

Built Heritage

July 2024

What is 'Heritage'?

'Heritage' encompasses all those aspects of the past and present that we value and want to share with future generations. It includes:

- things that we have inherited from the past; and
- aspects of our own lives and generation.

Heritage can focus on places, artefacts, photographs, film, documents, landscapes or natural features, but it can also be more than tangible objects. Stories, events, cultural and religious practices, values and ideas can all be important aspects of heritage.

Council's Development and Regulatory Services Division primarily deals with built heritage, that is, buildings, structures and sites. **Only built heritage has therefore been discussed in this brochure.**

For more information about documents and photographs relating to history within the City of Marion please contact [Marion Heritage Research Centre](#).

Heritage Listing and Protection

There are two levels of listing and protection for built heritage within South Australia - State and Local.

State Heritage Places are listed by the State Heritage Authority based on criteria under the Heritage Places Act, 1993 and represent those places that are of importance to the State. Protections typically cover the original fabric and setting of the place. This includes walls (internal and external), roofing, decorative elements, fencing and landscaping and tree plantings.

Local Heritage Places are listed by Councils against criteria within the Planning Development and Infrastructure Act, 2016. Protections typically cover the original fabric of the building and structure, and in some circumstances, original fencing or tree plantings. This includes external walls (typically front, and sides), roofing, verandah and any decorative elements.

Anyone proposing to carry out any of the works described as development in relation to either a State or Local Heritage Place is required to lodge an application and obtain Development Approval before that work is started.

State Heritage Places

In the City of Marion, there are currently 14 places on the State Heritage Register.

You can access and search Marion's State Heritage Places via the [South Australian Heritage Register](#) which will provide the criteria for listing, as well as a description of the importance of the place, and the extent of the listing.

In relation to a State Heritage Place, "development" means the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place.

When Council receives an application for development in relation to a State Heritage Place, Council will refer the application to the State's Department for Environment and Water for comment and direction.

You are strongly advised to seek the advice of the Heritage Branch of the Department before preparing to undertake any works to a State Heritage Place.

Local Heritage Places

In the City of Marion there are currently 55 places listed as Local Heritage Places within the Planning and Design Code. You can find Marion's Local Heritage Places within Part 11 of the [Planning and Design Code](#) which will provide the criteria for listing, as well as a description of the place and the extent of the listing.

In relation to a Local Heritage Place, "development" means the demolition, removal, conversion, alteration, or addition to the place, or any other work that could materially affect the heritage value of the place. Please note that in the case of a tree that forms part of a listing, any tree damaging activity is included as development.

Council encourages those seeking to undertake work to a local heritage place to make contact with Council first for clarification on the extent of the listing, as well as the process and documentation required.

How to Lodge a Development Application

Development Applications are lodged online via PlanSA. For technical guidance on lodging an application using the PlanSA system, refer to: Guide – Submit a Development Application.

Local Heritage Incentive Fund

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Local Heritage Incentive Fund

The Council has also established a Local Heritage Incentive Fund to:

- help with the costs of maintenance and certain upgrading of heritage buildings;
- promote the effective conservation of heritage buildings;
- enhance the viability of such buildings; and
- enable owners to undertake maintenance and conservation work which may otherwise be a financial burden.

Financial assistance will be a direct subsidy of the costs of conservation work. Each property will be eligible for a maximum of \$2,500 per budget year, with not more than 30 percent of the cost of the work being subsidised.

The fund is designed to support the cost of eligible conservation work. This will generally include anything that assists in the restoration of the building to its original condition, such as:

- Wall, window, verandah, floor and roof restoration;
- Structural or salt damp repairs;
- Repointing stone work;
- Removal of paint and plaster from stonework or brickwork;
- Removal of graffiti etc.
- Additions that add to/enhance the heritage character of the building/place (subject to the discretion of the Council)

Funding assistance is conditional on colours being appropriate, quality of workmanship, materials used and methods of construction.

Funds for labour are not provided for 'self-labour' and are only made available where actual labour expenditure can be confirmed for the completed works that were the subject of the original allocation. Costs for materials (when self laboured) may be covered by the fund if the materials can be directly apportioned to the proposed work.

Making an Application

Persons interested in funding should contact Council's Planning Department in the first instance to discuss the scope of their proposed works so that the eligibility and appropriateness of the work can be assessed and advice given.

A formal application for financial assistance can then be made to the Council, in writing, using the attached form.

The use of building conservation experts for proposed works and the quotation process is encouraged.

If approved, funding is only paid on the satisfactory completion of the works. Copies of all invoices, receipts and other relevant information that authenticates project costs must therefore be submitted to Council.

On receipt of these documents, Council staff or Council's Heritage Consultant will visit the site to view the works and verify completion.

The above information is advisory only. It is intended to provide a guide and a general understanding of the key points associated with heritage listed properties.

Application Process

STEP 1: Contact the Planning Department to discuss proposed works.

STEP 2: Lodge completed 'Heritage Fund Incentive Form' and two quotes for works.

STEP 3: Eligibility confirmed/denied by Council's Planning Department.

If the request is denied Steps 4-6 will not be undertaken.

STEP 4: Undertake works, and on completion provide invoices and receipts.

STEP 5: Staff undertake site visit to inspect works.

STEP 6: Payment provided to applicant (if eligible).

Local Heritage Incentive Fund Application Form

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PART A: PERSON SEEKING FUNDING

Name:

Postal Address:

Phone Number(s):

Email:

Signature:

Date:

PART B: HERITAGE LISTED PROPERTY INFORMATION

Heritage Listed Property Address:

Type of work proposed (please attach extra information if required):

Please attach two competitive quotes for the work.

Please return the completed form and two competitive quotes, attention to:

Development & Regulatory Services - Senior Strategic and Policy Planner

council@marion.sa.gov.au or PO Box 21, OAKLANDS PARK, SA, 5046