



Built Heritage Action Plan

2026-2031

Purpose:

Holdfast Bay is home to the first European mainland settlement in South Australia and therefore boasts a rich European built-form character. This is recognised with the current listing of 30 State Heritage Places and 238 Local Heritage Places within the Council area. The local built-form identity has continued to be influenced by other cultures since European settlement occurred. This Plan is focused on the built heritage of Holdfast Bay that has occurred since European settlement.

The value of this heritage character is recognised in the *Strategic Plan – Our Holdfast 2050+* within the vision statement:

Protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city.

This is further reinforced with the following objective and measures:

Support built heritage protection and enhancement while promoting quality infill development

- *Number of new properties listed on various heritage registers*
- *Increases in the number and diversity of dwellings created through the consolidation and adaptive reuse of existing buildings and sites*

To achieve the vision and objective from the Strategic Plan, it is necessary to support built-form heritage protection and enhancement, including the ongoing preservation of those properties already listed, while also seeking to add new properties to heritage registers where they demonstrate the relevant historic criteria.

This Action Plan builds upon the vision of the Strategic Plan by setting out the desired outcomes and actions over the next five years for how Council will enhance and protect the built-form heritage and sites.

Outcomes:

The aim of this Heritage Action Plan is to provide a clear framework for how Council will achieve the objectives of protecting and enhancing our built-form character. This will be achieved by delivering the following action areas:

1. Protect

We will work to ensure that built-form heritage is retained and enhanced, including listing of new properties, or upgrading properties where appropriate. New development will need to minimise impacts to heritage properties and areas.

2. Lead

Council will lead by example to demonstrate how buildings, streetscapes and assets should be protected and maintained to enhance their heritage value. We will also

ensure that built-form heritage is a key consideration in the decision making of Council.

3. Promote and Support

We will continue to seek to build our knowledge on built-form heritage within the City of Holdfast Bay to support additional protection. We will provide information to the community on how heritage places can be appropriately developed, as well as promoting the contribution of built-form heritage to our community.

4. Advocate

We will advocate for a strong planning system with policies that value the retention, preservation and enhancement of built-form heritage places.

Actions

The following actions identify how Council shall identify, conserve, promote and advocate for the City's built heritage.

1. Protect					
Objective	Actions	Outcome	Timeframe	Responsibility	
Protect Heritage Places	1. Engage experts to progressively review properties across Holdfast Bay to assess heritage value	Identify additional properties that may be worthy of heritage listing or additional protection. Propose funding for new initiatives through the Annual Business Plan process to undertake the identified Heritage Reviews.	Initial Heritage Review commencing in 2026 and then ongoing	Strategy and Corporate	
	2. Undertake Code Amendments to list priority properties that meet the relevant criteria under the <i>Heritage Places Act 1993</i>	Work collaboratively with stakeholders to explore amendments to the Planning and Design Code to include relevant properties.	Code Amendment commencing in 2027 and then ongoing	Strategy and Corporate	
Protect Historic Areas	1. Review Historic Area Overlays contained within the Planning and Design Code to ensure that key areas of built form character are accurately	Investigate areas that contain buildings displaying historic value that do not currently have demolition protection. Work with State	Ongoing	Strategy and Corporate	

1. Protect				
Objective	Actions	Outcome	Timeframe	Responsibility
	reflected in planning policy	Government to explore amendments to the Planning and Design Code to facilitate changes to the planning policy to protect historic areas.		
Sensitive development outcomes	1. Development Assessment that impacts heritage items shall be undertaken in accordance with the requirements of the <i>Planning, Development and Infrastructure Act 2016</i>	Council administration will work collaboratively with Council's Heritage Advisor to ensure historic buildings are retained and to ensure that the heritage value of buildings is not compromised.	Ongoing	Community and Business

2. Lead				
Objective	Action	Outcome	Timeframe	Responsibility
Maintain Council buildings, streetscape and assets to enhance heritage value	1. Undertake an audit of council owned heritage listed items and maintain a register	Council will understand the heritage places under its care and control and the extent of listings.	Ongoing	Assets and Delivery
	2. Maintain council owned heritage listed items to a high level to retain the heritage value and encourage community use	Council will ensure that heritage buildings under its care and control are maintained appropriately to conserve and restore historic features.	Ongoing	Assets and Delivery
	3. Enhance the public realm to assist in retaining the historic features of heritage listed items and historic areas	The public realm shall include appropriate design features to enhance the value of historic areas.	Ongoing	Assets and Delivery
Decision making to consider heritage	1. The Heritage Advisory Committee shall provide guidance and advice to Council on built heritage related matters	Recommendations, guidance and advice that support the preservation and enhancement of built-form heritage shall be provided by the Heritage Advisory	Quarterly	Strategy and Corporate

2. Lead				
Objective	Action	Outcome	Timeframe	Responsibility
		Committee to Council in accordance with their Terms of Reference.		
	2. Review the effectiveness of the Heritage Advisory Committee	A review shall be undertaken annually on the effectiveness of the Heritage Advisory Committee in providing information and support to Council in relation to heritage matters.	Annually	Strategy and Corporate
	3. Heritage related matters are determined in accordance with the objectives of the Strategic Plan – Our Holdfast 2050+	Good governance shall ensure that decisions made by Council shall meet the objectives of the Strategic Plan in enhancing and protecting our built-form heritage while promoting good quality infill.	Ongoing	Strategy and Corporate
Recognise cultural heritage value	1. Recognise the importance of Holdfast Bay as the location of the first European mainland settlement in South Australia	Cultural impacts relating to European settlement are included in the consideration of potential sites for built-form heritage listing and other heritage related activities.	Ongoing	Strategy and Corporate
	2. Recognise the importance of other cultures that have contributed to the local built-form identity	Other cultures that contribute to the local identity are recognised in built-form heritage listings and activities.	Ongoing	Strategy and Corporate

3. Promote and support				
Objective	Action	Outcome	Timeframe	Responsibility
Maintain information to assist heritage preservation	1. Continue to build and maintain a database of information on	The history collection will continue to be updated to provide information to the	Ongoing	Community and Business

3. Promote and support				
Objective	Action	Outcome	Timeframe	Responsibility
	heritage listed properties	public on our built-form heritage where appropriate.		
	2. Gather information to support the elevation of items to State Heritage listing	The history collection will gather and maintain information that can be submitted to support revised listing where appropriate.	Ongoing	Community and Business
Support private owners to maintain heritage properties	1. Continue to provide the Heritage Advisory Service to assist future development of heritage properties	Owners of heritage listed properties, or those within Historic Overlays, shall be provided feedback and advice from the Heritage Advisor engaged by Council to assist in delivering appropriate development that maintains the heritage fabric of buildings.	Ongoing	Community and Business
	2. Continue to provide Heritage Grants to private owners	Private owners can access heritage grants to encourage the maintenance and preservation of heritage listed places in accordance with the Heritage Grants Policy.	Annually	Community and Business
	3. Review the effectiveness of Heritage Grants	Review the Local Heritage Grants Policy to ensure that it is achieving the desired outcomes, including the funding allocations that are made available to ensure that it is relevant to cost increases.	September 2027	Community and Business
	4. Explore initiatives beyond heritage grants that support owners to maintain	New initiatives are explored and approved by Council where appropriate.	Ongoing	Strategy and Corporate

3. Promote and support				
Objective	Action	Outcome	Timeframe	Responsibility
	and restore heritage properties			
Provide education material to support heritage preservation	1. Develop information guidelines about how heritage listed items can be developed and adaptively reused to ensure their long-term sustainability	Guidelines will be made available in hard copy and digital form to assist owners in achieving good design outcomes and land use outcomes. Education material will be easy to understand text with visual guides.	December 2028	Community and Business
Promote heritage value	1. Undertake public education campaigns on the value and contribution of heritage to our community	Run activities and media campaigns to increase public awareness and appreciation of built heritage. Promote heritage and cultural activities during local events.	Ongoing	Strategy and Corporate
	2. Review the program of installing commemorative plaques to identify heritage properties	Undertake a review to determine if a new or revised Policy is desirable to allow for plaques to be established on heritage listed properties to describe the listing.	Ongoing	Community and Business

4. Advocate				
Objective	Action	Outcome	Timeframe	Responsibility
Promote change to enhance built heritage retention, preservation and enhancement	1. Contribute to Ministerial Code Amendments related to built Heritage preservation	A Council response will be provided to any proposed Ministerial Code Amendment that relates to built heritage matters.	Ongoing	Strategy and Corporate

2.	Lobby for changes to legislation and planning policy that will enhance built heritage	Council will engage with Plan SA to highlight opportunities for policy changes that will result in better outcomes for built heritage preservation.	Ongoing	Strategy and Corporate
----	---	---	---------	------------------------

Definitions

Term	Definition
Adaptive Reuse	Repurposing a heritage building for a new function that preserves the cultural and heritage significance of the building.
Built Heritage	Buildings, structures, places, streetscapes and other constructed elements that have recognised historical, cultural, architectural or social significance.
Code Amendment	A proposal to change the policies or spatial mapping within the Planning and Design Code, which can change the way future developments are assessed.
Heritage Advisory Committee	Committee established under Section 41 of the <i>Local Government Act 1999</i> to provide advice, feedback and advocacy to the Council with respect to built-heritage conservation and promotion.
Heritage Advisory Service	Expert consultations with Council's heritage architect for property owners on managing, maintaining and renovating historic or heritage listed properties.
Historic Area Overlay	An area identified in the Planning and Design Code that identifies and protects neighbourhoods with a distinct, unified historic character.
Heritage Review	A formal review by a qualified heritage architect to investigate, identify, assess and document places or areas of historical, cultural, architectural or local significance for potential heritage listing.
Heritage Significance	The historical, cultural, architectural, archaeological, scientific, social or other value that makes a place worthy of recognition, conservation or protection.
Infill Development	New development constructed within an established urban area, including new buildings or additions on existing developed land.
Local Heritage Place	A place identified in the Planning and Design Code as having heritage significance to a local area and protected through the relevant planning policies.
Planning and Design Code	South Australia's statewide rule book for planning policies that are used to assess development applications.

State Heritage Place	A place entered in the South Australian Heritage Register because it meets one or more criteria for heritage significance at the State level.
----------------------	---