



COUNCIL POLICY

BUILT HERITAGE MANAGEMENT

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1. INTRODUCTION

Adelaide City Council has a long history of commitment to built heritage management and is a national leader among local government in supporting heritage.

In 1988, Council established the Heritage Incentives Scheme (HIS), which is Council's flagship heritage program and remains the most generous local government heritage incentives scheme in Australia.

The HIS recognises the cost to owners of conservation and acknowledges the community interest in privately owned heritage places. It promotes the importance of having places of heritage value listed by encouraging conservation of heritage places to retain their heritage value, meet conservation industry standards and reinforce the Adelaide vernacular style. Applications for HIS funding are assessed on their merits and in the order in which they are received by Council.

HIS grants provide part reimbursement for conservation work of privately owned heritage places, as authenticated by evidence of payment. The HIS grant should be viewed as a contribution rather than an entitlement.

It is anticipated that any heritage places which benefit from a grant will not be able to be rezoned to remove heritage status.

2. POLICY OBJECTIVES

- 2.1 To ensure heritage places contribute strongly to the City's competitive advantage as a place to live, work, visit and study.
- 2.2 To promote awareness of, and support for, heritage conservation and management among the communities of the city.
- 2.3 To encourage owners to support the designation and retention of buildings as Local or State Heritage places.
- 2.4 To promote effective partnerships with owners of heritage places that catalyse and enable capital investment in heritage buildings.
- 2.5 To ensure heritage places are conserved, maintained and adaptively re-used while retaining heritage value for present and future generations.
- 2.6 To promote high quality of workmanship and authenticity in all works to heritage places.
- 2.7 To promote the conservation of elements of heritage value and historic character in the public realm where located within a Historic (Conservation) Zone.

3. POLICY STATEMENTS

- 3.1 The conservation, enhancement and management of heritage places has economic, social, environmental and cultural benefits for the communities that live, work and study in the City.
- 3.2 Community interest in the conservation of heritage places in the City of Adelaide is supported.
- 3.3 The conservation and adaptive reuse of heritage places is encouraged and working in partnership with building owners to achieve this is sought.
- 3.4 The aim of conservation and adaptive reuse is to retain and reinforce the heritage value of heritage places with economic viability.
- 3.5 Conservation is an integral part of good management of heritage places.
- 3.6 The economic viability of heritage places assists their long-term conservation.
- 3.7 Traditional techniques and materials are preferred for the conservation of heritage places, but in some circumstances, modern techniques and materials which offer substantial conservation benefits may be appropriate.
- 3.8 Support for the conservation of heritage places may be provided through funding assistance for conservation work.
- 3.9 Funds are available to owners under HIS to ensure a significant impact on the conservation and management of heritage places.
- 3.10 Any grant funds are allocated responsibly and effectively, with the aim of achieving maximum improvement in heritage values and forging an effective partnership with building owners.
- 3.11 The prior receipt of a grant is a relevant factor in considering whether or not to adjust statutory policies, such as the Adelaide (City) Development Plan, to remove the heritage status of buildings and places.
- 3.12 It is recognised that Heritage Places have different levels of significance, as reflected in the State Heritage list and the Adelaide (City) Development Plan, and Council will seek to manage the Places accordingly.
- 3.13 Council will set and administer policies to support heritage values in both the private and public realm.
- 3.14 Council will promote to, and work with, owners of heritage places regarding the option of heritage value being suitably publicly recognised, such as by a plaque sited with careful regard to the heritage fabric of each building.
- 3.15 Council will focus on promotional activities that foster community awareness of the City's built heritage.

4. LEGISLATIVE REQUIREMENTS AND CORPORATE POLICY CONTEXT

In adopting this policy it is recognised that there are specific legislative requirements to be met as well as other Corporate goals.

Relevant major legislative requirements and professional standards are the:

- Local Government Act 1999
- Development Act 1993
- Adelaide (City) Development Plan
- Heritage Act 1993
- Income Tax Assessment Act
- Australian Standards
- Building Code of Australia
- Disability Discrimination Act 1992
- Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter)

This Policy is to be implemented in conjunction with the Council's Strategic Directions and other relevant Council Policies and Strategies.