

Council Policy

Management of Built Heritage



COUNCIL POLICY

 <p>Adelaide Hills COUNCIL</p>	MANAGEMENT OF BUILT HERITAGE
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Policy Number:	DEV-09
Responsible Department(s):	Policy Planning
Relevant Delegations:	As per Delegations Schedule
Other Relevant Policies:	None
Relevant Procedure(s):	None
Relevant Legislation:	<i>Development Act, 1993</i> <i>Heritage Places Act 1993</i>
Policies and Procedures Superseded by this policy on its Adoption:	15 June 2009, Item .8.1, 30 Management of Built Heritage 12 April 2016,
Adoption Authority:	Council
Date of Adoption:	14 November 2017
Effective From:	28 November 2017
Minute Reference for Adoption:	Item 5.3, 265/17
Next Review:	No later than November 2020 or as required by legislation or changed circumstances

MANAGEMENT OF BUILT HERITAGE POLICY

1. INTRODUCTION

The Adelaide Hills Council is committed to the preservation and ongoing management of the built heritage within its area. The Council district is fortunate to have a large quantity of its built heritage still intact. Council acknowledges the significant and positive contribution that these heritage buildings and places make to the character and appeal of our townships and rural areas. They provide an important link to our past and often establish a particular character that we wish to preserve into the future. Importantly, heritage places also contribute to social and economic development through an appreciation of our past and through cultural tourism.

Heritage Places within this District are identified in the Adelaide Hills Council Development Plan. State Heritage Places are identified in Table AdHi/1, while Local Heritage Places are identified in Table AdHi/2. The provisions of the *Development Act 1993* and the *Heritage Places Act 1993*, and the policies of the Development Plan control and guide the development of heritage places¹. The management of State Heritage Places is the responsibility of the State Government.

Beyond its responsibilities under the above mentioned Acts, Councils have a number of options regarding the management of local heritage places in their area. Local government responses in this area generally range from policy encouragement for owners to be responsible, to substantial grants for works to be undertaken by owners. Within this range of options, this policy establishes Council's responses as including:

- overall policy objectives to guide future actions;
- a process to be followed by Council in the establishment of a Local Heritage List; and,
- the operation of a Heritage Incentive Program which makes the services of Council's Heritage Advisor available, free of charge, to owners of Local Heritage Places to provide advice in specified matters

2. POLICY OBJECTIVES

The following objectives provide a framework on which the more detailed policy principles are based. They articulate Council's strategic objectives in relation to the management of built heritage within the Adelaide Hills district. In particular, they will help to achieve Council's goal of "*Places for people and nature*".

- 2.1 Heritage places conserved for present and future generations.
- 2.2 Heritage places managed so that they contribute strongly to the District's attractiveness as a place to live, work, visit and do business.
- 2.3 Heritage places conserved and maintained and adaptively re-used while retaining heritage value.
- 2.4 Effective partnerships forged with owners of heritage places that contribute to the ongoing management and maintenance of heritage buildings.
- 2.5 High quality of workmanship and authenticity in all works to heritage places.

¹ When new provisions relating to heritage matters are determined as part of the implementation of the new Planning, Development and Infrastructure Act 2016 this policy will be reviewed to reflect a new legislative context.

- 2.6 Awareness of, and support for, heritage conservation and management among the Adelaide Hills Community.

3. PROCESS

The following process will be followed by Council in the establishment of a Local Heritage List that covers the entire Council area:

- 3.1 The listing of buildings and places as Local Heritage Places will be based on the recommendations of a Heritage Survey that has been prepared and reviewed by suitably qualified heritage experts.
- 3.2 The listing of buildings and places as Local Heritage Places will be undertaken in accordance with the requirements of the *Development Act, 1993 and the Planning, Development and Infrastructure Act 2016 as appropriate*.
- 3.3 All owners of properties proposed for heritage listing will be informed in writing of Council's intention to list their property.
- 3.4 Property owners who object to their property being heritage listed will be invited to write to Council outlining their reasons for objecting as well as presenting their case to a Committee of Council at a Public Hearing.
- 3.5 Council, in forming an opinion on properties that are the subject of objection, will seek the advice of an independent heritage expert, at Council's cost, to provide a 'second opinion' on the property.
- 3.6 Properties which are the subject of objection will be presented to the full Council for consideration.
- 3.7 Following Council's decision, and if a disagreement still exists, property owners will be able to have their case heard by the State Government's **Local Heritage Advisory Committee**, or through a new appeal provision as part of a new Heritage Management system introduced under the Planning, Development and Infrastructure Act 2016

4. HERITAGE INCENTIVE PROGRAM

- 4.1 The Council, to promote heritage listing and property maintenance, will make available the services of its Heritage Advisor free of charge to owners of Local Heritage Places to provide advice in relation to:
- ongoing management and maintenance issues;
 - redevelopment and renovation proposals; or,
 - details required for the lodgement of development applications.
- 4.2 The Heritage Advisor will generally be available for two meetings or four hours for an individual property.
- 4.3 Council will provide information brochures that promote the value of heritage protection to the wider community.
- 4.4 Council will consider whether one or more interpretive plaques should be installed on buildings of heritage significance with the agreement of the owner.
- 4.5 In the case of Local Heritage Places with a special significance to the wider community, Council may, at the discretion of the Director of Strategy & Development, prepare a Heritage Management Plan.
- 4.6 Council will (by December 2018) prepare detailed guidelines to assist owners of Local Heritage Places with maintenance issues as well as proposals for building work.
- 4.7 Council will, as part of the Local Heritage DPA process, seek to provide policy options to encourage development opportunities to support the retention, restoration and re-use of State and Local Heritage Places.

5. DELEGATION

The CEO has the delegation to:

- Approve, amend and review any procedures that shall be consistent with this Code.
- Make any formatting, nomenclature or other minor changes to the Code during the period of its currency.

6. AVAILABILITY OF THE POLICY

This Policy will be available for inspection at the Council's Offices during ordinary business hours and via the Council's website www.ahc.sa.gov.au. Copies will also be provided to the public upon request, and upon payment of a fee in accordance with the Council's Schedule of Fees and Charges.