

Local Heritage Places

Who should read this guide?

Anyone who is considering changing or adding to their local heritage-listed building.

Council's commitment to conserving the city's heritage buildings

Council is committed to conserving the city's heritage buildings as it considers that the conservation and adaptive re-use of our built heritage contributes to the city's present and future character and appeal, making Adelaide a more desirable place to live, work and visit.

As part of this commitment, all Local Heritage Places are protected in the Local Heritage Place Overlay within the Planning and Design Code, a statutory document against which development proposals are assessed.

The City of Adelaide is fortunate to have more than 2400 Heritage Places (includes Local Heritage Places and State Heritage Places on the State Heritage Register).

What is a Local Heritage Place?

A Local Heritage Place has heritage values that are important to the local area.

To be listed as a Local Heritage Place, the site must meet one or more of the following criteria:

- it displays historical, economic or social themes that are of importance to the local area
- it represents customs or ways of life that are characteristic of the local area
- it has played an important part in the lives of local residents
- it displays aesthetic merit, design characteristics or construction techniques of significance to the local area
- it is associated with a notable local personality or event
- it is a notable landmark in the area
- in the case of a tree (without limiting a preceding paragraph) – it is of special historical or social significance or importance within the local area.

The elements of the building that are considered to be of heritage value are listed in the Table of Local Heritage Places contained in the Planning and Design Code. Local Heritage Places are also identified in the SA Property and Planning Atlas (SAPPA). When assessing development applications, the description of the place and its heritage values are taken into account as part of the assessment process.

Within the Planning and Design Code, the Local Heritage Place Overlay provides appropriate policies to conserve and enhance those elements that contribute to the significance of the heritage place.

The City of Adelaide also has designated historic precincts identified within the Historic Area Overlay within the Planning and Design Code. This Overlay identifies locations that display historic themes and characteristics that are important to the local area. These attributes identified by the relevant Historic Area Statements are often unique, and are displayed in the streetscape character of a locality. Desired and Performance Outcomes for Historic Area Overlays seek to conserve these historic attributes and for development visible from the public realm to respond contextually so as to be consistent and complementary to the identified character attributes.

The [Historic Area Overlay Design Advisory Guidelines](#) assist applicants and designers to achieve these design outcomes. The Guidelines address issues relating to demolition, design, height, setback, car parking and landscaping for existing buildings and places, as well as providing advice on new development.

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Development Approval

If you own a building with a local heritage listing you may require Development Approval if you wish to change the building. Changing a building includes alterations, additions, conservation works and external painting. Council staff can advise whether your intended work will require Development Approval. If required, this approval consists of two separate consents: Planning Consent and Building Consent.

Planning Consent requires your application to be considered against the requirements of Planning and Design Code. Once this is completed and it is determined the application meets the necessary requirements, a building assessment is conducted. This consists of an assessment against the requirements of the National Construction Code and generally considers structural and building safety matters.

Once Planning Consent and Building Consent are granted, Development Approval will be granted. Development Approval is required before work can be undertaken.

Requirements in regard to local heritage places are not intended to prevent changes occurring to these places but to ensure that any change has a positive impact on the heritage value and historic character of the building.

Please note: Total demolition of a heritage place is generally not permitted and will be considered only if its structural condition is unsafe and it cannot be rehabilitated. Partial demolition will be considered by Council on its merits and may be permitted if the elements of heritage value or retention depths are retained.

Please check the [PlanSA wizard](#) to determine whether the proposal will require approval.

Lodging a Development Application

If you wish to change the building you will need to submit a Development Application via the PlanSA website: plan.sa.gov.au

The Development Application for planning consent should be accompanied by the following information:

- **Site Plan**

- Minimum scale 1:200 (1:100 preferred)
- Approximate north point

- Boundaries and dimensions of the site
- Location of existing or proposed buildings on the site along with setbacks from boundaries
- Existing and proposed finished floor levels and site levels
- location of any regulated tree on the site or adjoining land or other structures that may be affected by the work
- Number, location and dimension of any car parks
- New or modified driveway or access point proposed, the width of the vehicle crossover, the driveway width at the front boundary, the minimum and maximum driveway widths and the location of any street furniture, infrastructure or tree within the road reserve abutting the property
- Location and species of any tree to be planted and any tree to be retained on the site

- **Floor Plan**

- Minimum scale 1:200 (1:100 preferred)
- Dimensions of the proposal and its relationship to the existing building.
- Roof area, including any eaves and verandahs

- **Elevation Plan**

- Details of the external appearance of the building, shown from all sides,
- existing and proposed ground and floor levels (relative to adjacent ground levels)
- ceiling heights
- in relation to the roof the height (relative to the adjacent ground level) of the eaves and the ridge and the pitch
- dimensions of proposed eave overhangs
- dimensions of proposed external doors and windows

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- **Supporting Information**

- Schedule of building materials, finishes and colours
- Details relating to stormwater disposal, retention and detention
- Details of any energy efficiency measures

- **Building Information**

- Specifications and schedules
- Footing construction report (if applicable)
- Structural calculations
- Roof, wall and floor framing layout and detail
- Wind speed details
- Roof truss manufacturers design details, calculation, roof frame layout plan and bracing details, certificate of who designed the trusses and their qualifications
- Nominal fixings and specific tie-down fixings for timber members
- Copy of Building Indemnity Insurance if work >\$12,000
- Copy of Construction Industry Training Levy Form (CITB) if work > \$15,000
- Soil Report

Assessing proposed development to Local Heritage Places

Any proposed changes to a Local Heritage Place will be assessed in relation to the following (summarised) principles:

- Elements of heritage value (where specified) should be retained and conserved.
- Existing views and vistas to the heritage place from the street should be maintained.
- Changes to the original elements and fabric of the heritage place should be minimal.
- Where an interior is identified as an element of heritage value, significant rooms and the building fabric should be maintained.
- Alterations and additions (including carports and garages) should be located at the rear of the heritage place or on the side but set back from the façade.

- Second storey additions should use or extend existing roof space where practicable and should consider potential overshadowing and intrusion into the privacy of adjoining properties.
- The height and scale of any additions, including upper floor additions should not visually dominate the heritage place.
- The design and materials of any new development should be appropriate to the context and quality of the heritage place and, where applicable, the streetscape.
- Adaptive reuse, including alterations and additions should facilitate conservation of the heritage place, including conservation works to reinforce heritage values.
- Paint colour schemes should enhance the presentation and heritage values of the building.
- Fencing should be visually compatible with the style of the heritage place and should not restrict views of the building from the street.
- Land division of a heritage place should occur only if it will maintain or reinforce the values of the heritage place.
- Land division should occur only when it respects the setting of the heritage place and the allotment sizes are adequate for development.

What assistance does Council provide?

If your property is identified as a Local Heritage Place, you can obtain free conservation advice from one of Council's Heritage Architects. The service is offered on an 'as needs' basis and can include advice on conservation techniques, salt damp treatment, reinstatement of lost original features, fencing and reroofing.

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Heritage advice is also available if additions and alterations are proposed. Following such advice will ensure that the work is done in a sympathetic manner and will ensure a smooth passage when the Development Application is lodged. However, if you are undertaking significant alterations and additions to a Local Heritage Place, it is recommended that you engage a heritage architect with relevant expertise and experience.

Council's Heritage Incentives Scheme (HIS) enables owners of local heritage places to obtain part-funding from Council for eligible documentation and conservation works.

For further information on the HIS, refer to:
[City of Adelaide - Heritage Incentives Scheme](#)

Further Information

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **8203 7185** or planning@cityofadelaide.com.au