

Heritage Incentives Scheme Application over \$75,000

Strategic Alignment - Our Places

Public

Tuesday, 2 September 2025
City Planning, Development
and Business Affairs
Committee

Program Contact:

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Shaping

EXECUTIVE SUMMARY

This report seeks Council approval for three separate funding allocations each of \$125,000 under the Council's Heritage Incentive Scheme for heritage conservation and improvement projects at:

1. State Heritage Place – 'Cottage Homes', 92-100 Stanley Street, North Adelaide – the proposed works comprise repointing of brick chimneys and upper-level masonry, replacement of roof and gutters and minor conservation of timberwork (**Attachment A**).
2. State Heritage Place – 'Goodlife Health Club (former Bank of Adelaide Head Office)', 81 King William Street, Adelaide – façade conservation including render stabilisation and remediation (**Attachment B**).
3. State Heritage Place – 'East End Markets Gables', 224-232 Grenfell Street, Adelaide – the proposed works comprise stabilisation of 3 sagging East End Market gables and associated conservation of timber, roof cladding, stormwater items and decorative finishes (**Attachment C**).

The Heritage Incentives Scheme (HIS) Operating Guidelines ([Link 1](#)) require Council approval for proposed funding allocations of more than \$75,000.

The Heritage Incentive Scheme budget for 2025/26 is \$1.163 million. There is \$913,000 remaining for allocation this financial year. Should Council support these recommendations, the budget available for allocation for the remainder of the 2025/26 financial year will be \$538,000.

RECOMMENDATION

The following recommendation will be presented to Council on 9 September 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves an allocation of \$125,000 for conservation works to 'Cottage Homes', 92-100 Stanley Street, North as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025, in accordance with the Heritage Incentives Scheme Operating Guidelines.
2. Approves an allocation of \$125,000 for conservation works to 'Goodlife Health Club (former Bank of Adelaide Head Office)', 81 King William Street, Adelaide as contained in Attachment B to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025, in accordance with the Heritage Incentives Scheme Operating Guidelines.
3. Approves an allocation of \$125,000 for conservation works to 'East End Markets Gables', 224-232 Grenfell Street, Adelaide as contained in Attachment C to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025, in accordance with the Heritage Incentives Scheme Operating Guidelines.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Protect, share and elevate our heritage and culturally significant places, maintaining the character while encouraging adaptive reuse, repurposing and upgrading buildings. No loss of local heritage places and consider options to increase the 1,850 places.
Policy	Heritage Incentives Scheme allocations greater than \$75,000 are presented to council in accordance with Council's Heritage Incentive Scheme Operating Guidelines.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Any financial risk to Council is managed by allocations being reimbursed to owners upon satisfactory completion of conservation and improvement works.
Opportunities	Leveraging other initiatives of Council to further enhance the liveability of the city.
25/26 Budget Allocation	The Heritage Incentive Scheme budget is \$1.163 million in 2025/2026, with \$255,000 allocated to date. The recommended (three) allocations, totalling \$375,000, are within the allocated budget and would take total allocations for 2025/2026 to \$630,000.
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Ongoing maintenance costs are a matter for the property owner.
Other Funding Sources	The property owners will contribute the cost of the works as follows: 1. 'Cottage Homes', private investment of \$233,306. 2. 'Goodlife Health Club (former Bank of Adelaide Head Office)', private investment of \$475,000. 3. 'East End Markets Gables', private investment of at least \$125,000.

DISCUSSION

Purpose

1. This report seeks Council approval for three separate funding allocations each of \$125,000 under the Council's Heritage Incentive Scheme for heritage conservation and improvement projects at:
 - 1.1. State Heritage Place – 'Cottage Homes', 92-100 Stanley Street, North Adelaide – the proposed works comprise repointing of brick chimneys and upper-level masonry, replacement of roof and gutters and minor conservation of timberwork (**Attachment A**).
 - 1.2. State Heritage Place – 'Goodlife Health Club (former Bank of Adelaide Head Office)', 81 King William Street, Adelaide – façade conservation including render stabilisation and remediation (**Attachment B**).
 - 1.3. State Heritage Place – 'East End Markets Gables', 224-232 Grenfell Street, Adelaide – the proposed works comprise stabilisation of 3 sagging East End Market gables and associated conservation of timber, roof cladding, stormwater items and decorative finishes (**Attachment C**).

Background

2. The City of Adelaide has one of the most substantial heritage grant schemes in Australia, the Heritage Incentive Scheme (HIS).
3. The HIS is an important element in preserving, improving and enhancing the heritage fabric of the City of Adelaide, enabling many of the City's iconic and important heritage buildings to be preserved and retained for productive, ongoing use.
4. The updated HIS Operating Guidelines ([Link 1](#)) adopted on 13 February 2024 require Council to decide funding allocations of more than \$75,000.
5. The previous threshold of \$50,000 was increased by \$25,000 to \$75,000 in the 2024 update to the Operating Guidelines to reflect the 50% escalation of costs for conservation projects.
6. Cost escalation remains a key issue for the delivery of the HIS, reducing the purchasing power and the number of projects that can be funded each year.
7. The current HIS Operating Guidelines funding criteria are:
 - 7.1. Professional Advice and Documentation – funding of up to \$15,000 or 75% of the total documentation and professional cost, whichever is the lesser amount.
 - 7.2. Minor Conservation Works – for conservation works up to \$150,000 in cost, a grant of up to \$75,000 or 50% of the total project cost, whichever is the lesser amount, is available.
 - 7.3. Major Conservation Works – for conservation works over \$150,000 in cost, a grant is available based on the following incremental scale:
 - 7.3.1. 50% subsidy for works up to \$300,000 (maximum grant of \$150,000).
 - 7.3.2. 25% subsidy for works above \$300,000 (up to a maximum grant of \$375,000).

Conservation works to 'Cottage Homes' 92-100 Stanley Street (Proposed Allocation: \$125,000)

8. What became Cottage Homes Incorporated was initiated by Anglican Archdeacon Charles Marryat in 1871. The organisation's purpose was to fund cottages for the aged poor. Sited on an acre of land, 10 row houses were built along Kingston Terrace (the Lady Ayers Homes) and 10 along Stanley St (the Dean Marryat Homes). They are reminiscent of English alms-houses and are uncommon in South Australia.
9. The cottages are highly visible from Kingston Terrace and Stanley Street. The 4 rows comprising the Cottage Homes, including the Lady Ayers Homes, are listed as a State Heritage Place.
10. The rows of cottages required extensive conservation works which have been undertaken progressively since 2016/17 with HIS assistance.
 - 10.1. In 2016/17, HIS funding of \$22,000 was provided for professional fees and assistance with stormwater management for the two rows of cottages fronting Kingston Terrace.
 - 10.2. In 2023/24, HIS funding of \$125,900 were provided comprising of \$115,900 for conservation works and \$10,000 for professional advice and documentation of works at the seven of the cottages.
 - 10.3. In 2024/25, HIS funding of \$153,009 was provided for conservation works to the western row of cottages on Kingston Terrace.

11. The proposed allocation in 2025/26 is to the western row of cottages on Stanley Street comprising of repointing of brick chimneys and upper-level masonry, replacement of roof and gutters and minor conservation of timberwork, at a total cost of \$358,306 comprising:
 - 11.1. Private investment of \$233,306.
 - 11.2. HIS allocation of \$125,000.
 - 11.3. HIS contribution is approximately 35% of the total project cost.
12. **Attachment A** provides further information about the project and an assessment of the proposal against the HIS Operating Guidelines.

Conservation works to 'Goodlife Health Club (former Bank of Adelaide Head Office)', 81 King William Street, Adelaide (Proposed Allocation: \$125,000)

13. The State Heritage listed Goodlife Health Club was originally constructed as the head office for the Bank of Adelaide in 1878-80 and is indicative of the bank's stature in the financial affairs of South Australia as well as the brief period of prosperity at that time. The bank was designed by prominent architect Edmund Wright in the Victorian Italianate style and remains an important city element on the corner of King William Street and Currie Street, Adelaide.
14. This property received \$46,267 HIS funding in 2020/21 for professional advice, documentation and facade conservation works.
15. The proposed allocation in 2025/26 is for facade conservation including render stabilisation and remediation, and window repair at a total cost of \$597,256 comprising:
 - 15.1. Private investment of \$475,000.
 - 15.2. HIS allocation of \$125,000.
 - 15.3. HIS contribution is approximately 20% of the total project cost.
16. **Attachment B** provides further information about the project and an assessment of the proposal against the HIS Operating Guidelines.

Conservation works to 'East End Markets Gables, 224-232 Grenfell Street, Adelaide (Proposed Allocation: \$125,000)

17. The State Heritage listed East End Markets Gables were constructed in 1904 as part of the Adelaide Fruit and Produce Exchange. At the time, the market was recognised as the 'best in Australia' with room for 390 stands, 20 large packing shops, 16 shops, 11 small stores, 10 side stores, a refreshment room and a shoeing forge. The markets are of great historical significance to Adelaide as the pre-eminent distribution point for goods and services in South Australia.
18. The property received \$9,611 HIS funding in 2023/24 for documentation and stabilisation works to three of the sagging gables on Grenfell Street for development approval.
19. The proposed allocation in 2025/26 is for stabilisation of the projecting gables, roof repairs, and minor conservation of timberwork and finishes at a total cost of \$250,000 comprising:
 - 19.1. Private investment of at least \$125,000.
 - 19.2. HIS allocation of \$125,000.
 - 19.3. HIS contribution is 50% of the total project cost.
20. **Attachment C** provides further information about the project, and an assessment of the proposal against the HIS Operating Guidelines.

Next Steps

21. Pending a decision by the Council, HIS funding will be granted to the projects contained in **Attachment A** to **Attachment C** in 2025/26.
22. The Heritage Incentive Scheme budget for 2025/2026 is \$1.163 million. There is \$913,000 remaining for allocation this financial year. Should Council support these recommendations, the budget available for allocation for the remainder of the 2025/26 financial year will be \$538,000.

DATA AND SUPPORTING INFORMATION

Link 1 – [Heritage Incentives Scheme Operating Guidelines](#)

Link 2 – [CPBDA Committee meeting 06 February 2024](#)

ATTACHMENTS

Attachment A – HIS Assessment of Application: HIS/42/2025 - 'Cottage Homes', 92-100 Stanley Street, North Adelaide

Attachment B - HIS Assessment of Application: HIS/37/2025 – 'Goodlife Health Club (former Bank of Adelaide Head Office)', 81 King William Street, Adelaide

Attachment C - HIS Assessment of Application: HIS/45/2024 – 'East End Markets Gables', 224-232 Grenfell Street, Adelaide

- END OF REPORT -