

Local Heritage Places

Who should read this guide?

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

Our Commitment to Conserving the City's Heritage Buildings

Council is committed to conserving the city's heritage buildings. The conservation, as well as 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 *Adelaide (City) Development Plan*, a statutory document that contains Objectives and Principles of Development Control against which development proposals are assessed.

The City of Adelaide is fortunate to have more than 1,850 Local Heritage Places and more than 640 State Heritage Places.

What is a Local Heritage place?

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

To ensure these places are protected and to guide their development, the *Adelaide (City) Development Plan* lists the Local Heritage Places within Tables 2, 3 and 4 of the *Development Plan*.

The *Development Plan* list three types of local heritage places:

- Local Heritage Places (City Significance)
- Local Heritage Places (Townscape)
- Local Heritage Places

Note: In South Adelaide, Local Heritage Places (City Significance) and Local Heritage Places (Townscape) pre-date listing under the Development Act 1993 and have not been assessed against those criteria. In North Adelaide, all local heritage listings are known as Local Heritage Places and each is considered to meet one or more of the criteria for listing.

Local Heritage Places (City Significance)

These places were gazetted in December 1987 in the *Register of City of Adelaide Heritage Items*, following surveys undertaken in the 1980s.

These places make a positive contribution to the heritage of the city due to their history, architectural and design qualities, built form character and integrity. The heritage values relate to the whole of the building, which may include the interior or other associated structures such as fences or outbuildings.

Local Heritage Places (Townscape)

These places were identified in a Townscape Survey undertaken between 1988 and 1990 and listed in the early 1990s. The heritage values of these places relate to those parts of the building that can be seen from the street (i.e. the front façade, side walls of the building and roof forms, chimneys, etc).

For Townscape Places in the non-residential areas of the city, the depth of the building to be retained as part of any redevelopment (the retention depth) is 6 metres. In residential areas, the required retention depth is 4 metres, however the visual impact of any changes to these residences should be considered in addition to this specified retention depth.

Local Heritage Places

These places were listed in January 1994. To be listed as a Local Heritage Place, a property 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.

Local Heritage Places

The elements of the building that are considered to be of heritage value are identified in the Table of Local Heritage Places contained in the *Development Plan*. When assessing development applications, Council takes into account the *Development Plan's* description of the place and its heritage values.

What must property owners do if they own a building with a Local Heritage listing?

If you own a building with a local heritage listing you may have to obtain Development Approval from Council if you wish to alter the building. Changing a building includes alterations, additions, conservation works and may include external painting. Council staff can advise you whether your intended work will require Development Approval.

Note: Total demolition of a heritage place is generally not supported, 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.

Council's 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.

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.
- Where a depth from the frontage is specified for elements of heritage value or for retention, the development should be set back behind that depth.
- Existing views and vistas from the street to the heritage place should be maintained.
- Changes to the original elements and fabric of the heritage place should be avoided.
- Where an interior is identified as having 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 Advisors. 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 re-roofing.

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 through Council 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, the Heritage Incentives Scheme Information Booklet and Application Form are available at: cityofadelaide.com.au/his

Further Information

For further information regarding a heritage place contact our Heritage team on **08 8203 7445** or h.mail@cityofadelaide.com.au.