

Workshop: Code Amendment Historic Area Statements

To seek input from Council Members on the draft
Historic Area Statements Update Code Amendment

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Purpose

- The purpose of the workshop is to provide an update on the draft Historic Area Statements Update Code Amendment (draft Code Amendment)
- As an outcome of the workshop the draft Code Amendment will be presented to Council for decision in September 2024

Background

- The Code Amendment progresses the Council's submission to the Expert Panel on the State Planning Implementation Review endorsed in January 2023
- On 8 August 2023 Council endorsed the 'Proposal to Initiate' the draft Amendment
- On 16 November 2023 the Minister for Planning approved the 'Proposal to Initiate' the Code Amendment

Key Questions

KEY QUESTION

What are Council Members' views on the content of the draft Historic Area Statements Update Code Amendment?

Note:

Adelaide 1 Hill Street is provided as a typical standard for all updated Statements.

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What are Council Members' views on the approach to staged consultation with landowners, that is, to advise landowners in writing prior to formal consultation commences?

Role of Historic Area Statements



An Historic Area Statement (HAS) is a descriptive part of the Planning and Design Code that is referenced for development assessment of properties in the Historic Area Overlay. The role of the HAS is to:

- Provide contextual information relevant to development assessment and decision making
- Reinforce historic theme and built form characteristics
- Provide descriptions of the important attributes of an area to be referenced in the design of future developments in the area, including:
 - Form
 - Height
 - Setbacks
 - Materials
 - Landscape elements

Where are Historic Areas?



The Historic Area Overlay applies to 14 Areas within the City of Adelaide:

- 13 Historic Areas are in North Adelaide
- One Historic Area is in Adelaide's south-east corner.
- Each area has its own Historic Area Statement.

What does the Code Amendment propose?

The Code Amendment proposes to:

- Outline the important historic character elements of the Historic Areas to enable more effective assessment of future development applications and protection of historic character
- Introduce Representative Buildings (an option recently introduced by State Government) to help guide the protection of historic character in the Historic Areas

The Amendment aims to:

- Clarify the expected development outcomes for property owners in the Historic Areas
- Improve the descriptions of attributes and elements of historic character to be considered and referenced in development assessment
- Support and guide context-sensitive design and decision-making for development in the Historic Areas

Note: The Historic Area Statements have been reviewed by PLUS, CoA DA team (including Council's heritage architects) and by an independent heritage architect.

What is not included in the Code Amendment?

The Code Amendment does not:

- Amend policy in the Planning and Design Code
- Alter boundaries of the Historic Area Overlay
- Include new Historic Areas*
- Introduce new Local Heritage Places*

These changes are outside the scope of the ‘Proposal to Initiate’ approved by the Minister for Planning.

**Note: New Historic Areas and/or Local Heritage Places could be pursued via a separate Code Amendment(s) to address objectives under 'Our Place' in the CoA Strategic Plan 2024-2028. Administration is currently investigating possible inclusion of new Historic Areas within South Adelaide, in addition, a separate piece of work is in progress to identify potential new 20th Century Local Heritage Places.*

What will be included in the Historic Area Statements?

The Planning and Design Code uses a table format for HAS. The State Government has confirmed the following descriptors are to be used in the Code for HAS:

- Eras, themes and context
- Architectural styles, detailing and built form features
- Building height
- Materials
- Fencing
- Setting, landscaping, streetscape and public realm features
- Representative Buildings

An example of the draft HAS is provided as a [linked document](#).

What are Representative Buildings?

Representative Buildings:

- Exhibit significant historic themes and attributes of the historic built character described in the relevant HAS
- Represent the historic built character of the Historic Area
- Demolition of buildings requires planning consent in a Historic Area
- Status implies *value in retention* because of a building's contribution to historic character value as part of a *group* of buildings in the Historic Area
- Not the same status as State Heritage and Local Heritage Place which is of value in its own right
- Includes development notification processes for demolition

Heritage Places & Representative Buildings Compared



STATE HERITAGE PLACES	PROTECTION UNDER THE CODE	
	STATE HERITAGE PLACES OVERLAY & STATE HERITAGE AREAS OVERLAY	DEMOLITION CONTROL Heritage Minister - increased power to direct decision making ✓
STATE HERITAGE AREAS	PROTECTION UNDER THE CODE	
	LOCAL HERITAGE PLACES OVERLAY	DEMOLITION CONTROL ✓
LOCAL HERITAGE PLACES	PROTECTION UNDER THE CODE	
	HISTORIC AREAS OVERLAY	DEMOLITION CONTROL ✓
REPRESENTATIVE BUILDINGS	CHARACTER AREAS OVERLAY	DEMOLITION CONTROL ✗
	PROTECTION UNDER THE CODE	
HISTORIC AREA OVERLAY	HISTORIC AREAS OVERLAY	DEMOLITION CONTROL ✓
	CHARACTER AREAS OVERLAY	DEMOLITION CONTROL ✗

Adapted from PlanSA: [Heritage and character](#) | PlanSA

Next Steps



- September 2024 - draft Code Amendment for public consultation presented to the City Planning, Development and Business Affairs Committee and Council for decision
- September 2024 - draft Code Amendment submitted to State Government Agency, Planning & Land Use Services and listed on their website for consultation (3-week lead time)
- October 2024 – notification letters to owners of proposed Representative Buildings will be sent one week before consultation commences
- October – November 2024 - public consultation open for 6 weeks
- February 2025 - report on the public consultation and updated Code Amendment presented to the City Planning, Development and Business Affairs Committee and Council for decision

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