

Recommendations of the City Planning, Development and Business Affairs Committee – 2 September 2025

Tuesday, 9 September 2025
Council

Strategic Alignment - Our Corporation

Public

Program Contact:

Rebecca Hayes, Associate
Director Governance and
Strategy

Approving Officer:

Anthony Spartalis, Chief
Operating Officer

EXECUTIVE SUMMARY

The City Planning, Development and Business Affairs Committee considered the following Items at its meeting held on 2 September 2025 and resolved to present to Council the following recommendations for Council determination:

- Item 7.1 – Historic Area Statement Update Code Amendment for Endorsement
- Item 7.2 – Heritage Incentives Scheme Application over \$75,000

RECOMMENDATION

1. **Recommendation 1** – Item 7.1 - Historic Area Statement Update Code Amendment for Endorsement

THAT COUNCIL:

1. Endorses the amendment to the Planning and Design Code for the Historic Area Statement Update Code Amendment as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025.
2. Notes the independent assessment of Representative Buildings as contained in Workshop Item 6.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025.
3. Endorses the Historic Area Statement Update Code Amendment Engagement Report as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025, based on Option 1 - Include Representative Buildings as supported by the independent assessment.
4. Authorises the Chief Executive Officer, or delegate, to make minor typographical, syntactical and technical amendments to the documents as contained in Attachment A and Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025 for the purpose of seeking approval from the Minister for Planning.

2. **Recommendation 2** – Item 7.2 - Heritage Incentives Scheme Application over \$75,000

THAT COUNCIL:

1. Approves an allocation of \$125,000 for conservation works to 'Cottage Homes', 92-100 Stanley Street, North Adelaide 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.

DISCUSSION

1. The City Planning, Development and Business Affairs Committee met on Tuesday, 2 September 2025. The Agenda with reports for the public component of the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in is in grey and italics.
3. The following matters were the subject of deliberation.

3.1. Item 7.1 - Historic Area Statement Update Code Amendment for Endorsement

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. Endorses the amendment to the Planning and Design Code for the Historic Area Statement Update Code Amendment as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025.
2. Notes the independent assessment of Representative Buildings as contained in Workshop Item 6.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025.
3. Endorses the Historic Area Statement Update Code Amendment Engagement Report as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025, based on Option 1 - Include Representative Buildings as supported by the independent assessment.
4. Authorises the Chief Executive Officer, or delegate, to make minor typographical, syntactical and technical amendments to the documents as contained in Attachment A and Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 September 2025 for the purpose of seeking approval from the Minister for Planning.

For ease, Attachments A & B relating to Recommendation 1, Item 7.1, have been included at the end of this recommendation report.

3.2. Item 7.2 - Heritage Incentives Scheme Application over \$75,000

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. Approves an allocation of \$125,000 for conservation works to 'Cottage Homes', 92-100 Stanley Street, North Adelaide 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.

For ease, Attachments A, B & C relating to Recommendation 2, Item 7.2, have been included at the end of this recommendation report.

4. The Committee also received a workshop on Historic Area Statement Update Code Amendment - Review of Representative Buildings.

DATA AND SUPPORTING INFORMATION

Link 1 – City Planning, Development and Business Affairs Committee Public Agenda

ATTACHMENTS

- END OF REPORT -