?

Refer to State Government guideline document '[Protecting Heritage and Character - Policies in the Planning and Design Code](https://plan.sa.gov.au/data/assets/pdf_file/0010/744427/Protecting_heritage_and_character_in_the_Planning_and_Design_Code.pdf)' at this link:

https://plan.sa.gov.au/data/assets/pdf_file/0010/744427/Protecting_heritage_and_character_in_the_Planning_and_Design_Code.pdf

Are Representative Buildings eligible for grants under the Heritage Incentive Scheme?

City of Adelaide is investigating the inclusion of Representative Buildings for funding under the Heritage Incentive (HIS) Program.

For many years, there have been grants for conservation work on both State Heritage and Local Heritage Places. Some time ago this was extended to include work on other historic buildings of value if certain eligibility can be met. Buildings proposed to be included as Representative Buildings may be eligible for grants under existing and/or refined criteria.

For further information on how to apply for a grant, visit <https://www.cityofadelaide.com.au/about-council/grants-sponsorship-incentives/heritage-incentives-scheme-his/> or contact the City of Adelaide's heritage team by phone on 8203 7185 or by email to h.enquiries@cityofadelaide.com.au

What if I own a Representative Building and don't want it to be listed?

City of Adelaide welcomes your feedback and any supporting documentation on the proposed nomination of Representative Buildings.

Is Demolition of a Representative Building controlled and likely to be permitted or not?

Demolition control applies to all buildings in the Historic Area Overlay, regardless of whether the building is identified as a Representative Building.

Demolition within Historic Areas is assessed against the building's historic characteristics and whether the proposal is reasonable. An application for total demolition considers factors like the structural integrity/ safe condition of the original building and whether it is beyond reasonable repair, or if the front elevation has been substantially altered and cannot be restored in a manner consistent with the building's original style.

An application for total demolition will be assessed on a case-by-case basis, noting Representative Buildings typically display characteristics that are worth retaining and conserving.

How many Representative Buildings are proposed within the Code Amendment?

The draft Code Amendment proposes a total of 54 Representative Buildings across identified historic areas.

What about changes to lists of Local and State Heritage Places?

This is outside the scope of the Historic Area Statement Update Code Amendment.

What do the proposed changes mean for land in the City of Adelaide

The changes proposed in the Code Amendment will have the following consequences within the existing Historic Areas only (see Map 1):

1. Better definition of the significant attributes of historic character including the eras, themes, styles, patterns and detailing of historically significant development in each of the 14 Historic Areas will improve the clarity, certainty and efficiency of decisions on development proposals in these Areas
2. Development applicants and others will be able to check if a particular building is a Representative Building signifying value in its retention along with a group of other – often similar - buildings within the relevant Historic Area.

What does the Code Amendment mean for me as a land owner?

The Code Amendment will better describe the historic attributes that are important to the character of the area and worthy of conserving which will provide greater guidance during the assessment of development proposals.

If you own a Representative Building your building has been identified as a building that has characteristics that are important and of value to the character of the area and worth retaining and conserving.

Will the changes impact existing businesses?

Generally, not unless the business relies on a future significant change to a building such as demolition (noting that demolition is controlled now in the Historic Area). Existing businesses are likely to have existing use rights based on an existing lawfully approved use or a history of continuous use that pre-dates planning controls.

The draft Code Amendment and the Code Amendment Engagement Plan are available at:

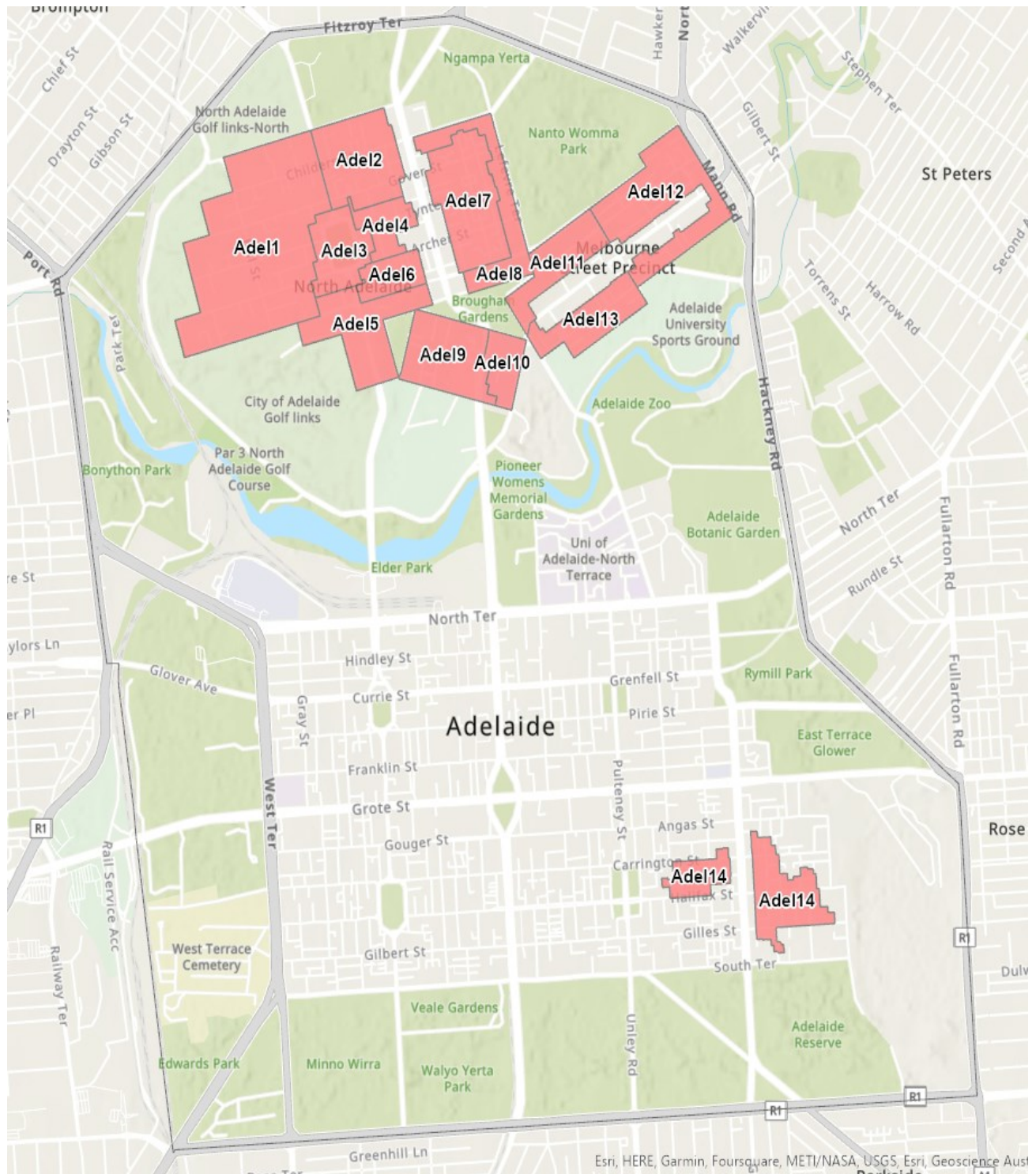
- Our Adelaide, ouradelaide.sa.gov.au
- City of Adelaide, Planning and Design Code amendments, <https://www.cityofadelaide.com.au/development-infrastructure/city-policy/planning-design-code-amendments/>
- Planning and Land Use Services Code Amendment on consultation, https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation
- City Library (Hard Copy viewing), 3rd floor, Rundle Place. Enter via Francis Street, off Rundle Mall or Da Costa Arcade, using either stairs or lift (size 140 W cm x 160 L cm x 230 H cm).
- City of Adelaide Customer Service Centre (Hard Copy viewing), 25 Pirie Street, Adelaide. Open hours are Monday to Friday from 8:30 am to 5:00 pm.
- Information packs are also available at the Hutt Street Library, North Adelaide Library, Minor Works Building community centre, Box Factory community centre, and the North Adelaide community centre.

Historic Area Statement Update

Code Amendment

**Our
Adelaide**

Map 1: Historic Areas in the City of Adelaide



Historic Area Statement Update

Code Amendment



How do I provide my feedback?

There are a number of ways in which you can provide feedback:

- **Submission Form** (attached to this information pack)
- **Online**
Contribute your feedback via the **Online Survey**.
Visit ouradelaide.sa.gov.au
- **Email** your comments can be emailed to pdcsa.amendments@cityofadelaide.com.au
- **Written Submissions**
All written submissions must be received by **5.00pm, Monday 9 December 2024** and should be addressed to:

Community Consultation
Historic Area Statement Update Code Amendment
GPO Box 2252, Adelaide SA 5001

What happens next?

We will acknowledge your feedback either by email or in writing so you know your comments have been received.

Council will consider submissions when finalising the Code Amendment. The submissions and Code Amendment will be presented to the Minister of Planning for approval.

For enquires please contact:

City Policy & Heritage Team

T: 8203 7203

E: pdcsa.amendments@cityofadelaide.com.au

Or visit ouradelaide.sa.gov.au

Historic Area Statement Update

Code Amendment



Submission Form

Submissions close **5.00pm, Monday, 9 December 2024.**

This form can also be completed online at ouradelaide.sa.gov.au.

Please include your name and residential address to ensure your submission is considered by Council. Formal submissions including names and addresses of respondents may on occasions be made public through reports to Council. Required information is marked with an *asterisk.

First Name:		Last Name:	
Email Address:			
Address:			
Business/Organisation Name (if applicable):			
Gender:	☐ Male ☐ Female ☐ Other Identity	Year of Birth:	
Are you a City of Adelaide Ratepayer?	☐ Yes ☐ No		
Please tell us how you participate in city life (tick all that apply):			
☐ Work	☐ Live	☐ Shop	☐ Business Owner/Operator
☐ Study	☐ Tourist	☐ Play (e.g. leisure, recreation, entertainment, dining)	
Please indicate your main areas of interest (tick all that apply):			
☐ Our Community	☐ Our Economy	☐ Our Environment	☐ Our Places
Please indicate the locations that are of interest to you (tick all that apply):			
☐ East End	☐ North Adelaide	☐ South East	
☐ South West	☐ West End		

OurAdelaide.sa.gov.au is Council's online consultation website. It is your chance to be kept up-to-date and provide feedback on areas of the city that interest you. Would you like to sign up to Our Adelaide to receive the monthly newsletter and be notified of new projects that match your interests?

☐ Yes* ☐ No **Please provide your email address above*

Code Amendment

Our Vdelaide

Q1. What is your interest in relation to the draft Code Amendment?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There is no handwriting or other markings on the paper.

Q2. Do you support the proposed revisions to the Historic Area Statements within the draft Code Amendment? (Please provide comments below)

- a) ☐ Yes all
.....
- b) ☐ Yes some
.....
- c) ☐ No

Comments:

Code Amendment

Our Vdelaide

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

a) ☐ Yes

b) ☐ No

a) ☐ Owner

b) ☐ Occupier

Historic Area Statement Update

Code Amendment

**Our
Adelaide**

Q4b. If your property has been nominated as a Representative Building, are you in support of the nomination?

a) ☐ Yes

b) ☐ No

Comments:

Q5. Is there any further information you would like Council to consider?