



## ***BUILT HERITAGE MANAGEMENT POLICY***

**Approved:** By Council on 31 May 2011

**Owner:** Program Manager City Planning  
8203 8596

**Trim:** (ACC2011/21209)

## **1. Introduction**

1.1 Adelaide is renowned for its heritage character. The heritage buildings and historic character streetscapes are the City's 'autobiography', giving the community a sense of historical perspective providing recognisable links with people and events in history as well as a sense of community pride. The conservation of our built heritage contributes enormously to the City's character, appeal and competitive advantage making the City a desirable place to live, work and visit. The protection and conservation of the City's heritage buildings and historic character streetscapes are for the benefit of present and future generations.

1.2 This policy covers the conservation and promotion of the built heritage and historic streetscape character of Adelaide through the following:

- Heritage Incentive Scheme
- Heritage Advisory Service
- Promotions
- Public Realm Charters

## **2. Strategic Context**

2.1 The 30 Year Plan for Greater Adelaide identifies the importance of the City's heritage and seeks to "*conserve the heritage, character and scale of the valued residential precincts of North Adelaide and the south-east and the south-west corners*".

Principle 7 of the 30 Year Plan recognises the importance of the City's heritage and historic character through protection and enhancement.

2.2 'Unique Heritage' is a key outcome of the *Creating our Future*, City of Adelaide's Strategic Plan 2008 - 2012 and the Strategic Direction for this outcome seeks to "*Protect, celebrate and reinvigorate Adelaide's historic buildings, character and layout*".

2.3 The Strategies within the Strategic Plan seek to "*activate the City's valuable built heritage through innovative re-use, policy, incentives and promotion*". The projects and services considered necessary to implement the strategic directions include:

- Promotion of heritage buildings and their protection and re-use through Development Plan listings, heritage incentives and advice;
- History tours of the City during history week; and
- General promotion of heritage through books and heritage plaques.

2.4 The Adelaide (City) Development Plan identifies local and state Heritage Places and the policies seek to protect, enhance and conserve buildings of heritage value and historic character streetscapes.

## **3. Policy Objectives**

3.1 Support the reinvigoration of the City's unique built heritage and historic character through the conservation of the City's heritage buildings and historic character streetscapes in accordance with the Burra Charter for the benefit of present and future generations.

- 3.2 Encourage capital investment in the conservation and adaptive re-use of heritage buildings for the purpose of contributing to the City's character and appeal as a desirable place to live work and visit.

#### **4. Policy Principles**

- 4.1 The following principles will guide the development of services and programs which support built heritage management:
- Support the conservation and promotion of the City's built heritage and historic character streetscapes in accordance with the Burra Charter by:-
    - providing professional advice during the development assessment process.
    - providing owners with financial incentive and professional advice to conserve and revitalise their heritage buildings.
    - fostering community awareness and promote the value of heritage buildings and historic character streetscapes through promotional and educational activities (e.g. heritage plaques).
    - identifying historic elements in streetscapes for the purpose of protecting and revitalising historic character streetscapes as settings for heritage places.
  - Assist property owners, community groups, industry and government in the management of built heritage.
  - Part fund heritage conservation projects which satisfy the policy principles.
  - Advocate to:
    - other spheres of Government for funding to support heritage conservation and promotion
    - Government bodies for policy changes which support use and adaptive re-use of listed buildings
    - property owners to invest in their heritage assets
  - Conserve, preserve, restore, maintain and retain the heritage significance of buildings in accordance with the Burra Charter.

### **Administrative Requirements**

#### **8. Legislative Requirements**

- 8.1 The identification, statutory protection, conservation, development and other works affecting heritage and historic character streetscapes should be undertaken in accordance with statutory criteria and processes. The relevant legislative documents are:
- Development Act 1993
  - Heritage Places Act 1993
  - Adelaide (City) Development Plan
  - Building Code of Australia
- 8.3 Other relevant documents are:
- The Australian ICOMOS Charter for the Places of Cultural Significance (The Burra Charter)

#### **9. Definitions**

- 9.1 **Conservation** is as defined in the Burra Charter and for the purposes of this policy includes restoration, reconstruction and adaption.

9.2 **Built Heritage** refers to State and local Heritage Places. These buildings are listed in the Adelaide (City) Development Plan and on the State Heritage Register.

9.3 **Historic Character streetscapes** are those streets and areas of the City which are characterised by a cohesive historic character and identity. Examples include:

- Residential areas of North Adelaide, identified as the North Adelaide Historic (Conservation) Zone in the Development Plan.
- Streets such as Rundle Street, identified in the Development Plan as having a dominant built form character characterised by a predominance of buildings of Victorian and Edwardian architectural style.

## 10. Roles and Responsibilities

10.1 The City Planning Portfolio has overall responsibility for the implementation of this policy. Specific roles and responsibilities are summarised as follows:

**Advisor** - Council will support the management and conservation of heritage places through the provision of advice through the Heritage Advisory Service and the Heritage Incentives Scheme.

**Custodian** - Council will act as custodian for heritage assets in public spaces (the public realm), through their identification, management and enhancement as part of public works.

**Part-funder** - Council will part fund heritage conservation projects which satisfy the principles of this policy.

**Partner** - Council will partner with others (community, property owners, State Government) in the management and promotion of built heritage, particularly via heritage conservation projects.

**Information Provider** - Council will foster community awareness and appreciation of the City's built heritage through promotion and education.

**Advocate** - Council will advocate to:

- other spheres of Government for funding to support the heritage promotion and conservation
- State Government bodies for policy changes which support use and adaptive re-use of listed buildings
- property owners to invest in their heritage assets

## 11. Policy Restrictions / Limitations

11.1 This policy covers local and State Heritage Places and identified elements of the public realm, such as statues. This policy is in addition to the: -

- Adelaide Park Lands and City Layout as a place in the National Heritage List under the Environment, Protection and Biodiversity Conservation Act 1999 (Commonwealth)
- National and Commonwealth Heritage Places under the Environment, Protection and Biodiversity Conservation Act 1999 (Commonwealth)
- identification of those elements covered in the Public Realm Charters;
- Kaurua heritage
- identification of Heritage Places in the Adelaide (City) Development Plan

## 12. Key Performance Indicators

12.1 The key performance indicators for the Policy are:

- **Project Completion** - 80 percent of approved HIS projects completed.

- **Quality** – All commenced HIS funded projects substantially completed in accordance with approved documentation.

### 13. Monitoring and Implementation

13.1 Performance of the HIS will be monitored through administrative and financial systems. An annual report of performance of the HIS against the KPI's will be provided to Committee/Council no more than 3 months after the end of the financial year (i.e. before 30 September each year).

13.2 The policy will be implemented by the City Planning Program through the:

- Heritage Advisory Service
- Heritage Incentive Scheme
- Promotions
- Public Realm Charters

### 14. Review

14.1 The Built Heritage Management Policy will be reviewed in 2016.

### 15. Revision History

<b>Revision Summary</b>	<b>Approval Date</b>	<b>ELG, Council or Committee</b>	<b>Decision</b>	<b>TRIM Reference</b>	<b>Related policy documents</b>
<i>Policy Introduced</i>	<i>2 Sept 02</i>	<i>Strategy &amp; Policy Committee</i>		<i>COCO2002/822 (1999/01856)</i>	<i>Heritage Incentive Scheme</i>
<i>Reflect HIS changes by encouraging listing</i>	<i>27 Aug 07</i>	<i>City Strategy &amp; Policy Committee</i>		<i>ACC2007/84633</i>	<i>Heritage Incentive Scheme</i>