



CITY OF  
Port Adelaide Enfield

# Built Heritage Strategy 2022



Two circular Aboriginal art motifs in the top left corner. The larger one features concentric circles of green and teal dots. The smaller one below it has a similar pattern with more muted colors.

# Kaurna Acknowledgment

A horizontal dotted line in a dark teal color, separating the title from the text below.

*We acknowledge and pay respect to the Traditional Owners of the land on which we stand, the Kaurna People of the Adelaide Plains. It is upon their ancestral lands that the Port Adelaide Enfield Council meets. It is also the Place of the Kardi, the Emu, whose story travels from the coast inland.*

*We pay respect to Elders past, present and emerging. We respect their spiritual beliefs and connections to land which are of continuing importance to the living Kaurna people of today. We further acknowledge the contributions and important role that Aboriginal and Torres Strait Islander people continue to play within our shared community.*

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## Foreword from the Mayor



**At the City of Port Adelaide Enfield, we have a rich heritage, and much of our identity is derived from our unique and historic places and spaces that create a sense of place for our residents and destination for visitors.**

There are a significant number of heritage sites in PAE, with the Port Adelaide State Heritage Area being particularly important to the State's maritime history and it is the first of only 17 such sites in South Australia.

Our built history is also captured in other historic areas across the region. These include the main streets and historic buildings in Port Adelaide, residential areas at Alberton, Rosewater and Exeter, and residential and business precincts in the seaside suburbs of Semaphore and Largs Bay. Our local museums and heritage ships also highlight our rich maritime and transport heritage.

PAE is also filled with landscapes and places that are of importance to the local Kurna community. While our directions for natural and Aboriginal cultural heritage are presented in our Living Environment Strategy, we acknowledge the importance of cultural heritage in placemaking and shaping of our public built environment.

We have a long-standing commitment to the protection and promotion of our built heritage. We provide programs and initiatives that range from our involvement in heritage listings, custodianship of a significant local history collection and resources, to the provision of qualified heritage advisory services, heritage plaques on prominent buildings and grant funding for property owners to assist in conservation works. We also advocate for and promote heritage activities, events and exhibitions that showcase our heritage and tell our story.

We also own heritage buildings and want to explore more ways to attract our community and visitors to experience their history and significance. The Mixed Creative live music, visual and performing arts space within the former casualty hospital in Nile Street is a recent example of this, with new opportunities emerging as we take ownership of the Black Diamond Centre building where our Visitor Information Centre is located.

Our business community is also valuing our heritage as a strategic advantage, with recent and planned adaptive re-use of the former Port Adelaide woolstores. We will continue to work with our business community to make these heritage connections and breathe new life into our historic buildings.

Recent changes to the State's planning legislation and ongoing redevelopment of Port Adelaide have presented some challenges. We will continue to strongly advocate to blend heritage with our renewal and to encourage progress without eroding our past in partnership with Government, the community and businesses.

Heritage tourism is a growing sector, and visitors are seeking more contemporary, authentic and immersive ways to experience the essence of our place, our story and our people. Our latest visitor campaign focuses on PAE experiences, and there is significant opportunity to showcase our heritage buildings and assets to make PAE Adelaide's Premier heritage tourism destination.

As Mayor, I am proud of the shared commitment of our residents and businesses and the tireless efforts of our many volunteers in protecting, embracing and celebrating our heritage and history as embodied in our City Plan vision. I am excited to continue to partner together and acknowledge the good custodians of our many heritage buildings and places.

We developed this Built Heritage Strategy 2022 after engaging with the community, businesses, building owners and heritage interest groups. Their feedback has enabled us to develop eight draft Heritage Directions with actions and commitments to continue to protect, embrace and celebrate PAE's unique and rich heritage.

The decisions we make today will shape the heritage we have tomorrow for the people who live, work and play here in PAE.

A handwritten signature in black ink, reading 'C Boan'. The signature is stylized and fluid, with a large 'C' and 'B'.

Claire Boan | Mayor, City of PAE



## The Strategic Context

Council's Built Heritage Strategy has been developed to clearly and comprehensively present our commitment to preserving and protecting our built heritage and to provide the basis for prioritisation and allocation of funds and resources to our heritage conservation programs and activities.

This document supports the Council's City Plan Vision:

A City that values its diverse community and embraces change through innovation, resilience and community leadership

The City Plan's **Environment & Heritage** Pillar also works toward the following:

*"In 2030 PAE is a low carbon, water sensitive and climate resilient City and our built heritage is protected, embraced and celebrated throughout the region"*

While the focus of the Strategy is on conserving PAE's built heritage, it also supports our other plans to achieve the City Plan vision and its strategies for our City's natural and cultural heritage. This includes our **Living Environment Strategy 2017-2022**, which focuses on our natural heritage and recognises that Kaurua and Aboriginal heritage and experiences are unique to PAE and closely connected to the natural environment. In addition, our **Arts and Culture Strategy and Action Plan 2020-2025** supports placemaking, arts and cultural experiences that are reflective of our unique urban form, natural living landscapes, Kaurua heritage and Aboriginal culture. The three strategies are closely linked and support our natural, cultural and built heritage.

The **Built Heritage Strategy** addresses both heritage 'buildings' and 'places' within our built environment. It therefore acknowledges the importance of our natural and cultural heritage in placemaking and shaping of our public built environment, without replicating other plans.

City Plan	<ul style="list-style-type: none"> <li>Economy</li> <li>Community</li> <li>Environment &amp; Heritage</li> <li>Placemaking</li> <li>Leadership</li> </ul>	Corporate Scorecard
Strategic Plans	<ul style="list-style-type: none"> <li>Long Term Financial Plan</li> <li>Asset Management Strategy</li> <li>Public Health &amp; Wellbeing Plan</li> <li>Emergency Response Plan</li> <li>Inclusive Communities Plan</li> <li>Strategic Management Plan</li> </ul>	Annual Review  Corporate Scorecard
Annual Business Plan & Budget		Annual Report  Quarterly Review
Operational Plans	<ul style="list-style-type: none"> <li>Section Plans</li> <li>Performance</li> <li>Development Review</li> </ul>	Corporate Scorecard

## Strategic Priorities

### Our role

The City of PAE has a number of roles in heritage conservation and implementation of our strategy.

<b>Service provider</b>	We provide independent heritage advice to owners of heritage buildings, supply and install heritage plaques on heritage buildings, and deliver community events such as the annual History Week. We are also custodian of a significant local history collection and provider of social history resources to the community.
<b>Funder</b>	We provide grants to owners of heritage places for conservation works, and placemaking grants to the community and businesses to create and deliver projects to improve vitality and activate public spaces across the City.
<b>Regulator</b>	We are an assessment authority under the Planning, Development and Infrastructure Act 2016, responsible for assessing new development that may impact on a heritage place or area, including referrals to the State Government. We also provide policy services and advice to facilitate legislative protection of Local Heritage Places.
<b>Owner</b>	We own and maintain a number of heritage buildings on behalf of our community.
<b>Promoter</b>	We undertake a range of promotional activities, events and exhibitions and campaigns to promote heritage conservation and heritage tourism, including providing information to tourists and visitors to the city.
<b>Facilitator</b>	We bring together local business, tourism operators and event organisers to help facilitate heritage tourism opportunities and events. We also provide support to local businesses to create a sustainable and prosperous local environment and connect them with business advocacy groups and tenants, and coordinate the Aboriginal Advisory Panel to share and communicate our important cultural heritage with the community.
<b>Advocate</b>	We advocate to Government on behalf of our residents and businesses in respect to legislative reforms, major development proposals and to access funding opportunities. We also review and provide advice in respect to nominations for listing of State Heritage Places.
<b>Partner</b>	We partner with the community, businesses, Government, interest groups and other organisations to deliver a range of projects and initiatives, including events, placemaking and upgrades to PAE's places, spaces and streetscapes.

### Our Strategic Priorities

**To meet the agreed vision for our built heritage in Council's City Plan, a ten-year Built Heritage Strategy has been developed.**

This high-level strategy will provide a clear direction and confirm Council's commitment to PAE's built heritage and its priorities for future funding. It builds upon the existing work that Council has implemented over at least the last two decades to protect, embrace and celebrate PAE's built heritage.

Each of our 8 key directions for heritage are supported by a foundational initiative. These initiatives are considered high priority, bring a number of strategies together and will be a catalyst for achieving the directions of the strategy.

To support the implementation of this strategy, a three year rolling action plan will be developed that sets out what we are planning to achieve over the medium term in respect to heritage conservation, and confirms our role and project partners for delivery.



## Built Heritage Strategy Foundational Initiatives

- **Integrated History Services Model**  
Exploring a new home for PAE's Local History Collection and a collaborative space for community history organisations
- **Major Heritage Review**  
PAE's largest review of heritage places and areas in two decades
- **Expand PAE's Heritage Grant Program**  
Expansion of PAE's popular and highly successful grants program
- **Conservation Management Plans**  
Conservation Management Plans for all Council-owned heritage buildings
- **Heritage Area Guidelines**  
Heritage Precinct Guidelines for all heritage and historic areas to guide public realm upgrades
- **Port Adelaide Heritage Precinct Plan**  
A Heritage Precinct Plan to guide the future development of the Port
- **Expand PAE's Heritage Building Plaques Scheme**  
Expand the popular and successful Heritage Building Plaques Scheme to provide more plaques to more buildings
- **Light up the Port**  
Potential catalyst event to showcase the Port's heritage buildings









# Our 8 Key Directions



## I Cultivate a Shared Custodianship of Heritage

The PAE community is passionate about the heritage and history of the area, it is a commitment that is shared across residents, businesses, Elected Members and PAE staff alike.

### Strategic Actions:

- Acknowledge efforts to conserve our city's heritage places and showcase examples of heritage custodianship
- Bring together champions of heritage to share ideas, knowledge and experience, and achieve shared heritage outcomes
- Foster a sense of custodianship and pride in the area's history and heritage across the wider PAE community
- Support people to become community leaders in heritage

### Outcome:

PAE's community has a shared ownership of the City's heritage buildings, including their care and future development outcomes.

#### Foundational initiative:

#### Integrated History Services Model

This initiative will explore providing a place for the community to share ideas and knowledge. This could include history displays, exhibitions and events, meeting and seminar rooms, a new home for the local history collection and service, shared community resources, and a place for local history organisations to operate from.





## 2 Protect PAE's Heritage for the Future

Ensuring that places that are treasured by our community for their heritage values are protected is a key role of Council.

### Strategic Actions:

- Undertake regular heritage reviews to ensure our current and future places are protected
- Ensure that new development respects, protects and conserves PAE's valued historic and heritage places, spaces and areas and the character of local streets
- Advocate for the protection of State Heritage Places and areas in PAE
- Work with owners of prominent heritage buildings to consider adaptive re-use opportunities to ensure their preservation

### Outcome:

PAE's heritage places and areas are protected.

#### Foundational initiative:

#### Major Heritage Review

PAE will soon commence the largest review of its heritage in two decades. This review will build on the 2014 Heritage Review and will identify places and areas with heritage values for future legislative protection.



### 3 Conserve Heritage Places

Looking after heritage places is both challenging and rewarding. A commitment shared by Council and owners of heritage places will help conserve PAE's heritage for future generations.

#### Strategic Actions:

- Provide incentives that encourage and support owners to care for PAE's heritage buildings
- Work with owners, tenants, developers and government to upgrade heritage places
- Provide heritage advice to Council and owners of heritage places

#### Outcome:

PAE's heritage places and areas are conserved for future generations.

#### Foundational initiative:

Expand PAE's Heritage Grants Program

PAE's Heritage Incentive Scheme has been a highly successful and popular initiative for more than 20 years. Demand has well and truly out-matched supply and as more people place higher value on conserving their heritage places, this demand will continue. Expanding the scheme will make more grants available to more people.





## 4 Showcase Council-owned Heritage Buildings

Council seeks to be a good custodian of the heritage places it owns and to lead by example. We also want to make sure we find the best use of our heritage buildings and make them more accessible so that the wider community can enjoy them.

### Strategic Actions:

- Prioritise maintenance and preservation of Council's heritage buildings and assets based on clear plans for conservation
- Activate Council's heritage buildings and assets for the enjoyment of the wider community
- Acquisition of new heritage buildings and assets by Council is based on strategic need and informed decision-making

### Outcome:

PAE is a leader in conserving and showcasing its own heritage buildings.

#### Foundational initiative:

Conservation Management Plans for all Council-owned heritage buildings

Council currently owns nine State and three local heritage buildings and while we already prioritise essential maintenance for these buildings, conservation management plans will take this one step further, providing direction and action plans for future conservation work, adaptive reuse, and development.





## 5 Activate Heritage Precincts and Places

Public places and spaces can provide significant opportunities to tell stories that showcase and promote the area's heritage using public art, urban design and interpretation. There are also opportunities to activate heritage places, making them more accessible for the community to enjoy.

### Strategic Actions:

- Harness opportunities to integrate heritage and interpretive story telling in PAE's places and spaces
- Encourage greater activation and adaptive re-use of heritage buildings within PAE's heritage precincts to provide greater cohesion
- Blend heritage with PAE's renewal to encourage progress without eroding the past

### Outcome:

PAE's heritage precincts are fun, vibrant and inviting places that showcase heritage values

### Foundational initiative: Heritage Area Guidelines

Heritage and historic areas across PAE that demonstrate intact heritage values are protected and include the Port Adelaide State Heritage Area, Semaphore Road Historic Area and the Woolstores Historic Area. Heritage Precinct Guidelines will not only protect these areas but will proactively guide future public realm upgrades and activate public spaces.





## 6 Create a Vibrant Port Adelaide State Heritage Area

The Port Adelaide State Heritage Area is one of only 17 State Heritage Areas in South Australia. The area is significant in the State's maritime history, offering a wealth of well-preserved 19th and early 20th century architecture. Port Adelaide is home to the most substantial and continuous grouping of commercial and administrative colonial buildings in South Australia.

### Strategic Actions:

- Develop contemporary standards and a clear plan for the conservation and development of the Port Adelaide State Heritage Area and precinct

### Outcome:

The Port Adelaide State Heritage Area is dynamic, designed to reflect heritage values, is vibrant and welcoming and showcases Port Adelaide's unique maritime history

#### Foundational initiative:

##### Port Adelaide Heritage Precinct Plan

A clear plan for the conservation and development of the Port Adelaide State Heritage Area will help showcase the Port's unique maritime history. A precinct plan will be informed by relevant studies such as the Port Adelaide Inner Harbour Heritage and Public Realm Place Shaping Framework and Port Place Plan and developed in consultation with the community and building owners. The Plan will also integrate public realm guidelines and new Heritage Standards in collaboration with the State Government.



## 7 Celebrate and Promote Heritage

Heritage promotion is a key role of Council as a custodian of the area's rich built and maritime heritage and history. The City is also filled with landscapes and places that are important to the local Kaurua community and tell their stories.

### Strategic Actions:

- Deliver and support a range of events and placemaking initiatives that celebrate and promote PAE's rich heritage and history
- Promote the importance and value of PAE's heritage buildings in a consistent, recognisable and respectful manner
- Promote the value and knowledge of PAE's extensive history collection and services in city shaping and heritage tourism

### Outcome:

PAE's heritage is celebrated and promoted

#### Foundational initiative:

Expand PAE's Heritage Building Plaques Scheme

For three years, PAE has delivered a Heritage Building Plaques Scheme for heritage buildings at the request of the building owner to recognise the historic contribution of these buildings to our City. With increasing demand and support from the community we will expand this scheme to provide more blue plaques to more heritage buildings.





## 8 Progress Heritage Tourism

The City of Port Adelaide Enfield is home to some of South Australia's most notable transport and marine assets and has significant potential to grow into Adelaide's premier heritage tourism destination.

### Strategic Actions:

- Make PAE Adelaide's premier heritage tourism destination

### Outcome:

PAE's is Adelaide's premier heritage tourism destination

### Foundational initiative:

Light up the Port Event

Showcasing Port Adelaide's heritage buildings at night is an opportunity to call attention to the significance of the Port to a broad range of potential visitors. We will investigate options and opportunities to establish an event that will feature heritage buildings in the Port through innovative lighting and moving stories.



CITY OF  
**Port Adelaide Enfield**

## City of Port Adelaide Enfield

Civic Centre - 163 St Vincent St, Port Adelaide

8405 6600 [www.cityofpae.sa.gov.au](http://www.cityofpae.sa.gov.au)

[service@cityofpae.sa.gov.au](mailto:service@cityofpae.sa.gov.au)

Follow us @CityofPAE

