

WHAT HAPPENS NOW → WHAT WILL HAPPEN IN THE NEW PLANNING SYSTEM



Port Pirie Museum is one of 2,295 State Heritage Places

STATE HERITAGE AREAS & PLACES

- The *Heritage Places Act 1993* refers to the creation of State Heritage Areas but no criteria is identified.
- The criteria for State Heritage Places is outlined under the *Heritage Places Act 1993*.
- Development Plans provide a list of State Heritage Areas and State Heritage Places.
- Development Plans usually spatially map and provide policy to guide development within State Heritage Areas and Places.
- The assessment process for the demolition of State Heritage Areas and Places varies between Development Plans but is usually 'non-complying'.
- Development applications are referred to the Heritage Minister for 'advice' only.

STATE HERITAGE AREAS OVERLAY & STATE HERITAGE PLACES OVERLAY

- Existing State Heritage Areas and State Heritage Places will be equally protected in the new planning system via the Planning and Design Code.
- A new **State Heritage Areas Overlay** and a new **State Heritage Places Overlay** will more accurately map and identify these areas and places.
- Alterations, additions and demolition control will be '**performance-assessed**'. However, development applications will continue to be referred to the Heritage Minister who will have **increased power 'to direct'** decision-making.
- A single set of consistent policies will apply across the state.
- Heritage impact statements will be retained as an assessment tool.
- There may be an opportunity for Design Review.



The Exeter Hotel on Rundle Street is one of 7,000 Local Heritage Places

LOCAL HERITAGE PLACES

- The *Development Act 1993* includes specific criteria for Local Heritage Places.
- Relevant Development Plans provide a list of Local Heritage Places and provide maps and policy to guide development.
- The assessment process for the **demolition** of Local Heritage Places varies between Development Plans but is usually '**on merit**'.
- It is the responsibility of a local council or the State Commission Assessment Panel to assess applications.

LOCAL HERITAGE PLACES OVERLAY

- Existing Local Heritage Places will transition to the Planning and Design Code.
- A new **Local Heritage Places Overlay** will more accurately map and identify Local Heritage Places and related policy.
- A single set of consistent policies will apply across the state.
- Alterations, additions and demolition control will be assessed against criteria ('**performance-assessed**').
- Demolition will only be considered if a building:
 - » has little heritage value
 - » is structurally unsound or has public safety issues
 - » is economically unviable.
 A heritage impact assessment will be required.
- Adaptive reuse policies will be strengthened.
- Deemed-to-satisfy policies will be available for development that does not affect heritage values e.g. demolition of a modern 'lean-to'.
- There may be an opportunity for Design Review.



Grant Avenue, Rose Park is one of many Historic Conservation Zones in South Australia

HISTORIC CONSERVATION ZONES

- There is currently no legislative criteria for the creation of Historic Conservation Zones/policy areas (including Contributory Items).
- Relevant Development Plans map Historic Conservation Zones/policy areas and contain policy to guide development.
- The *Development Act 1993* lists development activity that is exempt from development approval within Historic Conservation Zones/policy areas.
- The assessment process for the demolition of buildings within Historic Conservation Zones/policy areas is '**on merit**'.
- Many Historic Conservation Zones/policy areas include Contributory Items (however no new Contributory Items have been added since 2012).

LOCAL HERITAGE AREA OVERLAY

- Historic Conservation Zones/policy areas and related policy areas will be mapped under a new **Local Heritage Area Overlay** in the Planning and Design Code.
- A single set of consistent policies will apply across the state.
- Alterations, additions and demolition control will be assessed against criteria ('**performance-assessed**').
- The criteria for demolition approval will include consideration of:
 - » heritage values of the existing building and contribution to the heritage values of the area
 - » proposed replacement dwelling
 - » contextual analysis outcomes
 - » how well the theme is represented.
- **Contributory Items** will not be individually identified in the new planning system but the policies within this new Local Heritage Area Overlay will address them.
- Eligible **Contributory Items** may be elevated to Local Heritage Places through the Development Plan Amendment process prior to the new planning system being implemented.
- There may be an opportunity for Design Review.



Cuming Street, Cowandilla is one of many Character Areas in South Australia

CHARACTER AREAS

- There is currently no legislative criteria for the creation of residential character/streetscape zones/policy areas.
- Relevant Development Plans map residential character/streetscape zones/policy areas and contain policy to guide development.
- Planning consent for demolition is not required in the majority of residential character/streetscape zones/policy areas as the policy focus is on the form and character of the replacement building/s.

CHARACTER OVERLAY

- Residential character/streetscape zones/policy areas will be mapped under a new **Character Overlay** in the Planning and Design Code.
- A single set of consistent policies will apply across the state.
- Alterations and additions may be '**performance-assessed**'.
- Certain types of simple development that does not impact on character will be exempt from development approval.
- Demolition will be classified as **accepted development** and therefore will not need planning consent.
- The development assessment process for **replacement dwellings** will require a contextual analysis to ensure that existing character is maintained/enhanced.
- There may be an opportunity for Design Review.

THESE OVERLAYS WILL APPLY OVER THE RELEVANT RESIDENTIAL OR NON-RESIDENTIAL ZONE